

## **2026 Annual Plan Significant Amendment**

### **Proposed De Minimis Demolition of Unit in Charleston Replacement Housing L.P. #1**

Charleston-Kanawha Housing Authority (CKHA) proposes to amend its 2026 Annual Plan to authorize the de minimis demolition and permanent removal of Unit 1235 Griffin Drive, a four-bedroom unit located within Charleston Replacement Housing L.P. No. 1 (CRH #1) (WV001000027), a Low-Income Housing Tax Credit development receiving public housing assistance. CKHA intends to carry out the demolition under Section 18(f) of the United States Housing Act of 1937 and 24 CFR 970.27.

A structural inspection found that the property continues to experience ground movement associated with subsurface soil instability. The report concluded that Unit 1235 has become functionally unacceptable for residential occupancy due to sloping floors, sticking doors, and continuing site movement, and recommended that the unit be removed from residential use and either utilized for storage or razed. Based on these documented conditions and the continuing instability of the site, CKHA has determined that the unit is beyond repair for purposes of the de minimis demolition criterion in 24 CFR 970.27(c).

The resident household occupying Unit 1235 has been relocated, and the unit is currently vacant. After evaluating the engineering findings and long-term site conditions, CKHA has determined that demolition of Unit 1235 is necessary to protect the structural integrity, stability, and long-term viability of the remaining building and adjacent assisted units. Removal of the unit will help mitigate ongoing operational, maintenance, and safety concerns associated with continued ground movement and will support preservation of the remaining affordable housing inventory within the development.

Accordingly, CKHA proposes to permanently remove Unit 1235 from its public housing inventory under the de minimis demolition exception authorized by Section 18(f) of the United States Housing Act of 1937 and 24 CFR 970.27. This action does not require a standard demolition application; however, before demolition, CKHA will provide the required notice and supporting information to HUD's Special Applications Center for recordkeeping, confirm that the proposed demolition does not exceed the lesser of five dwelling units or five percent of CKHA's total public housing dwelling units during the applicable five-year lookback period, complete the required environmental review, and comply with all applicable PHA Plan, resident consultation, local government consultation, accessibility, and federal, state, and local requirements.

No residents will be displaced because of this action as the unit is vacant and the former resident household has already been successfully relocated.

CKHA plans to follow the process below for amending the 2026 Annual Plan:

- Consult with the Resident Advisory Board (RAB). August 27<sup>th</sup>
- Make the proposed amendment available for public review. (Beginning September 1<sup>st</sup>)
- Provide the required public comment period. 45 Days from September 1 through October 20th
- Public Hearing to review all comments received October 23rd at 1:30 p.m.
- Present the amendment to the Board of Commissioners at an open public meeting for adoption at the regular October 26th meeting.