

# Community News

W I N T E R 2 0 1 8

## Annual Plan Reviewed by GHA's Resident Advisory Board (RAB)



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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**Annual Plan Public Hearing  
Thursday, March 6, 2014 at 6:00pm**

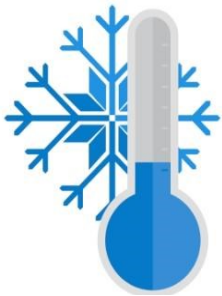
**Claremont Courts  
Community Center**

**2702 Patio Place, Greensboro**

GHA's RAB members pose with Tina Akers Brown, far left, and Mayor Nancy Vaughan,

**Resident Council Presidents and Housing Choice Voucher Representatives met in January to review Greensboro Housing Authority's (GHA's) Agency Plan, a comprehensive guide to public housing agency policies, programs operations and strategies for meeting local housing needs and goals. The plan is available for public review at locations throughout the city including GHA's Central Office (450 N. Church St.) and management offices, the Greensboro Central Library, and the City of Greensboro's Planning and Community Development office. In addition, the plan is posted on GHA's website ([www.ghanc.org](http://www.ghanc.org)).**

**On March 23rd at 3 pm, GHA will hold its Annual Plan Public Hearing at its Central Office location. The public is invited to attend and give comments and ask questions of the GHA Board of Commissioners.**



## When Cold Weather Strikes

Even in the coldest, most miserable weather, you can protect your plumbing from freezing by taking a few additional steps. Even if you're not home at the time, you can still protect your pipes.

**Keep Utilities On.** Damage caused by frozen pipes in an unheated apartment will result in a serious lease violation and your payment for repairs.

**Turn on your faucets.** Let the water run no faster than a slow constant drip. It doesn't have to be much: Even a slow trickle of water ensures the water remains flowing, and flowing water freezes with more difficulty.

**Open Doors.** Underneath kitchen and bathroom sinks, inside cabinets, the temperature can be much lower than in the room. Open up the doors to allow air to circulate. This also applies to bathroom doors or any room in which you have a faucet or water-filled appliance. Keep the doors open to help battle frozen plumbing lines.

**Raise your thermostat.** Keep your thermostat setting a little higher when the temperatures drop below freezing. If you normally lower the temperature at night, leave it at the daytime setting. If you have a high-efficiency home that's super-insulated, this may not be necessary.

**Prepare for an absence.** If you will be away from home for an extended period of time, plan for your pipes. First, keep your thermostat set at a minimum of 55 degrees F. This will prevent the inside temperature from plummeting into the danger zone.

For our quickest response to any after-hours maintenance emergency, please call our primary emergency response number at [336-272-4137](tel:336-272-4137). Call our secondary emergency number at [336-659-3050](tel:336-659-3050) only if there is no response to your primary call.

## RAD UPDATE

On November 30, 2017, Greensboro Housing Authority (GHA) celebrated a historic milestone by closing on the conversion of nearly 650 public housing units across nine communities, to the Section 8 Project Based Voucher (PBV) program, through Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. This closing will nearly complete the conversion of all of GHA's properties to RAD.

GHA utilized low-income housing tax credits (LIHTC) through the 4 percent tax credit program granted by the North Carolina Housing Finance Agency (NCHFA). The scopes of work will vary by property, but examples of improvements include:

- ◆ Replacement of flooring
- ◆ Painting of interiors, exteriors and common areas
- ◆ Installation of accessible modifications
- ◆ Installation of new interior and exterior light fixtures
- ◆ Replacement of water heaters and installation of new HVAC units
- ◆ Replacement of plumbing fixtures
- ◆ Installation of new gutters and downspouts

The conversion to PBV through RAD allows GHA to streamline the process to obtain financing, providing certainty for funding. This will let the agency perform in a more efficient manner and ultimately give residents a better living experience.



**Remember!**

## RULES AND REGULATIONS REMINDERS

**Patios and balconies are to be kept clean and in neat condition and are not to be used as storage areas. Items such as, but not limited to clothes, garbage cans and cleaning supplies are not permitted on a balcony or patio. Only patio and/or lawn furniture is allowed. Indoor furniture is not allowed.**

## UNCG School of Nursing Hosts Health Fair



The UNCG School of Nursing hosted a Health Fair at Hall Towers on November 16. Residents of the senior community were offered health screenings including weight, blood pressure, blood glucose and BMI; fall-risk assessments; nutrition education; and smoking cessation. Healthy snacks, games and prizes were also part of the event. Pictured above, a Hall Towers resident, Ben Harris, receives a pedometer and information about the importance of exercise from a UNCG nursing student. UNCG School of Nursing operates Wellness Clinics in four GHA communities for the past 35 years.

## GHA Youth Deliver a Bright Holiday Performance

Through a partnership with Foxfire Productions, the talented youth at Greensboro Housing Authority (GHA) performed in their first holiday play, titled, "Santa's Under the Weather." The performance took place at the Claremont Courts community room on December 19 at 7:00pm.

Starting in late October, each Saturday youth ages 5 to 17, from across GHA's affordable housing communities practiced at Claremont Courts. Over 16 students participated in the performance which included singing selections from favorite Christmas carols, dancing and acting. Over 65 family, friends, staff members and supporters attended the spirited hour-long performance.

Ms. Fele'cia Fox, of Foxfire Productions, took a moment to recognize all the parents of the young actors and thank them for their support of the

## Coming Soon in 2018 *Smoke-Free Housing Policy*



Starting in May 2018, all Greensboro Housing Authority (GHA) properties will be smoke-free. Residents will not be allowed to smoke inside apartments or on GHA properties. This includes

not only the use of cigarettes, but also cigars, pipes, water pipes, e-cigarettes and vape pens. This Smoke-Free policy is mandated by U.S. Department of Housing and Urban Development (HUD).

Implementing a Smoke-Free policy provides residents and staff with a healthier and safer environment; reduces property maintenance costs, unit turnover time and the risk of fires.

GHA has provided information to residents through meetings and will schedule more as the ban approaches. Additionally, GHA will offer support to those residents who choose to stop using tobacco products.



# COMMUNITY NEWS

A publication of the  
Greensboro Housing Authority

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Editor

## Contact Us

Administrative Office  
275-8501

Assisted Housing Office  
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 · Riverbirch · 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

Resident Services  
336-303-3010

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



Greensboro Housing Authority  
450 North Church Street  
Greensboro, NC 27401-2001

PRST STD  
U.S. Postage Paid  
Greensboro, NC  
Permit No. 7



## Renaissance Family Medicine

2525-C Phillips Ave.

Projected February Opening



*Designed to be a 'medical home' for non  
emergency, adult health care*

Hours of Operation: Monday– Friday  
8:30am– 5:00pm

Services included on-site:

- ◇ Chronic disease management
- ◇ Disease prevention, diagnosis treatment
- ◇ On-site point of care lab testing
- ◇ Health education and prevention program
- ◇ Annual physicals and immunizations
- ◇ Medical specialty referrals
- ◇ Language interpretation services available
- ◇ A financial counselor is available to assist and educate patients about Medicaid/Medicare, Affordable Care Enrollment and Guilford Community Care Network (GCCN) eligibility
- ◇ A Licensed clinical social worker is available to help connect patients with community resources and provide counseling for mental and emotional health needs (2x week)
- ◇ Medication Assistance Program



*Reading Early  
Advances  
Development*

Project R.E.A.D. is a new literacy program for children at GHA from ages zero to third grade across nine community sites.

**Sign your child up  
Today!!**

**Contact Phil at  
pmccall@gha-nc.org**