

# 2021 Annual Report

1644 Mileground

Morgantown, WV 26505

304.296.8223



Human Resource Development Foundation, Inc.  
Human Resource Development & Employment, Inc.  
and  
Subsidiary Corporations



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# Board of Directors

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**Mr. Joshua Sword, President**

West Virginia AFL-CIO  
501 Leon Sullivan Way, 3rd Fl.  
Charleston, WV 25301

**Mr. Joe Carter**

UMWA District #17  
PO Box 240  
Stanaford, WV 25927

**Mr. Dan Doyle**

AFGE #1995  
463 Coben Ave.  
Morgantown, WV 26501

**Mr. Andy Walters, Secretary-Treasurer**

West Virginia AFL-CIO  
501 Leon Sullivan Way, 3rd Fl.  
Charleston, WV 25301

**Ms. Elaine Harris**

CWA Local 2055  
400 Allen Dr. 1st Fl  
Charleston, WV 25302

**Mr. Jesse King**

WV Laborer District Council  
1 Union Square, Ste 5  
Charleston, WV 25302

**Mrs. P. Claudette Karr, Vice President**

HRDE, Inc. / Unity Housing Corp.  
1644 Mileground  
Morgantown, WV 26505

**Mr. Dave Efaw**

WV State Building & Construction Trades  
600 Leon Sullivan Way, 2nd Fl  
Charleston, WV 26301

**Mr. Sterling Ball**

UFCW Local 400  
PO Box 1566  
Parkersburg, WV 26102

**Mrs. Stephanie Ahart, Vice President**

HRDF, Inc.  
1644 Mileground  
Morgantown, WV 26505

**Ms. Joyce Gibson**

SEIU #1199  
1217 Adams Ave.  
Huntington, WV 25704

**Mr. Brian Wedge**

USW District 8  
63 Hospitality Lane, Unit 105  
Mineral Wells, WV 26105

**Mr. Chuck Parker**

Operating Engineers #132  
PO Box 6770  
Charleston, WV 26362

**Mr. Daniel Poling**

IUPAT District Council 53  
114 Star Avenue  
Parkersburg, WV 26101

**Ms. Heather Anderson**

USW District 8  
63 Hospitality Lane, Unit 105  
Mineral Wells, WV 26105

**Mr. Mike Caputo**

UMWA Local 4047  
PO Box 585  
Rivesville, WV 26588

**Mr. Fred Albert**

American Federation of Teachers  
1320 Kanawha Blvd., East  
Charleston, WV 25301

**Mr. Bob Brown**

AFT WV  
1320 Kanawha Blvd, East  
Charleston, WV 25301

The Board of Directors serve all corporations; however, the following corporations have a Community Representative:

Mr. Randy Moore, 1647 Glenwood Road, Milton, WV 25541

- Cabell-Huntington Unity Apartments, Inc.
- Fayette Hills Unity, Inc.

Mr. Pat "P.K." Maroney, 608 Virginia Street, East, Charleston, WV 25301

- Cross Lanes Unity Apartments, Inc.
- Highview Unity Apartments, Inc.
- West Hamlin Unity Place, Inc.
- Thomas Patrick Maroney Unity Apartments, Inc.

Mr. Kenny Perdue, 6798 Buckhannon Pike, Mt. Clare, WV 26408

- Unity Court Apartments, Inc.
- Unity Housing, Inc.

Mr. Tony Michael, P.O. Box 6031, Morgantown, WV 26506

- Unity House Apartments, Inc.

# President's Message

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I hope this letter finds everyone safe and well!

The COVID-19 pandemic has been our new normal for almost two years now, wow. Sadly, it is sometimes hard to remember the way life was before the pandemic. I am so proud of HRDE and HRDF leaders and their team members for navigating our organizations through these exceedingly challenging times. It is quite remarkable really, thanks to you, our services to communities throughout West Virginia via housing and training never missed a beat and for that, I am proud and grateful.

The mission statements for HRDE (Human Resource Development and Employment, Inc.) and HRDF (Human Resource Development Foundation, Inc.) can be simplified down to three words: people helping people. And that is what we do. Throughout our history, there are countless stories, whether providing safe and affordable housing to a family as opposed to being homeless or about providing job training and support to a dislocated worker with nowhere else to turn. People helping people, it's what we do.

I am truly honored to serve as President, and on behalf of our entire board, want to thank each one of you for your service to a great cause that is impacting people in a positive manner each and every day.

Keep up the magnificent work!

In Solidarity,

Josh



# Mission Statements

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Developing multitudes of new and innovative approaches to assist disadvantaged citizens through federally, state, and locally funded programs.

## Human Resource Development Foundation, Inc.

Provides individuals the resources to achieve self-sufficiency through employment, training, and advocacy supported by collaborative efforts and networks dedicated to this goal. This is further achieved by maintaining HRDF's recognized leadership in the field of human service and development.

## Human Resource Development and Employment, Inc.

Dedicated to providing safe, decent and affordable housing. HRDE also offers life enhancing opportunities to acquire skills that effectively improve employability for a diverse population. HRDE is committed to community service that improves the quality of life for individuals and families.

## Unity Housing

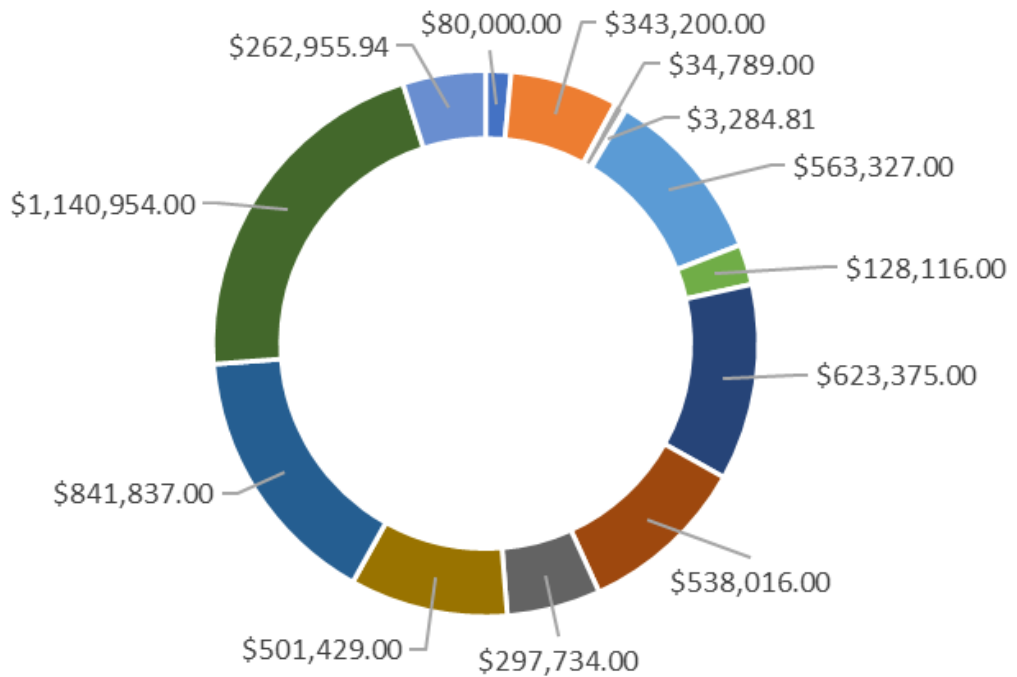
Successfully assisting thousands of West Virginians through advocacy, empowerment and the successful administration of almost 1000 units of subsidized housing for elderly, financially disadvantaged and disabled individuals.

# HRDF Overview

## 2021

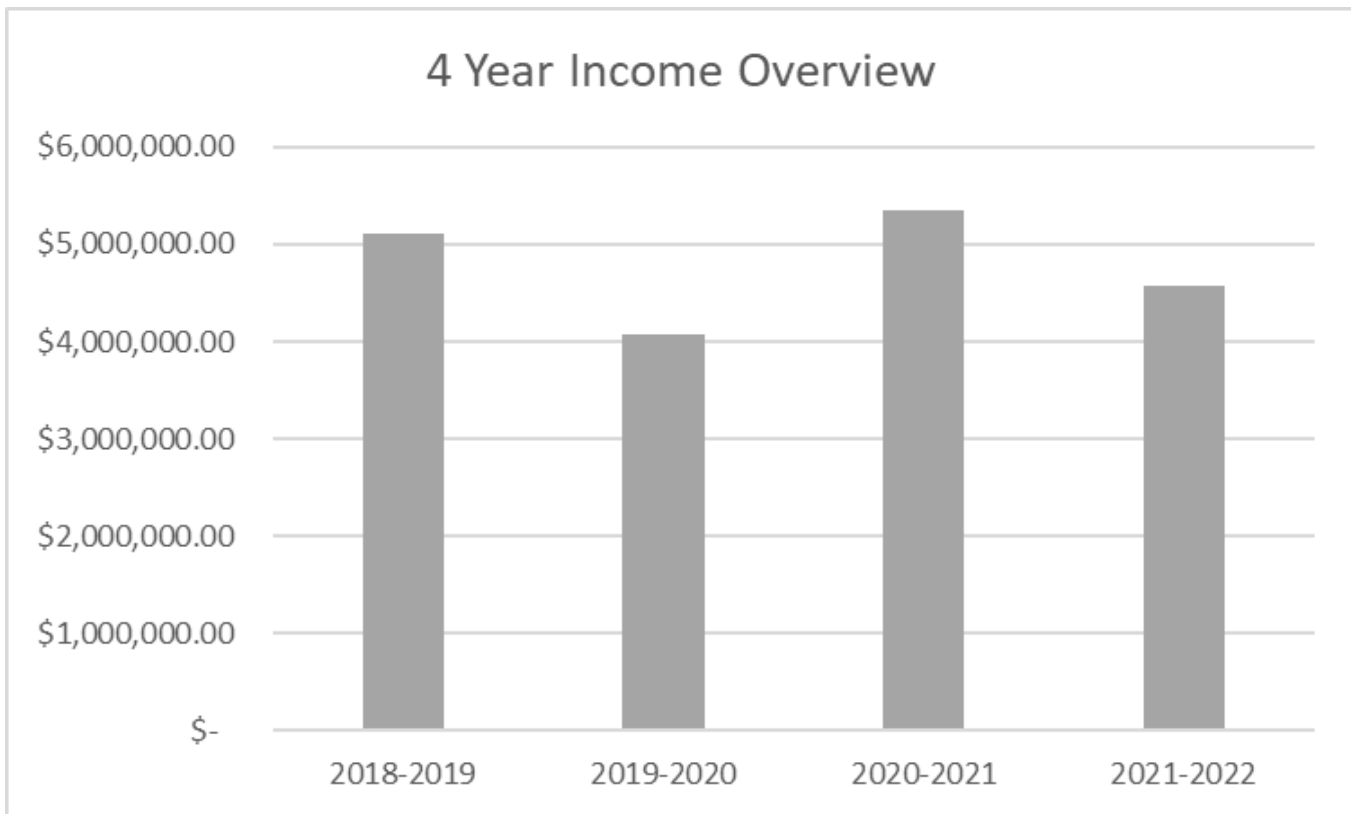
- Annual budget: \$5,359,017.75
- 13 programs operated
- 937 individuals served

PPP Loan Forgiveness Sept. 2021:  
\$131,279.33



- Region 2 WBLs
- Region 3 One Stop Coordination
- Region 4 One Stop Coordination/ Case Management
- Region 6 Youth OOS
- Employment for Independent Living Program
- NDWG 2019 Severe Storm
- Community Rehabilitation Program
- Region 3 Youth OOS
- Region 3 Summer Youth
- Region 6 One Stop Coordination
- Region 6 Case Management
- CYB YouthBuild
- NHEG Opioid

# HRDF's Budget Comparison



## In-Kind Donations



Goodwill

\$6,250.00

2022

**ATTENTION KROGER SHOPPERS!**

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**Support Human Resource Development Foundation, Inc. by enrolling today!**

1. Visit [Kroger.com/communityrewards](http://Kroger.com/communityrewards)
2. Sign in to your account or create one
3. Click "Enroll Now"
4. Find Human Resource Development Foundation, Inc. and click "Enroll"
5. Kroger donates every time you shop!



Kroger  
\$660.79

**amazon**smile  
You shop. Amazon gives.

Amazon Smile  
\$40.59

# HRDF's Program Locations

## WIOA Funded

Region 2 Work Based Learning Services Program

Region 3 Career Pathways & Summer Youth

Region 6 YouthReady

America's Job Center One-Stop Coordination WDB Regions 3 & 6

America's Job Center One-Stop Case Management and Coordination WDB Region 3 & 6



Region 2



Region 3



Region 6

## DOL Funded / WORKFORCE WV Funded

Capital YouthBuild - Region 3

National Dislocated Worker Grant (NDWG) Opioid - Regions 3, 4, & 6



Region 3



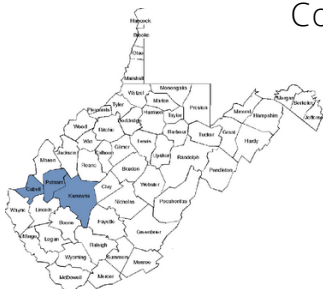
Region 4



Region 6

## Division of Rehabilitation Services Funded

Community Rehabilitation Program



## WV DHHR Funded

Employment for Independent Living Program



# HRDE Overview

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For the Period Ending 6-30-2021

## Revenue

Admin Fees for Property Management:	\$543,343.62
Beth Place Revenue:	\$83,065.91
Wellsburg Pleasants Revenue:	\$57,632.24
Total Gross Revenue:	\$684,041.77

## Expenses

Employee Payroll and Fringes:	\$364,995.30
Property Management:	\$209,540.28
Beth Place Management:	\$90,342.60
Wellsburg Pleasant Management:	\$43,012.77
Total Expenses:	\$707,890.95

**Net Income (LOSS):** **-\$23,849.18**

Biggest Expense: AFL Fees \$60,000.00

RVA Construction owed \$208,346.80

PPP Loan Forgiveness occurred August 2021 \$382,597.00



# HRDE Overview

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## Upcoming Grants 2021

### **WV Housing Development Fund - \$9,400.00**

Management Organizational Skills  
Excel Training for Managers/Bookkeepers  
OSHA Training for Maintenance

### **TRUIST Foundation - \$25,000.00**

Towards to Lincoln Unity Apartments Roof Replacement

### **GoodWill Industries - \$6,250.00**

Gift cards for tenants and participants in North Central WV



# Unity Housing, LP Budget

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For the Period Ending 12-31-2020

## Revenue

Total Gross Revenue: \$2,681,390.64

## Expenses

Total Expenses: \$3,029,984.70

**Net Income (LOSS): -\$348,549.06**

### Biggest Expenses:

Refinance Closing Costs: \$745,859.17

Total Rent Loss: \$502,343.54

# Unity Housing, LP Budget

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## Eastview Unity Apartments



Population Served: Elderly/Disabled  
Date Opened: 2009  
Number of units: 85 +1 Manager unit

### Revenue

Total Gross Revenue:: \$815,363.03

### Expenses

Total Expenses: \$794,182.33

**Net Income (GAIN): \$21,180.70**

Reserve for Replacement: \$506,885.00

### Rental Facts:

One-bedroom Apt rent: \$967

Number of Vacancies: 30 (26%)

Total rental loss: \$252,535.80 per year

Biggest Expense: Rent Loss & Refinancing Cost

# Unity Housing, LP Budget

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## Morgantown Unity Manor



Population Served: Elderly/Disabled

Date Opened: 2009

Number of units: 121 +1 Manager unit

### Revenue

Total Gross Revenue: \$1,045,087.24

### Expenses

Total Expenses: \$1,180,142.14

**Net Income (LOSS): -\$135,054.90**

Reserve for Replacement: \$81,382.00

Residual Receipts: \$82,864.00

### Rental Facts:

One-bedroom Apt rent: \$735.00

Number of Vacancies: 35 (29%)

Total rental loss: \$127,414.15 per year

Biggest Expense: Rent Loss & Refinance Costs

# Unity Housing, LP Budget

## Gihon Unity Apartments



Population Served: Elderly/Disabled  
Date Opened: 2009  
Number of units: 49 +1 Manager unit

### Revenue

Total Gross Revenue:	\$536,097.78
Service Coordinator Revenue owed:	\$35,186.41

### Expenses

Total Expenses:	\$471,541.17
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<b>Net Income (GAIN):</b>	<b>\$64,556.61</b>
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Reserve for Replacement: \$158,777.00  
Residual Receipts: \$16,192.00

### Rental Facts:

One-bedroom Apt rent: \$946.00  
Number of Vacancies: 14 (29%)  
Total rental loss: \$34,040.37 per year

Biggest Expense: Refinance costs

# Unity Housing, LP Budget

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## Wellsburg Unity Apartments



Population Served: Elderly/Disabled

Date Opened: 2009

Number of units: 34 + 1 Manager unit

### Revenue

Total Gross Revenue: \$284,842.59

### Expenses

Total Expenses: \$584,119.06

**Net Income (LOSS): -\$299,276.47**

Reserve for Replacement: 0

Residual Receipts: \$9,542.00

### Rental Facts:

One-bedroom Apt rent: \$904.00

Number of Vacancies: 11 (32%)

Total rental loss: \$88,353.22 per year

Biggest Expense: Building Repairs due to Flooding

# Cabell-Huntington Unity

For the Period Ending 6-30-2021

Population Served: Disabled  
Date Opened: 1999  
Number of units: 24 + 1 Manager unit



## Revenue

Total Gross Revenue: \$212,471.91

## Expenses

Total Expenses: \$175,417.99

**Net Income (GAIN): \$37,053.92**

Reserve for Replacement: \$129,806.00

## Rental Facts:

One-bedroom Apt rent: \$675.00  
Number of Vacancies: 1 (4%)  
Total rental loss: \$1,681.07 per year

Biggest Expense: Operating & Maintenance

# Cross Lanes Unity

For the Period Ending 6-30-2021

Population Served: Elderly

Date Opened: 2001

Number of units: 24 + 1 Manager unit



## Revenue

Total Gross Revenue: \$218,378.70

## Expenses

Total Expenses: \$155,200.47

**Net Income (GAIN): \$63,178.23**

Reserve for Replacement: \$128,236.00

Residual Receipts: \$14,575.00

## Rental Facts:

One-bedroom Apt rent: \$714.00

Number of Vacancies: 1 (4%)

Total rental loss: \$3,080.35 per year

Biggest Expense: Administrative Expenses

# Fayette Hills Unity

For the Period Ending 6-30-2021



Population Served: Disabled

Date Opened: 2007

Number of units: 18 + 1 Manager unit

## Revenue

Total Gross Revenue: \$197,328.20

## Expenses

Total Expenses: \$203,644.56

**Net Income (LOSS): -\$6,316.36**

Reserve for Replacement: \$106,211.00

## Rental Facts:

One-bedroom Apt rent: \$855.00

Number of Vacancies: 0

Total rental loss: \$5,082.06 per year

Biggest Expense: Operating & Maintenance

# Highview Unity

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For the Period Ending 6-30-2021



Population Served: Elderly

Date Opened: 2001

Number of units: 19 + 1 Manager unit

## Revenue

Total Gross Revenue: \$158,007.37

## Expenses

Total Expenses: \$185,313.52

**Net Income (LOSS): -\$27,306.15**

Reserve for Replacement: \$59,299.00

## Rental Facts:

One-bedroom Apt rent: \$813.00

Number of Vacancies: 4 (20%)

Total rental loss: \$37,067.25 per year

Biggest Expense: Administrative Expenses

# Lincoln Unity

---

For the Period Ending 6-30-2021



Population Served: Elderly

Date Opened: 1993

Number of units: 48 + 1 Manager unit

**Truist Grant Received  
Roof Replacement \$25,000**

## Revenue

Total Gross Revenue: \$262,914.60

## Expenses

Total Expenses: \$244,478.60

**Net Income (GAIN): \$18,436.00**

Reserve for Replacement: \$110,292.00

Residual Receipts: \$4,523.00

## Rental Facts:

One-bedroom Apt rent: \$498.00

Number of Vacancies: 9 (19%)

Total rental loss: \$37,462.90 per year

Biggest Expense: Operating & Maintenance

# Marion Unity

---

For the Period Ending 6-30-2021



Population Served: Elderly

Date Opened: 1987

Number of units: 97 + 1 Manager unit

## Revenue

Total Gross Revenue: \$1,063,546.00

## Expenses

Total Expenses: \$1,091,864.00

**Net Income (LOSS): -\$28,318.00**

Reserve for Replacement: \$408,718.00

## Rental Facts:

One-bedroom Apt rent: \$811.00

Number of Vacancies: 5 (5%)

Total rental loss: \$58,193.52 per year

Biggest Expense: Operating & Maintenance

# Renaissance Village

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For the Period Ending 6-30-2021

Population Served: Multi-Family

Date Opened: 2020

Number of units: 15 + 1 Manager Unit



**Income Received**

\$10,513.00

**Balance Due HRDE:**

\$43,604.67

Rental Facts:

One-bedroom Apt rent: \$675.00

Number of Vacancies: 12

Total rental loss: \$83,137.00 per year

Biggest Expense: Didn't open until October 2020

# Romney Unity

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For the Period Ending 6-30-2021

Population Served: Elderly

Date Opened: 1997

Number of units: 31 + 1 Manager unit



## Revenue

Total Gross Revenue: \$274,650.00

## Expenses

Total Expenses: \$224,598.00

**Net Income (GAIN): \$50,052.00**

Reserve for Replacement: \$40,476.00

## Rental Facts:

One-bedroom Apt rent: \$695.00

Number of Vacancies: 1 (2%)

Total rental loss: \$1,138.00 per year

Biggest Expense: Roof Replacement

# South Charleston Unity

For the Period Ending 6-30-2021



Population Served: Elderly

Date Opened: 1999

Number of units: 42 + 1 Manager unit

## Revenue

Total Gross Revenue: \$243,434.00

## Expenses

Total Expenses: \$236,705.87

**Net Income (GAIN): \$6,728.13**

Reserve for Replacement: \$117,764.00

Residual Receipts: \$10,760.00

## Rental Facts:

One-bedroom Apt rent: \$519.00

Number of Vacancies: 2 (5%)

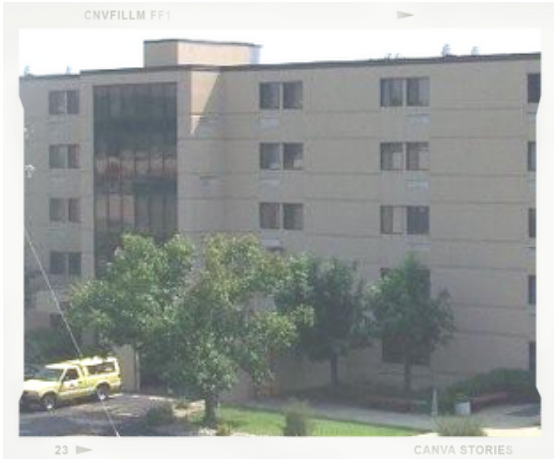
Total rental loss: \$27,442.47 per year

Biggest Expense: Administrative Expenses

# South Parkersburg Unity

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For the Period Ending 6-30-2021



Population Served: Elderly

Date Opened: 1983

Number of units: 59 + 1 Manager unit

## Revenue

Total Gross Revenue: \$553,724.00

## Expenses

Total Expenses: \$503,573.00

**Net Income (GAIN): \$50,151.00**

Reserve for Replacement: \$223,636.00

## Rental Facts:

One-bedroom Apt rent: \$780.00

Number of Vacancies: 7 (12%)

Total rental loss: \$66,188.18 per year

Biggest Expense: Operation & Maintenance

# Thomas Patrick Maroney Unity

For the Period Ending 6-30-2021



Population Served: Disabled

Date Opened: 2015

Number of units: 13 + 1 Manager unit

## Revenue

Total Gross Revenue: \$147,566.72

## Expenses

Total Expenses: \$128,255.50

**Net Income (GAIN): \$19,311.22**

Reserve for Replacement: \$93,765.00

## Rental Facts:

One-bedroom Apt rent: \$903.00

Number of Vacancies: 1 (7%)

Total rental loss: \$6,316.65 per year

Biggest Expense: Operating & Maintenance

# Unity Court

---

For the Period Ending 6-30-2021



Population Served: Elderly

Date Opened: 2001

Number of units: 19 + 1 Manager unit

## Revenue

Total Gross Revenue: \$168,044.34

## Expenses

Total Expenses: \$134,982.00

**Net Income (GAIN): \$33,062.34**

Reserve for Replacement: \$87,267.00

Residual Receipts: \$9,929.00

## Rental Facts:

One-bedroom Apt rent: \$701.00

Number of Vacancies: 1 (5%)

Total rental loss: \$9,306.12 per year

Biggest Expense: Operating & Maintenance

# Unity House

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For the Period Ending 6-30-2021



Population Served: Disabled  
Date Opened: 2000  
Number of units: 35 + 1 Manager unit

## Revenue

Total Gross Revenue: \$270,404.75

## Expenses

Total Expenses: \$254,855.20

**Net Income (GAIN): \$15,549.55**

Reserve for Replacement: \$193,185.00

Residual Receipts: \$8,889.00

## Rental Facts:

One-bedroom Apt rent: \$611.00

Number of Vacancies: 0

Total rental loss: \$963.51 per year

Biggest Expense: Administrative Expenses

# West Hamlin Unity

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For the Period Ending 6-30-2021



Population Served: Disabled  
Date Opened: 2002  
Number of units: 15 + 1 Manager unit

## Revenue

Total Gross Revenue: \$146,641.61

## Expenses

Total Expenses: \$125,483.57

**Net Income (GAIN): \$21,158.04**

Reserve for Replacement: \$72,322.00

Residual Receipts: \$1,792.00

## Rental Facts:

One-bedroom Apt rent: \$770.00

Number of Vacancies: 1 (6%)

Total rental loss: \$6,902.52 per year

Biggest Expense: Administrative Expenses

# Apartment Overview

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## Rent

Total Rent Loss: (minus RVA)	-\$260,824.60
Total Unity Housing, LP Rent Loss:	-\$502,343.54
Total Loss:	<b>-\$763,168.14</b>

## Net Income

Total Loss: (minus RVA)	-\$61,940.51
Total Gain:	\$314,680.43
Total Loss Unity Housing, LP:	-\$434,331.37
Total Gain Unity Housing, LP:	\$85,737.31
Total Net Income:	<b>-\$95,854.14</b>

## Apartments in the Red

Unity Housing, LP  
Fayette Hills Unity  
Highview Unity  
Marion Unity

# HRDE-Managed Housing Facilities

PROJECT	ACQUIRED	UNITS	TOTAL COST
Morgantown Unity Manor**	1981	122	\$4.5 Million
South Parkersburg Unity Plaza**	1983	60	\$2.6 Million
Eastview Unity Apartments**	1984	86	\$3.9 Million
Wellsburg Unity Apartments**	1986	35	\$1.75 Million
Gihon Unity Apartments**	1988	50	\$2.2 Million
Marion Unity Apartments**	1988	98	\$4.4 Million
Wellsburg Pleasant Apartments*	1989	12	\$163,344
Lincoln Unity Apartments**	1993	49	\$2.1 Million
Romney Unity Apartments**	1997	32	\$2.2 Million
Beth Place Apartments**	1999	10	\$360,000
South Charleston Unity Apts. **	1999	43	\$3.1 Million
Unity House Apartments***	2000	36	\$3.2 Million
Cabell-Huntington Unity Apts.***	2000	25	\$2.1 Million
Cross Lanes Unity Apartments**	2001	25	\$1.9 Million
Unity Court Apartments**	2001	20	\$2.0 Million
West Hamlin Unity Place***	2002	16	\$1.6 Million
Highview Unity Apartments**	2002	20	\$2.0 Million
Fayette Hills Unity Apartments***	2007	19	\$2.0 Million
Thomas Patrick Maroney Unity Apts.***	2015	14	\$2.6 Million
Renaissance Village Apts. *	2020	20	\$11 Million
TOTAL HOUSING UNITS/ COST		792	\$55,673,344
* FAMILY UNITS/ COST		32	\$11,163,344
** ELDERLY/DISABLED UNITS/ COST (202)		650	\$45,691,100
*** PERSONS WITH DISABILITIES UNITS/ COST (811)		110	\$7,732,340