
1941 - 2011



**Greensboro
Housing Authority**

70 *Years of Excellence in
Affordable Housing*

1941 - 2011



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Accomplishments, Awards & Designations

In 1941, Greensboro Housing Authority (GHA) was established to provide housing for low-income individuals and families in the City of Greensboro.

In 1951, Smith Homes and Morningside Homes became the first public housing communities in Greensboro.

In 1959, the construction of Ray Warren Homes is complete.

In 1968, Hampton Homes becomes the fourth public housing community for Greensboro.

In 1969, construction is complete for Claremont Courts.

In 1970, Hall Towers is constructed and becomes GHA's first public housing community for elderly low-income residents.

In 1975, Gateway Plaza is opened downtown and becomes GHA's second public housing community designated for elderly residents.

In 1978, Stoneridge is acquired and added to public housing stock for elderly residents.

Leadership Message



Otis Wilson



Tina Akers Brown

On July 22, 1941, the Housing Authority of the City of Greensboro was incorporated by the State of North Carolina. Two thousand and eleven (2011) marks ***70 Years of Excellence in Affordable Housing***. Over the past seventy years, Greensboro Housing Authority (GHA) has strived to fulfill our mission as you will see throughout this report.

Since our first communities, Smith Homes and Morningside Homes, opened in 1952, we have grown from 800 units to 2,203 public housing units in locations throughout Greensboro and fund an additional 191 affordable units in mixed-income neighborhoods providing housing to 5,976 citizens in Greensboro. We also administer 3,299 Housing Choice Vouchers that provide rental assistance to 6,837 citizens who rent homes from private landlords.

In the past five years, we have added four additional affordable housing communities with 94 units and added new voucher programs for Veterans, homeless families, the disabled, and children who have aged out of foster care. As we have grown, we have transformed communities and even neighborhoods.

In meeting our mission of providing affordable housing to citizens in Greensboro, we contribute a significant economic impact to the community totaling nearly \$30 million annually.

As we move into the next ten years, we will continue to seek creative ways in which to enhance our communities for our residents and pursue additional partnerships to assist in meeting our mission.

We thank all who have contributed to our ***70 Years of Excellence in Affordable Housing***, especially the over 60 citizens of Greensboro who have served on our Board of Commissioners these past 70 years, the four Executive Directors who laid the foundation, and the many, many GHA staff. We look forward to serving the citizens of Greensboro for another 70 years.

Otis Wilson Chairman

Tina Akers Brown Chief Executive Officer

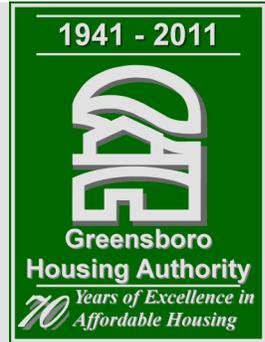
Greensboro Housing Authority Mission Statement

The mission of the Greensboro Housing Authority is to provide safe, quality, affordable housing to low income families, elderly, and the disabled in the Greensboro community; to maintain a secure community environment; and to encourage personal responsibility and upward mobility of residents while maintaining the fiscal integrity of the agency.

Greensboro Housing Authority Board of Commissioners



Front Row (L-R): Otis Wilson, Chair; Dr. Bernadine Chapman, Vice Chair
Middle Row (L-R): Nancy Hunter, Mary Moore, Ledford Austin
Back Row (L-R): Ann Gainey-Pinto, Robert Ludwick



In 1980, Hickory Trails, Baylor Court and Woodberry Run are constructed as smaller, scattered-site public housing communities.

In 1983, through a partnership with UNCG School of Nursing, Wellness Clinics are established in two of GHA's communities. The program continues today in three GHA communities with the addition of partner Well-Spring.

In 1982, Applewood, Pearleaf and Lakespring Court are constructed as smaller, scattered-site public housing communities.

In 1983, Silverbriar is constructed as a small scattered public housing community.

In 1989, Police Neighborhood Resource Centers (PNRC) are established in GHA's largest communities.

In 1990, GHA is awarded the Youth Sports and Cultural Program of the Year award from the US Department of Housing and Urban Development (HUD).

In 1990, GHA is awarded the 4-H's Drug Free That's Me Award for GHA's Drug Elimination Program.

Greensboro Housing Authority Executive Staff

With over 97 years of experience in housing services, the Executive Staff oversees the housing, services and programs delivered to Public Housing residents and Housing Choice Voucher participants throughout Greensboro.

Front Row (L-R): Tina Akers Brown, Chief Executive Officer

Middle Row (L-R): Don House, Chief Operating Officer; Nancy Thomas, Chief Financial Officer; Erica Moore, Vice President of Assisted Housing

Back Row (L-R): Lee Staton, Vice President of Operations; Bob Lawler, Vice President of Administration



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Since 1991, GHA is designated a High Performer in the US Department's (HUD) Public Housing Assessment System and Public Housing Management Assessment Program each year.

In 1991, GHA is awarded HUD's Region IV Public Housing Performance Award for the PNRC program.

In 1991, GHA is awarded HUD's Region IV Youth Sports and Cultural Award.

In 1992, GHA is awarded Greensboro Chamber of Commerce's Distinguished Service Award in recognition of more than 50 years of service.

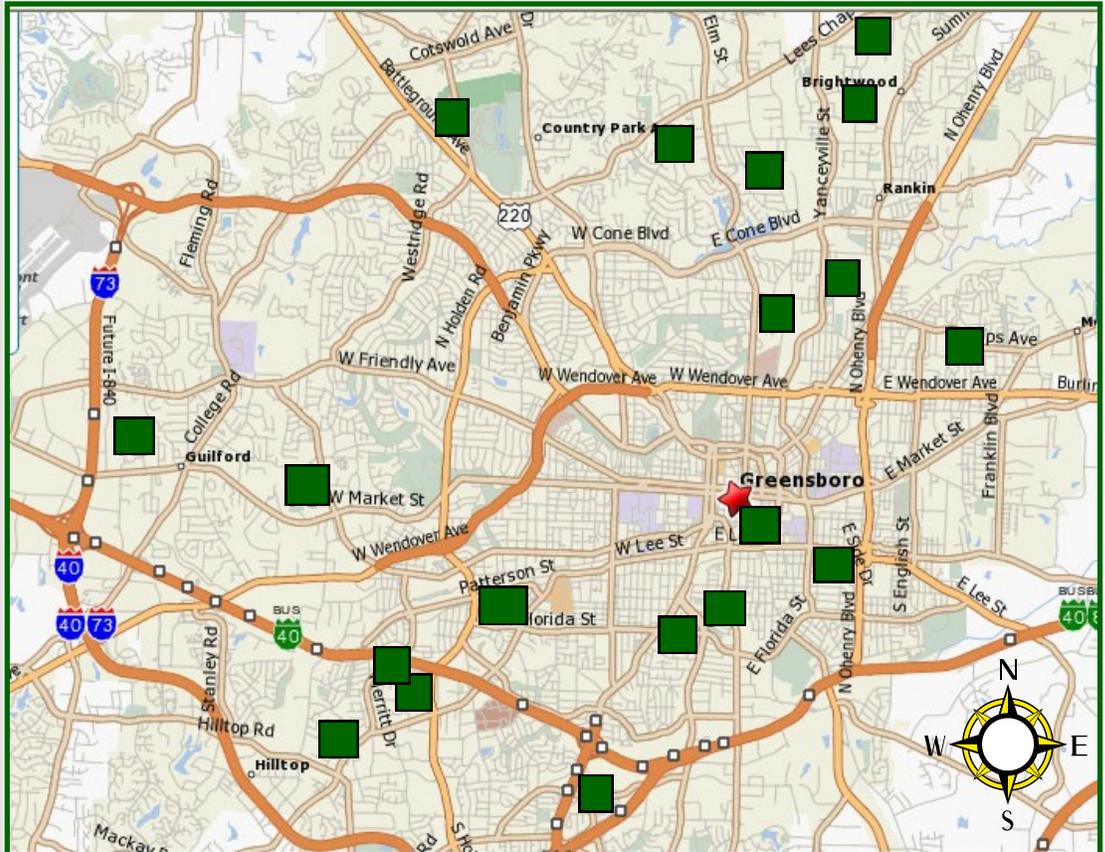
In 1992, GHA is awarded Greensboro Police Department's Chief's Award for outstanding cooperative efforts for improving the security of Greensboro's citizens.

In 1992, Laurel Oaks opens.

In 1994, GHA receives the State of NC Certificate of Recognition for Crime Prevention in Public Housing.

In 1996, Riverbirch is constructed.

GHA Public Housing Communities



Abby Court—14 units



Applewood—50 units



Baylor Court—11 units



Claremont Courts—250 units



Foxworth—44 units



Gateway Plaza—221 units



Hall Towers—156 units



Hampton Homes— 287 units



Hickory Trails—127 units



Lakespring Court—60 units



Laurel Oaks—50 units



Pear Leaf—50 units



Ray Warren Homes—236 units



Riverbirch—50 units



Silverbriar—50 units



Smith Homes—430 units



Stoneridge—50 units



Woodberry Run—39 units



Woodland Village—27 units

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In 1998, GHA is awarded \$22,987,722 in HOPE VI funding for the revitalization of Morningside Homes.

From 1998 to 2011, the number of housing choice vouchers (HCV) increased by over 100%.

In 1998, GHA became an official Weed and Seed site.

From 1999 to 2003, GHA is awarded Public Housing Drug Elimination Funds.

Since 1999, 740 homeless individuals and families have received permanent housing assistance, in addition to case management and supportive services. Through GHA's HCVP Homeless Programs, one homeless family purchased a home and four homeless families have maintained their housing for 10 years.

Since 2000, GHA is designated a High Performer eight times and a Standard Performer three times in HUD's Section Eight Management Assessment Program.

In 2000, GHA is awarded HUD Best Practices recognition for GHA's African-American History and Cultural Arts Program.

70 Years of Excellence

1941

Greensboro Housing Authority is established. Plans to build 2,500 units over a 10-year period are interrupted by WWII.



1960s



- Smith Homes Elderly, with 30 units, is built.
- Hampton Homes is completed in two phases with 275 units.
- Claremont Courts, with 250 units, is built.
- The Leased Housing Section 23 program is introduced.
- The first Community Service Coordinator is hired at GHA.

1950s

- Smith Homes and Morningside Homes, Greensboro's first public housing communities, open for residents with 400 units each.
- Ray Warren Homes, with 239 units, is built.



1970s

- Hall Towers opens to serve elderly residents.
- The first Resident Council election is held.
- Gateway Plaza is completed providing 271 units for elderly and handicapped residents.
- Stoneridge, a 50-unit complex of two-bedroom townhouses, is acquired and converted into residences for elderly and handicapped persons. The renovation brings GHA a regional design award from NAHRO.
- GHA acquires Village Green, a financially distressed hotel, and converts it to a non-subsidized assisted-living facility for seniors and handicapped people.

2000s

- Village Green is closed due to competition from private assisted-living facilities.
- Willow Oaks, the new HOPE VI community, replaces Morningside Homes, one of GHA's original public housing communities.
- Willow Oaks is named *Homes 4 NC* Affordable Housing Achievement Project of the Year.
- GHA acquires Abby Court (14 units), Woodland Village (27 units) and Foxworth Condominiums (14 units).



2010s



- Two additional buildings are constructed on the Foxworth property adding 24 additional affordable condominiums.
- Major renovations of Hampton Homes, Stoneridge and Claremont Courts are completed.



1980s

- Seven smaller scattered-site communities - Hickory Trails, Lakespring Courts, Baylor Court, Woodberry Run, Applewood, Pear Leaf and Silverbriar - are developed on scattered sites.
- Police Neighborhood Resource Centers are established in Claremont Courts, Smith Homes, Morningside Homes and Ray Warren Homes to combat drugs and crime.
- Wellness Clinics are established in two GHA communities through a partnership with UNCG School of Nursing.
- GHA's Central Office is built to house administrative staff.

1990s

- Two additional scattered-site communities - Laurel Oaks and River Birch - are built.
- GHA is designated an official "Weed & Seed" site by the US Department of Justice.
- GHA is awarded a nearly \$23 million HOPE VI grant to transform obsolete public housing into an attractive mixed-income community.



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Economic Impact

Greensboro Housing Authority (GHA) is a valuable contributor to Greensboro's local economy bringing in \$37,607,354 in revenue and expending \$34,754,924 for the fiscal year ending June 30, 2010. Over the past 10 years, over \$322 million was expended by GHA with over \$139 million paid to local landlords for rents. During 2003 to 2010, over \$86 million was spent in capital funds for repairs, modernization, construction and purchase of properties in order to maintain the growing need for affordable housing in Greensboro. GHA currently employs 113 citizens with 20 classified as Section 3. Section 3 employees are either public housing residents or low-income citizens.

In 2001, GHA begins administering the Shelter Plus Care program, a program designed to house homeless persons with disabilities.

In 2001, GHA's Family Self-Sufficiency Program Success Celebration honors 24 graduates.

In 2002, GHA's Section 8 Homeownership Program begins.

In 2002, GHA is awarded HUD's Neighborhood Network Grant to enable multi-faceted computer center at Hampton Homes.

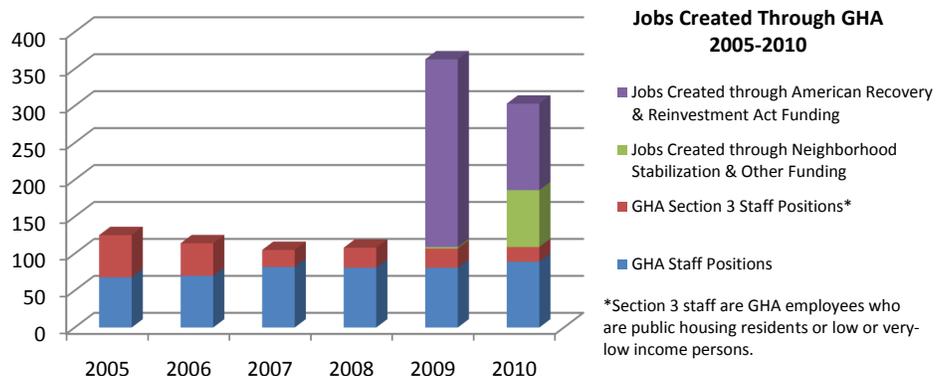
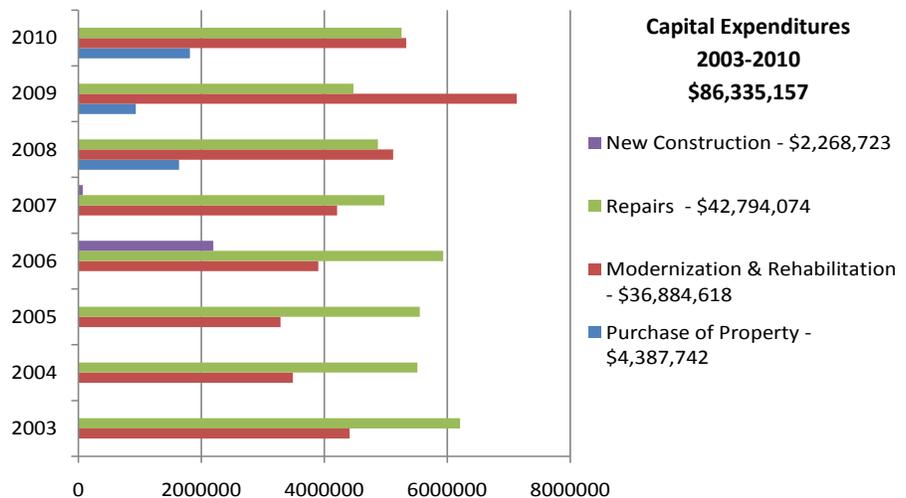
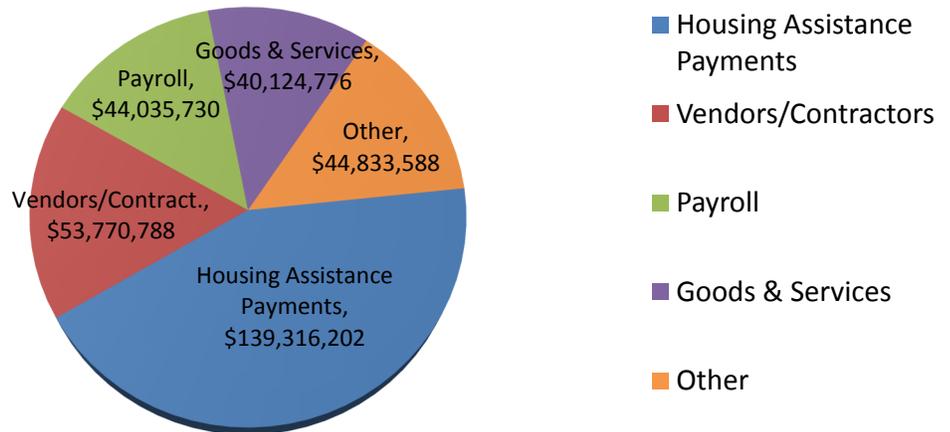
In 2003, Public Housing Authorities are advised that HUD will only fund 70% of subsidy level. GHA staff projects a \$2.2 million subsidy loss for the 2003 budget.

In 2003, GHA maintenance technicians travel to Elizabeth City Housing Authority to assist in Hurricane Isabel disaster relief efforts.

In 2003, GHA's Road to Success Education and Scholarship Program is established.

In 2003, open house is held for the newly constructed Hampton Homes Community Resource Center.

FY 2001-10 Expenditures - \$322,081,084



Combined Statement of Net Assets - Fiscal Year Ended June 30, 2010

Current Assets

Cash and Investments	\$ 17,667,197
Accounts Receivable, Net	681,975
Prepaid Expenses and Other Assets	593,448
Inventories	99,293
Restricted Assets	6,214,300
Capital Assets, Net	54,063,819
Non-Current Assets	<u>9,411,016</u>
Total Assets	\$ 88,731,048

Liabilities

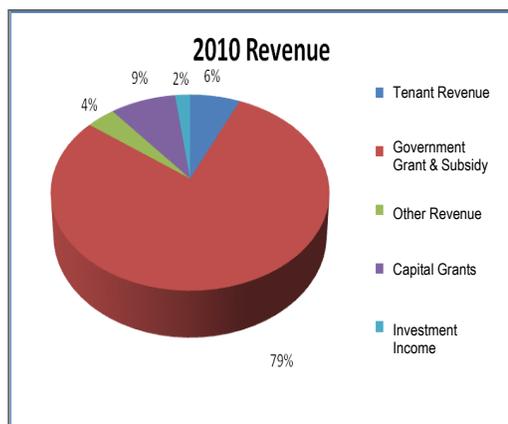
Accounts Payable	\$ 1,058,393
Current Portion Long-Term Debt	730,831
Accrued Liabilities	575,017
Tenant Security Deposits	647,061
Non-Current Liabilities	<u>14,403,593</u>
Total Liabilities	17,414,895

Net Assets

Invested in Capital Assets - Net of Related Debt	40,139,042
Restricted Net Assets	6,214,300
Unrestricted Net Assets	<u>24,692,811</u>
Total Net Assets	71,316,153

**Total Liabilities
and Net Assets** **\$ 88,731,048**

Total Revenue \$ 37,607,354



Combined Statement of Revenues and Expenses - Fiscal Year Ended June 30, 2010

Operating Revenue

Tenant Revenue	\$ 2,512,413
Governmental Grants and Subsidy	29,608,953
Other Income	<u>1,439,024</u>
Total Operating Revenue	\$ 33,560,390

Operating Expense

Administrative	4,995,211
Tenant Services	778,867
Utilities	1,495,379
Maintenance and Operations	5,259,222
Protective Services	357,221
General Expense	1,563,610
Housing Assistance Payments	14,698,843
Depreciation	<u>4,930,754</u>
Total Operating Expense	34,079,107

Operating Loss **(518,717)**

Non-Operating Revenue (Expense)

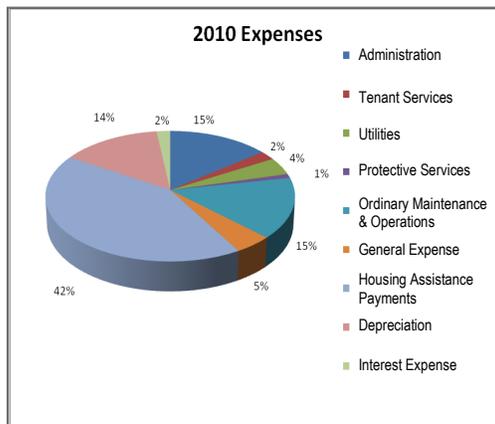
Investment Income	748,898
Loss on Sale of Capital Assets	(3,360)
Interest Expense	<u>(672,457)</u>
Total Non-Operating Revenue (Expense)	73,081

Governmental Grants

- Capital **3,298,066**

Net Income **\$ 2,852,430**

Total Expense \$ 34,754,924



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In 2003, GHA is awarded Most Creative and Enthusiastic Campaign Award for its United Way campaign.

In 2004, GHA is awarded funding to assist Housing Choice Voucher Program participants achieve their dream of homeownership.

In 2004, GHA awards its first Road to Success scholarship.

Beginning in FY 2005 and each year thereafter, GHA is awarded a Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association for its Comprehensive Annual Financial Reporting.

In 2005, Kenneth Hill, a resident of Smith Homes, is awarded a one-year, \$1,000 scholarship from Carolinas Council of Housing Redevelopment and Code Officials (CCHRCO).

In 2005, Khalil Vance, a 12-year old Hampton Homes resident, wins Achievements Unlimited's (AU) essay contest. Khalil's family wins a trip for four to the Bahamas. Michael Jordon attends the AU basketball camp and meets the children in attendance.

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A Current "Snapshot" of GHA

In 2005, GHA houses 27 families displaced from Mississippi by Hurricane Katrina.

In 2006, the grand opening of Willow Oaks is held.

In 2006, GHA is awarded the Homes 4NC Affordable Housing Achievement Project for Willow Oaks.

In 2006, five GHA employees travel to Mississippi to help with repairs caused by Hurricane Katrina.

In 2007, GHA receives the Award of Excellence in Administrative Innovation for Social serve.com, a nonprofit organization that provides a database to help people access affordable housing.

In 2007, GHA is awarded a \$200,000 HUD Neighborhood Network grant to update and continue the Ray Warren computer center.

In 2008, GHA is notified that its first-year stop loss submission is approved indicating a successful conversion to asset management.

In 2008, GHA youth present "On Second Thought" a play written, performed and directed by them with funding from the Moses Cone-Wesley Long Foundation.



**2,203 Public Housing Apartments
in 19 Greensboro Communities**



**3,299 Active HCVP Vouchers Being
Used Throughout Greensboro**



5,976 Families Housed



**960 Elderly and 2,212 Disabled
Citizens Housed**



5,499 Youth Housed



12,813 Individuals Housed



**Public Housing Wait List—4,761
HCVP Wait List—1,439**

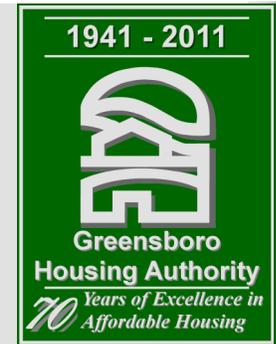


113 Employees



**78 Community Partners Working
to Provide Needed Services**

Sabrina Abney · Karen Adams · Tina Akers Brown · Bill Arocho · Melsar Avila · Robin Bailey · Vernon Bailey · Denita Banks · Shelia Barthell · Nadine Bass · Claire Bennett Lookabill · Vicky Brady · Cheryl Brooks · James Brown · Brittany Bullock · Octavia Bullock · Tammy Burkwald · Paul Carson · Nicole Carter · Richard Carter · Peter Chestnut · Robert Cooper · Dorothea Crosby · Carla Currie · Jean Davis · Todd Dickson · Tiffany Dunlap · Donna Fenner · Emma Fortier · Arnetta Gardner · Jacqueline Garvey · Reginald Glover · Emil Goergen · Megan Graves · Tina Gray · Doreen Hagelstein · Karen Hale · Keith Hatfield · June Hayes · Larry Hayes · Victor Headen · Harvey Herbin · Rodney Charles · Maurice Horne · Bonita Hughes · Humphrey · Hutchinson · Ed Isley · Bill Ernest Jeffries · Jessup · Nancy Veronica · Barbara Jones · Jordan · Danny Lee La Bella · Lawler · Stan Chasity Logan · Robert Lowe · Mabry · Edward Manigault · Julio Martinez · Nebojsa Maslenjak · Toni McCullough · Clifton McDowell · Robbie McGhee · Darren McGill · Dorothy Meadows · Clayvon Moody · Erica Moore · Inell Moore · Willie Moore · Ronald Murphy · Mary Beth Myers · Norman Neal · Barbara Overstreet · Senitra Pryor · Nathaniel Robinson · Eddie Ross · Nicole Shelton · Debra Simpson · Norma Slavin · Eunika Smalls-Lake · Gladys Smith · Marilyn Smith · Michell Smith · Veronica Spencer · Deidre Sperling · Christine Spruill · John Staton · Lee Staton · Anne Stossmeister · Bob Tanner · Nancy Thomas · Alvin Tonkins · Janice Vaughn · Carolyn Velez · Casselle Waldrum · Dianne Warren · Helen Wheeler · David Williams · Jacqueline Williams · Kenneth Wolfe ·



In 2008, GHA is awarded Greensboro Beautiful's Outstanding Single Project Award for Restoration of the Hampton Homes community and enhanced landscaping and street-scape along South Elm-Eugene Street.

In 2009, GHA becomes a training site for the National Association of Housing and Redevelopment Officials.

In 2009, GHA is awarded Neighborhood Stabilization Grant funds in the amount of \$2,100,000 to purchase foreclosed multi-family properties in Greensboro.

In 2009, GHA is awarded \$1.4 million American Recovery and Reinvestment Act (ARRA) funds to construct a community center at Stoneridge, modify three apartments to be fully handicap accessible, and add chairlifts to the elderly community.

In 2009, \$5.8 million ARRA funds are awarded for the modernization of Claremont Courts.

In 2009, GHA purchased Foxworth, a foreclosed condominium property, using Neighborhood Stabilization Program funds, and 5.866 acres of raw land adjacent to the property.

Hicks ·
Highsmith ·
Don House ·
Tony Keshia ·
Janet Inmon ·
Jackson ·
Belvin Johnson ·
Johnson ·
Nicole Kemper ·
Robert Lee ·
Linda Long ·
Rebecca

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In 2010, 23 GHA youth perform "Change is Coming", an Operation Smart Choices play written and produced by youth in the Hickory Trail community and the Housing Choice Voucher Program.

In 2010, Medina Taylor, a GHA HCVP participant, receives a \$1,000 college scholarship from the Southeast Regional Section 8 Housing Association.

In 2010, GHA's homeownership program ranks 24th nationally and #1 statewide in the number of closings. HUD recognizes GHA as one of the most successful programs of its type in the country.

In 2010, GHA is designated a HUD Housing Counseling Agency.

In 2010, Operation Smart Choices youth perform "Summer of Secrets" at the City Arts Studio.

Ninety-nine families purchased homes to-date after receiving homeownership counseling in all aspects of the home-buying process.

Currently, all GHA Property Managers are certified in public housing property management.



What Home Means to Me

Home is where your heart is bursting at the seams with love.

Home is filled with blessings from above.

Home is about family that understands.

Home is a safe place.... Are you in good hands?

by: Symeon Davis

GHA resident and winner in the

**National Association of Housing and Redevelopment
Officials 2010 "What Home Means to Me" poster contest**

Greensboro Housing Authority

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