

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Charleston-Kanawha Housing Authority</u> PHA Code: <u>WV001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,196</u> Number of HCV units: <u>2,960</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only Annual Plan (2012)				
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: "See Attachment"				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. "See Attachment"				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. "See Attachment"				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> "See Attachment"				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. "See Attachment"				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. "See Attachment"				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. "See Attachment"				
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. "See Attachment"				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">“See Attachment”</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;">“See Attachment”</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="text-align: center;">“See Attachment”</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;">“See Attachments”</p>

Charleston-Kanawha Housing Authority Annual Plan (Year 2012)

5.1 Mission

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.)

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 they 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 neighborhoods 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 and maintain 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 to moderate income residents in the Charleston metropolitan area.

5.2 Goals and Objectives

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

- Expand the supply of assisted housing:
 - 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 year's 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. Secure grants and other funds to rehabilitate six units acquired from the Charleston Urban Renewal Authority in the East End of Charleston to provide additional low-income housing opportunities.
 - Designate tenant-based vouchers as project-based vouchers when appropriate.
 - Increase homeownership opportunities: 15 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.

- PHA Goal: Improve the quality of assisted housing:
 - 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 by streamlining processes and training staff in quality service principles.
 - Concentrate on efforts to improve specific management functions such as public housing finance; voucher unit inspections, etc.
 - Continue to 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: Continue to leverage Replacement Housing Funds allotment to build additional new units.
 - Provide replacement vouchers, especially in the event of any demolition.
 - Revitalize Orchard Manor and Littlepage Terrace.

- PHA Goal: Increase assisted housing choices:
 - 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: 10+ units in 5 years.
 - Implement public housing or other homeownership programs: 5+ units in 5 years.
 - Continue with 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., Littlepage Terrace, Orchard Manor, Oakhurst and Hillcrest)

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

- PHA Goal: Provide an improved living environment:
 - Implement measures to de-concentrate 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, Lippert Terrace and Jarrett Terrace are 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.
 - Convert/combine efficiencies to 1-BR units at Jarrett Terrace and Carroll Terrace.
 - 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:
 - Increase the number and percentage of employed persons in assisted families by 5%.
 - Provide or attract supportive services to improve assistance for 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. Implement the Service Coordinator position for Public Housing program in family developments.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and/or 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/or disability.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
 - To continue affirmative measures to meet Fair Housing objectives.

Other PHA Goals and Objectives:

- Pursue future funding opportunities. Objective: Obtain at least \$50,000 in actual grant dollars per year.
- Develop a plan to achieve a self-sustaining financial condition by FYE 03/2014.
- Continue to administer 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 007 Hillcrest Village, Oakhurst Village, Wertz, Coal Branch and Scattered Sites
 7. AMP 008 South Park Village
 8. AMP 011 Carroll Terrace
 9. AMP 012 Lippert Terrace
 10. AMP 027 Charleston Replacement Housing # 1
 11. AMP 028 Charleston Replacement Housing # 2
 12. AMP 029 Albert Harris Apts. and Douglas Anderson Apts.
 13. AMP 031 Charleston Replacement Housing # 3
 14. AMP 030 Charleston Replacement Housing # 4 (Orchard Elderly)
 15. AMP 032 Charleston Replacement Housing # 6

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: Develop and utilize commercial property space purchased along with CKHA’s new 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 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: Adjust tenant-paid maintenance charges for labor based upon actual costs (presently this is \$22.00 per hour).

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

PHA Goal: For both Public Housing and Section 8 programs, require 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.

PHA Goal: Explore the possibility of purchasing cable services at bulk prices and re-selling cable services to residents at a discount. Suddenlink (a provider of cable, internet, and phone services) has approached CKHA about purchasing their services in bulk for the various developments and then re-selling such services to residents at a discount. The initial service being considered in this regard is tv cable. If determined to be economically and administratively feasible, CKHA will implement at selected development(s) as a pilot program – and will extend to other developments if successful. CKHA may look at other services in the future.

PHA Goal: CKHA proposes to change the Public Housing and Project-Based Voucher lease agreements increasing the late fee for delinquent rent from \$10 to \$25 per month and to change the date each month on which the late fee will be assessed from the 10th day of the month to the 5th day of the month. These changes are being proposed to encourage timely payment of a tenant’s full rent each month.

PHA Goal: When a tenant has been approved to move from one Public Housing or Project-Based unit to another per the Transfer Policy, the family will be given 3 calendar days to vacate the initial unit. Failure to do so will result in the family being charged the flat rent for the initial unit on a pro-rated basis until the unit is turned over to management. Disabled tenants may request a reasonable accommodation for additional days to move without being subject to the additional charge.

PHA Goal: At selected developments, designate areas on the property for residents to walk their pets.

PHA Goal: As a cost saving measure, CKHA may cease mailing monthly rent statements to tenants. Residents would receive notices after their annual recertification and interim changes to their rent, but

would otherwise be responsible for monitoring and paying their rent each month. CKHA may provide residents in elderly buildings a twelve month payment booklet at the time of their recertification for monitoring their payments.

PHA Goal: Implement a uniform housekeeping standard as an addendum to public housing and project-based lease agreements. These standards would serve as the basis for evaluating housekeeping during inspections and the issuance of any violations.

PHA Goal: CKHA intendeds to review and revise management policies in the Public Housing Admissions and Continued Occupancy Plan (ACOP) and the Housing Choice Voucher Administrative Plan to bring them in compliance with regulations and to improve the efficiency of operations of both programs as a cost containment measure.

PHA Goal: In conjunction with Housing Innovations Corporation (HIC) to apply for the Project-Based Contract Administrator contract to oversee the project-based voucher contracts of HUD’s Multi-family developments in West Virginia.

6.0 PHA Plan Update

PHA Plan Elements that have been revised since last Annual Plan Submission

Basically, the elements of this Annual Plan are very similar to the Annual Plan submitted last year. However, there are changes proposed within this Plan relative to:

- Amending the Public Housing Admissions and Continued Occupancy Plan (ACOP) and the Housing Choice Voucher Administrative Plan
- Designating pet areas at selected Public Housing developments
- Eliminating mailing monthly rent statements to Public Housing tenants.
- Implement uniform housekeeping standards
- Revising the Transfer Policy to reduce the number a days a resident has to move.
- Increasing the late fee for delinquent rent and changing the day each month by which rent is due.

Locations of 5-Year and Annual Plans

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA (1525 Washington Street, West)
- PHA development management offices

Supporting Documents
PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.
State/Local Government Certification of Consistency with the Consolidated Plan.
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.
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

Supporting Documents
housing needs in the jurisdiction.
Most recent board-approved operating budget for the public housing program.
Public Housing Admissions and Continued Occupancy Policy (ACOP) which includes the Tenant Selection and Assignment Plan.
Section 8 Administrative Plan.
Public housing rent determination policies, including the methodology for setting public housing flat rents.
Schedule of flat rents offered at each public housing development.
Section 8 rent determination (payment standard) policies.
Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).
Public housing grievance procedures.
Section 8 informal review and hearing procedures.
The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 50075) for applicable grant years.
Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program.
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.
Approved or submitted applications for demolition and/or disposition of public housing.
Approved or submitted applications for designation of public housing (Designated Housing Plans).
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.
Approved or submitted public housing homeownership programs/plans.
Policies governing any Section 8 Homeownership program.
Any cooperative agreement between the PHA and the TANF agency.
FSS Action Plan/s for public housing and/or Section 8.
Most recent self-sufficiency (ROSS or other resident services) grant program reports.
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.
Environmental Reviews (every 5 years).

Eligibility, Selection & Admissions Policy, Deconcentration

Public Housing

Eligibility: When does the PHA verify eligibility for admission to public housing?

- 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.

Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing?

- Criminal or Drug-related activity.
- Rental history.
- Housekeeping.
- Credit Bureau reports.
- Inquiry of amounts owed to PHA.

- PHA requests criminal records from local law enforcement agencies for screening purposes.
- PHA accesses criminal records from the FBI for screening purposes.

Waiting List Organization

Which methods does the PHA plan to use to organize its public housing waiting list?

- Sub-jurisdictional lists (site-based for LIHTC developments)
- Site-based waiting lists (Applications at Main Office - 1525 Washington Street West).
- Pre-applications at all other sites.

NOTE: Site-based Waiting List attached as an example (See Att. A)

Where may interested persons apply for admission to public housing?

- PHA main administrative office (1525 Washington Street West).
- Pre-applications available at all development sites and via Internet; applications for LIHTC developments at Main Office.

May families be on more than one list simultaneously?

- Yes, 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).

Where can interested persons obtain more information about and sign up to be on the site-based waiting lists ?

- PHA main administrative office (1525 Washington Street West).
- PHA development management offices (Pre-applications).
- At the development to which they would like to apply (Pre-applications).
- Internet (Pre-applications).

Assignment

How many vacant unit choices are applicants ordinarily given before they fall to the bottom of the list or are removed from the waiting list?

- One (per development site).

Admissions Preferences

In what circumstances will transfers take precedence over new admissions?

- Emergencies.
- Underhoused.
- Medical justification.
- Administrative reasons determined by the PHA (e.g., to permit modernization work, unit conversions, etc.).
- To accommodate relocation of residents relative to HUD-approved demo/dispo application(s).

Preferences

- Date and time of application.
- Involuntary Displacement (Natural Disaster) (**N/A for LIHTC developments**)
- Working families and those unable to work because of age or disability

- 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.).

Occupancy

What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing?

- The PHA-resident lease.
- The PHA's Admissions and Continued Occupancy (ACOP) policy.
- PHA briefing seminars or written materials.
- Resident Handbooks.

How often must residents notify the PHA of changes in family composition?

- At annual reexaminations and lease renewals.
- Any time family composition changes.
- At family request for revision.

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 \$15,780 (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.

Section 8 Eligibility

What is the extent of screening conducted by the PHA?

- Criminal or drug-related activity only to the extent required by law or regulation.
- In FY 2006, start doing credit & criminal checks for all Sec. 8 approved applicants.
- PHA requests criminal records from local law enforcement agencies for screening purposes.
- PHA accesses criminal records from the FBI for screening purposes.
- Name and address of previous landlord if requested.

Waiting List Organization

Where may interested persons apply for admission to section 8 tenant-based assistance?

- PHA main administrative office (1525 Washington Street West)

- Internet (Pre-applications)

Does the PHA give extensions on standard 60-day period to search for a unit?

- Yes; however, PHA issues the voucher for 120 days which includes the standard 60-day period and the two 30-day extensions.

Admissions Preferences

Preferences

- Date and time of application.
- Working families and those unable to work because of age or disability
 - 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 or in the case of unit conversions.

Special Purpose Section 8 Assistance Programs

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?

- The Section 8 Administrative Plan

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

- Through published notices.
- Advocacy groups.

Financial Resources

Sources	Estimated/Planned \$
1. Federal Grants	
a) Public Housing Operating Fund	\$4,307,786 est.
b) Public Housing Capital Fund	\$1,603,388 est.
c) HOPE VI Revitalization	
d) HOPE VI Demolition	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$13,500,000 est.
f) Safe and Drug-Free Programs	
g) Resident Opportunity and Self-Sufficiency Grants (PH FSS & SC)	\$250,183
• Community Development Block Grants	\$25,000
• HOME	\$0
Other Federal Grants (list below)	
NSP	\$3,000,000
EDSI	\$1,900,000
Replacement Housing Funds (2011)	\$141,220
Shelter Plus Care	\$237,600
2. Prior Year Federal Grants (unobligated funds only) (list below)	-0-
3. Public Housing Dwelling Rental Income	\$2,519,833 est.
ROSS Grant	\$36,256
4. Other income (list below)	
Affordable Housing Trust	\$0
Excess Utilities	\$0
Misc. (Laundry comm., etc.)	\$50,000
5. Non-federal sources (list below)	
Interest on Investments	\$45,525
Total resources	\$27,616,791

Rent Determinations

Public Housing

Minimum Rent: What amount is the PHA's minimum rent?

- The minimum rent is \$50.00

Rents set at less than 30% than adjusted income: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

- 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).

Which discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ?

- For the earned income of a previously unemployed household member as provided for by HUD regulations.
 - HUD approved Earned Income Disallowance (Rent Phase-In).

In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

- Existing Flat Rents were based upon a study which was contracted for with a third party (independent appraiser) during FY 2010 (August 2009).

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?

- Within 10 days of occurrence.

Section 8 Tenant-Based Assistance

Payment Standards: What is the PHA's payment standard?

- 102.3% of FMR (**for Section 8 units**).
- Above 100% but at or below 110% of FMR (**110% for LIHTC projects/units with CKHA ownership interests**)

If the payment standard is higher than FMR, why has the PHA chosen this level?

- 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.
- For Viability of LIHTC projects/units with CKHA ownership interests.

NOTE: 2012 Increase in payment standard to 102% was to keep the rates at the 2010 level after a 3% decrease in Fair Market Rents in 2011. Rate increase in 2012 was 1.1%.

How often are payment standards reevaluated for adequacy?

- Annually

What factors will the PHA consider in its assessment of the adequacy of its payment standard

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

What amount best reflects the PHA's minimum rent?

- Minimum Rent is \$50.00

Operation and Management

An Organizational Chart showing the PHA’s management structure and organization is attached. (See Att. C)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,196	275
Section 8 Vouchers	2,960	400
Section 8 Mod Rehab	26	3
Special Purpose Section 8 Certificates/Vouchers (list individually)	Tenant Protection 63 Shelter + Care 40	6 10
FSS Homeownership and Credit Counseling	12	2
Other Federal Programs(list individually)		

Management and Maintenance Policies

- Public Housing Maintenance and Management:
 - Admissions and Occupancy Policy (includes pest infestation measures), Resident Handbooks, Resident Calendars.
 - Tenant-paid maintenance charges for labor presently at \$22.00 per hour.
- Section 8 Management:
 - Administrative Plan, Participant Handbook, Calendars.

Pest Policy

It is the goal of Charleston-Kanawha Housing Authority to provide safe, sanitary housing for its residents. In so doing, Charleston-Kanawha Housing Authority commits to providing a pest free environment in all developments.

Pest control is performed internally by a licensed and qualified Maintenance Specialist. Charleston-Kanawha Housing Authority will make a diligent effort to provide a healthy and pest-free environment for its residents. Frequent and regular inspections are made of all properties to determine which, if any, pests infest dwelling units. Based upon findings, the most economical and efficient method of eradication is selected and implemented. Special attention is paid to cockroaches. Additional treatments will be provided for the elimination of cockroaches in dwelling units. Residents who see signs of infestation between regularly scheduled inspections and treatments may request additional assistance through the work order system.

Resident cooperation with the extermination plan is essential. Management must require residents to maintain dwelling units in a clean and sanitary manner at all times to provide for a healthy, pest-free environment. Residents having chemical allergies must provide written evidence to Management. Units having babies six (6) months or under will not be treated with chemicals; gels and bait traps may be used as a substitute. Residents who fail to cooperate are in violation of the Lease Agreement and may be subject to termination of tenancy. Reports are provided to Management upon completion of each regularly scheduled inspection noting signs of infestation, housekeeping and sanitation concerns. Management is required to schedule follow-up inspections, issue lease violations and work with residents to improve housekeeping and sanitation concerns.

Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

- Yes.

What comments were received?

- See attached summary of meetings at each development.

In what manner did the PHA address those comments?

- Will adjust policies and procedures where needed to address concerns.
- Continue to address security issues and make improvements to lighting, etc.

Description of Election process for Residents on the PHA Board

Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937?

- No.

Was the resident who serves on the PHA Board elected by the residents?

- 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. Upon Ms. Harris's death in 2011, Ms. Jean Walton (Lippert Terrace) was appointed to the Board.

Description of Resident Election Process

- Appointed by Mayor as per his authority.

Eligible candidates:

- Any adult recipient of PHA assistance

Eligible voters:

- Process is by appointment by Mayor in lieu of voting.

Section 8 HQS Overview:

CKHA may impose additional quality standards as long as the additional criteria are not likely to adversely affect the health or safety of participant families or severely restrict housing choice. HUD approval is required if more stringent standards are imposed. HUD approval is not required if CKHA additions are clarifications of HUD's acceptability criteria or performance standards [24 CFR 982.401(a)(4)].

- Thermal Environment [HCV GB p.10-7]

CKHA must define a "healthy living environment" for the local climate. This may be done by establishing a temperature that the heating system must be capable of maintaining, that is appropriate for the local climate.

CKHA Policy

The heating system must be capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1.

- Clarifications of HUD Requirements

CKHA Policy

As permitted by HUD, CKHA has adopted the following specific requirements that elaborate on HUD standards.

- Walls

In areas where plaster or drywall is sagging, severely cracked, or otherwise damaged, it must be repaired or replaced.

All interior and exterior walls must be in a finished condition with an acceptable protective treatment and free of any holes or other defects.

- Windows

Window sashes must be in good condition, solid and intact, and properly fitted to the window frame. Damaged or deteriorated sashes must be replaced.

Windows must be weather-stripped as needed to ensure a weather-tight seal.

Window screens must be in good condition (applies only if screens are present).

Window panes must be free of all cracks.

- Doors

All exterior doors must be weather-tight to avoid any air or water infiltration, be lockable, have no holes, have all trim intact, and have a threshold.

Double-keyed deadbolt locks are not permissible on exterior doors.

All interior doors must have no holes, have all trim intact, and open without the use of a key.

- Floors

All wood floors must be sanded to a smooth surface and sealed. Any loose or warped boards must be secured and made level. If they cannot be leveled, they must be replaced.

All floors must be in a finished state. Raw wood or unsealed concrete is not permitted.

- Sinks

All sinks and commode water lines must have shut off valves, unless faucets are wall mounted.

All worn or cracked toilet seats and tank lids must be replaced and toilet tank lid must fit properly.

All sinks must have functioning stoppers.

- Security

If window security bars or security screens are present on emergency exit windows, they must be equipped with a quick release system. The owner is responsible for ensuring that the family is instructed on the use of the quick release system.

- Exits

All units must have an alternative means of exit from the building in case of fire. Acceptable fire exits include:

An operable window. If there is more than a 12 ft. drop from a window to the ground or a landing, a fire ladder is required.

A back door opening unto a porch with a stairway leading to the ground.

- Electrical

Ground fault (GFI) receptacles are required for 110 volt outlets within six (6) feet of a water source in all bathrooms, kitchens, etc.

- Sanitation

The interior and exterior of a property shall be maintained in a safe, clean and sanitary condition that will promote a healthy living environment and to avoid possible infestation by rodents or insects.

Each unit shall have at least one covered receptacle for the disposal of garbage; buildings with four or more units shall comply with local building codes for the size of garbage receptacles.

- Exterior

The property must be maintained to prevent high grass, weeds, and other overgrown plants, which may lead to an infestation of rodents and vermin.

No unlicensed, inoperable vehicles may be maintained on the property.

- Smoke & Carbon Monoxide Detectors

In addition to having an operable smoke detector in common areas of each level, each bedroom must have an operable smoke detector installed according to NFPA requirements.

In units with fuel burning appliances, a carbon monoxide detector must be installed according NFPA and manufacturing requirements in a central location outside of sleeping areas.

Grievance Policies

Public Housing

- PHA has established written grievance procedures for residents of public housing (as follows):

The following grievance procedure sets forth the requirements for Charleston-Kanawha Housing Authority, hereinafter called Management, and the Residents for use in the just and effective settlement of grievances. Mutual efforts shall be made by Management and the Residents in attempting to settle each grievance as quickly as possible. The grievance procedure provided herein shall be incorporated in the dwelling leases, either in whole or by reference.

APPLICABILITY

- A. This grievance procedure shall be applicable (except as provided in part III.D. of this document) to all individuals as defined in part III. B..
- B. This grievance procedure is not applicable to disputes between residents not involving the Management or to class grievances. The grievance procedure is not to be used as a forum for initiating or negotiating policy changes between a group or groups of residents and Management.

DEFINITIONS

- A. "Management" shall mean Charleston-Kanawha Housing Authority.
- B. "Complainant" shall mean any resident whose grievance is presented to management's Administrative Office in accordance with parts IV and V.
- C. "Grievance" shall mean any dispute which a resident may have with respect to Management's action or failure to act in accordance with the individual resident's Lease or applicable law and regulations which adversely affect the individual resident's rights, duties, welfare or status.
- D. "Due process determination" shall mean a determination by the U.S. Department of Housing and Urban Development (HUD) that law of the jurisdiction requires that the resident must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit. A due process determination has been issued to West Virginia. Thus, Management excludes from this grievance procedure any termination of Lease that involves: 1) any criminal activity that threatens the health, safety, or right to the peaceful enjoyment of the premises by other residents, or 2) any drug related criminal activity on or near the premises.

The due process determination allows Management to evict all occupants of the dwelling through the judicial eviction procedure. The due process procedure shall be initiated and based upon an arrest report from law enforcement officials.

- E. Elements of due process shall mean an eviction action or termination of lease or tenancy in a State or local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the resident of the grounds for terminating the tenancy and for eviction;
 - 2. Opportunity for the resident to examine all relevant documents, records and regulations prior to the hearing for the purpose of preparing a defense. The resident shall be allowed to copy any such document at the resident's expense. If management does not make the document available for examination upon request by the complainant, management may not rely on such document at the grievance hearing.
 - 3. Right of the resident to be represented by counsel;
 - 4. Opportunity for the resident to refute the evidence presented by Management including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the resident may have;
 - 5. A written decision on the merits setting forth the basis for the decision.
- F. "Hearing officer" shall mean a person selected in accordance with Part V. to hear grievances and render a decision with respect thereto.
- G. "Resident" shall mean the adult person (or persons) other than a live-in aide who:

1. Resides in the unit and who executed the Lease with Management as the Lessee of the dwelling unit, or
2. The remaining head of household of the resident family residing in housing accommodations covered by this Grievance Procedure.

INFORMAL SETTLEMENT OF GRIEVANCE

Any grievance shall be personally presented, either orally or in writing, at Management's office so that the grievance may be discussed informally and settled without a hearing by the site manager. A summary of such discussion shall be prepared within ten (10) days of the conclusion of settlement discussions with one copy provided to the resident, one for the resident's file, and one to the Central Management Office file. The summary shall specify the names of the participants, dates of meetings, the nature of the disposition of the grievance, the reason therefore and the procedures by which a hearing under Section V may be obtained if the complainant is not satisfied.

PROCEDURE TO OBTAIN A HEARING

- A. Request for Hearing. The complainant shall submit a written or verbal request for a hearing to the site office of the Central Management Office prior to the effective date of termination as set forth in the Notice to Vacate. The written request shall specify:
 1. The reasons for the grievance; and
 2. The action or relief sought.
- B. Grievances shall be presented before a hearing officer. Such officer shall be an impartial person or persons appointed by the Board of Commissioners of Charleston-Kanawha Housing Authority.
- C. Failure to Request a Hearing. If the complainant does not request a hearing in accordance with this paragraph, then Management's disposition of the grievance under part IV shall become final. Failure to request a hearing shall not constitute a waiver by the complainant of his right thereafter to contest Management's action in disposing of the grievance in an appropriate judicial proceeding.
- D. Hearing Prerequisite. All grievances shall be personally presented, either orally or in writing, pursuant to the informal procedure prescribed in part IV as a condition precedent to a hearing under this part, provided that if the complainant shall show good cause why he or she failed to proceed in accordance with part IV to the hearing officer, the provisions of this subsection may be waived by the hearing officer.
- E. Escrow Deposit. Before a hearing is scheduled in any grievance involving the amount of rent which Management claims is due, the complainant shall pay to Management an amount equal to the amount of rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The complainant shall thereafter deposit the same amount of monthly rent in an escrow account with Management monthly until the grievance is resolved. Should the complainant be successful, all monies held in the escrow deposit shall be returned with interest. These requirements may be waived by Management in extenuating circumstances. Failure to make such payments shall result in a termination of the grievance procedure. Provided

that failure to make payment shall not constitute a waiver of any right the complainant may have to contest Management's disposition of his or her grievance in any appropriate judicial proceeding.

- F. **Scheduling of Hearing.** Upon complainant's compliance with A., D., and E. of this Part V, a hearing shall be scheduled by the hearing officer for a time and place reasonably convenient to both the complainant and Management. A written notification specifying the time, place, and the procedures governing the hearing shall be delivered to the complainant and the appropriate Management official.

Management will provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, reader, accessible location, or attendants. If the resident is visually impaired, any notice to the resident which is required under this subpart will be in an accessible format.

PROCEDURES GOVERNING THE HEARING

- A. The hearing shall be held before a hearing officer.
- B. The complainant shall be afforded a fair hearing providing the basic safeguards of due process which shall include:
1. The opportunity to examine before the hearing, and, at the expense of the complainant, to copy all documents, records, regulations that are relevant to the hearing.
 2. The right to be represented by counsel or other person chosen as his or her representative.
 3. The right to a private hearing unless the complainant requests a public hearing.
 4. The right to present evidence and arguments in support of his or her complaint, to controvert evidence relied on by Management, and to confront and cross-examine all witnesses on whose testimony or information Management relies; and
 5. A decision based solely and exclusively upon the facts presented at the hearing.
- C. The hearing officer may render a decision without proceeding with the hearing if the hearing officer determines that the issue has been previously decided in another proceeding.
- D. If the complainant or Management fails to appear at a scheduled hearing, the hearing officer may make a determination to postpone the hearing, or may make a determination that the party has waived his right to a hearing. Both the complainant and Management shall be notified of the determination by the hearing officer. A determination that the complainant has waived his right to a hearing shall not constitute a waiver of any right the complainant may have to contest Management's disposition of the grievance in an appropriate judicial proceeding.
- E. At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the Management must sustain the burden of justifying its action or failure to act against which the grievance is directed.

- F. The hearing shall be conducted informally by the hearing officer and oral or documentary evidence pertinent to the facts and issues raised by the grievance may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The hearing officer shall require Management, the complainant, counsel, and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.
- G. The complainant, Management or hearing officer may arrange, in advance, and at the expense of the party making the arrangement, for a transcript of the hearing.
- H. Accommodations of Persons with Disabilities. Management and the hearing officer will provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants. If the tenant is visually impaired, any notice to the tenant which is required under this subpart will be in an accessible format.

DECISION OF THE HEARING OFFICER

- A. The hearing officer shall prepare a written decision, together with the reasons therefore, within a reasonable time after the hearing (not to exceed a maximum of ten (10) business days). A copy of the decision shall be sent to the complainant, a copy shall be sent to the Board of Commissioners, and Management and a copy of the decision shall be retained in the resident's file at the Central Management Office. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file and made available for inspection by a prospective complainant, his representative, or hearing officer.
- B. The decision of the hearing officer shall be binding on Management which shall take all actions necessary to carry out the decision, unless the complainant requests Board action within ten (10) working days prior to the next Board meeting. The Board's decision will be mailed to the complainant within ten (10) working days following the Board meeting, and so notify the complainant that:
 - 1. The grievance does not concern Management's action or failure to act in accordance with or involving the complainant's Lease or Management's regulations, which adversely affect the complainant's rights, duties, welfare or status; or
 - 2. The decision of the hearing officer is contrary to applicable Federal, State, or local law, HUD regulations or requirements of the annual contributions contract between HUD and Management.

EVICTION ACTIONS

If a resident has requested a hearing in accordance with Part V on a complaint involving a Management notice of termination of the Lease or tenancy, Management shall not commence an eviction action in a State or local court until it has served a notice to vacate on the tenant, and in no event shall an eviction action vacate be instituted prior to a decision by the hearing officer having been mailed or delivered to the complainant. Such notice to vacate must be in writing and specify that if the resident fails to quit the premises within the applicable statutory period, or on the termination date stated in the notice of termination, whichever is later, appropriate action will be brought against the resident and the resident will be required to pay all court costs and attorney fees.

Section 8 Tenant-Based Assistance

- PHA has 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.

Designated Housing for Elderly

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 Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> (Approved to 01/10/2012) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: August 1, 2011
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. extensions to 1/10/12) <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? (2 yr. ext. 1/10/12 to 1/10/14)
6. Number of units affected: 97 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	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> (Approved to 01/10/2012) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	August 1, 2011
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. extensions to 1/10/12) <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? (2 yr. ext. 1/10/12 to 1/10/14)
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

Community Services and Self- Sufficiency

Cooperative agreements: Has the PHA has 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)?

- o Yes, the agreement was signed on 01/01/2001.

Other coordination efforts between the PHA and TANF agency?

- 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.

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?

- Public housing rent determination policies (i.e., flat rents).
- Public housing admissions policies (i.e., working preference).
- Section 8 admissions policies (i.e., working preference).
- Preference/eligibility for public housing homeownership option participation.
- Preference/eligibility for section 8 homeownership option participation.
- If public housing pilot homeownership program is developed and approved by HUD, Section 8 preferences for certain PH families meeting approved criteria.

Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents?

- Yes, please see the following table.

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
Summer Nutrition Program	175	Based on need	On site	Public Housing
After School programs	35-40	Desire to participate	South Park Village	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

Family Self Sufficiency program/s

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants
Public Housing	50 (voluntary program)	32 (as of 08/31/11)
Section 8	40 (originally 124, but reduced due to successful completions)	33 (as of 08/31/11)

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

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:

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies.
- Informing residents of policies on 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.

Safety & Crime Prevention

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

- Incidents of violent and/or drug-related crimes at PHA's developments.
- Incidents of violent and/or drug-related crimes 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 crimes.

What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?

- Safety and security survey of residents.
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority.
- Resident reports.
- PHA employee reports.
- Police reports.
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs.

Which developments are most affected?

- Washington Manor, Littlepage Terrace, South Park Village, Orchard Manor.

List the crime prevention activities the PHA has undertaken or plans to undertake:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Police officers residing in developments. (See *Attachment J* for listing of sites/units with resident officers and the Terms and Conditions of Resident Officer Tenancy)
- Crime Prevention through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Volunteer Resident Patrol/Block Watchers Program.
- Security cameras focus patrols, fencing, and safety/security officer.

Which developments are most affected?

- Orchard Manor, Washington Manor, Littlepage Terrace, Oakhurst Village, Hillcrest Village, South Park Village.

Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- 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.

Which developments are most affected?

- Orchard Manor, Washington Manor, Littlepage Terrace, Oakhurst Village, Hillcrest Village, South Park Village.

Pets

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.

NOTE: THIS PET POLICY DOES NOT APPLY TO OR RESTRICT THE USE OF QUALIFIED “SERVICE/ASSISTIVE ANIMALS”.

Additional provisions contained in Application for Pet Policy and Lease Addendum (Pet Agreement).

Civil Rights Certification

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

Statement of Consistency with the Consolidated Plan

Consolidated Plan jurisdiction:

- Charleston, WV

The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The PHA has participated in past consultation processes 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.

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

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

Overall, Charleston-Kanawha Housing Authority examines its programs and proposed programs to identify any impediments to fair housing choice, addresses those impediments (if any) in a reasonable fashion in view of the resources available, works with local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with the Consolidated Plan.

Fiscal Year Audit

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))?

- Yes.

Was the most recent fiscal audit submitted to HUD?

- Yes.

Were there any findings as the result of that audit?

- No.

If there were any findings, do any remain unresolved?

- N/A

Have responses to any unresolved findings been submitted to HUD?

- N/A

Asset Management

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?

- Yes.

What types of asset management activities will the PHA undertake?

- Development-based accounting (Project-Based Accounting).
- Comprehensive stock assessment.
- Contract with independent 3rd party for “Asset Management” study.

Violence Against Women Act (VAWA)

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.

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Program, Project-Based Vouchers

Has the PHA received a HOPE VI revitalization grant?

- No.

Does the PHA plan to apply for a HOPE VI/ Choice Neighborhood Revitalization grant in the Plan year?

- Based on the criteria in NOFA, Charleston-Kanawha Housing Authority may decide to pursue a Choice Neighborhood grant for Littlepage Terrace.

Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

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

Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

- 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 Orchard Manor, Littlepage Terrace and/or any other sites as determined.

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?

- Yes.

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 type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 04/01/12
5. Number of units affected: No units affected; 3.0 acres to a spin-off non-profit of the PHA for the purpose of developing new units under the LIHTC program.
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: To be determined b. Projected end date of activity: To be determined

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:	4/01/12 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: 04/12 b. Projected end date of activity: 12/13

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:	4/01/12 or sooner
5. Number of units affected:	Rehabilitation 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: To be determined b. Projected end date of activity: To be determined

Demolition/Disposition Activity Description	
1a. Development name: Washington Manor	
1b. Development (project) number: WV001001	
2. Activity type: Demolition <input type="checkbox"/>	
	Disposition <input checked="" type="checkbox"/> of .38 acres at Washington Manor 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:09/14/2011	
5. Number of units affected: Demolition of units was completed in Phase II of W.M. redevelopment (CRH #5). New construction will be part of CRH # 7.	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development – Phase I & Phase II already completed.	
<input type="checkbox"/> Total developments	
7. Timeline for activity:	
a. Actual or projected start date of activity: 04/2012	
b. Projected end date of activity: 12/2013	

Demolition/Disposition Activity Description	
1a. Development name: Littlepage Terrace	
1b. Development (project) number: WV001002	
1. Activity type: Demolition <input checked="" type="checkbox"/> of 7 bldgs/108 units @ L.P.	
	Disposition <input checked="" type="checkbox"/> of 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:04/1/11 or sooner	
5. Number of units affected: Phased demo/dispo (2 nd phase) at L.P. to raze existing bldgs/units and build new LIHTC units – 60 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 (Littlepage Terrace)	
<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: 04/2012	
b. Projected end date of activity: 12/2014	

Conversion of Public Housing to Tenant-Based Assistance

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?

- Yes.

Conversion of Public Housing Activity Description
1a. Development name: Littlepage Terrace, Orchard Manor, Oakhurst & Hillcrest 1b. Development (project) number: WV001-002, WV001-003, WV001-007
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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) Exploring options for revitalizing Littlepage Terrace, and Orchard Manor including public housing conversion to Sec. 8, tax credits, Choice Neighborhood/HOPE VI, bond-financing, loans, etc.

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 Littlepage Terrace, and Orchard Manor.)

Public Housing

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.

- Yes.
 - NOTE: Charleston-Kanawha Housing Authority may elect to implement a homeownership program at Littlepage Terrace, Orchard Manor if HOPE VI/Choice Neighborhood grant is awarded or if other resources become available. Also, CKHA may elect to convert scattered site units to homeownership.

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 disposition for conversion to single-family homeownership for low to moderate income families.
<input type="checkbox"/> HOPE I	
<input checked="" type="checkbox"/> 5(h)	
<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:	04/01/10 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)	

Section 8 Tenant Based Assistance

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?

- Yes.

Will the PHA limit the number of families participating in the section 8 homeownership option?

- Yes, 25 or fewer participants.

Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

- Yes. Originally, based on participation in the FSS program – but now is 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.

Project-Based Vouchers

Project-based vouchers will be utilized at LIHTC developments in conjunction with the public housing program. CKHA may allocate Project Based Vouchers for the following redevelopment efforts:

- Charleston Replacement Housing # 5 – 26 units at Washington Manor site.
- Charleston Replacement Housing # 7 – 8 units at Washington Manor and 28 units at the West 26th site.
- Charleston Replacement Housing # 8 – 44 units at Littlepage site.

The use of Project Based voucher assistance is consistent with CKHA's Annual Plan to increase the availability of quality affordable housing, revitalize and diversify neighborhoods and to provide desired housing that meets local demographics.

8.0 Capital Improvements

See Sections 8.1, 8.2, and 8.3.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

See attached Annual Statements and P & E Reports.

8.2 Capital Fund Program Five-Year Action Plan

See attached Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP)

CKHA will pledge up to one-third (1/3) of its Annual Capital Funds to repay bond-financing for new LIHTC units. In addition, CKHA will utilize Replacement Housing Factor (RHF) funds for the construction of new LIHTC units (also, see Att. B, RHF Plan).

9.0 Housing Needs

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	3,124	5	3	4	3	3	4
Income >30% but <=50% of AMI	648	5	3	4	3	3	4
Income >50% but <80% of AMI	174	4	4	3	3	3	3
Elderly	331	3	2	2	3	5	2
Families with Disabilities	897	4	4	3	3	3	3

What sources of information did the PHA use to conduct this analysis?

- Consolidated Plan of the Jurisdiction
- Charleston-Kanawha Housing Authority's Waiting Lists

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance (Numbers based on approximations)		
<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	2869		400
Extremely low income <=30% AMI	2,261	79%	
Very low income (>30% but <=50% AMI)	487	17%	
Low income (>50% but <80% AMI)	120	4%	
Families w/ children	1603	55%	
Elderly families	104	3%	
Families with Disabilities	541	9%	
Race/ethnicity African American	709	25%	
Race/ethnicity Hispanic	43	1.5%	
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 (Numbers based on approximations)		
<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	1079		275
Extremely low income <=30% AMI	863	80%	
Very low income (>30% but <=50% AMI)	161	15%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	54	5%	
Families w/ children	367	34%	
Elderly families	227	21%	
Families with Disabilities	356	33%	
Race/ethnicity White	582	54%	
Race/ethnicity African American	485	45%	
Characteristics by BR Size (PH Only)			
1BR	637	59%	
2 BR	270	25%	
3 BR	119	11%	
4 BR	43	4%	
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			

9.1 Strategy for Addressing Housing Needs

Strategy for Addressing Needs

Need: Shortage of affordable housing for all eligible populations

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

- 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
- 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

- 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.

Strategy: Increase the number of affordable housing units by:

- 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.

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

- Adopt rent policies to support and encourage work.
- Continue to promote rent policies to support and encourage training and education (i.e., FSS programs).

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

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

Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Seek designation of public housing for the elderly.

Need: Specific Family Types: Families with Disabilities.

Strategy: Target available assistance to 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.
- Continue to work with Pretera and the Appalachian Center for Independent Living.

Strategy: Conduct activities to affirmatively further fair housing:

- 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.

Strategies are affected by:

- 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.
- Physical constraints for adequate staffing and program delivery.

10.0 Additional Information

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.

11.0 Required Attachments

- a. Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations.
- b. Form HUD-50070, Certification for a Drug-Free Workplace.
- c. Form HUD-50071, Certification of Payments to Influence Federal Transactions.
- d. Form SF-LLL, Disclosure of Lobbying Activities.
- e. Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet.
- f. Resident Advisory Board (RAB) comments.
- g. Challenged Elements.
- h. Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report.
- i. Form HUD-50075.2, Capital Fund Program Five-Year Action Plan.
- j. Units Designated for Resident Police Officers and the Terms and Conditions of Tenancy.

PUBLIC HOUSING WAITING LIST BY DEVELOPMENT

October, 2011

	STUDIO	1 BR	2 BR	3 BR	4 BR	5 BR		Cumulative
Washington Manor	This area has been deleted because there is no longer regular PH Units							
Dunbar		53	37	15	4	0		109
Rand		24	20	8	2	0		54
Scattered Sites		28	42	11	4	0		85
Lippert Terrace		40	0	0	0	0		40
Lee Terrace		65	0	0	0	0		65
Carroll Terrace		72	0	0	0	0		72
Orchard Manor		84	88	31	0	0		203
Hillcrest Village		56	64	28	7	1		156
South Park Village		0	0	22	11	3		36
Jarrett Terrace		32	0	0	0	0		32
Little Page Terrace		112	76	30	0	0		218
Oakhurst Village		78	72	25	7	2		184
TOTAL		644	399	170	35	6		1254

CHARLESTON-KANAWHA HOUSING AUTHORITY
REPLACEMENT HOUSING FACTOR (RHF) PLAN
As of September 30, 2011

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 by 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 (known as CRH # 1) 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	\$1,738,792 2nd RHF
- 4,338,727 Tax Credit Financing	- 825,000 RHF used
- 400,000 CDBG funding	\$ 913,792 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
2009	\$8,527 1 st 5-year increment	\$274,313 2 nd 5-year increment
2010	\$8,456 1 st 5-year increment	

With regard to RHF funds associated with Orchard Manor, \$477,768 from FY 2005 and \$347,232 from FY 2006 have already been fully expended for tax credit project CRH # 1; the balance of FY 2006 RHF funds and the sum total of RHF funds from FY 2007 through FY 2009 are to 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 – Completed 44 new LIHTC units (9% tax credits). No demolition of existing units. (Note: These were leased up from Nov., 2008 thru Feb., 2009.) 22 public housing units and 22 project-based Sec. 8 units.
- CRH # 3– Demolished 7 buildings (120 units) at Washington Manor and 3 buildings (46 units) at Littlepage Terrace. Completed 80 new LIHTC units at Washington Manor and 16 new LIHTC units at Littlepage Terrace (4% tax credits). 51 public housing units and 45 project-based Sec. 8 units.
- CRH # 4 – Completed (in July, 2009) 12 new elderly/disabled LIHTC units (9% tax credits) at Orchard Manor site. No demolition of existing units. 12 public housing units.
- CRH # 5 – To demolish the remainder of Washington Manor (9 buildings – 181 units) and build 66 new LIHTC units (40 public housing and 26 Section 8 units).
- CRH #6 – 1 building, 16 units at Littlepage Terrace was demolished and 23 new LIHTC units (public housing) were built at Littlepage. (completed 2011)

- CRH #7 - To build 36 new LIHTC units; 28 on property acquired on West 26th Street in Charleston and 8 additional units at the Washington Manor site.
- CRH# 8 – To demolish the remaining 7 buildings at Littlepage Terrace (108 units) and construct 44 LIHTC units.

Note: 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 2011 have been reviewed and approved by HUD. The Annual Plan for FY 2012 will be submitted to HUD (for their review and approval).

Attachments:

- Projected milestones for projects proposed.
- Chart of CGP and RHF for past years.
- RHF Recap Sheet.

PROJECTED MILESTONES

Milestones	CRH # 5	CRH # 6	CRH # 7	CRH # 8
PHA Selects Developer Team	June 2005	June 2005	June 2005	June 2005
Plans/Specs Completed	July 2010	July 2010	Dec 2011	June 2012
Apply or LIHTC	June 2010	April 2010	October 2011	April 2012
Submit Dev. Proposal to HUD	November 2010	October 2010	March 2012	October 2012
Submit Site Acq. to HUD	N/A	N/A	Dec. 2011	N/A
Demolition Start	August 2011	March 2011	N/A	March 2013
Construction Start	October 2011	March 2011	April 2012	March 2013
DOFA	June 2012	Sept. 2011	Jan 2013	April 2014
EIOP	Mar. 2012	Dec. 2011	Mar. 2013	June 2014

CGP & RHP STATUS REPORT
(As of 09/30/11)

<u>Program</u>	<u>Amount</u>	<u>% Obligated</u>	<u>% Expended</u>
CGP 2007	\$1,985,327	100%	100%
CGP 2008	\$2,135,953	100%	62.13%
ARRA 2009	\$3,092,416	100%	100%
CGP 2009	\$2,176,341	100%	30.83%
CGP 2010	\$2,189,433	0%	0%
CGP 2011	\$1,744,608	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%	100%
RHF 2006	\$9,145	100%	100%
RHF 2007	\$276,310	100%	100%
RHF 2007	\$8,476	100%	100%
RHF 2008	\$297,954	100%	22.62%
RHF 2008	\$9,141	100%	100%
RHF 2009	\$250,647	0%	0%
RHF 2009	\$23,666	0%	0%
RHF 2009	\$8,527	0%	0%

<u>Program</u>	<u>Amount</u>	<u>% Obligated</u>	<u>% Expended</u>
RHF 2010	\$8,456	0%	0%
RHF 2011	\$6,713	0%	0%
RHF 2011	\$134,507	0%	0%

NOTE: All obligation and expenditure deadline dates are being and have been met within the HUD prescribed timelines.

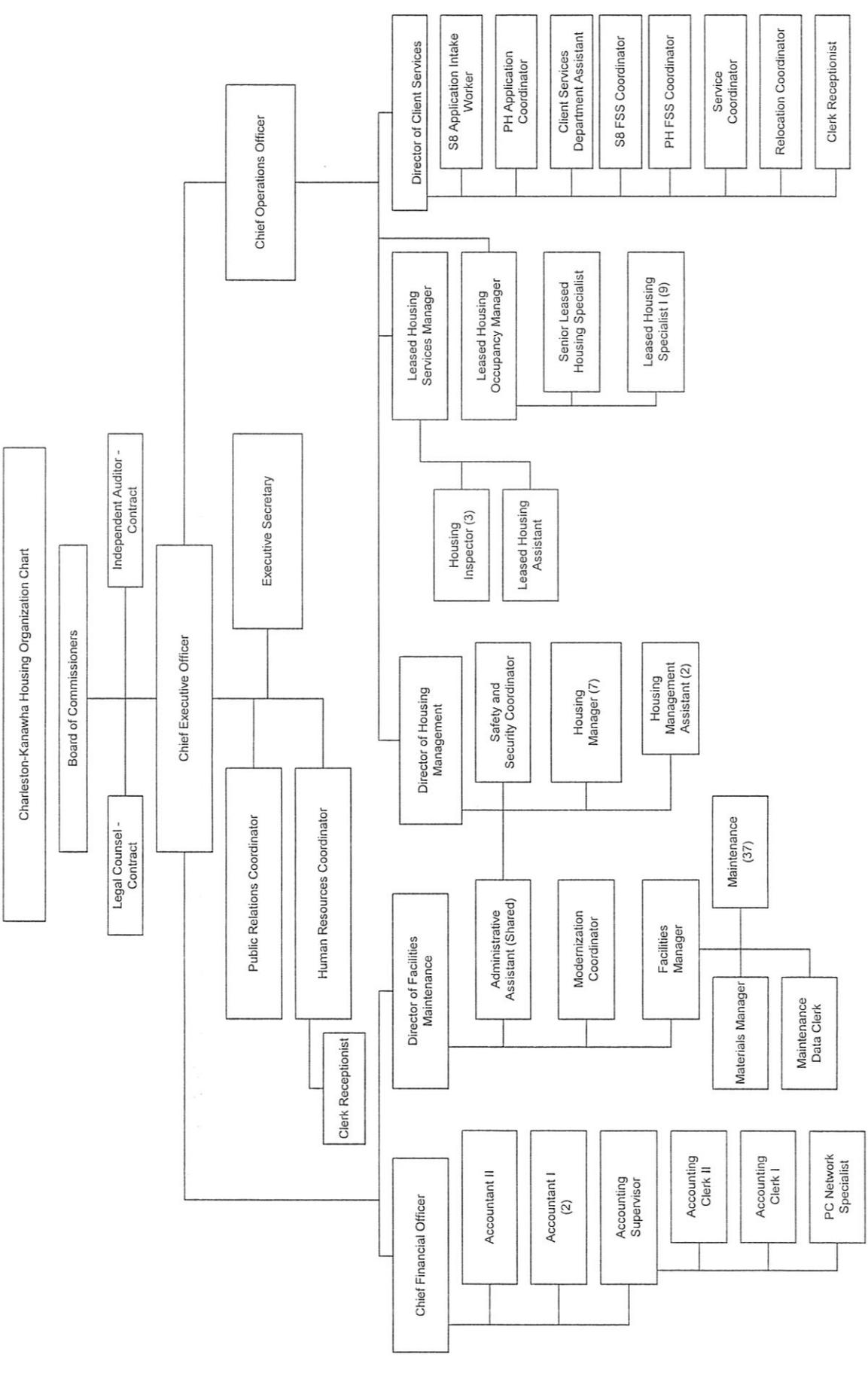
RHF RECAP

<u>RHF</u>	<u>Amount</u>	<u>Build New P/H Units</u>
2000	\$669,283	\$669,283
2001	\$682,980	\$682,980
2002	\$651,216	\$651,216
2003	\$535,811	\$535,811
2004	<u>\$620,527</u>	<u>\$620,527</u>

Totals \$3,159,817 \$3,159,817

RHF	Amount	CRH#1	CRH#2	CRH#3	CRH#4	CRH#5	CRH #6	CRH #7	Obligate	Expend
2005	\$477,768	\$477,768							100%	100%
2006	\$412,447	\$347,232		\$65, 215					100%	100%
2006	\$9,145			\$9,145					100%	100%
2007	\$276,310			\$276,310					100%	100%
2007	\$8,476			\$8,476					100%	100%
2008	\$297,954			\$67,394		\$230,560			100%	22.62%
2008	\$9,141			\$9,141					100%	100%
2009	\$274,313					\$274,313			0%	0%
2009	\$8,527					\$8,527			0%	0%
2010	\$8,456					\$8,456			0%	0%
2011	\$6,713						\$6,713		0%	0%
2011	\$134,507						\$134,507		0%	0%
ARRA	<u>\$1,500,000</u>			<u>\$1,500,000</u>					100%	100%
Totals	\$3,423,757	\$825,000		\$1,935,681		\$521,856		\$141,220		

Leverage
Created LIHTC \$4,338,727 \$5,322,820



DECONCENTRATION TABLES

ATTACHMENT D

(As of 09/1/2011)

	<u>Factors</u>	0.85	1.00	1.25	1.40	1.61	1.82	<u>Totals</u>	Adjustment
		<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>6BR</u>		<u>Factors</u>
Washington Manor	5	3	0					8	0.91
Littlepage Terrace	56	41	11					108	0.95
Orchard Manor	4	118	28					150	1.02
Hillcrest Village	12	24	12	4	2			54	1.07
Oakhurst Village	8	22	14	4	2			50	1.10
Southpark Village			37	29	10	4		80	1.38
Albert Harris Apts.	29	9	4	2				44	0.94
Anderson Apts.	14	19	15	1				49	1.04
CRH #1	8	14	16	6				44	1.12
CRH #2	8	13	1					22	0.96
CRH #3	44	5	2					51	0.88
CRH #4	12							12	0.85
	200	268	140	46	14	4		672	1.05
	170	268	175	64.4	22.54	7.28		707.22	1.05

PIC DATA

		<u>Factors</u>		<u>% of Total Avg.</u>
Total Average	\$8,965	1.05	\$8,518	N/A
Washington Avg.	\$7,983	0.91	\$8,809	103%
Littlepage Avg.	\$9,157	0.95	\$9,662	113%
Orchard Average	\$10,527	1.02	\$10,321	121%
Hillcrest Average	\$13,215	1.07	\$12,299	144%
Oakhurst Average	\$13,215	1.10	\$11,987	141%
Southpark Average	\$10,195	1.38	\$7,399	87%
Albert Harris Average	\$12,929	0.94	\$13,724	161%
JD Anderson Average	\$12,929	1.04	\$12,410	146%
CRH #1	\$12,728	1.12	\$11,383	129%
CRH #2	\$8,658	0.96	\$9,049	94%
CRH #3	\$11,517	0.88	\$13,082	127%
CRH #4	\$9,701	0.85	\$11,413	93%

NOTE 1: As permitted, a bedroom adjustment factor was used to provide for a unit-weighted average of the distribution. Such an unit-weighted average provided for a range of 82% to 147% when compared to the Established Income Range of 85% to 115%.

NOTE 2: 30% of Area Median Income is \$15,780 (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.

Part 1: Summary

PHAI/HA Name
 Charleston-Kanawha Housing Authority

Grant Type and Number
 Capital Fund Program Grant No. WV15P00150112
 Date of CFFP: _____

Replacement Housing Factor Grant No. _____

FFY of Grant 2012
 FFY of Grant Approval _____

TYPE OF GRANT

Original Annual Statement Reserve for Disaster/Emeri
 Performance and Evaluation Report FOR Period Ending 9/30/11 Revised Annual Statement/Revision Number #1
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year End

Line No.	Summary by Development Account	Total Estimated Cost		Total 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	\$2,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$154,227.00	\$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	\$20,000.00	\$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	\$775,566.00	\$0.00	\$0.00	\$0.00
11	1485.1 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	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Dept. Service paid Via System of Direct Payment	\$651,695.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (mat not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,603,388.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Chief Executive Officer and Date Date

Signature of Public Housing Director

Date

Mark E. Fowler *11-30-2011*

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CGP for Operations
 4 RHFF Funds shall be included here

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
 Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)		All Funding Expended (Quarter Ending Period)		Federal FFY of Grant	Reason for Revised Target Date(s)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date		
Amp # 1 Washington Manor - WV1SP001001	9/31/2014		9/31/2016		2012	
Amp # 2 Littlepage Terrace - WV1SP001002	9/31/2014		9/31/2016			
Amp # 3 Orchard Manor - WV1SP001003 WV1 SP001024 WV1SP001025 WV1 SP001026	9/31/2014		9/31/2016			
Amp # 4 Lee Terrace - WV1SP001004	9/31/2014		9/31/2016			
Amp # 5 Jarrett Terrace - WV1SP001005	9/31/2014		9/31/2016			
Amp # 7 Oakhurst & Hillcrest Villae - WV1SP001007 Wertz Avenue - WV1SP001013 Coal Branch / Piedmont - WV1SP001014 Scattered Sites - WV1SP001020	9/31/2014		9/31/2016			
Amp # 8 Southpark Village - WV1SP001008	9/31/2014		9/31/2016			
Amp # 11 Carroll Terrace - WV1SP001011	9/31/2014		9/31/2016			
Amp # 12 Lippert Terrace - WV1SP001012	9/31/2014		9/31/2016			
Amp # 29 J. Douglas Anderson & Albert C. Harris	9/31/2014		9/31/2016			
PHA Wide	9/31/2014		9/31/2016			

Obligation and expenditure and dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

Part 1: Summary

PHAI/HA Name: Charleston-Kanawha Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. MW75P20150111
 Date of GFSP: _____
 Replacement Housing Factor Grant No. _____
 FFY of Grant: 2011
 FFY of Grant Approval: _____

TYPE OF GRANT

Original Annual Statement

Reserve for Disaster/Emer

Performance and Evaluation Report FOR Period Ending 9/30/11

Revised Annual Statement/Revision Number #1

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year End

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	Management Improvements	\$4,500.00	\$0.00	\$0.00	\$0.00
4	Administration	\$194,227.00	\$180,767.00	\$0.00	\$0.00
5	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	Fees and Costs	\$77,500.00	\$58,500.00	\$0.00	\$0.00
8	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	Site Improvement	\$150,953.00	\$150,953.00	\$0.00	\$0.00
10	Dwelling Structures	\$1,009,320.00	\$571,488.00	\$0.00	\$0.00
11	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	Non Dwelling Equipment	\$95,773.00	\$0.00	\$0.00	\$0.00
14	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18a	Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18b	Collateralization or Dept. Service paid Via System of Direct Payment	\$661,650.00	\$661,650.00	\$0.00	\$0.00
19	Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,153,953.00	\$1,603,388.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$394,373.00	\$0.00	\$0.00	\$0.00
Signature of Chief Executive Officer and Date		Signature of Public Housing Director		Date	
[Signature] 11-30-2011		[Signature]		[Date]	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CGP for Operations
 4 RHF Funds shall be included here
 Form HUD-50075-1(4/2008)

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
 Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)		All Funding Expended (Quarter Ending Period)		Federal FFY of Grant	Reason for Revised Target Date(s)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date		
Amp # 1 Washington Manor - WV1SP001001	9/31/2013		9/31/2015		2011	
Amp # 2 Littlepage Terrace - WV1SP001002	9/31/2013		9/31/2015			
Amp # 3 Orchard Manor - WV1SP001003 WV1SP001024 WV1SP001025 WV1SP001026	9/31/2013		9/31/2015			
Amp # 4 Lee Terrace - WV1SP001004	9/31/2013		9/31/2015			
Amp # 5 Jarrett Terrace - WV1SP001005	9/31/2013		9/31/2015			
Amp # 7 Oakhurst & Hillcrest Village - WV1SP001007 Wertz Avenue - WV1SP001013 Coal Branch / Piedmont - WV1SP001014 Scattered Sites - WV1SP001020	9/31/2013		9/31/2015			
Amp # 8 Southpark Village - WV1SP001008	9/31/2013		9/31/2015			
Amp # 11 Carroll Terrace - WV1SP001011	9/31/2013		9/31/2015			
Amp # 12 Lippert Terrace - WV1SP001012	9/31/2013		9/31/2015			
Amp # 29 J. Douglas Anderson & Albert C. Harris	9/31/2013		9/31/2015			
PHA Wide	9/31/2013		9/31/2015			

Obligation and expenditure end dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

Annual Statement

Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

PHA/HA Name

Charleston-Kanawha Housing Authority

Comprehensive Grant Number
WV15R00150110

FFY of Grant Approval
2010

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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

Original Annual Statement
 Reserve for Disaster/Emergency
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End 9/30/11

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	\$0.00	
2	Operations	\$0.00	\$0.00	\$0.00	
3	Management Improvements	\$0.00	\$0.00	\$0.00	
4	Administration	\$0.00	\$0.00	\$0.00	
5	Audit	\$0.00	\$0.00	\$0.00	
6	Liquidated Damages	\$0.00	\$0.00	\$0.00	
7	Fees and Costs	\$0.00	\$0.00	\$0.00	
8	Site Acquisition	\$0.00	\$0.00	\$0.00	
9	Site Improvement	\$0.00	\$0.00	\$0.00	
10	Dwelling Structures	\$0.00	\$0.00	\$0.00	
11	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	
12	Non_dwelling Structures	\$0.00	\$0.00	\$0.00	
13	Non_dwelling Equipment	\$0.00	\$0.00	\$0.00	
14	Demolition	\$0.00	\$0.00	\$0.00	
15	Replacement Reserve	\$0.00	\$0.00	\$0.00	
16	Relocation Costs	\$0.00	\$0.00	\$0.00	
17	Mod Used for Development	\$8,456.00	\$0.00	\$8,456.00	
18	Contingency (May not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	
19	Development Bond	\$0.00	\$0.00	\$0.00	
20	Amount of Annual Grant (Sum of lines 2-15)	\$8,456.00	\$0.00	\$8,456.00	
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	
23	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	
24	Amount of line 19 Related to Energy Conservation	\$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 *Mark E Taylor* Date: *11-30-2011*

X

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

2010

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. Development	1493	1	\$8,456.00	\$0.00	\$8,456.00	\$0.00	In Progress
SUBTOTAL				\$8,456.00	\$0.00	\$8,456.00	\$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
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

2010
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							
WV 1-2							
Littlepage Terrace							
WV 1-3							
Orchard Manor							
WV 1-4							
Lee Terrace							
WV 1-5							
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 Development	06/30/13			06/30/15			
Signature of Executive Director	Date (mm/dd/yyyy)			Signature of Public Housing Director			Date (mm/dd/yyyy)

Part 1: Summary

PHAI/HA Name: Charleston-Kanawha Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. WMTSP00150110
 Date of CFFP: _____
 Replacement Housing Factor Grant No. _____
 FFY of Grant: 2010
 FFY of Grant Approval: _____

TYPE OF GRANT

Original Annual Statement Reserve for Disaster/Emer
 Performance and Evaluation Report FOR Period Ending 9/30/11 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year End

Line No.	Summary by Development Account	Total Estimated Cost		Total 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	\$133,227.00	\$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	\$81,500.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$107,700.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$524,703.76	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$742,690.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$37,273.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization of Dept Service paid Via System of Direct Payment	\$539,349.24	\$0.00	\$0.00	\$0.00
19	1502 Contingency (mat not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,189,433.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date: *Mark Stuber* 12-2-2011

Signature of Public Housing Director: _____ Date: _____

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CGP for Operations
 4 RHF Funds shall be included here
 Form HUD-50075.1(4/2008)

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
 Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)	Original Obligation End Date	Actual Obligation End Date	All Funding Expended (Quarter Ending Period)	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date	Federal FFY of Grant	Reason for Revised Target Date(s)
Amp # 1 Washington Manor - WV/1SP001001		9/31/2012			9/31/2014		2010	
Amp # 2 Littlepage Terrace - WV/1SP001002		9/31/2012			9/31/2014			
Amp # 3 Orchard Manor - WV/1SP001003 WV/1SP001024 WV/1SP001025 WV/1SP001026		9/31/2012			9/31/2014			
Amp # 4 Lee Terrace - WV/1SP001004		9/31/2012			9/31/2014			
Amp # 5 Jarrett Terrace - WV/1SP001005		9/31/2012			9/31/2014			
Amp # 7 Oakhurst & Hillcrest Villave - WV/1SP001007 Wertz Avenue - WV/1SP001013 Coal Branch / Piedmont - WV/1SP001014 Scattered Sites - WV/1SP001020		9/31/2012			9/31/2014			
Amp # 8 Southpark Village - WV/1SP001008		9/31/2012			9/31/2014			
Amp # 11 Carroll Terrace - WV/1SP001011		9/31/2012			9/31/2014			
Amp # 12 Lippert Terrace - WV/1SP001012		9/31/2012			9/31/2014			
Amp # 29 J. Douglas Anderson & Albert C. Harris		9/31/2012			9/31/2014			
PHA Wide		9/31/2012			9/31/2014			

Obligation and expenditure end dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

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/HA Name
Charleston-Kanawha Housing Authority

Comprehensive Grant Number
WV/SR00150109

FY of Grant Approval
2009

Original Annual Statement Reserve for Disaster/Emergency Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year End 9/30/11

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	
2	1406 Operations	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	
17	1498 Mod Used for Development	\$8,527.00	\$0.00	\$8,527.00	
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	
19	9000 Development Bond	\$0.00	\$0.00	\$0.00	
20	Amount of Annual Grant (Sum of lines 2-15)	\$8,527.00	\$0.00	\$8,527.00	
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	
23	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	
24	Amount of line 19 Related to Energy Conservation	\$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 Mark E. Taylor Date: 11-30-2011 X

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

U.S. Department of Housing
 and Urban Development

2009

Part II: Supporting Pages

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)	
PHA WIDE Administration	a. Development	1498	1	\$8,527.00	\$0.00	\$8,527.00		In Progress
	SUBTOTAL			\$8,527.00	\$0.00	\$8,527.00		

(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

Part I: Summary

Comprehensive Grant Program (CGP)

PH/IIA Name

Charleston-Kanawha Housing Authority

Comprehensive Grant Number
WV15R00150209

FPY of Grant Approval
2009

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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

Original Annual Statement

Reserve for Disaster/Emergency

Revised Annual Statement/Revision Number

Performance and Evaluation Report for Program Year End 9/30/11

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	\$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	\$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	\$250,647.00	\$0.00	\$250,647.00	\$0.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	9000 Development Bond	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-15)	\$250,647.00	\$0.00	\$250,647.00	\$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

Date: 12-2-2011

X

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. Devepolnment	1498	1	\$250,647.00	\$0.00	\$250,647.00	\$0.00	In Progress
	SUBTOTAL			\$250,647.00	\$0.00	\$250,647.00	\$0.00	

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

Annual Statement/

Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

PHA/IHA Name

Charleston-Kanawha Housing Authority

Comprehensive Grant Number
WV15R00150209

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

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

FFY of Grant Approval
2009

Original Annual Statement
 Reserve for Disaster/Emergency
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year End 9/30/11
 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	\$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	\$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	\$23,666.00	\$0.00	\$23,666.00	\$0.00
18	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
19	9000 Development Bond	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-15)	\$23,666.00	\$0.00	\$23,666.00	\$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

Signature of Executive Director and Date Mark E. Taylor, Executive Director

Mark E. Taylor Date: *12-2-2011*

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

Signature of Public Housing Director or Office of Native American Programs Administrator

X

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. Development	1498	1	\$23,666.00	\$0.00	\$23,666.00	\$0.00	In Progress
SUBTOTAL				\$23,666.00	\$0.00	\$23,666.00	\$0.00	

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

Part 1: Summary

PH/HA Name: Charleston-Kanawha Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. WV15P00150109
 Date of CFPP: _____
 Replacement Housing Factor Grant No. _____

TYPE OF GRANT: Original Annual Statement Reserve for Disaster/Emergency Revised Annual Statement/Revision Number 2 Performance and Evaluation Report for Program Year End

Performance and Evaluation Report FOR Period Ending 9/30/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1405 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$4,500.00	\$1,561.00	\$1,951.00	\$1,286.99
4	1410 Administration	\$155,796.00	\$139,462.00	\$139,462.00	\$139,462.00
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	\$105,500.00	\$48,599.00	\$55,687.00	\$14,686.89
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$67,200.00	\$28,476.00	\$28,476.00	\$28,476.62
10	1460 Dwelling Structures	\$944,066.00	\$1,197,071.00	\$1,165,814.00	\$493,667.65
11	1465.1 Dwelling Equipment-Nonexpendable	\$187,600.00	\$147,600.00	\$111,709.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$50,000.00	\$4,212.00	\$4,212.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$7,350.00	\$7,350.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Contingency (may not exceed 8% of 15)	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Dept Service paid Via System of Direct Payment	\$661,680.00	\$661,680.00	\$661,680.00	\$0.00
19	1502 Contingency (mat not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,176,341.00	\$2,176,341.00	\$2,176,341.00	\$671,568.55
21	Amount of line 20 Related to LEP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director		Date	

Mark Steiner 12-5-2011

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CGP for Operators
 4 RHF Funds shall be included here
 Form HUD-50075-1(4/2009)

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
 Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)	Original Obligation End Date	Actual Obligation End Date	All Funding Expended (Quarter Ending Period)	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date	Federal FFY of Grant	Reason for Revised Target Date(s)
Amp # 1 Washington Manor - WV1SP001001		6/30/2011			6/30/2013		2009	
Amp # 2 Littlepage Terrace - WV1SP001002		6/30/2011			6/30/2013			
Amp # 3 Orchard Manor - WV1SP001003 WV1SP001024 WV1SP001025 WV1SP001026		6/30/2011			6/30/2013			
Amp # 4 Lee Terrace - WV1SP001004		6/30/2011			6/30/2013			
Amp # 5 Jarrett Terrace - WV1SP001005		6/30/2011			6/30/2013			
Amp # 7 Oakhurst & Hillcrest Village - WV1SP001007 Wertz Avenue - WV1SP001013 Coal Branch / Piedmont - WV1SP001014 Scattered Sites - WV1SP001020		6/30/2011			6/30/2013			
Amp # 8 Southpark Village - WV1SP001008		6/30/2011			6/30/2013			
Amp # 11 Carroll Terrace - WV1SP001011		6/30/2011			6/30/2013			
Amp # 12 Lippert Terrace - WV1SP001012		6/30/2011			6/30/2013			
Amp # 29 J. Douglas Anderson & Albert C. Harris		6/30/2011			6/30/2013			
PHA Wide		6/30/2011			6/30/2013			

Obligation and expenditure end dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

Part 1: Summary

PHAI/HA Name: Charleston-Kanawha Housing Authority
 Grant Type and Number: Capital Fund Program Grant No.
 Date of CFPP: _____
 Replacement Housing Factor Grant No. WV15R00150108 RHF 1
 FFY of Grant: _____
 FFY of Grant Approval 2009 (Part 1)

TYPE OF GRANT

Original Annual Statement
 Reserve for Disaster/Emer.
 Performance and Evaluation Report FOR Period Ending _____
 Revised Annual Statement/Revision Number _____
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year End

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-GP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1405 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 Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$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	\$9,141.00	\$0.00	\$9,141.00	\$9,141.00
18a	1501 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Development Bond	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 3% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$9,141.00	\$0.00	\$9,141.00	\$9,141.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director		Date	
<i>[Signature]</i> 12-2-2011		<i>[Signature]</i>			

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CGP for Operations
 4 RHF Funds shall be included here

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
 Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)		All Funding Expended (Quarter Ending Period)		Federal FFY of Grant 2008 (Part 1)	Reason for Revised Target Date(s)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date		
Amp # 1 Washington Manor - WV1SP001001						
Amp # 2 Littlepage Terrace - WV1SP001002						
Amp # 3 Orchard Manor - WV1SP001003 WV1SP001024 WV1SP001025 WV1SP001026						
Amp # 4 Lee Terrace - WV1SP001004						
Amp # 5 Jarett Terrace - WV1SP001005						
Amp # 7 Oakhurst & Hillcrest Village - WV1SP001007 Wertz Avenue - WV1SP001013 Coal Branch / Piedmont - WV1SP001014 Scattered Sites - WV1SP001020						
Amp # 8 Southpark Village - WV1SP001008						
Amp # 11 Carroll Terrace - WV1SP001011						
Amp # 12 Lippert Terrace - WV1SP001012						
Amp # 29 J. Douglas Anderson & Albert C. Harris						
PHA Wide Management	09/30/10			9/30/2012		

Obligation and expenditure end dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

Part 1: Summary

PHAI/HA Name: Charleston-Kanawha Housing Authority
 Grant Type and Number: Capital Fund Program Grant No.
 Date of CFFP: _____
 Replacement Housing Factor Grant No. WV15R0015010-08 RHF 2
 FFY of Grant: _____
 FFY of Grant Approval: 2008 (Part 2)

TYPE OF GRANT

Original Annual Statement Reserve for Disaster/Emer.

Revised Annual Statement/Revision Number

Performance and Evaluation Report FOR Period Ending _____

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year End

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-GP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	Nonwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	Nonwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	Mod Used for Development	\$297,954.00	\$0.00	\$297,954.00	\$67,393.67
18a	Contingency (may not exceed 8% of (6))	\$0.00	\$0.00	\$0.00	\$0.00
18b	Development Bond	\$0.00	\$0.00	\$0.00	\$0.00
19	Contingency (mat not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$297,954.00	\$0.00	\$297,954.00	\$67,393.67
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director		Date	

Mark C Taylor
 12-5-2011

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CFP for Operations
 4 RHF Funds shall be included here

form HUD-5007.5 (4/20/08)

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
 Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)		All Funding Expended (Quarter Ending Period)		Federal FFY of Grant 2008 (Part 2)	Reason for Revised Target Date(s)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date		
Amp # 1 Washington Manor - WV1SP001001						
Amp # 2 Littlepage Terrace - WV1SP001002						
Amp # 3 Orchard Manor - WV1SP001003						
	WV1SP001024					
	WV1SP001025					
	WV1SP001026					
Amp # 4 Lee Terrace - WV1SP001004						
Amp # 5 Jarrett Terrace - WV1SP001005						
Amp # 7 Oakhurst & Hillcrest Village - WV1SP001007 Wertz Avenue - WV1SP001013 Coal Branch / Piedmont - WV1SP001014 Scattered Sites - WV1SP001020						
Amp # 8 Southpark Village - WV1SP001008						
Amp # 11 Carroll Terrace - WV1SP001011						
Amp # 12 Lippert Terrace - WV1SP001012						
Amp # 29 J. Douglas Anderson & Albert C. Harris						
PHA Wide Management		09/30/10		9/30/2012		

Obligation and expenditure end dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

Part 1: Summary
 PHA/PIA Name: Charleston-Kanawha Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. WY15P00150108
 Date of CFFP: _____
 Replacement Housing Factor Grant No. _____

TYPE OF GRANT: Original Annual Statement Reserve for Disaster/Emergency Revised Annual Statement/Revision Number 3 Performance and Evaluation Report for Program Year End

Performance and Evaluation Report FOR Period Ending 9/30/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	Management Improvements	\$1,000.00	\$1,174.00	\$1,174.00	\$1,173.76
4	Administration	\$141,192.00	\$135,192.00	\$135,192.00	\$135,192.00
5	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	Fees and Costs	\$98,000.00	\$60,000.00	\$60,000.00	\$43,397.85
8	Environmental Review	\$0.00	\$2,004.00	\$2,004.00	\$2,000.00
9	Site Improvement	\$175,053.00	\$41,900.00	\$41,900.00	\$41,900.00
10	Dwelling Structures	\$446,413.00	\$660,490.00	\$660,490.00	\$660,490.00
11	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	Non Dwelling Structures	\$150,626.00	\$150,626.00	\$150,626.00	\$73,692.53
13	Non Dwelling Equipment	\$99,102.00	\$0.00	\$0.00	\$0.00
14	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	Development Activities	\$422,947.00	\$422,947.00	\$422,947.00	\$0.00
18a	Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18b	Collateralization or Dept. Service paid Via System of Direct Payment	\$661,680.00	\$661,680.00	\$661,680.00	\$551,400.00
19	Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,135,953.00	\$2,135,953.00	\$2,135,953.00	\$1,509,140.14
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director		Date	

max ctaylor 12-5-2011

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAS with under 250 units in management may use 100% of CGP for Operations
 4 RHF Funds shall be included here
 Form HUD-5007.5 (4/2008)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 257-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Charleston-Kanawha Housing Authority		Grant Type and Number		Capital Fund Program Grant No. <u>WV1SP00150108</u>		CFFP (YES \ NO)		Replacement Housing Factor Grant No.		Federal FFY of Grant		2008	
Development Number Name / PHA - Wide Activity	Development Account Number	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	Original	Revised (3)	Funds Obligated	Funds Expended						
Orchard Manor WV1SP001003	1432	1	\$0.00	\$203.00	Completed			\$203.00	\$202.97						
WV1SP001024	1432	1	\$0.00	\$9.00	Completed			\$9.00	\$9.37						
WV1SP001025	1432	1	\$0.00	\$6.00	Completed			\$6.00	\$6.25						
WV1SP001026	1432	1	\$0.00	\$16.00				\$16.00	\$15.61						
TOTALS			\$0.00	\$234.00		\$234.00	\$234.20								

(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
 form HUD-50075.1(4/20/09)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 257-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Charleston-Kanawha Housing Authority		Grant Type and Number Capital Fund Program Grant No. <u>WV15P00150108</u> CFPP (YES \ NO) _____		Replacement Housing Factor Grant No. _____		Federal FFY of Grant 2008	
Development Number Name / PHA - Wide Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work			
Amp # 7				Original	Revised (3)	Obligated	Funds Expended		
Oakhurst Village & Hillcrest Village	a. Kitchen & Bath upgrades	1460	1	\$378,413.00	\$429,577.00	\$429,577.00	\$429,577.00	Completed	
	b. A&E Services	1430	1	\$0.00	\$40,000.00	\$40,000.00	\$11,822.75	In Progress	
	c. Environmental Review	1432	1	\$0.00	\$85.00	\$85.00	\$84.31	Completed	
	d. Environmental Review	1432	1	\$0.00	\$78.00	\$78.00	\$78.06	Completed	
Wertz Avenue WV15P001013	a. Environmental Review	1432	1	\$0.00	\$13.00	\$13.00	\$12.49	Completed	
Coal Branch & Piedmont WV15P001014	a. Environmental Review	1432	1	\$0.00	\$18.00	\$18.00	\$17.17	Completed	
Scatter Sites WV15P001020	a. Environmental Review	1432	1	\$0.00	\$20.00	\$20.00	\$20.30	Completed	
TOTALS				\$378,413.00	\$469,791.00	\$469,791.00	\$441,612.08		

(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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Charleston-Kanawha Housing Authority

Development Number Name / PHA-Wide Activity	All Funding Obligated (Quarter Ending Period)		All Funding Expended (Quarter Ending Period)		Federal FRY of Grant	Reason for Revised Target Date(s)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure (Quarter Ending Period)	Actual Expenditure End Date		
Amp # 1 Washington Manor - WV1SP001001	6/30/2010		6/30/2012		2008	
Amp # 2 Littlepage Terrace - WV1SP001002	6/30/2010		6/30/2012			
Amp # 3 Orchard Manor - WV1SP001003 WV1SP001024 WV1SP001025 WV1SP001026	6/30/2010		6/30/2012			
Amp # 4 Lee Terrace - WV1SP001004	6/30/2010		6/30/2012			
Amp # 5 Jarrett Terrace - WV1SP001005	6/30/2010		6/30/2012			
Amp # 7 Oakhurst & Hillcrest Villae - WV1SP001007 Wertz Avenue - WV1SP001013 Coal Branch / Piedmont - WV1SP001014 Scattered Sites - WV1SP001020	6/30/2010		6/30/2012			
Amp # 8 Southpark Village - WV1SP001008	6/30/2010		6/30/2012			
Amp # 11 Carroll Terrace - WV1SP001011	6/30/2010		6/30/2012			
Amp # 12 Lippert Terrace - WV1SP001012	6/30/2010		6/30/2012			
Amp # 29 J. Douglas Anderson & Albert C. Harris	6/30/2010		6/30/2012			
PHA Wide	6/30/2010		6/30/2012			

Obligation and expenditure end dates can only be revised with HUD approval pursuant to section 9 of the U.S. Housing Act of 1937 as amended

CHARLESTON - KANAWHA HOUSING
FIVE YEAR PLAN SUMMARY
YEARS 2012 - 2016

YEAR ONE 2012	YEAR TWO 2013	YEAR THREE 2014	YEAR FOUR 2015	YEAR FIVE 2016					
ANNUAL STATEMENT	DESCRIPTION OF WORK	ESTIMATED COST	QTY	DESCRIPTION OF WORK	ESTIMATED COST	QTY	DESCRIPTION OF WORK	ESTIMATED COST	QTY
NOTE: SEE 2012 WASHINGTON MANOR	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-1	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
LITTLEPAGETERRACE	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-2	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
ORCHARD MANOR	NO WORK	\$0.00		a. Landscaping	\$248,847.00		NO WORK	\$0.00	
	1-3	\$0.00		b. A&E Services	\$52,000.00	1 Lot		\$0.00	
		\$0.00		c. GFP Inspections	\$9,500.00	1 Lot		\$0.00	
LEE TERRACE	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-4	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
JARRETT TERRACE	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-5	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
OAKHURST & HILLCREST VILLAGE	NO WORK	\$0.00		a. Landscaping	\$282,509.00		NO WORK	\$0.00	
	1-7	\$0.00		b. A&E Services	\$52,000.00	1 Lot		\$0.00	
		\$0.00		c. GFP Inspections	\$9,500.00	1 Lot		\$0.00	
SOUTHPARK VILLAGE	NO WORK	\$0.00		a. Landscaping	\$159,952.00		NO WORK	\$0.00	
	1-8	\$0.00		b. A&E Services	\$52,000.00	1 Lot		\$0.00	
		\$0.00		c. GFP Inspections	\$9,500.00	1 Lot		\$0.00	
CARROLL TERRACE	NO WORK	\$0.00		NO WORK	\$0.00		a. Unit Conversions	\$927,500.00	20
	1-11	\$889,181.00	210	b. A&E Services	\$52,000.00	1 Lot		\$0.00	
		\$40,000.00	1 Lot	c. GFP Inspections	\$9,500.00	1 Lot		\$0.00	
LIPPETT TERRACE	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-23	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
SCATTERED	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-7	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
DUNBAR AND RAND	NO WORK	\$0.00		NO WORK	\$0.00		NO WORK	\$0.00	
	1-29	\$0.00			\$0.00			\$0.00	
		\$0.00			\$0.00			\$0.00	
PHAWIDE	NO WORK	\$0.00		a. A&E Services	\$0.00		a. A&E Services	\$0.00	
	1-29	\$0.00		b. Equipment	\$25,000.00	1	b. Equipment	\$50,000.00	1
		\$0.00		c. GFP Admin Fee	\$149,227.00	1	c. GFP Admin Fee	\$149,227.00	1
TOTAL		\$1,603,398.00			\$1,603,398.00			\$1,603,398.00	

CHARLESTON - KANAWHA HOUSING FIVE YEAR PLAN
YEAR TWO - 2013

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
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	
						\$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	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV1-4							
LEE TERRACE		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 1-5							
JARRETT TERRACE		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
1-7							
OAKHURST HILLCREST VILLAGE		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 1-8							
SOUTHPARK VILLAGE		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
1-11							
CARROLL TERRACE	C.12	PATIO DOOR REPLACEMENT	1460	210	\$4,205.62	\$883,181.00	
		A & E SERVICES	1430	1 LOT	\$0.00	\$40,000.00	
		CFP INSPECTIONS	1410	1 LOT	\$0.00	\$10,000.00	
						\$0.00	
						\$0.00	\$933,181.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
1-12							
LIPPERT TERRACE		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
1-7							
SCATTERED SITES		NO WORK			\$0.00	\$0.00	
					\$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
1-9 AND 1-6							
RAND DUNBAR		NO WORK				\$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
PHA WIDE	H.1A	A&E SERVICES	1430	1	\$0.00	\$0.00	
	G.1	EQUIPMENT			\$0.00	\$0.00	
	H.1B	CFP ADMIN FEE	1410	1	\$149,227.00	\$149,227.00	
	H.1F	STAFF TRAINING	1408	1	\$0.00	\$0.00	
	H.1G	ADVERTISING & MARKETING	1408	1	\$2,000.00	\$2,000.00	
	A.17	DEVELOPMENT BOND PAYMENT	9000	1	\$518,980.00	\$518,980.00	
						\$0.00	
						\$0.00	\$670,207.00
PROGRAM TOTAL							\$1,603,388.00

CHARLESTON - KANAWHA HOUSING FIVE YEAR PLAN
YEAR THREE - 2014

DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV 1-1		NO WORK			\$0.00	\$0.00	
WASHINGTON MANOR					\$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		NO WORK			\$0.00	\$0.00	
LITTLEPAGE TERRACE					\$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	A.2	LANDSCAPING	1450	1 LOT	\$0.00	\$348,847.00	
ORCHARD MANOR		A & E SERVICES	1430	1 LOT	\$0.00	\$52,000.00	
		CFP INSPECTIONS	1410	1 LOT	\$0.00	\$9,500.00	\$410,347.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV1-4		NO WORK			\$0.00	\$0.00	
LEE TERRACE					\$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 1-6		NO WORK			\$0.00	\$0.00	
JARRETT TERRACE					\$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
1-7		LANDSCAPING	1450	1 LOT	\$0.00	\$282,509.00	
OAKHURST HILLCREST VILLAGE		A & E SERVICES	1430	1 LOT	\$0.00	\$62,000.00	
		CFP INSPECTIONS	1410	1 LOT	\$0.00	\$9,500.00	\$344,009.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV 1-8		LANDSCAPING	1450	1 LOT	\$0.00	\$159,953.00	
SOUTHPARK VILLAGE		A & E SERVICES	1430	1 LOT	\$0.00	\$52,000.00	
		CFP INSPECTIONS	1410	1 LOT	\$0.00	\$9,500.00	\$221,453.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
1-11		NO WORK			\$0.00	\$0.00	
CARROLL TERRACE					\$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
1-12		NO WORK			\$0.00	\$0.00	
LIPPERT TERRACE					\$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
1-7		NO WORK			\$0.00	\$0.00	
SCATTERED SITES					\$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
1-9 AND 1-8		NO WORK			\$0.00	\$0.00	
RAND DUNBAR					\$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
PHA WIDE	H.1A	A&E SERVICES			\$0.00	\$0.00	
	G.1	EQUIPMENT	1475	1	\$25,000.00	\$25,000.00	
	H.1B	CFP ADMIN FEE	1410	1	\$149,227.00	\$149,227.00	
	H.1F	STAFF TRAINING			\$0.00	\$0.00	
	H.1G	ADVERTISING & MARKETING	1408	1	\$2,000.00	\$2,000.00	
	A.17	DEVELOPMENT BOND PAYMENT	9000	1	\$451,352.00	\$451,352.00	
					\$0.00	\$0.00	\$627,579.00
							PROGRAM TOTAL \$1,603,388.00

CHARLESTON - KANAWHA HOUSING FIVE YEAR PLAN
YEAR FIVE - 2016

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
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	
						\$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	\$0.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
WV1-4							
LEE TERRACE		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 1-5							
JARRETT TERRACE		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
1-7							
OAKHURST HILLCREST VILLAGE	A.2	LANDSCAPING	1450	1 LOT	\$282,609.00	\$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 1-8							
SOUTHPARK VILLAGE	A.2	LANDSCAPING	1450	1 LOT	\$174,799.00	\$174,799.00	
		A&E SERVICES			\$6,500.00	\$6,500.00	
		CFP INSPECTIONS			\$2,600.00	\$2,600.00	\$183,799.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
1-11							
CARROLL TERRACE	D.18	UNIT CONVERSION	1460	20	\$37,440.55	\$748,811.00	
	H.1A	A&E SERVICES	1430	1	\$62,000.00	\$62,000.00	
	H.1A	CFP INSPECTIONS	1410	1	\$9,500.00	\$9,500.00	
						\$0.00	
						\$0.00	\$810,311.00
DEVELOPMENT	WORK ITEM NUMBER	WORK ITEM DESCRIPTION	WORK ITEM CATEGORY	QTY.	UNIT COST	WORK ITEM COST	PROGRAM COST SUMMARY
1-12							
LIPPETT TERRACE		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
1-7							
SCATTERED SITES		NO WORK			\$0.00	\$0.00	
					\$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
1-9 AND 1-6							
RAND DUNBAR		NO WORK				\$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
PHA WIDE	H.1A	A&E SERVICES	1430	1	\$0.00	\$0.00	
	G.1	EQUIPMENT	1475	1	\$50,000.00	\$50,000.00	
	H.1B	CFP ADMIN FEE	1410	1	\$149,227.00	\$149,227.00	
	H.1F	STAFF TRAINING	1408	1	\$0.00	\$0.00	
	H.1G	ADVERTISING & MARKETING	1408	1	\$2,000.00	\$2,000.00	
	A.17	DEVELOPMENT BOND PAYMENT	9000	1	\$408,051.00	\$408,051.00	
	A.4	PAVING UPGRADES	1450	1	\$0.00	\$0.00	
						\$0.00	\$609,278.00
PROGRAM TOTAL							\$1,603,388.00

FY 2012 Annual Plan Resident Advisory Board Meetings

Relative to discussing and soliciting comments from the residents concerning the FY 2012 Annual Plan, Charleston-Kanawha Housing Authority conducted the following Resident Advisory Board Meetings:

Hillcrest Village

August 23, 2011 (Tuesday) 10:30 a.m.

2 Residents and 6 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy - Residents indicated there is a problem with tenants cleaning up after their animals and suggested a designated area be set aside for pets to be walked.
- Security Policy – Only a few criminal activities were noted, but residents were concerned about adequate street and building lighting as several existing lights are out.

Residents expressed concern over the lack of activities for the children in the development. The neighboring YMCA does provide vouchers for low-income families, but the problem is parents taking their children to the center. It was reported that up to 30 children attended the summer nutrition program. Residents also expressed an interest in forming a resident council to help identify needs in the community and then reaching out to local resources to meet those needs.

Capital Fund Needs Assessment

In recent years there have been major upgrades to kitchens and bath at Hillcrest. Future improvements to sidewalks and other cement surfaces are planned. Residents expressed need for night vision cameras as the current lighting does not provide clear pictures. Also, management informed residents of the likely conversion in future years to tenant paid utilities (electric and water).

Lee Terrace

August 23, 2011

(Tuesday)

1:30 p.m.

6 Residents and 7 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed satisfaction with the how the pet policy is working at Lee Terrace, but have requested a “dog park” on the grounds to help control the mess from pets.
- Admissions & Occupancy – There was discussion of the previous year’s change in the visitation policy that limited the amount of time a person can stay to fourteen days in a twelve month period. Residents told of situations that existed in the building and how those related to the intent of the policy.

Residents provided a listing of compliments and complaints about Lee Terrace; included among the requested improvements: elevator upgrades, more lighting in the parking lots and to finish painting the hallways. Interest in forming a resident council continues to promote greater tenant involvement.

Capital Fund Needs Assessment

Plans for upgrades include: new elevator call stations and buttons, wrapping the elevator entrances on each floor in stainless steel to maintain the walls, additional lighting in the back of building, new appliances (stove and refrigerators), sidewalk repairs and hallway painting.

Littlepage Terrace, CRH #1, #2, #3, & #6

August 24, 2011

(Wednesday)

10:30 a.m.

2 Residents and 10 Staff & Guest attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff, guest and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed.

Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed satisfaction with the how the pet policy is working at Littlepage and that there is very little issue at the development. Residents thought a designated area for walking dogs was a good idea.
- Safety & Security Policy –There was much discussion about security concerns, including the frequency of residents drinking outside and disturbing other people. The activity of the Police Focus Patrol with regard to open containers was discussed.

Resident Council continues to encourage greater tenant involvement and would like to build a greenhouse to foster interest among the children in growing plants.

Capital Fund Needs Assessment

Due to the ongoing redevelopment of Littlepage Terrace, no major physical upgrades for the existing units are scheduled. Maintenance will continue to maintain the development by addressing all work orders. Residents were informed that grant funding has been secured to install fencing for the new tax credit units along Iowa and Washington Streets.

J. Douglas Anderson (Dunbar)

August 24, 2011

(Wednesday)

1:30 p.m.

0 Residents and 10 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and a general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Occupancy – Management is considering including a lease addendum which would establish consistent and uniform housekeeping standards for all public housing residents.
- Security– There was discussion on the safety and security issues at the site (drug activity) and the lack of any monitoring devices (cameras) at the various buildings.

Capital Fund Needs Assessment

Plans for upgrades include: Appliance replacement, concrete and sidewalk repair, curb appeal upgrades, and construction of a storage building for equipment.

Jarrett Terrace

August 25, 2011

(Thursday)

10:30 a.m.

4 Residents and 9 Staff & guest attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed satisfaction with the how the pet policy is working as most residents don't have pets.
- Admissions & Occupancy – There was discussion of management's proposed Housekeeping Standards lease addendum. Residents were mostly in agreement with the idea of standards. Management also introduced the plan to end monthly rent statements to reduce expenses. In elderly developments yearly booklets with rent statements may be distributed to tenants so they would have a record of what is owed.
- Safety & Security – Residents stated people off the street are gaining access to the building. The camera system monitoring the front door is inconsistent and is usually not working properly.

Residents requested that management look into the cable rates being charged to tenants. They also asked that cable be installed in the newly renovated (resident participation funds may be used for this service). Residents also asked for a hand sink in the kitchen so they could serve food as fundraisers.

Capital Fund Needs Assessment

In addition to the ongoing renovations to the twelfth floor, other upgrades include the replacement of appliances (ranges and refrigerators), sidewalk repair, elevator upgrades, exterior painting and cycle painting of apartments.

Orchard Manor, CRH #1, #2 & #4

August 26, 2011

(Friday)

1:30 p.m.

7 Residents and 9 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff, guest and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed satisfaction with the how the pet policy is working at Orchard and that there is very little issue at the development. There was some discussion about a designated area for walking dogs; most thought it was a good idea.
- Safety & Security Policy –There was discussion about the need for additional lighting or improved lighting behind building. Residents expressed concern about youth roaming about the development at late hours.
- Occupancy Policy – Discussion of management’s idea to suspend monthly rent statements and the housekeeping standards. Both ideas were well received. Residents mentioned whether management could change the policy where residents are charged extra for additional appliances; specifically deep freezers.

Residents brought up ongoing maintenance concerns, including: security light bulb replacement, the hazard of a storm sewer vent that falls in along Griffin Drive, and the safety of the rock by the waterfall near the children’s spray fountain.

Capital Fund Needs Assessment

Improvements to the site include: sidewalk and other concrete repairs, appliance replacements (ranges and refrigerators) and tree trimming.

Oakhurst Village

August 29, 2011

(Monday)

10:30 a.m.

1 Residents and 6 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff, guest and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed satisfaction with the how the pet policy is working at Oakhurst as there are very few issues with pets at the development.
- Occupancy Policy – Discussion of management’s idea to suspend monthly rent statements and the uniform housekeeping standards. Both ideas were well received.
- Safety & Security Policy – Concern was expressed about inoperable exterior lighting; otherwise security issues are minimal at this site.

Capital Fund Needs Assessment

Improvements to the site include: sidewalk and other concrete repairs, appliance replacements (ranges and refrigerators) and tree trimming. Resident suggestions included upgrading the playground equipment.

South Park Village

August 29, 2011

(Monday)

1:30 p.m.

0 Residents and 10 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and a general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Occupancy – Management is considering including a lease addendum which would establish consistent and uniform housekeeping standards for all public housing residents. Also under consideration is the elimination of monthly rent statements as a cost savings measure.
- Security– There was discussion on the safety and security issues at the site and the inadequacy of the monitoring devices (cameras) at site.
- Pet Policy – Manager states the pets are not a serious concern at South Park as the deposit generally discourages pet ownership (excluding service and comfort animals).
- Pest Policy – The manager states there has been an increase in rats around dumpsters and under the units in crawl spaces.

Capital Fund Needs Assessment

Plans for upgrades include: Appliance replacement, concrete and sidewalk repair.

Lippert Terrace

August 30, 2011

(Tuesday)

10:30 a.m.

11 Residents and 9 Staff & guest attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed satisfaction with the how the pet policy is working as most residents don't have pets.
- Admissions & Occupancy – There was discussion of management's proposed Housekeeping Standards lease addendum. Residents were in agreement with the idea of standards. Management also introduced the plan to end monthly rent statements to reduce expenses. In elderly developments yearly booklets with rent statements may be distributed to tenants so they would have a record of what is owed.
- Safety & Security – Residents' only complaint was with the guests of some tenant coming in and creating a disturbance.
- Pest Control Policy – Pigeons on balconies and the resulting mess was of major concern to residents. Residents expressed their frustration with being unable to adequately clean the balcony surface with the non-slip textured covering that has been placed on the floor.

Residents requested that management and maintenance address several concerns: cleaning carpets in hallways, painting walls on the main floor, AC condensation lines are creating mold problems on balconies.

Capital Fund Needs Assessment

Included among the planned improvements to the property are: elevator upgrades, replacing appliances, tree trimming sidewalk repair and bathroom renovations.

Carroll Terrace

August 31, 2011

(Wednesday)

1:30 p.m.

21 Residents and 12 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents understand and accept the policy, but expressed concerns over the presence of dogs in the building and the lack of concern residents and guests have for cleaning up after their animals. Comments were made that guests bring their pets into the building and it can be intimidating riding in elevators with dogs. Residents also expressed concern of those in the neighborhood who walk their dogs through to the boulevard and do not cleaning up after them.
- Admissions & Occupancy – There was discussion of management's proposed Housekeeping Standards lease addendum. Residents were in agreement with the idea of standards. Management also introduced the plan to end monthly rent statements to reduce expenses. In elderly developments yearly booklets with rent statements may be distributed to tenants so they would have a record of what is owed.
- Safety & Security – Residents expressed their concerns over the security of the front doors being forced open, which has resulted in them being open over a weekend.
- Pest Control Policy – Pigeons on balconies and the resulting mess was of major concern to residents. Residents expressed their frustration with being unable to adequately clean the balcony surface with the non-slip textured covering that has been placed on the floor.

Capital Fund Needs Assessment

Included among the planned improvements to the property are: elevator upgrades, replacing appliances, tree trimming, and sidewalk repair.

Washington Manor, CRH #2 & #3

September 1, 2011

(Thursday)

1:30 p.m.

3 Residents and 10 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed general satisfaction with the pet policy; since most residents do not have pets, there are very few issues with animals at the development.
- Occupancy Policy – Discussion of management's idea to suspend monthly rent statements and the uniform housekeeping standards. Both ideas were well received.
- Safety & Security Policy – Concern was expressed about people parking at the site and walking to the Marriott hotel or the Town Center Mall; a vehicle registration system was suggested to enable management to monitor who is using the lot. There was also discussion about repairing the fencing in the development to make it more difficult for criminals to pass through or hide out.

Residents had numerous suggestions for improving the site, included among them were: signage throughout the development directing people to the manager's office, street address sign for the low-rise apartment building, trash receptacles throughout the development.

Capital Fund Needs Assessment

Due to the ongoing redevelopment of Washington Manor, no major physical upgrades for the existing units are scheduled. Maintenance will continue to maintain the development by addressing all work orders.

Albert Harris Apartments (Rand)

September 2, 2011

(Friday)

10:30 a.m.

4 Residents and 9 Staff attended.

General Comments:

The meeting began by welcoming all in attendance and the introduction of staff and residents. A general overview of the components of the Annual Plan and the process for approving the plan was addressed. Discussion was held on particular CKHA policies, including:

- Pet Policy – residents expressed general satisfaction with the pet policy; there are very few issues with pets at the development.
- Occupancy Policy – Discussion of management's idea to suspend monthly rent statements and the uniform housekeeping standards. Both ideas were well received.
- Safety & Security Policy – Residents expressed their concerns and frustrations with the safety and security of the development; specifically residents requested improved lighting in parking lots, cameras to monitor the site, lease violations to be written against those tenants engaging in or allowing their apartment to be used for criminal activity. Residents also complained about the lack of police presence or responsiveness to their calls. Tenants were encouraged to organize through an active resident council and a neighborhood watch.
- Pest Control – residents stated they didn't have a roach problem, but other insects were getting into their homes. They requested baseboard replacements in each unit and also contributed the pest problem to uncut grass around the units.

Residents also had other maintenance requests, including replacement of back patio light (some are so old they are falling off the buildings) and replacement of smoke detectors that are too sensitive to heat or steam.

Capital Fund Needs Assessment

Cameras, parking lot and building lighting, tree trimming, concrete repair and instillation of new appliances are some of the capital improvements currently planned.

**FY 2012 ANNUAL PLAN
SUMMARY OF COMMENT PERIOD AND PUBLIC MEETING**

The public comment period for the FY 2012 Annual Plan (as advertised in the newspapers and posted at the developments) was from 10/02/11 to 11/15/11. There weren't any comments received from the postings in this regard. There were comments from residents at the Resident Meetings which were held at every development; these comments mostly related to physical improvement items and security issues. These comments have been discussed with staff and included in the Annual Plan.

Public meetings were held on Thursday, November 17, 2011, at 2:00 p.m. and at 5:00 p.m. at our Management Office at 1525 Washington Street, West, Charleston, WV. There were four (4) persons at the 2:00 p.m. meeting and five (5) persons at the 5:00 p.m. meeting (all attendees were Charleston-Kanawha Housing Authority staff). No residents/public attended the meetings.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Charleston-Kanawha Housing Authority, 1525 Washington Street, West, Charleston, WV 25312

Program/Activity Receiving Federal Grant Funding

Operating Subsidy - Annual Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Mark E. Taylor	Chief Executive Officer
Signature	Date (mm/dd/yyyy)
	12/27/2011

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Charleston-Kanawha Housing Authority

WV001

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Mark E. Taylor

Title

Chief Executive Officer

Signature

Date 12/27/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Charleston-Kanawha Housing Auth. 1525 Washington St., W Charleston, WV 25387-2332 Congressional District, if known: WV 2nd	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <p style="text-align: center;">"NOT APPLICABLE"</p> Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Mark E Taylor</u> Print Name: <u>Mark E. Taylor</u> Title: <u>Chief Executive Officer</u> Telephone No.: <u>(304) 348-6451, ext. 322</u> Date: <u>12/27/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Charleston-Kanawha Housing Authority, 1525 Washington Street, West, Charleston, WV 25312

Program/Activity Receiving Federal Grant Funding

Operating Subsidy - Annual Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See attached list of sites.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Mark E. Taylor	Title	Chief Executive Officer
Signature		Date	12/27/2011

CERTIFICATION FOR A DRUG-FREE WORKPLACE
continued.....

2. SITES FOR WORK PERFORMANCE

Hillcrest Village	1000 Hillcrest Drive, Charleston, WV 25301 Kanawha County
Oakhurst Village	1039 Lawndale Lane, Charleston, WV 25314 Kanawha County
South Park Village	680 South Park Road, Charleston, WV 25304 Kanawha County
Carroll Terrace	1546 Kanawha Blvd., E., Charleston, WV 25311 Kanawha County
Lippert Terrace	4420 MacCorkle Ave., S.E., Charleston, WV 25304 Kanawha County
Washington Manor	211 Clark Drive, Charleston, WV 25301 Kanawha County
Littlepage Terrace	1809 W. Washington St., Charleston, WV 25312 Kanawha County
Orchard Manor	900 Griffin Drive, Charleston, WV 25312 Kanawha County
Lee Terrace	1319 Lee Street, E., Charleston, WV 25301 Kanawha County
Jarrett Terrace	824 Central Avenue, Charleston, WV 25302 Kanawha County
Albert Harris Apts.	300 Glade Avenue, Rand, WV 25406 Kanawha County
J. Douglas Anderson Apts.	122 Marshall Avenue, Dunbar, WV 25064 Kanawha County
Admin. Office	1525 Washington Street, West, Charleston, WV 25312 Kanawha County

RESOLUTION 2011-41
TO APPROVE THE 2012 ANNUAL PLAN

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning April 1, 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Charleston-Kanawha Housing Authority

WV001

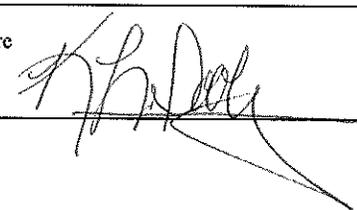
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

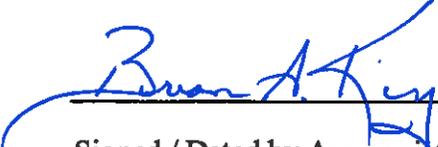
Name of Authorized Official Katherine L. Dooley	Title Board Chairperson, Charleston-Kanawha Housing
Signature 	Date December, 12, 2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Brian A. King the Director, MOECD certify that the Five Year and
Annual PHA Plan of the Charleston-Kanawha Housng is consistent with the Consolidated Plan of
City of Charleston prepared pursuant to 24 CFR Part 91.

 12-19-2011
Signed / Dated by Appropriate State or Local Official

Attachment J

Units Designated for Resident Police Officers

Project #	Site	Unit #	Address	Apt #	City	State	ZIP
WV00100004	Lee Terrace	61	1319 Lee Street, E,	701	Charleston	WV	25301
WV00100005	Jarrett Terrace	92	824 Central Avenue	1108	Charleston	WV	25302
WV00100011	Carroll Terrace	176	1546 Kanawha Blvd	1017	Charleston	WV	25311
WV00100012	Lippert Terrace	71	4420 MacCorkle Ave	701	Charleston	WV	25304
WV00100007	Hillcrest Village	14	1020 Hillcrest Drive		Charleston	WV	25311
WV00100007	Oakhurst Village	17	1026 Lawndale Ln		Charleston	WV	25314
WV00100008	South Park Village	18	667 South Park Road	B	Charleston	WV	25304
WV00100003	Orchard Manor	245	2064 Lippert St	245	Charleston	WV	25321
WV00100029	Albert Harris - Rand	B	5201 Starling Drive	B	Rand	WV	25306
WV00100029	Anderson - Dunbar	G	420 King Street	G	Dunbar	WV	25064

Terms and Conditions of Resident Officer Tenancy

1. Respond and assist residents with problems after-hours, weekends and holidays.
2. Assist residents after-hours with lockouts.
3. Make visible patrol rounds after-hours.
4. Enforce the Charleston-Kanawha Housing Authority No Trespassing List.
5. Be available for emergency situations and contact appropriate authorities and Charleston-Kanawha Housing Authority staff.
6. Coordinate with Safety & Security Officer and Development Manager and on duty Law Enforcement Officer when situations warrant.
7. Resident Assistant Officers must provide the Safety & Security Officer and Development Manager with appropriate contact numbers and assigned work schedule.
8. Resident Assistant Officers must notify the Safety & Security Officer and Development Manager in a timely manor of incidents or criminal activity occurring at the assigned development.
9. Participate in security planning at the assigned development.
10. Participate in events at assigned housing developments when possible; i.e. resident council meetings, security meetings, social events, etc.
11. Comply with Charleston-Kanawha Housing Authority lease and standards.
12. Carry out any function permitted by an off duty officer under West Virginia code.