

Charleston-Kanawha Housing Authority Redevelopment Update

May 2008

Phase I Completed

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

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



The Homes of Jarrett Terrace

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



The Homes of Orchard Manor

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

The Homes of Patrick Street



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

Amenities

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

Phase II



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

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

Phase III

Charleston-Kanawha Housing, CKHA, staff met with residents at Washington Manor and Littlepage Terrace to discuss plans for Phase III in April and May 2008.

In this phase, there will be seven buildings demolished in Washington Manor consisting of 120 units and 3 buildings will be demolished in Littlepage Terrace consisting of 46 units. Tenants living in units proposed for demolition will receive a Notice of Eligibility for Relocation Assistance and CKHA will pay for their move. Any tenant moving before receiving the notice will not receive relocation benefits.

Ninety seven affordable rental units, which includes a 36-unit building for elderly/disabled, will be constructed in Washington Manor. The replacement bedroom distribution will be 36 one-bedrooms, 45 two-bedrooms and 16 three-bedrooms for a total of 97 units.

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

Employment Opportunities

Residents of public housing will be given priority for employment opportunities during the redevelopment process.

As outlined in the Section 3 plan, Alan Ives Construction Co., LLC, as general contractor for the development of Charleston Replacement Housing, will provide opportunities for employment and training of low income residents to perform construction labor, demolition crew, landscaping and exterior painting.

Contact Workforce WV at 558-0342 to obtain information on available jobs and application information or visit their website at workforcewv.org.