



Community News

SUMMER 2014

HUD Announces Flat Rent Change

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

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All public housing residents who selected to pay a flat rent for their dwelling instead of having rent based on their income may see a change in their monthly rent. This change will take effect at the time of their recertification. At their recertification, residents will be given the opportunity to continue paying flat rent or select income-based rent. Each Greensboro Housing Authority (GHA) management office will work with residents to determine which rental option may be best for them. Residents who currently pay a monthly rent based on their income should only see a change if their income changes.

As part of the 2014 Consoli-



dated Appropriations Act, approved by Congress and signed by the President in January, all public housing agencies are required to establish a flat rental amount at levels no lower than 80% of an area's fair market rent. Fair market rent is determined by the average rent that is charged in a particular area. The current fair market rent

for Guilford County for a two-bedroom home is \$709. The flat market rent would be 80% of the fair market rent which is \$567 per month. Flat rents are adjusted to reflect whether utilities are paid by the tenant or the housing authority.

For tenants whose flat market rent increase will be more than 35%, the new rental amount will be phased in over a period of time.

It is estimated that 109 of the 2,209 households residing in GHA's public housing will be affected by the change. Sixteen households may see a decrease in their monthly rent and 93 may see an increase.

For additional information, please contact your management office.

Greensboro Housing Authority Residents:

Find Out How You Can
Pay rent in cash!

Beginning this fall GHA tenants may pay their rent in cash at a variety of Greensboro businesses. Visit www.gha-nc.org and watch for updates or attend a meeting in your region to learn more.



Children participate in art workshop at Smith Homes.

Art Workshops Held

Thirty-nine children who live in Greensboro's public housing communities or whose families are housing choice voucher recipients attended art workshops taught by staff from the African-American Atelier (AAA). The workshops, a collaboration between the AAA and Greensboro Housing Authority (GHA), helped the young participants see art in a different way. The children were

taught the technical aspects of art using various drawing techniques, mediums, complimentary colors and the use of unity and proportion to produce works of art.

As the workshops progressed, children were encouraged to use their new talents to create posters for Housing America's "What Home Means to Me" poster contest. Forty posters were entered for the annual con-

test and staff from the AAA selected four winners in elementary, middle school and high school age groups.

This is the third year that GHA has partnered with the AAA to offer art classes to its youth. The Atelier hosts an annual art gallery during Housing America Month in October that features all the posters submitted by GHA youth for the "What Home Means to Me" poster contest.

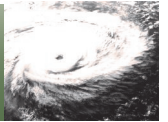


Wi-Fi Connections Available in GHA Communities

GHA now has Wi-Fi "hot spots" in some communities. Locations include:

- ◆ Lobbies at Hall Towers and Gateway Plaza
- ◆ Multipurpose Rooms at Stoneridge and Hickory Trails
- ◆ Community Center at Ray Warren Homes

Tornado and Hurricane Safety



- ◆ **Prepare a disaster kit** for any emergency including canned food and can opener; first aid kit and essential medications; three gallons of water per person; protective clothing, rainwear and bedding or sleeping bags; a battery-powered radio, flashlight and extra batteries; special items for infants, the elderly and disabled family members.

- ◆ **Prepare a home storm plan.** Pick a place for family members to gather if a dangerous storm is headed your way. It could be your

basement or, if there is no basement, a center hallway, bathroom, or closet on the lowest floor. If you are in a high-rise, you may not have enough time to go to the lowest floor. Pick a place in a hallway in the center of the building.

- ◆ **Stay tuned for storm warnings.** Listen to your local radio and TV stations for updated storm information. Know what a storm watch and warning means: A tornado/hurricane watch means a violent storm is possible, a warning means a storm has been spotted and may be headed for your area. Go to safety

immediately.

- ◆ **If a WATCH is issued.** Listen to local radio and TV stations for further updates. Be alert to changing weather conditions. Blowing debris or the sound of an approaching tornado may alert you.
- ◆ **If a WARNING is issued.** If you are inside, go to the safe place you picked to protect yourself from flying debris. If you are outside, hurry to a nearby sturdy building for safety or lie flat in a ditch or low-lying area. If you are in a car or mobile home, get out immediately and head for safety.

The USA averages around 1200 tornadoes a year, more than any other country.



FUN *in the* SUN

Ray Warren Homes was the site for Fun in the Sun on May 29th. The event showcased summer programs for youth offered in various Greensboro Housing Authority communities and the Greater Greensboro area. The afternoon included games, music, food and fun. Community agencies set up information tables and presentations for the young attendees and their parents.



Third Graduation for Connected Living

Connected Living graduates and those who continue to learn in the program gathered together to celebrate the program's third graduation on May 7, 2014, at Hall Towers. Joined by Greensboro Housing Authority and Connected Living staff, seniors in the group

spoke of the strides they have made in learning to maneuver in an ever-increasing digital world. Many of the Connected Living participants expressed how proud they are of their new-found computer skills and how much they owe and appreciate Latte Dawkins, Connected Living's

ambassador, for her patience and knowledge.

Connected Living was launched in August 2012 at both Hall Towers and Stoneridge communities and meets twice weekly in the two senior communities.



COMMUNITY NEWS

A publication of the
Greensboro Housing Authority

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271-3368

Property Management Region 1
Claremont Courts · Woodberry Run ·
Laurel Oaks · Foxworth · Lakespring Ct.
274-3491

Property Management Region 2
Hampton Homes · Hickory Trails ·
Woodland Village
274-3236 · 297-2114

Property Management Region 3
Smith Homes · Abby Court
273-3688

Property Management Region 4
Ray Warren Homes · Applewood ·
Silverbriar · Riverbriar · Pear Leaf
275-6995

Property Management Region 5
Gateway Plaza · Hall Towers ·
Stoneridge
275-9892 · 272-7869

Housing Choice Voucher Program
Family Self Sufficiency · Homeownership
303-3079 · 271-2546

Public Housing Family Self Sufficiency
303-3003 · 303-3009 · 303-3034

GHA Maintenance Emergencies
272-4137 (Primary #)
(Secondary 336-659-3050 - Call only if
primary # is not operating)



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Greensboro, NC 27401-2001

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www.gha-nc.org

Congratulations, Vikings!

GHA's Vikings Basketball Team placed second in the annual PHASAC Basketball tournament. The team also received trophies for the three-point challenge, slam-dunk contest and highest GPA in the state-wide event. Twenty-four GHA youth participated in the program this year.



Mark your calendar now for:

National Night Out
Tuesday, Aug. 5

*Check with your Resident Council
President to find out what events are
happening in your community.*