

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2009

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Charleston-Kanawha Housing Authority (CKHA)

PHA Number: WV001

PHA Fiscal Year Beginning: 04/2009

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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. (Also, please see Guiding Principles cited herein.)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.**

(Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers: up to 100 additional vouchers if funding is available.
 - Reduce public housing vacancies: goal is to have 97%+ adjusted occupancy rate at each fiscal years' end.
 - Leverage private or other public funds to create additional housing opportunities: Explore bond financing, volume-cap bonds, tax credits, public housing conversions to Sec. 8, and/or borrowing to upgrade, renovate, reduce density, and/or remodel Orchard Manor, Washington Manor, and Littlepage Terrace.
 - Acquire or build units or developments: Look to Low-Income Housing Tax Credits to build additional low-income housing/affordable units.
 - Other (list below) Provide project-based vouchers (see Attachment P). Increase homeownership opportunities: 30 homeownership units (P/H and Sec. 8) in 5 years contingent upon interest, funds, and resources. Enter into partnerships with other housing agencies to maximize resources in the management of housing stock. Redirect and/or leverage funds as needs dictate (and as funds permit) from the Capital Fund Program via the

provisions of fungibility and HUD's leverage rules for the development of new public housing/affordable housing units.(See Att. B for dollar amts.)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score): Maintain 90%+ for end of each fiscal year.
 - Improve voucher management: (SEMAP score): Maintain 90%+ for end of each fiscal year.
 - Increase customer satisfaction: Increase customer satisfaction by 5% by FYE 2009.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
Automate the property inspection process to improve efficiency.
 - Renovate or modernize public housing units: Via CGP, Replacement Housing Funds, tax credits, bond-financing, HOPE VI, public housing conversions to Sec. 8, and/or other forms of borrowing, etc.
 - Demolish or dispose of obsolete public housing: Via HOPE VI, bond-financing, public housing conversions to Sec. 8, and/or other forms of borrowing, etc.
 - Provide replacement public housing: 20 new units via 1st 5-year Replacement Housing Funds. Leverage 2nd 5-year Replacement Housing Funds allotment to build additional new units.
 - Provide replacement vouchers: In the event of any demolition.
 - Other: (list below)
Revitalize Orchard Manor, Littlepage Terrace, and Washington Manor.
Provide project-based vouchers (see Attachment P).
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: To encourage location in higher income areas.
 - Conduct outreach efforts to potential voucher landlords: To secure additional landlords to participate in voucher program and to provide additional affordable housing stock.
 - Increase voucher payment standards: As needed to reflect market conditions.
 - Implement voucher homeownership program: 20+ units in 5 years.
 - Implement public housing or other homeownership programs: 10+ units in 5 years.
 - Implement public housing site-based waiting lists (for public housing and for LIHTC projects).
 - Convert public housing to vouchers: In view of new HUD requirements to go to site-based accounting, this may become a consideration depending on cash flow and viability on a project-by-project basis (i.e., Washington Manor, Littlepage Terrace, and/or Orchard Manor)

- Other: (list below)
Reorganization of Charleston Housing and Kanawha County Housing as one PHA known as Charleston-Kanawha Housing Authority (see Agreement dated 12/12/05).

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Marketing, modernization, reducing density, new units, HOPE VI, bond-financing, public housing conversions to Sec. 8, other forms of borrowing, etc.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Assigning units as available.
 - Implement public housing security improvements: Continue to implement security, safety, and prevention improvements (i.e., upgrade security cameras, police focus patrols, fencing, density considerations, tenant screening, etc.)
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Currently have Lippert Terrace and Jarrett Terrace designated for elderly only; continue to request from HUD renewals of these designations. Give consideration for requesting elderly designations for Carroll Terrace and Lippert Terrace if interest and demand supports it based on aging-in-place considerations.
 - Other: (list below) Convert/combine efficiencies to 1-BR units at Jarrett Terrace and Carroll Terrace starting in FY 2008. Develop/implement a menu of amenities and services to enhance the quality of life. Develop incentives for more working families. Convert from PHA-paid utilities to tenant-paid utilities.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households. Objectives:
 - Increase the number and percentage of employed persons in assisted families: 5% increase by FYE 03/2010.
 - Provide or attract supportive services to improve assistance recipients' employability: Create FSS programs with linkages to supportive services.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities: Continue Senior Coordinator for Public Housing (SCPH) program which provides support and linkages to related services.

Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

To continue affirmative measures to meet Fair Housing objectives.

Other PHA Goals and Objectives: (list below)

PHA Goal: Pursue future funding opportunities.

Objective: Obtain at least \$50,000 in actual grant dollars per year.

PHA Goal: Develop a plan to achieve a self-sustaining financial condition by FYE 03/2010.

PHA Goal: In FYs 2008 and 2009, continue with and complete the conversion to Project- Based Accounting and Project-Based Management.

Asset Management Projects (AMPs) have been categorized as follows:

1. AMP 001 Washington Manor
2. AMP 002 Littlepage Terrace
3. AMP 003 Orchard Manor, Orchard Phase I, Orchard Phase II, and Orchard Phase III
4. AMP 004 Lee Terrace
5. AMP 005 Jarrett Terrace
6. AMP 006 Albert Harris Apts. and Douglas Anderson Apts.
7. AMP 007 Hillcrest Village, Oakhurst Village, Wertz, Coal Branch, and Scattered Sites
8. AMP 008 South Park Village
9. AMP 011 Carroll Terrace
10. AMP 023 Lippert Terrace
11. AMP 027 Charleston Replacement Housing # 1
12. AMP 028 Charleston Replacement Housing # 2
13. AMP ? Charleston Replacement Housing # 3
14. AMP ? CRH # 4 (Orchard Elderly)

Note: As part of conversion process to AMPs, it will be necessary (for HUD purposes) to transition to new project numbers and possibly new building numbers.

PHA Goal: Follow Uniform Relocation Act (URA) guidelines for relocating residents affected by demolition and redevelopment activities.

PHA Goal: Construct or purchase/rehabilitate new administrative building to consolidate the housing of Charleston-Kanawha Housing Authority staff; re-evaluate the use of or dispose of Michael Avenue administrative building.

PHA Goal: Redirect funds as needs dictate (and as funding permits) from the “Reserve Funds” for development of new affordable housing.

PHA Goal: Completely revitalize the 3 oldest Charleston-Kanawha Housing Authority developments; disposition to Charleston-Kanawha Housing Authority related “development entity(ies)” (i.e., Housing Innovations Corporation); demolition of units; and, construct new affordable housing units.

PHA Goal: In consideration of the Violence Against Women Act (VAWA): do not deny access to or evict from public housing victims of domestic violence solely related to their being abused – encourage property owners renting to families with Section 8 Housing Vouchers to do the same; bifurcate (to divide) the lease to remove a lawful occupant or tenant who engages in criminal acts of violence to family members or others without evicting victimized lawful occupants; honor court orders regarding rights of access or control of the property; maintain victim confidentiality; place offenders on No Trespassing List; and, refer victims to Agencies related to domestic violence. However, this is not to prohibit eviction or termination for other good cause or for an actual and/or imminent threat to other tenants or those employed if the tenant remains.

PHA Goal: In FY 2008, increase tenant-paid maintenance charges for labor from \$20.00 to \$22.00 per hour.

PHA Goal: Where determined prudent, feasible, and/or necessary, convert developments to tenant-paid utilities.

PHA Goal: In FY 2007, for both Public Housing and Section 8 programs, amend management practices to include that the resident and/or participant agree to participate in “Financial Literacy” training as part of any repayment agreement.

PHA Goal: If and when determined prudent and/or necessary, the practice of providing free garbage bags to residents will be terminated.

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

(NOTE: Charleston-Kanawha Housing Authority qualifies as High Performer, but submitting Standard Plan.)

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Charleston-Kanawha Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following vision and guiding principles to guide us through the next five years:

Charleston-Kanawha Housing Authority Vision

Charleston-Kanawha Housing Authority, by adhering to our guiding principles, will try to be a successful leader in providing and supporting quality affordable housing desired by individuals and families in our market area.

Charleston-Kanawha Housing Authority Guiding Principles

We will endeavor to ...

- Deliver a mix of housing products that are desirable, dependable, decent, and safe.
- Work as a team with highly skilled and engaged staff that are caring, responsive, and practice integrity by doing what say they will do.
- Take seriously our role in filling gaps in housing for those less fortunate due to low income or other circumstances.
- Foster quality of family life by helping to meet social needs through appropriate avenues.
- Champion assisted housing for those with various forms of housing needs and foster mobility for self-sufficient living circumstances.
- Strive for low-density housing that blends with existing neighbors and communities rather than stand-alone, isolated, high density projects.
- Be fiscally sound in all we do and operate efficiently with an empowered continuously-trying-to-improve organizational culture.
- Become desired housing by putting the customer first through excellent customer service that fully and fairly meets the needs of residents.
- Encourage residents to become economically independent and socially responsible to the community.
- Build entrepreneurial spirit and cultivate innovation in our business plans and in all our work.

In pursuing the guiding principles we will be working towards accomplishing our vision. The plans, goals and objectives, statements, budget summary, policies, etc. set forth in our plan are all geared towards this mission and, when taken as a whole, outline a comprehensive approach with our Guiding Principles that are also consistent with the Consolidated Plan. Here are some highlights of our plan:

- Provide for Section 8 and Public Housing Family Self-Sufficiency and Homeownership programs.

- Continue to review and implement comprehensive and concerted efforts in improving security, providing prevention programs, and working closely with law enforcement to improve the living environments of our communities.
- Continue to promote, foster, and monitor a plan to achieve a self-sustaining financial condition for the agency.
- Work closely with supportive and job development organizations to encourage and support employment for residents/participants.
- Implement a minimum rent.
- Upgrade older developments (i.e., Orchard Manor, Washington Manor, and Littlepage Terrace) via tax credits, volume-cap bonds, bond financing, public housing conversions to Sec. 8, borrowing, and/or capital funds to provide improved density, more marketable units, better living conditions, etc.

In summary, our plan is to continue to improve the condition of affordable housing and to help to provide opportunities for better living for lower income residents in the Charleston metropolitan area.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A - Admissions Policy for Deconcentration (in ACOP)
- Attachment B – CGP 5 Year Plan/FY 2009 CGP Annual Statement and Performance and Evaluation Report for Program Year ending 09/30/08
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart – Attachment C

- Capital Fund Program and Replacement Housing Plan – Attachment B
- Deconcentration Tables – Attachment D
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – Attachment E
- Other (List below, providing each attachment name)
 - Attachment F – Section 8 Homeownership Capacity Statement
 - Attachment G – Resident Survey Action Plan
 - Attachment H – Community Services Requirement Plan
 - Attachment I - Progress on 5 Year Plan
 - Attachment J - Resident Advisory Subcommittee
 - Attachment K – Pet Policy
 - Attachment L – Police Officer units
 - Attachment M – RAB Officers, RCs, and RMC
 - Attachment N – Follow-Up Plan to REAC Resident Survey
 - Attachment P - Project-Based Vouchers
 - Attachment Q - Project-Based Waiting List by Developments

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,500	5	3	5	3	3	5
Income >30% but <=50% of AMI	1,450	5	3	4	3	3	4
Income >50% but <80% of AMI	1,200	4	4	3	3	3	3
Elderly	1,200	3	2	2	3	5	2
Families with Disabilities	Unknown	4	4	3	3	3	1
Race/Ethnicity	Unknown	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005 through 2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Charleston-Kanawha Housing Authority's Waiting Lists

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,062		440
Extremely low income <=30% AMI	987	93%	
Very low income (>30% but <=50% AMI)	64	6%	
Low income (>50% but <80% AMI)	11	1%	
Families w/ children	562	53%	
Elderly families	42	4%	
Families with Disabilities	127	12%	
Race/ethnicity African American	254	24%	
Race/ethnicity Hispanic	11	1%	
Characteristics by BR Size (PH Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing (See Att. Q for site-based breakdown)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	253		400
Extremely low income <=30% AMI	177	70%	
Very low income (>30% but <=50% AMI)	63	25%	
Low income (>50% but <80% AMI)	13	5%	
Families w/ children	131	52%	
Elderly families	50	20%	
Families with Disabilities	113	45%	
Race/ethnicity White	121	48%	
Race/ethnicity African American	132	52%	
Characteristics by BR Size (PH Only)			
1BR	152	60%	
2 BR	66	26%	
3 BR	23	9%	
4 BR	12	5%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Deliver a mix of housing products which are desirable, dependable, decent, and safe to fill the community need of quality affordable housing.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below) Bond-financed, public housing conversions to Sec. 8, and/or other forms of borrowing to upgrade existing stock. Redirect and/or leverage funds as needs dictate (and as funds permit) from the Capital Grant Program via the provisions of fungibility and HUD's leverage rules for the development of new public housing/affordable units. (See Att. B for dollar amounts.)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
Continue to promote rent policies to support and encourage training and education (i.e., FSS programs).

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Continue to promote rent policies to support and encourage training and education (i.e., FSS programs).

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Continue to work with Pretera and the Appalachian Center for Independent Living.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
Physical constraints for adequate staffing and program delivery.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$4,900,000 est.	
b) Public Housing Capital Fund	\$2,135,000 est.	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$14,200,000 est.	
f) Safe and Drug-Free Programs		
g) Resident Opportunity and Self-Sufficiency Grants (PH FSS)	\$40,000	
• Community Development Block Grants	\$100,000	
• HOME		
Other Federal Grants (list below)		
Neighborhood Networks	\$ 85,000	
Replacement Housing Funds	\$400,000 est.	
Shelter Plus Care	\$150,000 est.	
2. Prior Year Federal Grants (unobligated funds only) (list below)	-0-	
3. Public Housing Dwelling Rental Income	\$2,890,000 est.	
ROSS Grant	\$80,000	
4. Other income (list below)		
Excess Utilities	\$0	
Misc. (Laundry comm., etc.)	\$35,000	
5. Non-federal sources (list below)		
Interest on Investments	\$200,000	
Total resources	\$25,215,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe): Once application is filed, the process of verification relative to eligibility for admission begins. Applicants are generally offered housing unit(s) within a short time from verification being completed provided such verifications are acceptable.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe): Credit Bureau reports.
Inquiry of amounts owed to PHA.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists (for LIHTC developments)
- Site-based waiting lists (Applications at Switzer Center; Pre-applications at all
- Other (describe) other sites and at administrative buildings)

- Where may interested persons apply for admission to public housing?

- PHA main administrative office (Pre-applications)
- PHA development site management office (Switzer Center – applications)
- Other (list below): Pre-applications available at all development sites and via Internet; Applications on-site for LIHTC projects)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 15
 Note: Waiting Lists for each public housing site, plus site-based waiting lists for LIHTC projects as they come on-line.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists? Charleston Housing and Kanawha County merged effective 8/2/06. Charleston Housing (with 13 projects) had a central waiting list. Kanawha Housing (with 2 projects) had a site-based waiting list. All projects did go to site-based waiting lists effective 04/01/07 as part of the FY 2007 Annual Plan process.

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists? Families may be on as many waiting lists as they wish; however, once they select a unit at a particular development, they come off the other waiting lists unless they wish to re-apply for a development(s).

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office (Pre-applications)
- All PHA development management offices (Pre-applications)
- Management offices at developments with site-based waiting lists (Pre-applications)
- At the development to which they would like to apply (Pre-applications)
- Other (list below)
 Switzer Center (Applications)
 Internet (Pre-applications)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One (per development site)
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) To accommodate relocation of residents relative to HUD-approved demo/dispo application(s).

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Natural Disaster) (**N/A for LIHTC developments**)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

(NOTE: The Working Preference is provided when, at the date of application, at least one adult in the household is employed for at least 20 hours per week for the past six months and who is employed at the date of admission; the Working Preference is equally extended to elderly families (62 years or older) and to families whose head or spouse are receiving income based on their inability to work (i.e., SSI, Workers Comp.)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time (when application is "complete")

Former Federal preferences:

- 1 Involuntary Displacement (Natural Disaster) (**N/A for LIHTC developments**)
 - Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 2 Other preference(s) (list below): Working Preference (see above definition).

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list): Resident Handbooks

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
(Washington Manor, Littlepage Terrace, and Orchard Manor)

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Attachment D is provided which reflects eight (8) family developments subject to the Deconcentration Policy as per HUD Notice PIH 2001-4 (HA) dated January 19, 2001. As permitted by Notice PIH 2001-4, a bedroom adjustment factor was utilized to provide for a unit-weighted average of the unit distribution at each development and for the total average. Notice PIH 2001-4 also prescribes an Established Income Range of 85% to 115% for each development when compared to the project-wide average.

30% of Area Median Income is \$16,150 (which is the Extremely Low Income limit). Based upon Federal Register dated 08/06/02 "Public Housing Agency Plans: Deconcentration – Amendments to Established Income Range Definition; Final Rule", HUD agrees that in all practicality deconcentration would not be fostered through efforts to place lower income families in developments categorized as higher income in which the average family income is in fact at the extremely low-income level. Therefore, since the average income for all family developments is less than the Extremely Low Income Limit, the deconcentration requirement does not seem to apply.

NOTE: See Attachment D for a complete calculation of the percentages.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below) In FY 2006, start doing credit & criminal checks for all Sec. 8 approved applicants.
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below):
Name and address of previous landlord if requested.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office (Pre-applications)
- Other: Switzer Center (Applications) and Internet (Pre-applications)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances: PHA issues the voucher for 120 days which includes the standard 60-day period and the two 30-day extensions.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
- NOTE: The Working preference is provided when, at the date of application, at least one adult in the household is employed for at least 20 hours per week for the past six months and who is employed at the date of admission; the Working Preference is equally extended to elderly families (62 years or older) and to families whose head or spouse are receiving income based on their inability to work (i.e. SSI, Workers Comp.).) **Also, Sec. 8 vouchers to be utilized (set-aside) as a resource for relocation of public housing tenants where their unit is being demolished as part of an overall revitalization effort (In Admin. Plan – rec'd 50 vouchers from HUD).**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below): Working Preference (see above definition). **Sec. 8 voucher set-aside as resource for public housing relocation efforts.**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other: Advocacy groups.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50 (NOTE: The minimum rent will be \$50.00)

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Flat Rents will be charged to residents who choose this rent over the income-based rent (note: as a general rule, only residents who have income-based rents that would be greater than the flat rents choose this option).

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
HUD approved Earned Income Disallowance (Rent Phase-In).
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
 Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
 For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other: Within 10 days of occurrence.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Existing Flat Rents were based upon a study which was contracted for with a third party (independent appraiser). It is expected that another contract will be let out in FY 2009 for another independent study of flat rents; it is expected that, more than likely, flat rents will increase. (note: Flat rents must be reviewed and adjusted for Albert Harris Apts. at Rand and for J. Douglas Anderson Apts. at Dunbar.)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR (**for EFFs and 5BRs +**)
- Above 100% but at or below 110% of FMR (**105% for 1BRs, 2BRs, 3BRs, & 4BRs) (110% for LIHTC projects/units with CKHA ownership interests)**)
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other: For Homeownership units, payment standard at 105% of FMR. To help offset utility rate increases.
For Viability of LIHTC projects/units with CKHA ownership interests.

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other: Semi-Annually.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other: PHA feels it necessary to adjust payment standards to help offset utility increases and to better reflect market conditions.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50 (Minimum Rent will be \$50.00)

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (See Attachment C)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,400	400
Section 8 Vouchers	2,867	440
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	47	15
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter + Care 40	20
FSS Homeownership and Credit Counseling	20	15
Other Federal Programs(list individually)	ROSS/SCHP 500	75

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below):
- Admissions and Occupancy Policy (includes pest infestation measures), Resident Handbooks, Resident Calendars.

- Increase tenant-paid maintenance charges for labor from \$20.00 to \$22.00 per hour.

(2) Section 8 Management: (list below):

Administrative Plan, Participant Handbook, Calendars.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other: Operations Office.

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other: Operations Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B.

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B.

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Based on the criteria in NOFA, Charleston Housing may decide to pursue an HOPE VI grant for Washington Manor, Orchard Manor, and/or Littlepage Terrace.

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes for Washington Manor, Littlepage Terrace, and Orchard Manor.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

NOTE: Will use replacement housing funding – please refer to Replacement Housing Plans as per attachments (Attachment B). Also, explore bond finance program (volume-cap bonds) and/or public housing conversions to Sec. 8 for demolition/renovation at Washington Manor, Orchard Manor, and/or Littlepage Terrace.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Orchard Manor
1b. Development (project) number:	WV001003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	05/30/08
5. Number of units affected:	No units affected; 2.74 acres to a spin-off non-profit
6. Coverage of action (select one) of the PHA for the purpose of developing 12 +/-	<input checked="" type="checkbox"/> Part of the development elderly units under the LIHTC program. <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/08 b. Projected end date of activity: 10/09

Demolition/Disposition Activity Description	
1a. Development name:	Orchard Manor
1b. Development (project) number:	WV001001003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	4/01/09 or sooner
5. Number of units affected:	No units affected; only excess property from about 50 acres to a spin-off non-profit of the PHA for the purpose of developing affordable housing units (LIHTC and/or loans).
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 04/09 b. Projected end date of activity: 12/11

Demolition/Disposition Activity Description
1a. Development name: Orchard Manor 1b. Development (project) number: WV001003
2. Activity type: Demolition <input checked="" type="checkbox"/> (possible, if determined necessary/applicable) Disposition <input checked="" type="checkbox"/> of land/buildings to “development entity”.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 4/01/09 or sooner
5. Number of units affected: Rehab. planned for existing units; however, if condition of bldgs./units is not worth rehab, then demolition would be considered and replacement with new construction.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/09 b. Projected end date of activity: 12/11

Demolition/Disposition Activity Description
1a. Development name: Washington Manor and Littlepage Terrace 1b. Development (project) number: WV001001 and WV001002
1. Activity type: Demolition <input checked="" type="checkbox"/> of 7 bldgs/120 units @ W.M. and 3 bldgs/46 units @ L.P. Disposition <input checked="" type="checkbox"/> of 3.86 acres at W.M. and 1.52 acres at L.P. to “development entity”.
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 09/18/08
5. Number of units affected: Phased demo/dispo (1 st phase) at W.M. and L.P. to raze existing bldgs./units and build new LIHTC units – 80 units at W.M. and 24 units at L.P. (subsidy via public housing and PBV).
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development – PHASE 1 <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/08 b. Projected end date of activity: 12/11

Demolition/Disposition Activity Description	
1a. Development name:	Washington Manor and Littlepage Terrace
1b. Development (project) number:	WV001001 and WV001002
2. Activity type:	Demolition <input checked="" type="checkbox"/> of 9 bldgs/181 units @ W.M. And 7 bldgs/124 units @ L.P. Disposition <input checked="" type="checkbox"/> of 4.97 acres at W.M. and 4.48 acres at L.P. to “development entity”.
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	04/1/10 or sooner
5. Number of units affected:	Phased demo/dispo (2 nd phase) at W.M. and L.P. to raze existing bldgs/units and build new LIHTC units – 50 units at W.M. and 80 units at L.P. (subsidy via public housing and PBV).
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development – PHASE 2 <input checked="" type="checkbox"/> Total developments (Phases 1 and 2 will entail whole development)
7. Timeline for activity:	a. Actual or projected start date of activity: 04/10 b. Projected end date of activity: 04/12

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Jarrett Terrace 1b. Development (project) number: WV15P001005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 08/10/07
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan (Original 1/10/97 to 1/10/02 & with 2-yr. exts. to 1/10/08) <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? (2 yr. ext. 1/10/08 to 1/10/10)
6. Number of units affected: 101 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Lippert Terrace 1b. Development (project) number: WV15P001023
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 08/10/07
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan (Original 1/10/97 to 1/10/02 with 2 yr. exts. to 1/10/08) <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? (2 yr. ext. 1/10/08 to 1/10/10)
6. Number of units affected: 112 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name: Washington Manor, Littlepage Terrace, & Orchard Manor	
1b. Development (project) number: WV001-001, WV001-002, & WV001-003	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Under consideration; reviewing possibility and viability of conversion in whole or in part from public housing units to Sec. 8 units.	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below) Exploring options for revitalizing Washington Manor, Littlepage Terrace, and Orchard Manor including public housing conversion to Sec. 8, tax credits, HOPE VI, bond-financing, loans, etc.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

a. How many of the PHA’s developments are subject to the Required Initial Assessments? **Ten (10) developments.**

- How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments – not general occupancy projects)? **Two (2) developments. Jarrett Terrace and Lippert Terrace are designated occupancy by the elderly.**

- How many Assessments were conducted for the PHA’s covered developments?

Ten (10); an initial assessment in FY 2003 for each covered development.

- Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
NONE	N/A

(Note: Subsequent to the Initial Assessment, consideration is being given for conversion to Sec. 8 for Washington Manor, Littlepage Terrace, and Orchard Manor.)

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.) **NOTE: Charleston-Kanawha Housing Authority may elect to implement a homeownership program at Littlepage Terrace, Orchard Manor, Washington Manor, or Jarrett Terrace if HOPE VI is awarded or if other resources become available. Also, CKHA may elect to convert scattered site units to homeownership.**

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Sites
1b. Development (project) number:	WV001001020
2. Federal Program authority:	Chas. Hsg. disposed (in lieu of demolished)
<input type="checkbox"/> HOPE I	5 scattered sites to a non-profit entity to rehab. and market
<input checked="" type="checkbox"/> 5(h)	to low-to-moderate income families (preferably
<input type="checkbox"/> Turnkey III	public housing residents) for homeownership.
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	01/16/2003
5. Number of units affected:	5
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Wertz, Piedmont/Coal Branch, Scattered Sites
1b. Development (project) number:	WV001001013, WV001001014, & WV001001020
2. Federal Program authority:	Up to 30 scattered-site units to be considered for
<input type="checkbox"/> HOPE I	disposition for conversion to single-family
<input checked="" type="checkbox"/> 5(h)	homeownership for low to moderate income families.
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	04/01/09 or after
5. Number of units affected:	Up to 30 scattered-site units.
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development (probably)	
<input checked="" type="checkbox"/> Total development (possibly)	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Originally, based on participation in the FSS program – but now will open to anyone in the Sec. 8 Program. Also, will promote and utilize American Dream Downpayment Initiative (ADDI) as program becomes available and/or advantageous.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 01/01/2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation

- Preference/eligibility for section 8 homeownership option participation
- Other policies:
If public housing pilot homeownership program is developed and approved by HUD, Section 8 preferences for certain PH families meeting approved criteria.

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Kanawha Valley Senior Services	400	Based on need	KVSS staff	Public Housing
Prestera	100	Based on need	On site	PH and Sec. 8
Neighborhood Network Computer Connection Centers	200	Desire to Participate	On site	Public Housing
Interfaith Councils	50	Church capacity	Church or on site	PH and Sec. 8
Summer Nutrition Program	175	Based on need	On site	Public Housing
Safe and Drug-Free Programs	150	Specified criteria	CH Housing Office	Public Housing
After School programs	75	Desire to participate	Developments/ Chandler Elementary	Public Housing
ROSS Grant/SCPH Program	500	Based on need	On site	Public Housing
Section 3 Training	25	Desire to participate	On site	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants
Public Housing	50 (voluntary program)	42 (as of 08/31/08)
Section 8	49 (originally 124, but reduced due to successful completions)	49 (as of 08/31/08)

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

(Note: PHA is maintaining 80%+ of required program size and is maintaining 30%+ of participants with escrow accounts.)

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Washington Manor, Littlepage Terrace, Southpark Village, Orchard Manor.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other: Security cameras, focus patrols, fencing, safety/security officer.

2. Which developments are most affected? (list below)

Orchard Manor, Washington Manor, Littlepage Terrace, Oakhurst Village, Hillcrest Village, Southpark Village.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Orchard Manor, Washington Manor, Littlepage Terrace, Oakhurst Village, Hillcrest Village, Southpark Village.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

“NOT APPLICABLE”

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment K for Pet Policy, Pet Application, and Lease Addendum/Pet Agreement.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting (Project-Based Accounting)

- Comprehensive stock assessment
 Other: Contract with independent 3rd party for “Asset Management” study.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment E.
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
 List changes below: (from current and previous comments).
- Continue with “elderly only” housing designation for Jarrett Terrace and Lippert Terrace.
 - Continue to deal with security issues and make improvements.
 - Continue to maintain computer centers at sites.
 - Continue programs such as After-School at family developments and SCPH at highrises.
 - Change definition of “working families” to reflect six months employed at date of application.
- (NOTE: Also, see Att. E – Summary of Comment Period and Public Meeting - for more comments.)
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

A Resident Commissioner was appointed by the Mayor's office in April, 2000; however, that Commissioner moved out of the area in 2007. A list of interested residents for potential consideration was submitted to the Mayor's office; the Mayor in Oct., 2007 appointed Nora Harris (from Carroll Terrace) as Resident Commissioner.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: **Appointed by Mayor as per his authority.**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other (list): **Process is by appointment by Mayor in lieu of voting.**

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Charleston, WV
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan supports the PHA Plan by referencing Charleston Housing, by supporting affordable housing issues, and by supporting elderly initiatives.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of Substantial Deviation or Significant Amendment or Modification of Agency Plan:

“Substantial Deviation(s)” from the 5-year Action Plan shall be explained in the Annual Plan for the period in which they occur and shall include:

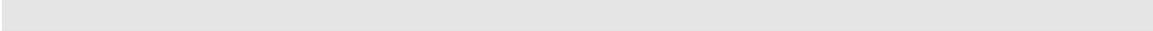
- any change to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items when dollar amounts exceed 10% of Capital Fund budget or the amount or replacement reserve funds that exceed 10% of the annual Capital Fund budget;
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

“Significant Amendment or Modification” of the Annual Plan means:

- any change to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items when dollar amounts exceed 10% of Capital Fund budget or the amount or replacement reserve funds that exceed 10% of the annual Capital Fund budget;
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachments

Use this section to provide any additional attachments referenced in the Plans.



**Annual Statement
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

**2008
U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing**

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	06/30/10			06/30/12			
WV 1-2 Littlepage Terrace	06/30/10			06/30/12			
WV 1-3 Orchard Manor	06/30/10			06/30/12			
WV 1-4 Lee Terrace	06/30/10			06/30/12			
WV1-5 Jarrett Terrace	06/30/10			06/30/12			
WV 1-7 Oakhurst & Hillcrest Villages	06/30/10			06/30/12			
WV 1-8 South Park Village	06/30/10			06/30/12			
WV 1-11 Carroll Terrace	06/30/10			06/30/12			
WV 1-12 Lippert Terrace	06/30/10			06/30/12			
WV 1-20 Scattered Sites	06/30/10			06/30/12			
PHA Wide Management	06/30/10			06/30/12			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston-Kanawha Housing Authority	Comprehensive Grant Number WV15P00150108	FFY of Grant Approval 2008
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$4,500.00	\$0.00		
4	1410 Administration	\$145,632.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$118,000.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$795,784.00	\$0.00		
10	1460 Dwelling Structures	\$68,000.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$150,626.00	\$0.00		
13	1475 Nondwelling Equipment	\$191,597.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1498 Mod Used for Development	\$0.00	\$0.00		
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00		
19	9000 Development Bond	\$661,814.00			
20	Amount of Annual Grant (Sum of lines 2-15)	\$2,135,953.00	\$0.00		
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00		
23	Amount of line 19 Related to Security	\$0.00	\$0.00		
24	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor WV 1-3	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2008**
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Lee Terrace WV 1-4	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00			

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Hillcrest	a. Porch and Stoop Upgrades	1450	1 Lot	\$259,232.00	\$0.00			
Oakhurst	b. A&E Services	1430	1 Lot	\$10,000.00	\$0.00			
Villages WV 1-7	c. Inspections	1410	1 Lot	\$2,000.00	\$0.00			
	SUBTOTAL			\$271,232.00	\$0.00	\$0.00	\$0.00	

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Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
South Park Village WV 1-8	a. Porch and Stoop Upgrades	1450	1 Lot	\$112,249.00	\$0.00			
	b. A&E Services	1430	1 Lot	\$5,000.00	\$0.00			
	c. Inspections	1410	1 Lot	\$2,000.00	\$0.00			
	SUBTOTAL			\$119,249.00	\$0.00	\$0.00	\$0.00	

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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development
2008
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Carroll Terrace WV 1-11	a. Mail Box Upgrades	1460	199	\$68,000.00	\$0.00			
	b. A&E Services	1430	1 Lot	\$5,000.00	\$0.00			
	c. Inspections	1410	1 Lot	\$2,000.00	\$0.00			
	SUBTOTAL			\$75,000.00	\$0.00			

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Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. No Work Planned							
	SUBTOTAL			\$0.00				

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U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Rand & Dunbar Sites WV 1-36	a. Slip Repair b. A&E Services c. Inspections d. Playgroung Upgrades	1450 1430 1410 1475	1 Lot 1 Lot 1 Lot 1 Lot	\$175,053.00 \$13,000.00 \$2,000.00 \$141,597.00	\$0.00 \$0.00 \$0.00 \$0.00			
	SUBTOTAL			\$331,650.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$75,000.00				
	SUBTOTAL			\$75,000.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$2,500.00	\$0.00			
	b. Marketing/Advertising	1408	1	\$2,000.00				
	SUBTOTAL			\$4,500.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. CFP Admin Fee	1410	1	\$135,132.00	\$0.00			
	SUBTOTAL			\$135,132.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Bond Payment	9000	1	\$661,814.00	\$0.00			
	SUBTOTAL			\$661,814.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$50,000.00	\$0.00			
	b. Paving Upgrades	1450	1	\$249,250.00	\$0.00			
	c. A&E Services	1430	1	\$10,000.00	\$0.00			
	d. Inspections	1410	1	\$2,500.00	\$0.00			
	e. Admin Building	1470	1	\$150,626.00	\$0.00			
	SUBTOTAL			\$462,376.00	\$0.00	\$0.00	\$0.00	

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(2) To be completed for the Performance and Evaluation Report Page

CHARLESTON - KANAWHA HOUSING FIVE YEAR PLAN
CURRENT YEAR - 2009

DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV 1-1							
WASHINGTON MANOR		NO WORK			\$0.00	\$0.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV 1-2							
LITTLEPAGE TERRACE		NO WORK				\$0.00	
						\$0.00	
						\$0.00	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV 1-3							
ORCHARD MANOR		NO WORK			\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
LEE	E.8 bcef	ELEVATOR UPGRADES	1465.1	1 LOT	\$40,000.00	\$40,000.00	
TERRACE	C.19	EXTERIOR PAINTING	1460	1 LOT	\$110,000.00	\$110,000.00	
	H.1B	CFP INSPECTIONS	1410	1 LOT	\$2,500.00	\$2,500.00	
	H.1A	A&E SERVICES	1430	1 LOT	\$5,500.00	\$5,500.00	\$158,000.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
JARRETT	E.8 bcef	ELEVATOR UPGRADES	1465.1	1 LOT	\$40,000.00	\$40,000.00	
TERRACE	C.19	EXTERIOR PAINTING	1460	1 LOT	\$115,000.00	\$115,000.00	
	H.1B	CFP INSPECTIONS	1410	1 LOT	\$2,000.00	\$2,000.00	
	H.1A	A&E SERVICES	1430	1 LOT	\$5,500.00	\$5,500.00	\$162,500.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
OAKHURST		NO WORK			\$0.00	\$0.00	
HILLCREST					\$0.00	\$0.00	
VILLAGE					\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
SOUTHPARK	D.1	KITCHEN UPGRADE	1460	80	\$2,917.00	\$233,368.00	
VILLAGE	D.4	FLOORING UPGRADE	1460	14820	\$3.00	\$44,460.00	
VILLAGE	B.6	LIGHTING UPGRADES	1450	1 LOT	\$67,200.00	\$67,200.00	
	H.1A	A&E SERVICES	1430	1 LOT	\$31,000.00	\$31,000.00	
	H.1B	CFP INSPECTIONS	1410	1 LOT	\$4,333.00	\$4,333.00	
						\$0.00	
						\$0.00	\$380,361.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
CARROLL	E.8 bcef	ELEVATOR UPGRADES	1465.1	1 LOT	\$62,600.00	\$62,600.00	
TERRACE	H.1A	A&E SERVICES	1430	1 LOT	\$1,500.00	\$1,500.00	
	H.1B	CFP INSPECTIONS	1410	1 LOT	\$1,500.00	\$1,500.00	
						\$0.00	\$65,600.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
LIPPERT	D.2	BATHROOM RENOVATIONS	1460	112	\$2,397.00	\$268,530.00	
TERRACE	H.1A	A&E SERVICES	1430	1 LOT	\$9,000.00	\$9,000.00	
	H.1B	CFP INSPECTIONS	1410	1 LOT	\$3,000.00	\$3,000.00	
	E.8 bcef	ELEVATOR UPGRADES	1465.1	1 LOT	\$45,000.00	\$45,000.00	\$325,530.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
SCATTERED SITES		NO WORK				\$0.00	
						\$0.00	
						\$0.00	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
RAND	B.5	ELECTRICAL UPGRADES	1460	1 LOT	\$186,000.00	\$186,000.00	
DUNBAR	H.1A	A&E SERVICES	1430	1 LOT	\$9,000.00	\$9,000.00	
	H.1B	CFP INSPECTIONS	1410	1 LOT	\$3,000.00	\$3,000.00	
						\$0.00	\$198,000.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
PHA WIDE	H.1A	A&E SERVICES	1430	1	\$50,000.00	\$50,000.00	
	G.1	EQUIPMENT	1475	1	\$50,000.00	\$50,000.00	
	H.1B	CFP ADMIN FEE	1410	1	\$133,462.00	\$133,462.00	
	H.1F	STAFF TRAINING	1408	1	\$2,500.00	\$2,500.00	
	H.1G	ADVERTISING & MARKETING	1408	1	\$2,000.00	\$2,000.00	
	A.17	DEVELOPMENT BOND PAYMRNT	1460	1	\$626,000.00	\$626,000.00	
						\$0.00	\$863,962.00
							PROGRAM TOTAL
							\$2,153,953.00

Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston-Kanawha Housing Authority	Comprehensive Grant Number WV15R00150109	FFY of Grant Approval 2009
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$0.00	\$0.00		
4	1410 Administration	\$0.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$0.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$0.00	\$0.00		
10	1460 Dwelling Structures	\$0.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1498 Mod Used for Development	\$297,954.00	\$0.00		
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00		
19	9000 Development Bond	\$0.00			
20	Amount of Annual Grant (Sum of lines 2-15)	\$297,954.00	\$0.00		
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00		
23	Amount of line 19 Related to Security	\$0.00	\$0.00		
24	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director X Date:	Signature of Public Housing Director or Office of Native American Programs Administrator X
---	--

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. Devepolment	1498	1	\$297,954.00	\$0.00			
	SUBTOTAL			\$297,954.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

**Annual Statement
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

**2008
U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing**

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	06/30/11			06/30/13			
WV 1-2 Littlepage Terrace	06/30/11			06/30/13			
WV 1-3 Orchard Manor	06/30/11			06/30/13			
WV 1-4 Lee Terrace	06/30/11			06/30/13			
WV1-5 Jarrett Terrace	06/30/11			06/30/13			
WV 1-7 Oakhurst & Hillcrest Villages	06/30/11			06/30/13			
WV 1-8 South Park Village	06/30/11			06/30/13			
WV 1-11 Carroll Terrace	06/30/11			06/30/13			
WV 1-12 Lippert Terrace	06/30/11			06/30/13			
WV 1-20 Scattered Sites	06/30/11			06/30/13			
PHA Wide Management	06/30/11			06/30/13			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston-Kanawha Housing Authority	Comprehensive Grant Number WV15P00150109	FFY of Grant Approval 2009
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$4,500.00	\$0.00		
4	1410 Administration	\$149,795.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$111,500.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$67,200.00	\$0.00		
10	1460 Dwelling Structures	\$957,358.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$187,600.00	\$0.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$50,000.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1498 Mod Used for Development	\$0.00	\$0.00		
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00		
19	9000 Development Bond	\$626,000.00			
20	Amount of Annual Grant (Sum of lines 2-15)	\$2,153,953.00	\$0.00		
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00		
23	Amount of line 19 Related to Security	\$0.00	\$0.00		
24	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2009

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor WV 1-3	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2009**
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Lee Terrace WV 1-4	a. Elevator upgrades	1465.1	1Lot	\$40,000.00				
	b. Exterior painting	1460	1Lot	\$110,000.00				
	c. CFP Inspections	1410	1Lot	\$2,500.00				
	d. A&E Services	1340	1Lot	\$5,500.00				
	SUBTOTAL			\$158,000.00	\$0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2009**
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Jarrett Terrace	a. Elevator upgrades	1465.1	1Lot	\$40,000.00				
	b. Exterior painting	1460	1Lot	\$115,000.00				
WV 1-5	c. CFP Inspections	1410	1Lot	\$2,000.00				
	d. A&E Services	1340	1Lot	\$5,500.00				
	SUBTOTAL			\$162,500.00	\$0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Hillcrest Oakhurst Villages WV 1-7	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
South Park Village WV 1-8	a. Kitchen upgrades	1460	1 Lot	\$233,368.00				
	b. Flooring upgrades	1460	1 Lot	\$44,460.00				
	c. Lighting Upgrades	1450	1 Lot	\$67,200.00				
	d. A&E Services	1430	1 Lot	\$31,000.00				
	e. CFP Inspections	1410	1 Lot	\$4,333.00				
	SUBTOTAL			\$380,361.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development
2009
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Carroll Terrace WV 1-11	a. Elevator upgrades	1465.1	1 Lot	\$62,600.00				
	b. A&E Services	1430	1 Lot	\$1,500.00				
	c. Inspections	1410	1 Lot	\$1,500.00				
	SUBTOTAL			\$65,600.00	\$0.00			

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. Bathroom upgrades b. A&E Services c. CFP Inspections d. Elevator upgrades	1460 1430 1410 1465.1	112 1 Lot 1 Lot 1 Lot	\$268,530.00 \$9,000.00 \$3,000.00 \$45,000.00				
	SUBTOTAL			\$325,530.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Rand & Dunbar Sites WV 1-36	a. Electrical Upgrades b. A&E Services c. Inspections	1460 1430 1410	1 Lot 1 Lot 1 Lot	\$186,000.00 \$9,000.00 \$3,000.00				
	SUBTOTAL			\$198,000.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$50,000.00				
	SUBTOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$2,500.00				
	b. Marketing/Advertising	1408	1	\$2,000.00				
	SUBTOTAL			\$4,500.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report Page

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. CFP Admin Fee	1410	1	\$133,462.00	\$0.00			
	SUBTOTAL			\$133,462.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Bond Payment	9000	1	\$626,000.00	\$0.00			
	SUBTOTAL			\$626,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$50,000.00				
	SUBTOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report Page

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. Devepolment	1498	1	\$9,141.00	\$0.00			
	SUBTOTAL			\$9,141.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

**Annual Statement
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

2004

**U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing**

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/		
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/			
WV 1-1 Washington Manor	09/14/06			09/14/08					
WV 1-2 Littlepage Terrace	09/14/06			09/14/08					
WV 1-3 Orchard Manor	09/14/06			09/14/08					
WV 1-4 Lee Terrace	09/14/06			09/14/08					
WV1-5 Jarrett Terrace	09/14/06			09/14/08					
WV 1-7 Oakhurst & Hillcrest Villages	09/14/06			09/14/08					
WV 1-8 South Park Village	09/14/06			09/14/08					
WV 1-11 Carroll Terrace	09/14/06			09/14/08					
WV 1-12 Lippert Terrace	09/14/06			09/14/08					
WV 1-20 Scattered Sites	09/14/06			09/14/08					
PHA Wide Management	09/14/06			09/14/08					
Signature of Executive Director				Date(mm/dd/yyyy)		Signature of Public Housing Director		Date (mm/dd/yyyy)	

Annual Statement/

Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston Housing Authority	Comprehensive Grant Number WV150P00150104	FFY of Grant Approval 2004
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End

Final Performance and Evaluation Report
 9/30/2008

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$70,000.00	\$3,302.00	\$3,302.00	\$3,302.00
4	1410 Administration	\$200,000.00	\$24,584.00	\$24,584.00	\$24,584.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$190,000.00	\$134,493.00	\$134,493.00	\$134,493.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$1,047,280.00	\$569,321.00	\$569,321.00	\$569,321.00
10	1460 Dwelling Structures	\$439,743.00	\$776,482.00	\$776,482.00	\$776,482.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$70,000.00	\$163,400.00	\$163,400.00	\$163,400.00
13	1475 Nondwelling Equipment	\$60,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$405,441.00	\$405,441.00	\$405,441.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-15)	\$2,077,023.00	\$2,077,023.00	\$2,077,023.00	\$2,077,023.00
20	Amount of line 19 Related to LBP Activities	\$0.00			
21	Amount of line 19 Related to Section 504 Compliance	\$0.00			
22	Amount of line 19 Related to Security	\$0.00			
23	Amount of line 19 Related to Energy Conservation	\$0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. Site Work	1450	1	\$297,280.00	\$70,875.00	\$70,875.00	\$70,875.00	COMPLETE
	b. New Mail Room	1470	1	\$35,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Install Fence	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	d. Install Lights/Fans	1460	390	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$332,280.00	\$70,875.00	\$70,875.00	\$70,875.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Littlepage Terrace	a. Roof Replacement	1460	10	\$313,743.00	\$0.00	\$0.00	\$0.00	N/A
WV 1-2	b. New Mail Room	1470	1	\$35,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Site Work	1450	1 Lot	\$0.00	\$25,875.00	\$25,875.00	\$25,875.00	COMPLETE
	SUBTOTAL			\$348,743.00	\$25,875.00	\$25,875.00	\$25,875.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor	a. Site Works	1450	1	\$250,000.00	\$63,675.00	\$63,675.00	\$63,675.00	COMPLETE
WV 1-3	b. Switzer Center Upgrade	1470	1	\$0.00	\$88,000.00	\$88,000.00	\$88,000.00	COMPLETE
	c. Central Supply Building	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$250,000.00	\$151,675.00	\$151,675.00	\$151,675.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Lee Terrace WV 1-4	a. Sprinkler upgrades	1460	1	\$0.00	\$275,000.00	\$275,000.00	\$275,000.00	COMPLETE
	b. Compactor Replacement	1460	1	\$0.00	\$14,276.00	\$14,276.00	\$14,276.00	COMPLETE
	SUBTOTAL			\$0.00	\$289,276.00	\$289,276.00	\$289,276.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development

2004

Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Jarrett Terrace WV 1-5	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Hillcrest Oakhurst Villages WV 1-7	a. Site Work	1450	1 Lot	\$250,000.00	\$363,896.00	\$363,896.00	\$363,896.00	COMPLETE
	b. Mailroom Upgrades	1470	2	\$0.00	\$50,464.00	\$50,464.00	\$50,464.00	COMPLETE
	SUBTOTAL			\$250,000.00	\$414,360.00	\$414,360.00	\$414,360.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
South Park Village WV 1-8	a. Site work	1450	1 Lot	\$250,000.00	\$0.00	\$0.00	\$0.00	N/A
	b. Electrical Upgrade	1460	1 Lot	\$0.00	\$38,684.00	\$38,684.00	\$38,684.00	COMPLETE
	c. Mailroom Upgrade	1470	1	\$0.00	\$24,936.00	\$24,936.00	\$24,936.00	COMPLETE
	NOTE: Funds are charge under March 2005 draw	1465	1 lot	\$0.00	\$38,684.00	\$38,684.00	\$38,684.00	Funds were drawn down as of Mar. 2005
	Reclassified under 1460 per Auditor's request	1465	1 lot	\$0.00	(\$38,684.00)	(\$38,684.00)	(\$38,684.00)	
SUBTOTAL				\$250,000.00	\$63,620.00	\$63,620.00	\$63,620.00	

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Carroll Terrace WV 1-11	a. Sprinkler upgrades	1460	1	\$0.00	\$297,059.00	\$297,059.00	\$297,059.00	Complete
	SUBTOTAL			\$0.00	\$297,059.00	\$297,059.00	\$297,059.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name	0 Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Wertz Drive WV 1-13	a. Replace HVAC	1460	8	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	COMPLETE
	SUBTOTAL			\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. Replace HVAC	1460	11	\$38,500.00	\$38,500.00	\$38,500.00	\$38,500.00	COMPLETE
	SUBTOTAL			\$38,500.00	\$38,500.00	\$38,500.00	\$38,500.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. Replace HVAC	1460	17	\$59,500.00	\$84,963.00	\$84,963.00	\$84,963.00	COMPLETE
	b. Site Work	1450	1 Lot	\$0.00	\$45,000.00	\$45,000.00	\$45,000.00	COMPLETE
	SUBTOTAL			\$59,500.00	\$129,963.00	\$129,963.00	\$129,963.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$190,000.00	\$111,853.00	\$111,853.00	\$111,853.00	COMPLETE
	SUBTOTAL			\$190,000.00	\$111,853.00	\$111,853.00	\$111,853.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$10,000.00	\$1,621.00	\$1,621.00	\$1,621.00	COMPLETE
	b. Marketing Salaries	1408	1	\$60,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Marketing Fringes	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	d. Marketing/Adv. Other	1408	1	\$0.00	\$1,681.00	\$1,681.00	\$1,681.00	COMPLETE
	SUBTOTAL			\$70,000.00	\$3,302.00	\$3,302.00	\$3,302.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. Admin. Salaries	1410	4.85	\$200,000.00	\$24,584.00	\$24,584.00	\$24,584.00	COMPLETE
	b. Admin. Fringe	1410	4.85	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	b. Energy Audit	1430	1	\$0.00	\$22,640.00	\$22,640.00	\$22,640.00	COMPLETE
	SUBTOTAL			\$200,000.00	\$47,224.00	\$47,224.00	\$47,224.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Development	1498	1 lot	\$0.00	\$405,441.00	\$405,441.00	\$405,441.00	COMPLETE
	SUBTOTAL			\$0.00	\$405,441.00	\$405,441.00	\$405,441.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$60,000.00	\$0.00	\$0.00	\$0.00	N/A
	b. Highrise Security Panel	1460	4	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$60,000.00	\$0.00	\$0.00	\$0.00	

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Performance and Evaluation Report
 Part III: Implementation Schedule
 Comprehensive Grant Program (CGP)

U.S. Department Of Housing
 and Urban Development
 Office of Public and Indian Housing

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	09/30/07			09/30/09			
WV 1-2 Littlepage Terrace	09/30/07			09/30/09			
WV 1-3 Orchard Manor	09/30/07			09/30/09			
WV 1-4 Lee Terrace	09/30/07			09/30/09			
WV1-5 Jarrett Terrace	09/30/07			09/30/09			
WV 1-7 Oakhurst & Hillcrest Villages	09/30/07			09/30/09			
WV 1-8 South Park Village	09/30/07			09/30/09			
WV 1-11 Carroll Terrace	09/30/07			09/30/09			
WV 1-12 Lippert Terrace	09/30/07			09/30/09			
WV 1-20 Scattered Sites	09/30/07			09/30/09			
PHA Wide Management	09/30/07			09/30/09			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston Housing Authority	Comprehensive Grant Number WV150P00150105	FFY of Grant Approval 2005
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number 3
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report **9/30/2008**

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (3)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$20,000.00	\$9,044.00	\$9,044.00	\$9,044.00
4	1410 Administration	\$210,834.00	\$210,834.00	\$210,834.00	\$210,834.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$170,484.00	\$132,757.00	\$132,757.00	\$132,757.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$213,173.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,173,850.00	\$891,767.00	\$891,767.00	\$891,766.19
11	1465.1 Dwelling Equipment-Nonexpendable	\$200,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$60,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$60,000.00	\$291,880.00	\$291,880.00	\$291,812.55
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$572,059.00	\$572,059.00	\$0.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-15)	\$2,108,341.00	\$2,108,341.00	\$2,108,341.00	\$1,536,213.74
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

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Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
<input checked="" type="checkbox"/> Date:	<input checked="" type="checkbox"/>

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
Washington Manor WV 1-1	a. Wade Pond	1450	2	\$80,000.00	\$0.00	\$0.00	\$0.00	N/A
	b. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	c. Sidewalk Upgrades	1450	4,327 LF	\$108,173.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$190,673.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
HA Wide Activity								
Littlepage Terrace WV 1-2	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Roof Replacement	1460	10	\$514,200.00	\$0.00	\$0.00	\$0.00	N/A
	c. Common Area Door Replacement(Glass)	1460	41	\$106,600.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$623,300.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
HA Wide Activity								
Orchard Manor	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
WV 1-3	b. Switzer Center Sound Proofing	1470	1	\$60,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Roof Replacement	1460	17	\$178,400.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$240,900.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
HA Wide Activity								
Lee Terrace WV 1-4	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Air Handler Upgrade	1465.1	1	\$55,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Common Area Blinds	1460	1	\$4,500.00	\$0.00	\$0.00	\$0.00	N/A
	d. Replace Trash Compactor	1460	1	\$25,000.00	\$0.00	\$0.00	\$0.00	N/A
	e. Security Card System Upgrade	1460	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	COMPLETE
	f. Security Camera Upgrade	1475	1	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	COMPLETE
	g. Sprinkler System Upgrades	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$107,000.00	\$80,000.00	\$0.00	\$80,000.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**

2005

Office of Public and Indian Housing

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
Jarrett Terrace WV 1-5	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Air Handler Upgrade	1465.1	1	\$55,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Common Area Blinds	1460	1	\$4,500.00	\$0.00	\$0.00	\$0.00	N/A
	d. Security Card System Upgrade	1460	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	COMPLETE
	e. Security Camera Upgrade	1475	1	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	COMPLETE
	f. Sprinkler System Upgrades	1460	1	\$0.00	\$277,500.00	\$277,500.00	\$277,500.00	COMPLETE
	SUBTOTAL			\$82,000.00	\$357,500.00	\$357,500.00	\$357,500.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
HA Wide Activity								
Hillcrest Oakhurst Villages WV 1-7	a. Flag Pole - Hillcrest	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Flag Pole - Oakhurst	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$5,000.00	\$0.00	\$0.00	\$0.00	

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Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
South Park Village WV 1-8	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Air Conditioning	1460	80	\$250,750.00	\$291,826.00	\$291,826.00	\$291,825.19	COMPLETE
	SUBTOTAL			\$253,250.00	\$291,826.00	\$291,826.00	\$291,825.19	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2005

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
HA Wide Activity								
Carroll Terrace WV 1-11	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Air Handler Upgrade	1465.1	1	\$90,000.00	\$0.00	\$0.00	\$0.00	N/A
	c. Common Area Blinds	1460	1	\$4,500.00	\$0.00	\$0.00	\$0.00	N/A
	d. Security Card System Upgrade	1460	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	COMPLETE
	e. Security Camera Upgrade	1475	1	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	COMPLETE
	f. Sprinkler System Upgrades	1460	1	\$0.00	\$25,941.00	\$25,941.00	\$25,941.00	COMPLETE
	SUBTOTAL			\$117,000.00	\$105,941.00	\$105,941.00	\$105,941.00	

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Annual Statement/Performance and Evaluation Report
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**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
Lippert Terrace WV 1-23	a. Flag Pole	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	N/A
	b. Common Area Blinds	1460	1	\$5,400.00	\$0.00	\$0.00	\$0.00	N/A
	c. Security Card System Upgrade	1460	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	COMPLETE
	d. Security Camera Upgrade	1475	1	\$0.00	\$51,524.00	\$51,524.00	\$51,523.59	COMPLETE
	e. Community Room Ceiling	1460	1	\$0.00	\$16,000.00	\$16,000.00	\$16,000.00	COMPLETE
	f. Sprinler System Upgrades	1460	1	\$0.00	\$200,500.00	\$200,500.00	\$200,500.00	COMPLETE
	SUBTOTAL			\$27,900.00	\$288,024.00	\$0.00	\$288,023.59	

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and Urban Development
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2005

Development Number/Name	0 Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Wertz Drive WV 1-13	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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 Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (2)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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U.S. Department of Housing
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Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$170,484.00	\$132,757.00	\$132,757.00	\$132,757.00	COMPLETE
	SUBTOTAL			\$170,484.00	\$132,757.00	\$132,757.00	\$132,757.00	

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Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$10,000.00	\$1,184.00	\$1,184.00	\$1,183.45	COMPLETE
	b. Marketing/Advertising	1408	1	\$10,000.00	\$7,860.00	\$7,860.00	\$7,860.55	COMPLETE
	SUBTOTAL			\$20,000.00	\$9,044.00	\$9,044.00	\$9,044.00	

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2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
PHA WIDE Administration	a. Administration Salaries	1410	1	\$106,377.00	\$106,377.00	\$106,377.00	\$102,314.74	COMPLETE
	b. Fringes	1410	1	\$48,800.00	\$48,800.00	\$48,800.00	\$50,293.18	COMPLETE
	d. Marketing Salaries	1410	1	\$38,121.00	\$38,121.00	\$38,121.00	\$41,548.16	COMPLETE
	e. Fringes	1410	1	\$17,536.00	\$17,536.00	\$17,536.00	\$16,677.92	COMPLETE
	SUBTOTAL			\$210,834.00	\$210,834.00	\$210,834.00	\$210,834.00	

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Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
PHA WIDE Operations	a. Mod use for Development	1498	1 lot	\$0.00	\$572,059.00	\$572,059.00	\$0.00	In Progress
	b. Central Supply/ Admin. Bldg	1498	1 lot	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$572,059.00	\$572,059.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (3)	Funds Obligated (3)	Funds Expended (3)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$60,000.00	\$60,356.00	\$60,356.00	\$60,288.96	IN PROGRESS
	b. High Rise Security Panel	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$60,000.00	\$60,356.00	\$60,356.00	\$60,288.96	

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Performance and Evaluation Report
 Part III: Implementation Schedule
 Comprehensive Grant Program (CGP)

U.S. Department Of Housing
 and Urban Development
 Office of Public and Indian Housing

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	07/18/08			07/18/10			
WV 1-2 Littlepage Terrace	07/18/08			07/18/10			
WV 1-3 Orchard Manor	07/18/08			07/18/10			
WV 1-4 Lee Terrace	07/18/08			07/18/10			
WV1-5 Jarrett Terrace	07/18/08			07/18/10			
WV 1-7 Oakhurst & Hillcrest Villages	07/18/08			07/18/10			
WV 1-8 South Park Village	07/18/08			07/18/10			
WV 1-11 Carroll Terrace	07/18/08			07/18/10			
WV 1-12 Lippert Terrace	07/18/08			07/18/10			
WV 1-20 Scattered Sites	07/18/08			07/18/10			
PHA Wide Management	07/18/08			07/18/10			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston Housing Authority	Comprehensive Grant Number WV15P00150106	FFY of Grant Approval 2006
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report
 9/30/2008

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$18,000.00	\$18,000.00	\$18,000.00	\$6,652.97
4	1410 Administration	\$210,834.00	\$210,834.00	\$210,834.00	\$169,634.70
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,725,264.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$1,702,764.00	\$1,702,764.00	\$596,226.50
13	1475 Nondwelling Equipment	\$40,000.00	\$40,000.00	\$40,000.00	\$29.95
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$22,500.00	\$22,500.00	\$0.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-15)	\$2,094,098.00	\$2,094,098.00	\$2,094,098.00	\$872,544.12
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

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Signature of Executive Director and Date Mark E. Taylor, Executive Director X Date:	Signature of Public Housing Director or Office of Native American Programs Administrator X
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I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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2006

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Littlepage Terrace WV 1-2	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2006

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor WV 1-3	a. Roof Replacement	1460	16	\$0.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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U.S. Department of Housing
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2006

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Lee Terrace WV 1-4	a. Sprinkler System	1460	60,588sqft	\$288,835.00	\$0.00	0.00	0.00	N/A
	SUBTOTAL			\$288,835.00	\$0.00	\$0.00	0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

**U.S. Department of Housing
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Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended 2)	
HA Wide Activity								
Jarrett Terrace WV 1-5	a. Sprinkler System	1460	63,948sqft	\$307,342.00	\$0.00	\$0.00	0.00	N/A
	SUBTOTAL			\$307,342.00	\$0.00	\$0.00	0.00	

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Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Hillcrest Oakhurst Villages WV 1-7	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
South Park Village WV 1-8	a. No work planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Carroll Terrace WV 1-11	b. Sprinkler System	1460	121,654 sqft	\$624,698.00	\$0.00	0.00	0.00	N/A
	SUBTOTAL			\$624,698.00	\$0.00	\$0.00	0.00	

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Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. Sprinkler System	1460	445,104 sqft	\$400,704.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$400,704.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name	0 Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Wertz Drive WV 1-13	a. No Work Planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No Work Planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No Work Planned			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$58,091.00	\$100,000.00	\$100,000.00	\$100,000.00	Completed
	SUBTOTAL			\$58,091.00	\$100,000.00	\$100,000.00	\$100,000.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$10,000.00	\$10,000.00	\$10,000.00	\$4,518.65	In Progress
	b. Marketing/Advertising	1408	1	\$8,000.00	\$8,000.00	\$8,000.00	\$2,134.32	In Progress
	SUBTOTAL			\$18,000.00	\$18,000.00	\$18,000.00	\$6,652.97	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. Administration Salaries	1410	1	\$106,377.00	\$106,377.00	\$106,377.00	\$88,068.79	IN PROGRESS
	b. Fringes	1410	1	\$48,800.00	\$48,800.00	\$48,800.00	\$20,490.93	IN PROGRESS
	c. Marketing Salaries	1410	1	\$38,121.00	\$38,121.00	\$38,121.00	\$36,839.71	IN PROGRESS
	d. Fringes	1410	1	\$17,536.00	\$17,536.00	\$17,536.00	\$24,235.27	IN PROGRESS
	SUBTOTAL			\$210,834.00	\$210,834.00	\$210,834.00	\$169,634.70	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Development	1498	1	\$0.00	\$22,500.00	\$22,500.00	\$0.00	IN PROGRESS
	b. Administrative Facility	1470	1	\$0.00	\$1,702,764.00	\$1,702,764.00	\$596,226.50	IN PROGRESS
	SUBTOTAL			\$0.00	\$1,725,264.00	\$1,725,264.00	\$596,226.50	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$40,000.00	\$40,000.00	\$40,000.00	29.95	In Progress
	b. Walk and pavement repairs	1450	1	\$0.00	\$0.00	\$0.00	0.00	
	SUBTOTAL			\$40,000.00	\$40,000.00	\$40,000.00	29.95	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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**Annual Statement
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

**2008
U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing**

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	06/30/10			06/30/12			
WV 1-2 Littlepage Terrace	06/30/10			06/30/12			
WV 1-3 Orchard Manor	06/30/10			06/30/12			
WV 1-4 Lee Terrace	06/30/10			06/30/12			
WV1-5 Jarrett Terrace	06/30/10			06/30/12			
WV 1-7 Oakhurst & Hillcrest Villages	06/30/10			06/30/12			
WV 1-8 South Park Village	06/30/10			06/30/12			
WV 1-11 Carroll Terrace	06/30/10			06/30/12			
WV 1-12 Lippert Terrace	06/30/10			06/30/12			
WV 1-20 Scattered Sites	06/30/10			06/30/12			
PHA Wide Management	06/30/10			06/30/12			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston-Kanawha Housing Authority	Comprehensive Grant Number WV15P00150108	FFY of Grant Approval 2008
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report **9/30/2008**

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$4,500.00	\$0.00		
4	1410 Administration	\$145,632.00	\$0.00	\$135,132.00	
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$118,000.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$795,784.00	\$0.00		
10	1460 Dwelling Structures	\$68,000.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$150,626.00	\$0.00		
13	1475 Nondwelling Equipment	\$191,597.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1498 Mod Used for Development	\$0.00	\$0.00		
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00		
19	9000 Development Bond	\$661,814.00		\$661,814.00	
20	Amount of Annual Grant (Sum of lines 2-15)	\$2,135,953.00	\$0.00	\$796,946.00	
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00		
23	Amount of line 19 Related to Security	\$0.00	\$0.00		
24	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2008

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor WV 1-3	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2008**
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Lee Terrace WV 1-4	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Hillcrest	a. Porch and Stoop Upgrades	1450	1 Lot	\$259,232.00				Planned
Oakhurst	b. A&E Services	1430	1 Lot	\$10,000.00				Planned
Villages WV 1-7	c. Inspections	1410	1 Lot	\$2,000.00				Planned
	SUBTOTAL			\$271,232.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
South Park Village WV 1-8	a. Porch and Stoop Upgrades	1450	1 Lot	\$112,249.00				Planned
	b. A&E Services	1430	1 Lot	\$5,000.00				Planned
	c. Inspections	1410	1 Lot	\$2,000.00				Planned
	SUBTOTAL			\$119,249.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. No Work Planned							
	SUBTOTAL			\$0.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
Rand & Dunbar Sites WV 1-36	a. Slip Repair	1450	1 Lot	\$175,053.00			
	b. A&E Services	1430	1 Lot	\$13,000.00			
	c. Inspections	1410	1 Lot	\$2,000.00			
	d. Playgroung Upgrades	1475	1 Lot	\$141,597.00			
	SUBTOTAL			\$331,650.00	\$0.00	\$0.00	\$0.00

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Page

of 17

52837-99

2008

Status of Proposed Work (2)

Planned
Planned
Planned
Planned

form HUD-52837 (10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$75,000.00				Planned
	SUBTOTAL			\$75,000.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$2,500.00				Planned
	b. Marketing/Advertising	1408	1	\$2,000.00				Planned
	SUBTOTAL			\$4,500.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. CFP Admin Fee	1410	1	\$135,132.00		\$135,132.00		In Progress
	SUBTOTAL			\$135,132.00	\$0.00	\$135,132.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Bond Payment	9000	1	\$661,814.00		\$661,814.00		In Progress
	SUBTOTAL			\$661,814.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2008

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$50,000.00				Planned
	b. Paving Upgrades	1450	1	\$249,250.00				Planned
	c. A&E Services	1430	1	\$10,000.00				Planned
	d. Inspections	1410	1	\$2,500.00				Planned
	e. Admin Building	1470	1	\$150,626.00				In Progress
	SUBTOTAL			\$462,376.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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**Annual Statement
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

**2008
U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing**

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	06/30/11			06/30/13			
WV 1-2 Littlepage Terrace	06/30/11			06/30/13			
WV 1-3 Orchard Manor	06/30/11			06/30/13			
WV 1-4 Lee Terrace	06/30/11			06/30/13			
WV1-5 Jarrett Terrace	06/30/11			06/30/13			
WV 1-7 Oakhurst & Hillcrest Villages	06/30/11			06/30/13			
WV 1-8 South Park Village	06/30/11			06/30/13			
WV 1-11 Carroll Terrace	06/30/11			06/30/13			
WV 1-12 Lippert Terrace	06/30/11			06/30/13			
WV 1-20 Scattered Sites	06/30/11			06/30/13			
PHA Wide Management	06/30/11			06/30/13			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston-Kanawha Housing Authority	Comprehensive Grant Number WV15P00150109	FFY of Grant Approval 2009
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$4,500.00	\$0.00		
4	1410 Administration	\$149,795.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$111,500.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$67,200.00	\$0.00		
10	1460 Dwelling Structures	\$957,358.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$187,600.00	\$0.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$50,000.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1498 Mod Used for Development	\$0.00	\$0.00		
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00		
19	9000 Development Bond	\$626,000.00			
20	Amount of Annual Grant (Sum of lines 2-15)	\$2,153,953.00	\$0.00		
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00		
23	Amount of line 19 Related to Security	\$0.00	\$0.00		
24	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor WV 1-3	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2009**
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Lee Terrace WV 1-4	a. Elevator upgrades	1465.1	1Lot	\$40,000.00				
	b. Exterior painting	1460	1Lot	\$110,000.00				
	c. CFP Inspections	1410	1Lot	\$2,500.00				
	d. A&E Services	1430	1Lot	\$5,500.00				
	SUBTOTAL			\$158,000.00	\$0.00			

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2009**
 Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Jarrett Terrace	a. Elevator upgrades	1465.1	1Lot	\$40,000.00				
	b. Exterior painting	1460	1Lot	\$115,000.00				
WV 1-5	c. CFP Inspections	1410	1Lot	\$2,000.00				
	d. A&E Services	1430	1Lot	\$5,500.00				
	SUBTOTAL			\$162,500.00	\$0.00			

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Hillcrest Oakhurst Villages WV 1-7	a. No Work Planned							
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
South Park Village WV 1-8	a. Kitchen upgrades	1460	1 Lot	\$233,368.00				
	b. Flooring upgrades	1460	1 Lot	\$44,460.00				
	c. Lighting Upgrades	1450	1 Lot	\$67,200.00				
	d. A&E Services	1430	1 Lot	\$31,000.00				
	e. CFP Inspections	1410	1 Lot	\$4,333.00				
	SUBTOTAL			\$380,361.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. Bathroom upgrades b. A&E Services c. CFP Inspections d. Elevator upgrades	1460 1430 1410 1465.1	112 1 Lot 1 Lot 1 Lot	\$268,530.00 \$9,000.00 \$3,000.00 \$45,000.00				
	SUBTOTAL			\$325,530.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No Work Planned			\$0.00	\$0.00			
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Rand & Dunbar Sites WV 1-36	a. Electrical Upgrades b. A&E Services c. Inspections	1460 1430 1410	1 Lot 1 Lot 1 Lot	\$186,000.00 \$9,000.00 \$3,000.00				
	SUBTOTAL			\$198,000.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$50,000.00				
	SUBTOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$2,500.00				
	b. Marketing/Advertising	1408	1	\$2,000.00				
	SUBTOTAL			\$4,500.00	\$0.00	\$0.00	\$0.00	

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Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. CFP Admin Fee	1410	1	\$133,462.00	\$0.00			
	SUBTOTAL			\$133,462.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Bond Payment	9000	1	\$626,000.00	\$0.00			
	SUBTOTAL			\$626,000.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2009

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Equipment	1475	1	\$50,000.00				
	SUBTOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	

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Performance and Evaluation Report
 Part III: Implementation Schedule
 Comprehensive Grant Program (CGP)

U.S. Department Of Housing
 and Urban Development
 Office of Public and Indian Housing

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor	09/30/09			09/30/11			
WV 1-2 Littlepage Terrace	09/30/09			09/30/11			
WV 1-3 Orchard Manor	09/30/09			09/30/11			
WV 1-4 Lee Terrace	09/30/09			09/30/11			
WV1-5 Jarrett Terrace	09/30/09			09/30/11			
WV 1-7 Oakhurst & Hillcrest Villages	09/30/09			09/30/11			
WV 1-8 South Park Village	09/30/09			09/30/11			
WV 1-11 Carroll Terrace	09/30/09			09/30/11			
WV 1-12 Lippert Terrace	09/30/09			09/30/11			
WV 1-20 Scattered Sites	09/30/09			09/30/11			
PHA Wide Management	09/30/09			09/30/11			

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/

U. S. Department of Housing

Performance and Evaluation Report

and Urban Development

Part I: Summary

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston-Kanawha Housing Authority	Comprehensive Grant Number WV15P001501-07	FFY of Grant Approval 2007
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report **9/30/2008**

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00
4	1410 Administration	\$136,500.00	\$136,500.00	\$136,500.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$1,265,104.00	\$1,265,104.00	\$1,265,104.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	9000 Development Bond	\$579,223.00	\$579,223.00	\$579,223.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-15)	\$1,985,327.00	\$1,985,327.00	\$1,985,327.00	\$0.00
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Washington Manor WV 1-1	a. No work			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00				

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Littlepage Terrace WV 1-2	a. No work			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Orchard Manor WV 1-3	a. No work			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing and Urban Development **2007**
 Office of Public and Indian Housing

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lee Terrace WV 1-4	a. Storage Area Upgrade	1475	1 Lot	\$80,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	b. A & E	1430	1 lot	\$4,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. Inspections	1410	1lot	\$3,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$87,000.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**

2007

Office of Public and Indian Housing

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Jarrett Terrace	a. Unit Conversion	1460	10	\$462,032.00	\$0.00	\$0.00	\$0.00	MOVED TOP RESERVE
WV 1-5	b. Relocation	1495.1	1 lot	\$54,583.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. A & E Services	1430	1 lot	\$14,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	d. Inspections	1410	1 lot	\$12,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$542,615.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
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2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Hillcrest Oakhurst Villages WV 1-7	a. Security Camera Upgrades	1475	1 Lot	\$30,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	b. A & E Services	1430	1 lot	\$2,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. Inspections	1410	1 lot	\$4,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$36,000.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development

2007

Office of Public and Indian Housing

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
South Park Village WV 1-8	a. Security Camera Upgrades	1475	1 lot	\$50,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	b. A & E Services	1430	1 lot	\$3,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. Inspections	1410	1 lot	\$4,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$57,000.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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2007

Office of Public and Indian Housing

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Dunbar/Rand WV 1-6, 1-9	a. Slip Repair	1450	1	\$182,131.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	b. A & E Services	1430	1 lot	\$5,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. Inspections	1410	1 lot	\$4,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$191,131.00	\$0.00	\$0.00	\$0.00	

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Numbe	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Carroll Terrace WV 1-11	a. Balcony Cleaning/Upgrades	1460	199	\$131,358.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	b. Unit Conversion	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. A & E Services	1430	1 lot	\$12,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	d. Inspections	1410	1 lot	\$20,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$163,358.00				

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Lippert Terrace WV 1-23	a. Balcony Cleaning/Upgrades	1460	112	\$50,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	b. A & E Services	1430	1 lot	\$13,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	c. Inspections	1410	1 lot	\$15,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$78,000.00				

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Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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 Office of Public and Indian Housing

2007

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Wertz Drive WV 1-13	a. No Work			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00				

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U.S. Department of Housing
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 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Piedmont Coal Branch WV 1-14	a. No Work			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Scattered Sites WV 1-20	a. No Work			\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$0.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$80,000.00	\$0.00	\$0.00	\$0.00	MOVED TO RESERVE
	SUBTOTAL			\$80,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS	a. Staff Training	1408	1	\$2,500.00	\$0.00	\$2,500.00	\$0.00	IN PROGRESS
	b. Marketing/Advertising	1408	1	\$2,000.00	\$0.00	\$2,000.00	\$0.00	IN PROGRESS
	SUBTOTAL			\$4,500.00		\$4,500.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. CFP Admin Fee	1410	1	\$136,500.00	\$0.00	\$136,500.00	\$0.00	IN PROGRESS
	SUBTOTAL			\$136,500.00	\$0.00	\$136,500.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Development Bond Payment	9000	1	\$579,223.00	\$0.00	\$579,223.00	\$0.00	IN PROGRESS
	SUBTOTAL			\$579,223.00		\$579,223.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2007

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Nondwelling	a. Admin Facility	1470	1	\$1,265,104.00	\$0.00	\$1,265,104.00	\$0.00	IN PROGRESS
	SUBTOTAL			\$1,265,104.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Page

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52837-99

form HUD-52837 (10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2003

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Orchard Manor WV 1-3	a. Replacement Housing	1460	1 Lot	\$495,811.00	\$495,811.00	\$495,811.00	\$495,811.00	COMPLETE
	B. A&E	1430	1 Lot	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	COMPLETE
	SUBTOTAL			\$535,811.00	\$535,811.00	\$535,811.00	\$535,811.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Performance and Evaluation Report

U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor							
WV 1-2 Littlepage Terrace							
WV 1-3 Orchard Manor	9/13/2006			9/13/2008			
WV 1-4 Lee Terrace							
WV1-5 Jarrett Terrace							
WV 1-7 Oakhurst & Hillcrest Villages							
WV 1-8 South Park Village							
WV 1-11 Carroll Terrace							
WV 1-12 Lippert Terrace							
WV 1-20 Scattered Sites							
PHA Wide Management							

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

2004

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Orchard Manor WV 1-3	a. Replacement Housing	1460	1 Lot	\$620,527.00	\$620,527.00	\$620,527.00	\$620,527.00	Complete
	SUBTOTAL			\$620,527.00	\$620,527.00	\$620,527.00	\$620,527.00	

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form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Performance and Evaluation Report

U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
WV 1-1 Washington Manor							
WV 1-2 Littlepage Terrace							
WV 1-3 Orchard Manor							
WV 1-4 Lee Terrace							
WV1-5 Jarrett Terrace							
WV 1-7 Oakhurst & Hillcrest Villages							
WV 1-8 South Park Village							
WV 1-11 Carroll Terrace							
WV 1-12 Lippert Terrace							
WV 1-20 Scattered Sites							
PHA Wide Management	9/30/2007			9/30/2009			

Signature of Executive Director

Date(mm/dd/yyyy)

Signature of Public Housing Director

Date (mm/dd/yyyy)

Annual Statement/

Performance and Evaluation Report

Part I: Summary

Replacement Housing Program (RHP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Charleston Housing Authority	Replacement Housing Grant Number WV15R00150105	FFY of Grant Approval 2005
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report

9/30/08

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$477,768.00	\$0.00	\$477,768.00	\$477,768.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-15)	\$477,768.00	\$0.00	\$477,768.00	\$477,768.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director	Signature of Public Housing Director or Office of Native American Programs Administrator
X Date:	X

I certify this document is correct for Executive Director's Signature: _____
52837-1.98

Kenny Powell, Director of Special Projects

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2005

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Modernization Development	1498	1 Lot	\$477,768.00	\$0.00	\$477,768.00	\$477,768.00	COMPLETE
	SUBTOTAL			\$477,768.00	\$0.00	\$477,768.00	\$477,768.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement

2006 (PART 2)

Performance and Evaluation Report

U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Rev. 4/19/2007	Actual 3/	Original	Rev. 4/19/2007	Actual 3/	
WV 1-1 Washington Manor							
WV 1-2 Littlepage Terrace							
WV 1-3 Orchard Manor							
WV 1-4 Lee Terrace							
WV1-5 Jarrett Terrace							
WV 1-7 Oakhurst & Hillcrest Villages							
WV 1-8 South Park Village							
WV 1-11 Carroll Terrace							
WV 1-12 Lippert Terrace							
WV 1-20 Scattered Sites							
PHA Wide Management	9/30/2008	7/18/2009		9/30/2010	7/18/2011		

Signature of Executive Director	Date(mm/dd/yyyy)	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2006 (PART 2)

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. Modernization Development	1498	1 Lot	\$380,273.00	\$412,447.00	\$412,447.00	\$347,232.00	In Progress
	SUBTOTAL			\$380,273.00	\$412,447.00	\$412,447.00	\$347,232.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

**Annual Statement
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

2006 (PART 1)

**U.S. Department Of Housing
and Urban Development
Office of Public and Indian Housing**

Number/Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Rev. 4/19/2007	Actual 3/	Original	Rev. 4/19/2007	Actual 3/	
WV 1-1		5/4/2009			5/4/2011		
Washington Manor							
WV 1-2		5/4/2009			5/4/2011		
Littlepage Terrace							
WV 1-3		5/4/2009			5/4/2011		
Orchard Manor							
WV 1-4		5/4/2009			5/4/2011		
Lee Terrace							
WV1-5		5/4/2009			5/4/2011		
Jarrett Terrace							
WV 1-7		5/4/2009			5/4/2011		
Oakhurst & Hillcrest Villages							
WV 1-8		5/4/2009			5/4/2011		
South Park Village							
WV 1-11		5/4/2009			5/4/2011		
Carroll Terrace							
WV 1-12		5/4/2009			5/4/2011		
Lippert Terrace							
WV 1-20		5/4/2009			5/4/2011		
Scattered Sites							
PHA Wide Management		5/4/2009			5/4/2011		

Signature of Executive Director _____ Date(mm/dd/yyyy)

Signature of Public Housing Director _____ Date (mm/dd/yyyy)

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006 (PART 1)

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
PHA WIDE Operations	a. Modernization Development	1498	1 Lot	\$8,432.00	\$9,145.00	\$9,145.00	\$0.00	IN PROGRESS
	SUBTOTAL			\$8,432.00	\$9,145.00	\$9,145.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/

Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name Kanawha County Housing & Redevelopment Authority	Comprehensive Grant Number WV15P03650106	FFY of Grant Approval 2006
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End
 Final Performance and Evaluation Report
 9/30/2008

Line No.	Summary by Development Account	Total Estimated Cost		Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$8,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$12,000.00	\$11,110.00	\$11,394.26	\$11,394.26
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$22,630.00	\$22,630.00	\$22,630.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$112,131.00	\$83,535.00	\$83,535.00	\$83,535.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-15)	\$132,131.00	\$117,275.00	\$117,559.26	\$117,559.26
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

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(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date Mark E. Taylor, Executive Director X Date:	Signature of Public Housing Director or Office of Native American Programs Administrator X
---	--

I certify this document is correct for Executive Director's Signature: _____

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (3)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Dunbar WV 1-6	a. Screen Door Replacement	1450	1 lot	\$0.00	\$22,630.00	\$22,630.00	\$22,630.00	Complete
	b. Bathroom Renovations	1465	1 lot	\$112,131.00	\$34,081.00	\$34,081.00	\$34,081.00	Complete
	c. Floor tile upgrades	1465	1 lot	\$0.00	\$31,625.00	\$31,625.00	\$31,635.00	Complete
	SUBTOTAL			\$112,131.00	\$88,336.00	\$88,336.00	\$88,346.00	

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form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide Activity								
Rand WV 1-9	a. Floor tile upgrades	1465	1 lot	\$0.00	\$17,829.00	\$17,829.00	\$17,819.00	Complete
	SUBTOTAL			\$0.00	\$17,829.00	\$17,829.00	\$17,819.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE FEES & COSTS	a. A&E Services	1430	1	\$12,000.00	\$11,110.00	\$11,394.26	\$11,394.26	COMPLETE
	SUBTOTAL			\$12,000.00	\$11,110.00	\$11,394.26	\$11,394.26	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Administration	a. Administration	1410	1	\$8,000.00	\$0.00	\$0.00	\$0.00	N/A
	SUBTOTAL			\$8,000.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
 Office of Public and Indian Housing

2006

Development Number/Name HA Wide Activity	General Description of	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE Operations	a. None			\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation

CHARLESTON-KANAWHA HOUSING AUTHORITY
REPLACEMENT HOUSING FACTOR (RHF) PLAN
as of June 5, 2008

Relative to the Orchard Manor demolition (which razed 230 units), HUD provided the following first 5-year increment funding of Replacement Housing Funds:

• FY 2000 RHF	\$669,283
• FY 2001 RHF	\$682,980
• FY 2002 RHF	\$651,216
• FY 2003 RHF	\$535,811
• FY 2004 RHF	<u>\$620,527</u>
Total	\$3,159,817

The above RHF funds were utilized for CKHA to construct twenty (20) new public housing units at the Orchard Manor complex.

HUD Notice PIH 2005-22 (HA) indicated that the Housing Authority would be eligible to receive a second 5-year increment funding of RHF funds if it could be demonstrated that there would be “substantial leveraging” in an amount equal to at least 1/3 of the total RHF funds received for the first 5-year increment.

Therefore, based on the above, the leveraged amount required for the 2nd increment funding would be equal to or greater than \$1,053,273 (\$3,159,817 divided by 3 = \$1,053,272.33).

Charleston-Kanawha Housing partnered (via a competitive “Request for Qualifications” process) with Alan Ives Construction Co., L.L.C., Series B, for the purposes of:

- comprehensively revitalizing the older public housing sites, namely Orchard Manor, Washington Manor, and Littlepage Terrace;
- creating affordable housing utilizing Low Income Housing Tax Credits; and,
- leveraging Replacement Housing Factor (RHF) funds.

A portion of the 2nd increment RHF funds was used for the construction of 44 new housing units on three sites described as follows:

- Site 1 – Developer purchased (for the sum of \$325,000) a 1.1 acre site near the Orchard Manor and Littlepage Terrace public housing complexes in which there was constructed 20 public housing units having 8-1BRs, 4-2BRs, 6-3BRs, and 2-4BRs.
- Site 2 – 1.39 acres excess land area at Orchard Manor public housing complex in which there was constructed 16 public housing units having 6-2BRs, 8-3BRs, and 2-4BRs.

- Site 3 – 0.55 acres excess land at Jarrett Terrace public housing complex in which there was constructed 8 public housing units having 4-2BRs, 2-3BRs and 2-4BRs.

The total cost of this project was \$5,663,727 (an average of \$128,721 per unit). The application for a LIHTC project was submitted on July 29, 2005 to the West Virginia Housing Development Fund (WVHDF - State Housing Agency administering tax credits) seeking 9% tax credits. Subsequently, the WVHDF approved an annual housing credit dollar amount of \$440,524. This annual tax credit amount when multiplied by 10 years was subsequently syndicated to produce an equity contribution amount of \$4,338,727 (\$440,524 annual credit x 10 years = \$4,405,240 x approximately 98.5 cents on the dollar). Therefore, applicable computations in this regard would be as follows:

\$5,663,727 Total Development Costs	\$1,764,479 est. 2 nd RHF
- 4,338,727 Tax Credit Financing	- 825,000 RHF used
- 400,000 CDBG funding	\$ 939,479 RHF left
- 100,000 WV Housing Trust Fund	
\$ 825,000 RHF Financing Needed	

Only utilizing \$825,000 of RHF funds for this project, the leverage created was greater than the 33.3% required; in fact, it was 137.3% which is greater than the total amount of the 1st increment of RHF funds (\$4,338,727 tax credit financing divided by \$3,159,817 which is the amount of the 1st increment of RHF funding = 137.3% of leveraging).

In addition to the RHF funds identified above (1st 5-year increment funding for Orchard Manor), the following chart reflects additional RHF funds received thus far:

<u>FY</u>	<u>5-units Scattered Sites</u>	<u>230-units at Orchard</u>
2005		\$477,768 2 nd 5-year increment
2006	\$9,145 1 st 5-year increment	\$412,447 2 nd 5-year increment
2007	\$8,476 1 st 5-year increment	\$276,310 2 nd 5-year increment
2008	\$9,141 1 st 5-year increment	\$297,954 2 nd 5-year increment

Note 1: The \$1,764,479 estimate for 2nd increment RHF funding (as used above) is based on actual amounts received from FYs 2005 through 2008 with a projected estimate of \$300,000 for FY 2009.

With regard to RHF funds associated with Orchard Manor, the FY 2005 (\$477,768) and a significant portion (\$347,232) of the 2006 RHF funds have already been obligated to tax credit project CRH # 1; the balance of FY 2006 RHF funds (\$65,215) will be obligated to tax credit project CRH # 4 (Orchard Elderly). With regard to RHF funds associated with the Scattered Sites, the FY 2006 (\$9,145) will be obligated to tax credit project CRH # 4 (Orchard Elderly). Starting with FY 2007, RHF funds associated with both Orchard Manor and Scattered Sites will be obligated to tax credit project CRH # 3. Tax credit projects are identified as follows:

- CRH # 1 – Completed 44 new LIHTC units (9% tax credits). No demolition of existing units. (Note: These were leased up in Dec., 2007 and Jan., 2008.) 44 public housing units.
- CRH # 2 – Building (construction underway) 44 new LIHTC units (9% tax credits). No demolition of existing units. 22 public housing units and 22 project-based Sec. 8 units.
- CRH # 3– To demolish 7 buildings (120 units) at Washington Manor and 3 buildings (46 units) at Littlepage Terrace. To build 97 new LIHTC units at Washington Manor and 24 new LIHTC units at Littlepage Terrace (4% tax credits). 36 public housing units and 85 project-based Sec. 8 units.
- CRH # 4 – To build 20 new elderly/disabled LIHTC units (9% tax credits). No demolition of existing units. 12 public housing units and 8 project-based Sec. 8 units.
- CRH # 5 – To demolish the rest of Washington Manor (9 buildings – 181 units) and the rest of Littlepage Terrace (7 buildings – 124 units). To build 80 new units at Washington Manor and 50 new units at Littlepage Terrace. (4% and/or 9% tax credits).

Note 2: Future RHF funds to be received in regards to the demolition of units at Washington Manor and Littlepage Terrace will be obligated to the new tax credit units to be built at future sites (even though funds will be received after the fact).

With RHF funds being pledged to the construction of new tax credit units, any leverage requirement should be more than satisfied (as per the example above for CRH # 1).

New units proposed are of such a quality to garner as many points as possible in connection with the Tax Credit Qualification Allocation Plan published by the WVHDF (i.e., at least 60% of the exteriors would be brick, at least 30% green space, energy star appliances and features, dishwashers, air conditioning, extended warranty roof shingles, concrete porches and sidewalks, washer and dryer hook-ups, hard wired for internet access, etc.).

Charleston-Kanawha Housing Authority will also coordinate with the City in an effort to provide this additional affordable housing stock with the goal of stabilizing and enhancing existing neighborhoods.

All Annual Plans (including Five-Year Plans) for fiscal years 1998 through 2008 have been reviewed and approved by HUD. The Annual Plan process for FY 2009 will be initiated in September, 2008.

Attachments:

- Chart of CGP and RHF for past years.
- Projected milestones for projects proposed.

PROJECTED MILESTONES

MILESTONES	CRH # 1	CRH # 2	CRH # 3	CRH # 4	CRH # 5
PHA Selects Developer Team	June, 2005	June, 2005	June, 2005	June, 2005	June, 2005
Plans/Specs Completed	June, 2005	April, 2006	Aug., 2008	Feb., 2008	April, 2011
Apply or LIHTC	July, 2005	April, 2006	July, 2006	April, 2007	April, 2011
Submit Dev. Proposal to HUD	May, 2006	Oct., 2006	Aug., 2008	July, 2008	Aug., 2011
Submit Site Acq. to HUD	Aug., 2006	Oct., 2006	N/A	N/A	N/A
Demolition Start	N/A	N/A	Feb., 2009	N/A	Sept., 2011
Construction Start	Oct., 2006	Feb., 2008	Mar., 2009	Nov., 2008	Nov., 2011
DOFA	Dec., 2007	Nov., 2008	Dec., 2010	Aug., 2009	Dec., 2012
EIOP	Mar., 2008	Mar., 2009	Mar., 2011	Dec., 2009	Mar., 2013

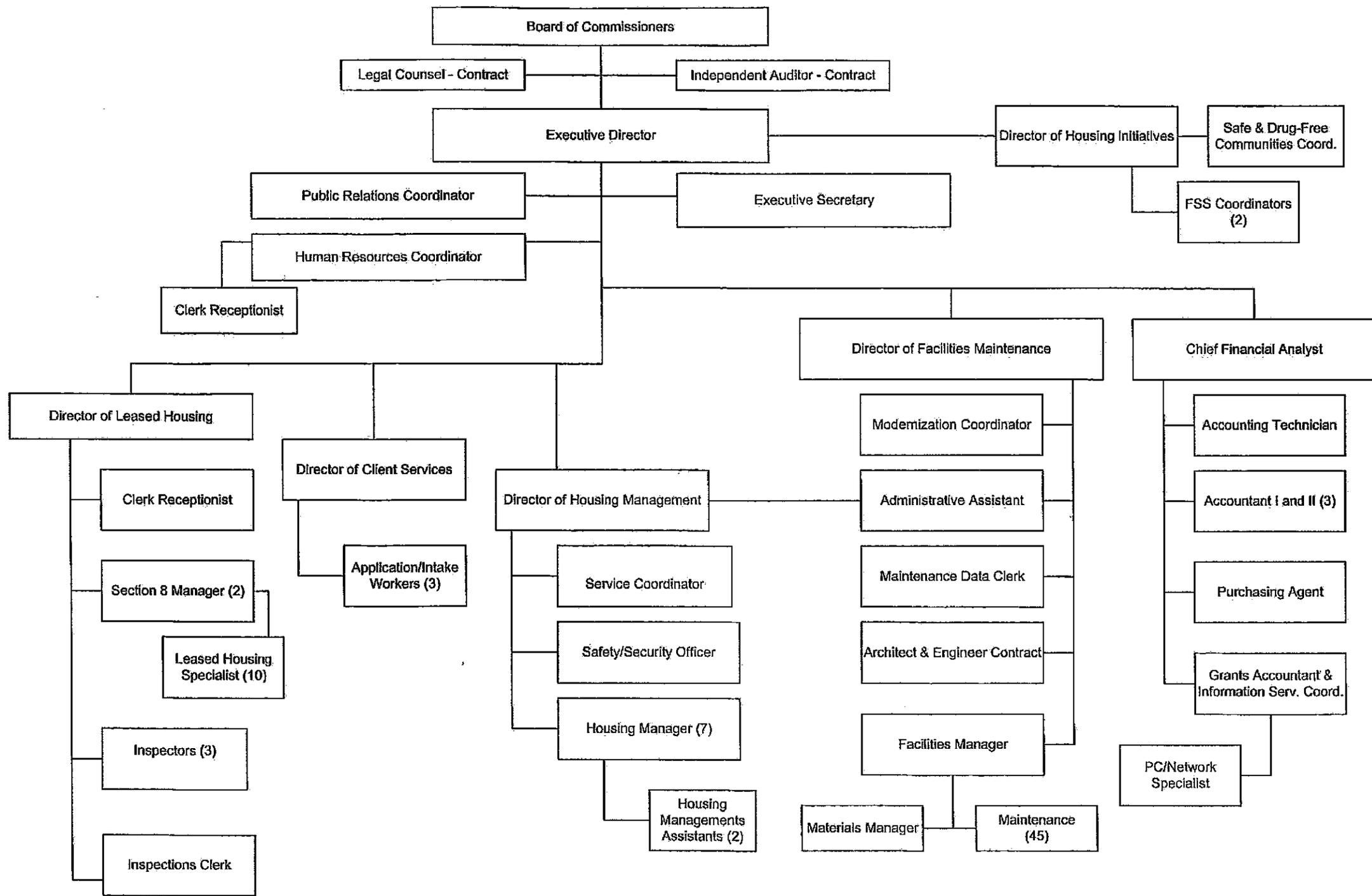
CGP & RHP STATUS REPORT

(as of 06/05/08)

<u>Program</u>	<u>Amount</u>	<u>% Obligated</u>	<u>% Expended</u>
CGP 1998	\$2,305,402	100%	100%
CGP 1999	\$2,653,435	100%	100%
CGP 2000	\$2,250,938	100%	100%
CGP 2001	\$2,296,849	100%	100%
CGP 2002	\$2,179,743	100%	100%
CGP 2003	\$1,793,463	100%	100%
CGP 2003 Part II	\$ 464,217	100%	100%
CGP 2004	\$2,077,023	100%	97%
CGP 2005	\$2,108,341	100%	72%
CGP 2006	\$2,094,098	51%	31%
CGP 2007	\$1,985,327	0%	0%
CGP 2008	\$2,135,953	0%	0%
RHF 2000	\$ 669,283	100%	100%
RHF 2001	\$ 682,980	100%	100%
RHF 2002	\$ 651,216	100%	100%
RHF 2003	\$ 535,811	100%	100%
RHF 2004	\$ 620,527	100%	100%
RHF 2005	\$ 477,768	100%	100%
RHF 2006	\$ 412,447	100%	84%
RHF 2006	\$ 9,145	100%	0%

RHF 2007	\$276,310	0%	0%
RHF 2007	\$8,476	0%	0%
RHF 2008	\$297,954	0%	0%
RHF 2008	\$9,141	0%	0%
KC 2004	\$158,499	100%	93%
KC 2005	\$138,467	100%	98%
KC 2006	\$136,035	92%	86%

NOTE: All obligation and expenditure deadline dates are being and have been met within the HUD prescribed timelines.



Charleston-Kanawha Housing Authority

(Att. E)

P.O. Box 86, Charleston, WV 25321-0086
Tel: 304-348-6451, Toll Free 1-888-881-6451
TDD 304-348-6840, Fax 304-348-8155

**NOTICE TO RESIDENTS
ANNUAL PLAN MEETINGS**

Charleston-Kanawha Housing Authority staff would like to meet with you to discuss and listen to your comments relative to the Annual Plan. The Annual Plan is a comprehensive management overview that the housing authority is required to prepare, make available for public comments, and submit to HUD on an annual basis. Therefore, meetings have been scheduled on-site at each development in the community rooms (or offices at Harris and Anderson Apts.) as follows:

Sept. 10, 2008	Wednesday	1:00 p.m.	Lippert Terrace
Sept. 11, 2008	Thursday	1:00 p.m.	Carroll Terrace
Sept. 11, 2008	Thursday	5:00 p.m.	Washington Manor
Sept. 12, 2008	Friday	1:00 p.m.	Lee Terrace
Sept. 16, 2008	Tuesday	1:00 p.m.	Jarrett Terrace
Sept. 17, 2008	Wednesday	1:00 p.m.	Douglas Anderson Apts.
Sept. 17, 2008	Wednesday	3:00 p.m.	Albert Harris Apts.
Sept. 18, 2008	Thursday	1:00 p.m.	Orchard Manor
Sept. 18, 2008	Thursday	3:00 p.m.	South Park Village
Sept. 19, 2008	Friday	1:00 p.m.	Hillcrest Village
Sept. 19, 2008	Friday	3:00 p.m.	Oakhurst Village
Sept. 25, 2008	Thursday	5:00 p.m.	Littlepage Terrace

Copies of last year's Annual Plan are on-site at each development and are available for review by request to your Manager or your Resident Council.

The meeting(s) will include discussions about the Annual Plan for fiscal year 2009 and the Physical Needs Assessment for allocating and spending Capital Funds at the developments.

Your attendance and participation in these meetings will be very much welcomed and appreciated.

**MANAGEMENT
08/21/08**

**FY 2009 Annual Plan
Resident Meetings**

Relative to discussing and soliciting comments from the residents concerning the FY 2009 Annual Plan, Charleston-Kanawha Housing Authority conducted the following Resident Meetings:

1. Lippert Terrace

September 10, 2008 (Wednesday) 1:00 p.m.

7 Residents and 9 Staff attended.

General Comments:

Residents want Charleston-Kanawha Housing to continue to keep the high-rise as Designated Housing for the Elderly. Residents very much appreciate the SCPH worker. Recent improvements for which the residents are appreciative include a new ceiling in the community room (to reduce overhead noise), additional cameras in the hallways, a sprinkler system, and an electronic entry system (FOBs). FOBs will be utilized in the near future for elevator use between certain hours. Residents would like to see bathroom and parking lot upgrades in the near future (which are on the 5-year schedule). Residents indicated some difficulties in cleaning the balconies due to the pigeon problem. Limited parking spots (only 49 spaces) continue to be a problem, but apparently no remedy is currently available. Concerns were expressed about persons not on the lease having extended stays/visits with lessees; many times these visitors cause unwanted disturbances. Resident Council is active and has good participation. Overall, tenant satisfaction appears to be very good.

2. Carroll Terrace

September 11, 2008 (Thursday) 1:00 p.m.

11 Residents and 9 Staff attended.

General Comments:

Recent improvements have included security cameras in the hallways, a sprinkler system, and an electronic security access

**FY 2009 ANNUAL PLAN
PRESENTATION NOTES**

Attachment E

(11/20/08 – 5:00 p.m. – at Switzer Center)

For the annual period beginning 04-01-09.

45-Day Comment Period (10/03/08 to 11/17/08).

Advertised 3 times in the Charleston Papers.

**Notices provided at all developments and a copy of Annual Plan
at each site to Resident Council and to Manager, at the Main Office,
and at the Operations Office.**

**Charleston-Kanawha Housing Authority Vision: Try to be a successful
leader in providing and supporting quality affordable housing desired by
individuals and families in our market area.**

**Statement of Housing Needs: shows needs for about 5,000 families of
various income levels.**

Charleston Housing waiting lists:	Sec. 8	1,062
	P/H	253

**P/H and Sec. 8 - Working Preference is provided when at least one adult in
the household is employed for at least 20 hours per week for the past six
months and who is employed at the date of admission; the Working
Preference is equally extended to elderly families (62 years or older) and to
families whose head or spouse are receiving income based on their
inability to work (i.e., SSI, Workers Comp.). In addition, an emergency
preference (i.e., disasters) is provided in public housing.**

Financial Resources: about \$25.2 million for P/H, Sec. 8, and Grants.

Minimum Rent: P/H and Sec. 8 is \$50.

Rents in P/H:	30%
	Flat Rents
	Rent Phase-Ins

FY 2009 ANNUAL PLAN SUMMARY OF COMMENT PERIOD AND PUBLIC MEETING

The public comment period for the FY 2009 Annual Plan as advertised in the newspapers and posted at the developments was from 10/03/08 to 11/17/08. Comments were received during the public comment period, but there was no comments from the public meeting (no residents/public attended the public meeting).

Comments received from staff during the comment period included the following:

- Relative to the Working Preference, a recommendation was made to require that such preference be conditioned upon the participant remaining employed for at least twelve months. Consideration was given to this recommendation and the Working Preference has been modified to include “one adult in the household is employed for at least 20 hours per week for the past six months and who is employed at the date of admission”.
- Staff continues to point out that the efficiencies at Jarrett Terrace are difficult to market. The Five-Year Plan states “Convert/combine efficiencies to 1-BR units at Jarrett Terrace and Carroll Terrace”; this remains in the Annual Plan to be done.
- A recommendation was made that no applicant should go on the waiting list until all information is complete. The ACOP has been modified to show that the application date will be when an application is “complete” (information completed and documentation submitted).
- A recommendation was made that Utility Checks should be made out to the utility companies and not to the tenants. After much consideration, it was determined that this would create an undue administrative burden and would take away the free choice of the residents.
- A recommendation was made that the “No Trespassing” list should be looked at before an applicant is put on the waiting list. This is supposed to be done.
- A recommendation that any “Fair Hearing” of a current or a former tenant should include the Manager or Former Manager. Sometimes this may occur, but it was not thought prudent to make it a rule.

Comments from residents at the Resident Meetings which were held at every development mostly dealt with physical improvement items and security issues. These comments have been discussed with staff and included in the Annual Plan.

The required public meeting was held on November 20, 2008, Thursday evening, at 5:00 p.m. at the Switzer Center, 900 Griffin Drive, Charleston, WV. There were five (5) persons in attendance (all Charleston-Kanawha Housing Authority). No residents/public attended the meeting; staff stayed until about 5:30 p.m.

**CHARLESTON-KANAWHA HOUSING AUTHORITY
COMMUNITY SERVICE PLAN**

Charleston-Kanawha Housing Authority's community service plan has been developed. The Admissions and Occupancy Policy and Lease Agreement were revised to address community service requirements. A Notice was forwarded to all active public housing residents advising them of the community service requirements. Subsequent one-on-one appointments were scheduled with residents by Housing Management staff and requirements were explained in depth. A list of potential community service providers was provided to each resident. This list provides opportunity contacts for about twenty (20) community service sources for residents to contact. Residents are provided with a Community Service Certification form that must be completed, signed and dated by the community service provider and returned to the appropriate housing management office. Community service requirements will be addressed through the orientation process for new residents. Compliance with community service requirements will be completed by housing management staff and verified at the time of annual recertification.

NOTICE TO ALL RESIDENTS

This is to advise that the Dept. of Housing and Urban Development has reinstated the “Community Service” requirements. Although in effect previously, this requirement has been temporarily suspended since April 2002.

As a public housing agency, we are required to assure that the “Community Service” requirements are re-implemented and that compliance is achieved.

The LEASE already specifies the requirements and remedies of the “Community Service” requirements under Section IX, Obligations of Lessee, Paragraph 32 (on page 8) which states in part that “Residents subject to the community service requirements must contribute 8 hours per month or no less than 96 hours annually with an approved community service provider (not including political activities); or participate in an economic self-sufficiency program for 8 hours per month or no less than 96 hours annually; or perform a combination of community service and economic self-sufficiency program activities for 8 hours per month or no less than 96 hours annually.”

Our Admissions and Continued Occupancy Policy (ACOP) reflects that all adult family members are subject to the “Community Service” requirements with the exception of the following:

- Family members who are 62 years of age or older;
- Family members who are blind or disabled or who is the primary care giver for someone who is blind or disabled;
- Family members who are employed; and
- Family members who are enrolled in any State welfare-to-work program.

If you are subject to the “Community Service” requirements, your MANAGER will be in contact with you to further explain the requirement and to furnish you with a list of potential community service contacts. If you have any questions regarding this matter, please contact your MANAGER.

MANAGEMENT
July 8, 2003

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2003-17 (HA)
Regional and Field Office Directors;	
Public Housing Program Directors;	Issued: June 20, 2003
Public Housing Agencies;	
Resident Management Corporations (RMCs)	Expires: June 30, 2004

SUBJECT: Reinstatement of the Community Service and Self-Sufficiency Requirement

A. Purpose:

This Notice discusses the reinstatement of the public housing community service and self-sufficiency requirement authorized under Section 12 of the United States Housing Act of 1937, as amended, (the Act).

The community service and self-sufficiency requirement is intended to assist adult public housing residents in improving their own economic and social well-being and give these residents a greater stake in their communities. The community service and self-sufficiency requirement allows residents an opportunity to “give something back” to their communities and facilitates upward mobility.

B. Background:

Section 12(c) of the Act enacted on October 12, 1998, as section 512 of the Quality Housing and Work Responsibility Act of 1998, contained a community service and self-sufficiency requirement that every adult resident of public housing contribute eight hours of community service each month, or participate in an economic self-sufficiency program for eight hours each month. Regulations for this provision are provided in 24 CFR Subpart F §960.600-609 (see Attachment A).

The Fiscal Year (FY) 2002 HUD/VA Appropriations Act temporarily suspended the community service and self-sufficiency requirement, except for residents of HOPE VI developments. The FY 2003 HUD/VA Appropriations Act signed on February 21, 2003, reinstated this provision by not extending section 432 of the Federal FY 2002 Act, which applied only to funds appropriated for Federal FY 2002.

C. Applicability:

The community service and self-sufficiency requirement applies to all adult residents in public housing except for those exempted under Section 12(c) of the Act. This requirement does not apply to Section 8 tenants.

The public housing tenants exempt from the community service and self-sufficiency requirement are those:

- Age 62 years or older.
- Blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals.
- Engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d)), specified below:
 1. Unsubsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the Refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 5. On-the-job-training;
 6. Job-search and job-readiness assistance;
 7. Community service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);
 9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 12. The provision of childcare services to an individual who is participating in a community service program.

Public housing agencies (PHAs) are encouraged to consider 30 hours per week as the minimum number of hours for a work activity exemption as described in Section 407(d) of the Social Security Act, and implementing regulations 45 CFR Section 261.31(a)(1)). See Attachment B. PHAs can use reasonable guidelines in clarifying this statutory list of work activities in coordination with the Temporary Assistance to Needy Families (TANF) agency, as appropriate.

- Meet the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program.
- If a member of a family receiving TANF assistance, benefits, or service under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 *et seq.*); or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.

D. Noncompliance Requirements (24 CFR §960.605 & §960.607)

A resident who was delinquent in community service hours under the lease in effect at the time of the suspension will still be obligated to fulfill his/her community service and self-sufficiency requirements for FY 2001, provided that the resident was given notice of noncompliance prior to the expiration of the lease in effect at that time.

A copy of that notice of noncompliance should be included with the written notice to residents about the reinstatement of the community service and self-sufficiency requirement. In order to obtain a lease renewal on the expiration of the current lease, residents must be in compliance both with any delinquent community service requirements and current requirements.

PHAs must offer the resident the opportunity to enter into written agreement with the PHA to cure the noncompliance with the community service and self-sufficiency requirements either under the current or delinquent lease. This agreement should include:

- The additional number of hours of community service or self-sufficiency work activities needed to make up the required number of hours under the current lease.
- Assurance that all members of the family who are subject to these requirements are in compliance with the requirements.
- Written assurances satisfactory to the PHA that any noncompliant resident no longer resides in the unit.

A PHA must inform residents that they may request a grievance hearing on the PHA's determination of noncompliance in accordance with Part 966, subpart B and that tenant may exercise any available judicial remedy to seek redress from the PHA's nonrenewal of the lease because of such determination.

A PHA must retain reasonable documentation of service requirement performance or exemption in participant files. A PHA must comply with nondiscrimination listed in 24 CFR 5.105(a).

E. Implementation Deadline:

In order to comply with Section 12, PHAs need to:

- By July 31, 2003, provide to all residents written notice about the reinstatement of the community service and self-sufficiency requirement as outlined in 24 CFR §960.605. This notification must alert residents of the requirement, whether or not they are exempt, and what they need to do in order to comply.
- By October 31, 2003, assure that all affected residents are performing their community service or self-sufficiency requirement.

PHAs can implement the community service and self-sufficiency requirement with any funds available for expenditure during FY 2003.

F. Relationship to PHA Plan:

PHAs do not have to amend already approved FY 2003 Annual Plans or already submitted FY 2003 Annual Plans. However, for such PHAs, the Resident Advisory Board must be informed if there are any significant policy changes to an agency's previous community service and self-sufficiency requirements and next year's Annual Plan submission must contain the required attachment, if applicable.

For the FY 2003 PHA Annual Plan cycle, not yet submitted, PHAs are required to complete Component 12D as part of the PHA Plan submission. Component 12 D requires the PHA to include a description of its community service and self-sufficiency requirement as an attachment to the Annual Plan template. High performing agencies and small PHAs are exempt from completing Component 12 D as part of the streamlined Annual Plan submission, but are still required to implement the community service and self-sufficiency requirement and to have the policy locally available as a supporting document to the Annual Plan.

G. Reference Documents:

- 24 CFR Subpart F §960.601-609 (Attachment A)
- 45 CFR 261.31(a)(i) (Attachment B)
- Community Service and Self-Sufficiency training materials from the "Reforms for the 21st Century Conference" can be obtained by calling the Public and Indian Housing Resource Center at 1-800-955-2232.

H. Contact Information:

If you have any further questions, please contact your local public housing field office or the Public and Indian Housing Information and Resource Center at 1-800-955-2232.

I. Paperwork Reduction

The information collection requirements contained in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3520) and assigned OMB control numbers 2577-0226. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

/s/ _____
Michael Liu, Assistant Secretary
for Public and Indian Housing

Attachment A, Subpart F, Part 960.600
Attachment B, Page 17886 Federal Register
Vol. 64, No. 69, 4/12/99
(Attachments not included in electronic file)

Charleston-Kanawha Housing Authority

P.O. Box 86, Charleston, WV 25321-0086
Tel: 304-348-6451, Toll Free 1-888-881-6451
TDD 304-348-6840, Fax 304-348-8155

Attachment J

August 21, 2008

TO ADDRESSEES AS LISTED BELOW:

RE: FY 2009 PHA ANNUAL PLAN

It is time for Charleston-Kanawha Housing Authority to get started on preparing our PHA Annual Plan for Fiscal Year 2009. A very important and major component in the preparation of the Annual Plan is to get resident input, feedback, and comments. Because of your present and/or past involvement with Resident Councils at the various developments, you are requested to serve as a member of the Resident Advisory Board (RAB) relative to soliciting and submitting comments from other residents in this regard. We hope that you will work with us in trying to make the Annual Plan process a success. Please be advised that the RAB may be expanded to reflect additional members as Resident Councils for individual developments and/or area-wide jurisdictions are formed or otherwise legitimized.

The Annual Plan for Fiscal Year 2008 (with all attachments) was widely distributed last year to most if not all of the addressees listed. If for some reason you did not get or have access to last year's plan, please advise and we will provide a copy. The general intent is to utilize the FY 2008 Annual Plan as a discussion piece for preparing and improving the FY 2009 Annual Plan.

It is requested that you share and discuss the FY 2008 Annual Plan with other residents. A copy of this letter will be posted at each development to help get the word out that the Annual Plan process has begun. Also, additional copies of the FY 2008 Annual Plan are available at each development for review by the residents.

Written comments relative to the proposed FY 2009 Annual Plan should be addressed to Charleston-Kanawha Housing Authority at P. O. Box 86, Charleston, WV 25321. We plan to conduct public meetings for the residents in the very near future just to focus and solicit comments on the Annual Plan. We would appreciate your attendance and participation in these meetings; meeting times will be announced and publicized by a special notice to residents.

A general outline of the timeframe involved is as follows:

- **Initiate the Annual Plan process by August 21, 2008.**
- **Have RAB and Resident meetings/participation to obtain initial resident comments between September 10, 2008 and September 25, 2008.**
- **Prepare draft of FY 2009 Annual Plan by October 1, 2008.**
- **Make draft of FY 2009 Annual Plan available for 45-day public comment period from October 3, 2008 to November 17, 2008.**
- **Have Public Meeting on November 20, 2008.**
- **Based upon public and resident comments, make final revisions to FY 2009 Annual Plan and submit to the Charleston-Kanawha Housing Authority Board of Commissioners by December 1, 2008.**
- **Have FY 2009 Annual Plan ready for approval at Board of Commissioner's meeting to be held on December 8, 2008.**
- **Submit Board-approved Annual Plan to Mayor's Office for review and sign off from City for consistency with their Consolidated Plan by December 17, 2008.**
- **Submit final approved FY 2009 Annual Plan to HUD by January 5, 2009.**

I want to take this opportunity to thank you ahead of time for your interest and time in working with us on this project. If you have any questions, please feel free to call me or Ray Marsh of my staff at 348-6451, ext. 310 or ext. 373 respectively.

We look forward to working with you and others in this endeavor.

Sincerely,

**Mark E. Taylor
Executive Director**

cc:

Mark Workman, Contact, OMRMC	Ruby Harris, Contact, South Park
Karen Simons, Pres., Jarrett Terr.	Lenola Rose, Pres., Lippert Terrace
Sharon Lunsford, Pres., Wash. Man.	Jessica Starks, Contact, Oakhurst
Yvette Parks, Contact, Hillcrest	Mary Whiting, Contact, Lee Terrace
Evelyn Adkins, Pres., Carroll Terrace	David Wagner, Contact, Littlepage Terrace
Jessie Harmon, Contact, Albert Harris Apts.	
Margaret Fitzgerald, Contact, J. Douglas Anderson Apts.	
Adrienne Worthy, Legal Aid of WV	
Brian King, MOECD	

**CHARLESTON-KANAWHA HOUSING AUTHORITY
PET POLICY
(Effective 04/01/07)**

Pets permitted and applicable pet deposits:

- | | |
|--|------------|
| • Domestic dog (no more than one dog) | \$300.00 |
| ○ At adult size – not to exceed 20 inches tall | |
| ○ At adult size – not to exceed 20 pounds in weight | |
| • Domestic cat (no more than one cat) | \$300.00 |
| • Fish (not to exceed 20 gallon Aquarium) | no deposit |
| • Caged bird (not to exceed 2 small birds)
(No large birds) | \$100.00 |
| • Caged hamster/guinea pig (no more than 2) | \$ 50.00 |
| • Caged ferret (no more than one) | \$300.00 |
| • Caged rabbit (no more than one) | \$ 50.00 |
| • Caged iquana (no more than one) | \$300.00 |

Note: No more than one pet category allowed per household in a unit except fish may be combined with any other category.

Dogs and/or cats must be spayed/neutered about 6 months of age, must have current licenses, and must have evidence of inoculations.

All pets must be certified as disease-free by a veterinarian.

NO OTHER PETS PERMITTED THAN THOSE IDENTIFIED ABOVE.

See additional provisions as contained in the attached:

- Application for Pet Policy
- Lease Addendum – Pet Agreement

NOTE: THIS PET POLICY DOES NOT APPLY TO OR RESTRICT THE USE OF QUALIFIED “SERVICE/ASSISTIVE ANIMALS”.

**APPLICATION FOR PET PERMIT
Charleston- Kanawha Housing Authority Properties**

10/03/06

10/03/06

Name: _____ Date: _____

Address: _____ Phone: _____

I certify that the pet is housebroken, has no history of causing physical harm to persons or property, such as biting, chewing, scratching, etc., and further warrant that the pet has no vicious history or tendencies. I hereby affirm that I will abide by all responsibilities outlined in the Pet Policy.

Attached is information required by the Pet Policy:

- A current license issued by the City and County for domestic cat or dog.
- Evidence from a licensed veterinarian that the pet (over 6 months old) has been spayed or neutered.
- Evidence from a licensed veterinarian that the pet has received current rabies and distemper inoculations or boosters. If a cat, evidence that the cat has been declawed.
- Certification from a licensed veterinarian that the pet weight is less than and will not exceed 20 pounds as adult size under normal circumstances. Pets which have previously been approved by management that later exceed the 20 pound weight limit due to spaying, neutering and/or old age will be exempt.
- Evidence of payment of a refundable \$300.00 pet deposit for domestic cat or dog; \$100.00 for caged bird, \$50.00 for caged hamster or caged guinea, \$300.00 for caged ferret, \$50.00 for caged rabbit, \$300.00 for caged iguana; no deposit for aquarium fish not to exceed 20 gallons. Animals other than stated are not permitted.
- An affidavit signed and notarized by the person (who is not a resident in Charleston- Kanawha Housing Authority properties) who will take immediate responsibility for the pet.
- A current dated photo of the pet.

Pet Description: Limit of 1 pet with the exception of fish - not limited; birds 2 (limit of 2)

Kind:	Type or Breed:	Color:	Height:	Weight:	Age:
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Signature of Applicant: _____ Witness: _____

Manager's Signature Verifying Completion of application requirements:

_____ Date: _____

**ALL VERIFICATIONS SUBMITTED TO BE MOUNTED ON THIS PAGE
FOR INCLUSION IN THE RESIDENT'S FILE RECORDS**

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LEASE ADDENDUM, PET AGREEMENT

AGREEMENT made this ____ day of _____, _____, by and between Charleston-Kanawha Housing Authority (hereinafter referred to as "Management") and _____ Head of Household name(s) as it/they appear(s) on the Dwelling Lease).

Resident(s) of:

Development: _____
Address: _____ Phone: _____

Relating to the above-described apartment;

WHEREAS, Lessee desires to house a pet:

Kind: Type/Breed: Color: Height: Weight: Age:

In the apartment above;

NOW, THEREFORE, the parties hereto agree as follows:

- 1. CONDITIONAL AUTHORIZATION FOR PET: The above Lessee is hereby authorized to keep a pet, which picture is attached to the Application for Pet Permit incorporated herein by reference, and is described in the same. Authorization may be terminated sooner if Lessee's occupancy is terminated, or if the pet rules listed hereafter are violated in any way by the Resident or the Resident's guests or occupants.
2. ADDITIONAL SECURITY DEPOSIT: An additional refundable security deposit of \$300.00 pet deposit for domestic cat or dog; \$100.00 for caged bird(s), \$50.00 for caged hamster or caged guinea, \$300.00 for caged ferret, \$50.00 for caged rabbit, \$300.00 for caged iguana; no deposit for aquarium fish not to exceed 20 gallons. Animals other than stated are not permitted. Any fee or deposit shall not limit the Lessee's obligation.
3. MOVE OUT: Where appropriate, immediately after move out, a commercial exterminator may be hired to de-flea, deodorize and shampoo apartment to protect any future resident from possible health hazards or allergic reactions, regardless of how long the pet occupies the premises. Payment for actual costs at the time of service will be deducted from the Additional Security Deposit. The Lessee is responsible for paying any balance due. The Lessee will be entitled to a copy of invoices evidencing performance of service and costs incurred.
4. PROOF OF HEALTH AND LICENSE: A domesticated dog or cat must be licensed, and proof of a new licensing will be required each year at the time of annual recertification. Additionally, proof is required from a licensed Veterinarian that the pet has been spayed or neutered and that the pet has current rabies, distemper or other vaccinations as required by State and Local Law as applicable.
5. EMERGENCY PET CARE: The Lessee hereby agrees that in case of emergency illness (or

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hospitalization), the following person, who is not a resident in any Charleston-Kanawha Housing Authority property, and whose Affidavit has been received by the Manager will take immediate responsibility for this pet.

NAME: _____
ADDRESS: _____
PHONE: _____

Otherwise, Management has permission to enter the apartment, remove the pet, and transfer it to the appropriate authorities at the Lessee's expense. The Management has no responsibility for the pet.

6. RULES FOR EACH PET CATEGORY:

1. Pets Allowed By Pet Permit.

One cat or
One dog or
Caged bird (not to exceed 2) or
One caged tamed rabbit or
Caged hamster (not to exceed 2) or
Caged guinea pig (not to exceed 2) or
One caged ferret or
One caged iguana
Fish in a 20-gallon tank maximum will be permitted alone or in addition to each of the above-named pets.

2. Rules for Fish.

1. Aquariums must be kept free from leaks and cleaned regularly to prevent foul water and/or odors. Aquariums may not be larger than 20 gallons.
2. Fish bowls must be kept clean to eliminate offensive odors.

3. Rules for a Bird, Rabbit, Hamster, Ferret, Guinea Pig or Iguana

1. Must be caged at all times when residents are away from the apartment.
2. Cages must be cleaned.
3. Must have vaccinations appropriate to type including rabies.
4. Must be domesticated.
5. A rabbit must wear a flea and tick collar.
6. Seeds or droppings must be shielded or caught to prevent accumulation and or damage to carpeting or floors.

4. Rules for a dog.

1. Must not be more than 20" tall.
2. The pet's weight cannot exceed 20 pounds. Pets which have previously been approved by management that later exceed the 20 pound weight limit due to spaying, neutering and/or old age will be exempt.
3. The pet must be neutered or spayed prior to moving in (or about 6 months of age).
4. Evidence of City and County license and required vaccinations or boosters must be provided annually at recertification.
5. Must be obedient.
A dog barks when (a) alerting danger, (b) it wants food or water, (c) it needs

- to go out, or (d) it is left alone.
- 6. Must wear a flea and tick collar. Must never be flea dusted in the apartment or building.
- 7. Must not be outside apartment unless it is on a short leash accompanied by resident owner.
- 8. Never allow dog to urinate on shrubs.
- 9. Dog feces must be picked up by Lessee and disposed of in a securely tied plastic bag. (See SANITATION)

5. Rules for a cat.

- 1. The pet must be neutered or spayed prior to moving in (or about 6 months of age).
- 2. Must be declawed.
- 3. Evidence of license and required vaccinations or boosters must be provided annually at recertification.
- 4. Must be obedient.
- 5. Must wear a flea and tick collar. Must never be flea dusted in the apartment or building.
- 6. Must not be outside apartment unless it is on a short leash accompanied by resident owner.
- 7. Cat feces must be picked up by Lessee and disposed of in a securely tied plastic bag. (See SANITATION)
- 8. Cat must be trained to use litter box.
- 9. Resident must keep litter box clean in order to protect pet and eliminate offensive odor

8. PET CONTROL

- 1. Pets must be kept under control at all times, inside and outside the Lessee's own apartment. It must be on a leash when walking, or being carried to a vehicle outside.
- 2. Pets are not permitted on carpeted areas of the lobby, or in any other public room, or to linger with the owner in hallways or any part of the lobby. They must be taken directly outdoors from the elevators.
- 3. Excessive barking, which annoys neighbors night or day, will be cause for requiring the Lessee to remove the pet from the premises permanently, unless proof of dog attending "obedience school" can be shown and pending correction of the problem.
- 4. Pets are not allowed on elevators, unless no one on the elevator objects to their presence. Only one pet is permitted in the elevator at any given time. Non-pet owners shall have priority use of the elevator.
- 5. Pets are not permitted to be penned on balconies during the night, or while Lessee is away. Pets are not permitted to remain in apartment overnight while Lessee is away.
- 6. Lessee shall not alter balconies to create an enclosure for an animal.
- 7. Lessee shall not permit pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.

9. SANITATION

1. Litter boxes are required for cats, and are to be changed every 3 days.
2. Bathtub, sinks, or commodes are not permitted to be used for animal waste deposit sites, or kitty litter boxes. Animal waste is not to be put down trash chute. Litter boxes are to be kept on tile or vinyl floors.
3. Each pet owner is responsible for acquiring some type of scooper to clean up after the pet outdoors, and for depositing animal waste in receptacle outdoors.
4. There will be waste containers provided outdoors for daily disposal of all animal waste and litter.
5. Lessee must clean up pet residue daily, i.e. hair, pet food, etc. Apartment must be kept free and clean of pet odors at all times.
6. Lessee is responsible for assuring that the pet is provided ample time in a proper place for excretion. Should the pet accidentally excrete in the apartment, hallways, or public area, Lessee shall remove the excretion and sanitize the area. If Management is required to remove the excretion and or sanitize the area, the lessee will be billed for services rendered.

10. APARTMENT INSPECTIONS

1. Residents will be required to maintain units in a clean and sanitary manner at all times. Enforcement of this requirement will be made through annual management unit inspections, sweep maintenance inspections and/or extermination inspections. Notification of inspections will be made in accordance with the terms of the Lease Agreement except where management has reason to believe that emergency situations exist such as an abandoned pet left in a unit.
2. Where appropriate, maintenance staff will not go into pet owner apartment to do routine repairs, unless Lessee is home and places the pet under control while he or she is there.
3. Lessee will be responsible for rug cleaning, tile replacement, and/or extermination fees, within ten (10) days after apartment inspection, if evidence of pet damage or sanitation problems due to pet exist.

11. VICIOUS PET CLAUSE

1. Any incident of a pet biting human beings will result in an immediate demand by Management to remove the pet from the premises.
2. A report must be filed with the proper officials, as well as the building Manager, of any incident of biting. Management, upon notification of any pet biting incident, shall immediately notify the Kanawha County Animal Shelter.
3. Management reserves the right to give a Notice to Vacate to Lessee if Lessee houses a vicious, hopelessly diseased, or any undesirable animal, after such incident.
4. Should Lessee need to get rid of a pet, owner is responsible for any charges.

12. RIGHT TO APPEAL

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1. Any complaints about pets will not be considered valid, or heard, unless the complaint is in writing, on a separate piece of paper, dated and signed by the person making the complaint. All written complaints will be investigated.
2. If Lessee receives a notice that a pet is annoying neighbors, and is asked to remove the pet, Lessee has the option of making an appeal.
3. Should the Lessee become ill or die or have an emergency whereby he or she could not care for the pet, Management has permission to call the proper officials to take the pet and care for it until the designated person takes it and assumes responsibility.

I have read and fully understand the above Lease Addendum and the Pet Policy and rules. I also acknowledge that I must abide by these rules or after two warnings from Management agree to move or remove my household of the pet within one (1) week after receipt of second warning.

Lessee: _____ Witness: _____

Lessee: _____ Witness: _____

(SEAL)

Taken, sworn to and subscribed before me this _____ day of _____, _____.

NOTARY PUBLIC, KANAWHA COUNTY
West Virginia

My commission expires: _____

FOLLOW UP PLAN 2008 to REAC SURVEY

(NOTE: Charleston Housing was advised on 05/01/08 of results of REAC's 2008 Survey via computer REAC website)

556 Surveys Sent – 199 Surveys Returned – 36% Response Rate

Survey Sections:

1) Maintenance and Repair Score 92.1% National Avg. 87.6%

HUD does not require a Follow Up Plan for this Section.

2) Communication Score 74.8% National Avg. 74.4%

HUD requires a Follow Up Plan for this Section (under 75%).

Recommended Follow Up Plan:

- a) Provide as much notice (via flyers and Resident Notices) as possible about maintenance and repair activities (for example: preventative maintenance work, major repairs, Capital Fund activities, etc.).**
- b) Review lease provisions with residents at move-ins and at recertifications. Also, consider having annual or semi-annual resident meetings at each development to review (as a refresher course) the provisions of the lease; periodically include lease as a topic at monthly Manager's meetings with the residents.**
- c) Provide as much information as possible to the residents about upcoming events and meetings (via flyers and notices).**
- d) Be responsive to residents' questions and concerns.**
- e) Be courteous and professional when dealing with the residents and with everyone in general.**
- f) Be supportive of resident council organizations; attend resident council meetings when invited; and, assist with and negotiate MOUs with resident councils.**
- g) Continue to have monthly Manager's meetings.**
- h) Continue to have quarterly meetings with Resident Council officers from each development.**

