As we begin 2011, it is important that we evaluate 2010 and develop a comprehensive strategy for 2011. At KBK Enterprises we have engaged in a process to prepare our company for our “best” year to come. Our process began by doing an honest assessment of our strengths and weaknesses, then turning our attention to developing an approach to maximize our market opportunities, establish an appropriate strategy for success, and lastly implement an execution plan. This approach will afford KBK Enterprises to experience a level of performance greater than ever. I urge each of our partners and friends to commit themselves to assess, re-focus, plan, and implement a strategy in your work and personal lives for 2011 and lets all enjoy the best of this new year. God Bless.

New City Executive and New Regional Property Manager Welcomed

Wayne Woods recently transitioned from HANO where he served as General Counsel. He is a native to New Orleans and grew up in the historic Ponchartrain Park. As an attorney, Mr. Woods practiced in the areas of real estate construction and commercial litigation. Mr. Woods also had a successful practice as a title attorney and licensed title insurance agent. He serves on many civic associations and boards such as the New Orleans Redevelopment Unlimited and previously served as Chairman of the Louisiana Housing Finance Agency. Mr. Woods will serve as the City Executive of the KBK New Orleans office.

Kristopher Henry, will serve as Regional Property Manager of KBK Enterprises. He formerly worked with Zalco Realty as their Portfolio Property Manager. He comes with a wealth of experience in Section 8, student housing and senior community management. Mr. Henry will oversee the day to day operations and provide direction in property management of all residential sites of KBK Enterprises. He will be working out of the KBK-DC Office. He is a resident of the Washington, DC area.
This past year The Heritage, a 384 unit project based Section 8 development, underwent a series of beautification improvements. Over $100k was invested to enhance the existing landscape by planting ornamental trees, shrubs, grasses and even installing lighting. The landscaping has added a warm, homelike touch to the existing property which had been missing when the former co-op had been transformed back in 2003. The landscaping will also add value in regards to increasing the overall property value and attracting future tenants. Residents have also commented that the new landscape of colorful flowers has added beauty to the grounds and made them want to enjoy the outdoors even more during the spring and summer months. The Heritage, formerly known as Agler Green, was a crime ridden area riddled with vacancies. However, it is now a premiere property with 100% occupancy and a current waiting list. The development also offers a wealth of programs and services such as community computers, training from local colleges, health care services, financial planning, homeownership training, educational opportunities, job training, family services, and a Columbus Public virtual high school as well as recreational programs.

National Church Residences (NCR) has named City Executive of KBK Enterprises, Michael Flowers, to the Board of Directors. Mr. Flowers serves as Vice President and Chief Legal Counsel of KBK Enterprises. National Church Residences is a well respected non-profit developer headquartered in Columbus that shares a similar mission as KBK in the development of quality, affordable housing. They are the largest non-profit developer and property manager in the country. NCR has recognized for their work in the area of senior housing. With 330+ communities in 28 states and Puerto Rico, including five Ohio-based senior health care communities, NCR owns and operates two southern Ohio continuing care retirement communities, Bristol Village in Waverly, OH and Traditions in Chillicothe. Prior to coming on board with KBK, Mr. Flowers was a business partner with the law firm Bricker & Eckler in Columbus, Ohio. In addition to his recent appointment to NCR, Mr. Flowers serves on other boards such as Columbus State Community College and Bucknell University, his alma mater. Mr. Flowers is the past chair of the board of trustees of Mt. Carmel Health System and former chair of the 50,000 member American Bar Association section of business law. Mr. Flowers is more than prepared and will be a valuable addition in his new role with NCR.
Construction on Phase 3 has already begun. We will begin leasing the 40 units of Phase 3 along Columbo Street in August 2011. Approximately half of the units will be dedicated for individuals or families that qualify to live in public housing. The remainder of the units will be affordable and market rate units. The former Garfield Heights buildings in Phase 4 are currently being demolished with reconstruction of our final phase beginning as early as Fall 2011. Garfield is a $70 million 225 unit development. As part of the KBK Foundation technology initiative, residents will be eligible to receive a free computer provided that the household attends classes.

KBK-Pitt City Executive Appointed to Hill House Association

Tisha Germany, City Executive of KBK Pittsburgh, was recently appointed to the Board of Directors for The Hill House Association. The Hill House is the largest and most well known, independent organizations in Pittsburgh’s historic Hill District. Founded in the 1900’s, The Hill House was a place that helped European immigrants, and later Jewish settlers, adapt to their lives in Pittsburgh. Today it is most known as a leading institution and model of responsible, effective community service. They also share a common mission with KBK Enterprises through their focus of “Changing Lives.” In fact, these words are printed both on The Hill House website and the newsletter of KBK Enterprises. Over the past forty years The Hill House is estimated to have provided support and care for more than 500,000 children, adults and seniors. They serve their clients through five areas: early learning and childhood development, youth services, family and workforce development, senior services and neighborhood services. Mrs. Germany has close to ten years of experience in community development and has been with KBK Enterprises since July 2006. She has been involved in creating numerous federal funding applications and has worked with the Housing Authority of the City of Pittsburgh in creating mixed income communities through HOPE VI, tax credit and use of capital funds. Her expertise and presence will be a welcome addition to The Hill House Association.
Keith B. Key, CEO of KBK Enterprises, was spotlighted in The Pittsburgh Educator, a publication of Pittsburgh Public Schools. The article discussed his success as a developer and his involvement with the Challenge Program.

Sharing his success at home is Key

Achieving professional success is pleasing; having the opportunity to share your prosperity and expertise with those who watched you grow up is even more personally gratifying. Keith Key knows that feeling, having gone from Pittsburgh Peabody Athlete of the Year in 1983 to Ohio State Buckeye to entrepreneur extraordinaire. And while Key’s company, KBK Enterprises, operates in a half-dozen cities, it is the work he has done in Pittsburgh that gives him the greatest satisfaction. Four years ago, KBK answered an RFP from the Housing Authority of the City of Pittsburgh to redevelop the Garfield Heights public housing project. Key was born into public housing in the Hill District and moved to the Garfield Heights neighborhood when he was in middle school, so he was very interested in the project. While attending the meeting at which the winning bid was chosen, Key was touched by the fact that people who remembered him as a youth had come to speak on his behalf and celebrate his success. “That made me understand that this project was far greater than I realized,” Key said. “It’s been a unique experience to be back home,” said Key. “When I came back to Pittsburgh, I wanted to make a difference in the community.” As it turns out, his timing was perfect. Key met with John Vater, then principal of Pittsburgh Peabody High School, and offered money and resources to support the school. Right around that time, The Challenge Program (TCP) – an organization that partners with businesses and school districts to motivate high school students by offering cash incentives for achievement in and out of the classroom – was trying to get started in one Pittsburgh school. Vater asked Key to sponsor TCP at Pittsburgh Peabody and he readily agreed. TCP recognizes four students from each of the sophomore, junior and senior classes in the following categories: academic excellence, academic improvement, community service and attendance. Each of the 12 award winners receives a $250 check. This is the fourth year of TCP at Pittsburgh Peabody. The program expanded to five other schools last year – Pittsburgh Allderdice, Pittsburgh CAPA, Pittsburgh Obama, Pittsburgh Perry, Pittsburgh Westinghouse – thanks in large part to Key, who contributed an additional $10,000, according to Barbara Grandinetti, executive director of TCP. This year, TCP is also in Pittsburgh Brashear, Pittsburgh Carrick, Pittsburgh Langley and Pittsburgh Oliver.

Keith was a catalyst for the success of TCP in Pittsburgh,” Grandinetti said. “Our program has made a difference in the schools. We had to prove we are a ‘Pathway to the Promise.’ We reward students for attendance and improved grades, and you can’t get a Promise scholarship unless you have good grades and you are in school at least 80 percent of the time.” That was certainly no problem for Key, an honor student at Pittsburgh Peabody who never missed a day of school in four years. He starred in football, basketball and track and played in the marching band as a freshman. Serving as captain of the basketball and track teams taught him a lot about leadership at a relatively young age. He will always be grateful for the role his basketball coach, Norman Frye, played in his life. “He was more than a coach; he was almost like another parent,” Key said. “He taught me to never be ashamed of who you are.” Key lives in Columbus, Ohio, with his wife, Donica, and their children, Danielle, Darienne and Keith.

Article by Paul Halloran
The Rhino’s Charge
At KBK Enterprises ...We Get It Done!

PITTSBURGH, PA

Allies & Ross Select KBK as Co-Developer

KBK Enterprises has been selected by Allies & Ross, a non-profit corporation of the Housing Authority of the City of Pittsburgh, to be the co-developer for the implementation and development of both housing and mixed-use commercial buildings in the City of Pittsburgh. Over the next five years, Allies & Ross’ mission is to redevelop public housing communities into mixed income communities utilizing the mixed finance development approach. Allies & Ross will work with KBK to submit low income housing tax credit application(s) to the Pennsylvania Housing Finance Agency to obtain the funding necessary to implement new development projects. The scope of services provided as co-developer includes site control and planning, property management, MBE/WBE participation, residential/local employment and contracting. Allies & Ross and KBK Enterprises intend to transform public housing communities into physically, socially and financially viable communities that will blend into the existing neighborhood and provide safety and security for residents for many years.

KBK-Pittsburgh Team Has New Intern

Mr. Denzel Gent will be joining the KBK-Pittsburgh team as an intern consultant from February-May 2011. Mr. Gent is from Miami Florida and is currently a graduate student at Carnegie Mellon University where his major course of study is Information Technology. CMU’s program, Technology In The Communities, joins local businesses and students in a consultant style relationship to assist students in honing their leadership, communication and technical skills while giving companies much needed systems related assistance. Mr. Gent will be helping the Garfield Commons community in developing a comprehensive community related computer program as part of their technology initiative. He is extremely excited about starting this endeavor and is proud to be working on a project that will effect the community.

Denzel Gent
The Rhino’s Charge
At KBK Enterprises ...We Get It Done!

MARRERO COMMONS UPDATE

We have now secured legislative approval for the Placed In Service Extension Go Zone Credits. Congress passed a year extension of the credits to December 31, 2011. In addition, the KBK team recently signed an early start agreement and letter of intent. This is a major step forward in the comprehensive plan to improve public housing communities for the residents of New Orleans since the awakening of Hurricane Katrina. KBK is working continually to complete construction of Block E, which is 93 units. KBK plans to close on the entire BW Cooper project no later than March 31st. KBK Enterprises has been working with HANO to develop the site in conjunction with the BW Cooper Resident Management Corporation. The $250 million dollar project will provide a total of 740 mixed income units when renovated. 660 units will be located on site, with 80 additional units located in the adjacent neighborhood. The unit breakdown will be 1/3 public housing, 1/3 Go Zone tax credits and 1/3 market rate units.

BW Cooper (Marrero Commons) is a 55 acre community that will be redeveloped in two phases, the first being 410 units in 167 buildings.
Volunteers and OSU fans had the opportunity to lend a hand during the Sugar Bowl festivities in New Orleans. One such volunteer was Renata Verrett who works as an Administrative Assistant for the KBK New Orleans Office. She along with numerous volunteers provided service to the Lower Ninth Ward through an organization called Beacon of Hope. This organization works to provide community improvement to families in devastated regions of New Orleans and has nineteen sites throughout the city that aid families in their desire to return to their homes. Even though years have passed since Hurricane Katrina hit New Orleans, the effects still remain and its only through consistent help that families can return to their homes. Volunteers assembled to paint homes and participate in other community improvement projects. Renata found the event to be enjoyable and rewarding. Renata is a New Orleanian native but she truly showed her Buckeye spirit.

Mascots Brutus Buckeye and the Arkansas Razorback offer their assistance to the Lower Ninth Ward.

Volunteers gathered to receive instructions.
FOSTER HOUSE UPDATE

KBK Enterprises-DC is moving forward with its development activities for the Foster House. The first will be a series of informal meetings with residents beginning in January 2011 led by KPMS-DC, the Property Management Company of the Foster House. The meetings are designed for the residents of the Foster House to get to know the new Property Management team and the owners, as well as address any questions that tenants may have about renovations. This is to ensure that the Foster House community is informed of the entire development process. In addition, this will give tenants the opportunity to share their thoughts regarding the renovation project, its objectives and goals. Renovation of the current units will be completed in phases and are scheduled to begin in the Fall 2011.

Please note: KBK Enterprises-DC has no affiliation with KBK Enterprises. Keith B. Key is the sole owner and he has established this company to be a Washington, D.C. headquartered business.
The Heritage and the KBK Foundation collaborated to provide and deliver approximately 71 holiday turkeys to the senior residents at The Heritage. The maintenance staff assisted with the turkey deliveries in shifts, which began in the morning throughout the afternoon. Ken VanPelt, Leasing/Community Relations Manager for The Heritage, coordinated the event and also helped deliver the turkeys.

Fardowsa Dhudhi was the recipient of a $250 Visa gift card. The staff at KBK Enterprises gave this special gift to a family for the holiday in lieu of doing a gift exchange. Fardowsa’s name was chosen at random from among 30 participants. She doesn’t know how she will spend her winnings but stated that the gift card would give her more options during the holiday season. Several other KBK sites participated in this holiday event. You can read about those stories in the pages that follow.
The KBK Foundation Partners With NEED

The KBK Foundation has partnered with NEED (Negro Educational Emergency Drive) to provide scholarships to students who live in one of the communities of KBK Enterprises. The scholarship was created to remove barriers that students, especially low-income students, face when obtaining higher education. NEED is one of the oldest African American organizations of its kind and will celebrate their 50th anniversary in 2013. NEED administers and manages a wide variety of scholarships such as Unmet NEED Program Grants and the Adopt-A-Student Program. Their focus has always centered on college completion and affordability. Sylvester Pace, President and CEO of NEED, looks forward to building a sustainable relationship with the KBK Foundation as they work together to provide financial resources and opportunities to deserving students in Columbus, Pittsburgh, Washington DC and New Orleans.

AACCWP and Foundation Form KBK Institute

The African American Chamber of Commerce of Western Pennsylvania (AACCWP) and the KBK Foundation have formed a collaborative partnership to develop the KBK Institute. The Institute will provide a training program for existing African American entrepreneurs. The intent of the program is to assist businesses to expand their capacity by building a strong business foundation and subsequently generate new businesses in the market. In this program, businesses will expand their overall knowledge in areas of increasing sales volumes, provide capital structure packaging, increase market presence, analyze current technology, review legal and financial structures of their entity and provide additional leadership and board training. The KBK Foundation will work in partnership with the AACCWP to provide recruitment, instruction and supervision. Sessions will be held once a week and are slated to begin in Spring 2011. The AACCWP is a full service organization that continuously provides access and opportunity to over 500 African American business owners and professionals. The Chamber’s membership includes other minority groups, over 60 non-profit organizations, and over 50 minority businesses. Forty major corporations also serve as sponsors. Doris Carson Williams who serves as the Chamber’s President stated that she “is very excited about the partnership with the KBK Foundation and what this means for African American business owners in Western Pennsylvania.”

If you would like to support the work of the KBK Foundation, please send your tax deductible donation to:

The KBK Foundation/3433 Agler Road/Suite 2000/Columbus, OH 43219
TIN: 20-8565119
KBK Foundation Sponsors Turkeys for Seniors

Partnering with the KBK Foundation, Garfield Commons in Pittsburgh, PA delivered holiday turkeys and trimmings to the senior residents at Garfield Commons. On hand to assist the property management staff with distributing the turkeys were A. Fulton Meachem, Director of the Housing Authority of the City of Pittsburgh, and Keith Key, President & CEO of KBK Enterprises. Residents were very appreciative to receive the turkeys during the holiday season.

Holiday Gift Winners

Garfield Commons winners The Ukepede's and their three daughters (husband not pictured) were the recipients of a $250 Visa gift card. The staff at KBK Enterprises gave this special gift to a family at each of their sites in lieu of doing a gift exchange for the holiday season.

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Brashear Excited About Challenge Program

Students at Pittsburgh Brashear High School are very excited. Excited about being rewarded $250 for their hard work inside the classroom and their service to the community. Brashear kicked off the start of the Challenge Program at their school during the Fall season. An assembly, more like a pep rally of sorts, was coordinated to get the entire student body motivated. A representative from Hunter & Associates, an investment firm, was on hand to share his experiences on success. Tisha Germany, City Executive for KBK Enterprises, was also on hand to help rally the students. Four students from each of the sophomore, junior and senior classes, will be the lucky recipients of a $250 incentive award in four categories: Academic Excellence, Academic Improvement, Community Service, and Attendance. Brashear is a comprehensive and magnet school located in the South Hills of Pittsburgh. To date the Challenge Program has grown from 1 school to 125 at present. The program has been introduced in 27 counties and has awarded $1,321,250 in awards to students. 103 local and national businesses serve as business partners.
New Orleans Office Gets In The Holiday Spirit

Christmas dinner was hosted for approximately 300 inmates in the surrounding area at New Wine Christian Center. This local church along with football players and the Sheriff Department allowed inmates to visit with their families, sharing food and gifts provided by the church. David Glover, who works for the KBK NOLA office, volunteered his time to assist with serving food and drinks to the inmates and their families. Mr. Glover also was a participant in the Thanksgiving festivities held for the seniors at BW Cooper. The KBK Foundation sol and the Resident Management Association sponsored the Thanksgiving dinner held for approximately 75 seniors at BW Cooper.

Holiday Gift Winner

Willie May Benjamin, a resident at BW Cooper, was the winner of a $250 Visa gift card. The staff at KBK Enterprises gave this special gift to a family at each of their sites to celebrate the spirit of the holiday season. Pictured left to right from KBK Enterprises: David Glover, Keith B. Key, and Wayne Woods.

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TIN: 20-8565119
Foster House Has Reason To Be Thankful

Nearly 130 people were fed a wonderful meal at the Foster House on Thanksgiving Day. Letha Blount, a Foster House resident, has been cooking Thanksgiving dinner for seniors and the homeless for the last 11 years. Ms. Blount says she does it as a way of honoring her parents who’s anniversary occurred on this holiday. Blount, age 80, said that her family and friends would always have a big party to commemorate her parent’s anniversary. Volunteers spent five hours serving to make sure no one was turned away. Last year over 150 people were fed. Everyone throughout the Shaw District knows that this Thanksgiving meal is a main staple to the community and they look forward to it year after year. Ms. Blount made a pointed reminder to everyone she came in contact with through her personal invitation stating “See ya’ at the Foster House for Thanksgiving.” Everyone enjoyed dinner with friends, old and new. Contributions which helped sponsor the Thanksgiving dinner were made by the KBK Foundation, Safeway, New Bethel Baptist Church, River Valley Spring Water, Ward 2 Councilmember Jack Evans and the Shaw Green Team. A special “thank you” to all volunteers for their gifts and donations.

Close to 130 people were served a holiday meal at the Foster House.

If you would like to support the work of the KBK Foundation, please send your tax deductible donation to:

The KBK Foundation/3433 Agler Road/Suite 2000/Columbus, OH 43219
TIN: 20-8565119
KBK Enterprises’ Staff Sponsor Holiday Gift for Foster House Resident

Effie Johnson was the recipient of a $250 Visa gift card for the holiday. In lieu of doing a Christmas exchange this year, the staff at KBK Enterprises decided it was far better to give and gave a family this special gift to celebrate the holiday season. Ms. Johnson was selected at random from among other residents at the Foster House who attended a holiday party at the time her name was drawn. Ms. Johnson is the longest standing resident of 30 years at the Foster House.