Greensboro Housing Aut

1940

"The establishment of a Housing Authority for the City of Greensboro is the first step toward the eventual elimination of some of the worst slum sections."
– Greensboro City Council

1941

GHA established. Ray Warren is appointed first executive director (1941 to 1956).

1947

US Dept. of Commerce finds 6,640 units of substandard housing in Greensboro during a study commissioned by the new Housing Authority.

1951

Smith Homes, named for former Commissioner Henry Louis Smith, opens for whites only on Florida Street with 400 apartments

Morningside Homes opens off McConnell Road for blacks only with 400 apartments.

1956

R.H. Dickey appointed executive director (1956 to 1968).

1959

Ray Warren Homes, named for the housing authority's first executive director, opens with 236 apartments.

1967

The Leased Housing Section 23 program was introduced, allowing the housing authority to lease privately-owned units for sublease to low-income residents, reducing the need for new developments. It was the forerunner of the Housing Certificate Program.

First Community Service Coordinator hired to assist residents in getting the services they need.

1968

Hampton Homes opens with 275 apartments.

Hampton Homes was comprehensively renovated in 2003.

William Gordon appointed executive director (1968 to 1982).

1969

Claremont Courts opens with 250 apartments.

1970

Hall Towers, a highrise apartment complex for the elderly named for Alonzo C. Hall, the first chairman of the Board of Commissioners, opens with 156 apartments. It was the first community to specifically meet the needs of senior citizens.

1975

Gateway Plaza, a second highrise for the elderly, opens with 221 apartments.

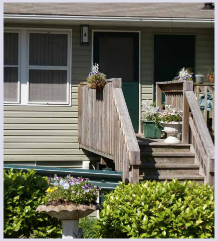
19

Central M
Facility o
Eugene S

thority

Stoneridge, an existing 50-unit community, was acquired to offer seniors an alternative to highrise living.

1978



Purchased Royal Villa Hotel and renamed it Village Green.

Awarded 43 Housing Certificates for families to rent directly from private landlords.

Elaine T. Ostrowski appointed executive director (1982 to 2001).

Applewood and Pear Leaf open with 50-unit communities and Lakespring with 60 units. Smaller public housing communities prove to integrate better into communities in the city of Greensboro.

1982

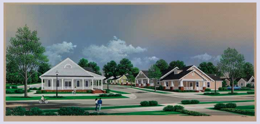
In an effort to bring down an increasing crime rate, Police Neighborhood Resource Centers (PNRCs) open in the large communities.

Beginning of Housing Certificate conversion to Housing Choice Vouchers.

1990

Laurel Oaks opens with 50 apartments.

1992



Rendering of HOPE VI Willow Oaks

Awarded a $22.9 million HOPE VI grant.

Designated a “Weed & Seed” official site by US Department of Justice.

1998

Vi

976

aintenance
n South
treet is built.

1980

Hickory Trails, the first move away from large communities in favor of smaller communities scattered across town, opens with 107 apartments. It was met with strong opposition from those opposed to public housing in residential neighborhoods. Twenty more apartments were added two years later.

Baylor Court opens with 11 single-family apartments.

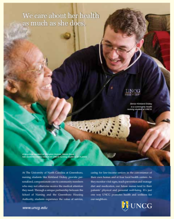
Woodberry Run opens with 39 apartments.

GHA Central Office at
450 North Church Street is built.

1983

Silverbriar opens with 50 apartments.

Health Clinics for Seniors are established at Gateway Plaza and Hall Towers through a partnership with UNCG School of Nursing.



We care about her health as much as she does.

Senior Kirkland Dickey is a community health nursing student at UNCG.

At The University of North Carolina at Greensboro, nursing students like Kirkland Dickey provide personalized, compassionate care to community members who may not otherwise receive the medical attention they need. Through a unique partnership between the School of Nursing and the Greensboro Housing Authority, students experience the value of service, caring for low-income seniors in the convenience of their own homes and at four local health centers. As they monitor vital signs, teach prevention and manage diet and medication, our future nurses tend to their patients' physical and personal well-being. It's just one way UNCG promotes health and wellness for our neighbors.

www.uncg.edu

UNCG

1991

POLICE
IGHBORHOOD
RESOURCE
CENTER

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.

Public Housing Management Assessment Program begins.

1996

River Birch opens with 50 apartments.

2,485 Public Housing Units.

1,099 Section 8 Vouchers (Housing Choice Vouchers).

llage Green closes.

2000

Section Eight Management Assessment Program (SEMAP) begins. GHA scores 97 out of 100 points.

Windhill Apartments, a tax-credit apartment complex, opens with 60 apartments (10 units subsidized by GHA).

52-year-old Morningside Homes' demolition completed.

2002

First Single-family home sold at Willow Oaks.

The Townhomes at Willow Oaks, a tax-credit apartment complex, opens with 110 apartments (70 units subsidized by GHA).

A nine-unit apartment complex on South Ashe Street acquired to add to the Hampton Homes community.

2004

At the opening, US Senator Elizabeth Dole (R-NC) called Willow Oaks “*a remarkable achievement. What a remarkable turn-around! Not only do residents have the keys to a new home, they have the keys to a better way of life.*”

Willow Oaks named *Homes 4 NC Affordable Housing Achievement Project of the Year*.

HUD-required transition to Asset Management begins with Project Based Accounting and Budgeting.

2006

Abby Court, a 14-unit community in southeast Greensboro, is obtained with Public Housing Development Funds an HOPE VI Replacement Housing Factor funds.

2008

1999

Housing Choice Voucher Program begins, offering residents much more flexibility in finding a home. The Homeownership Program, Shelter Care Plus Program and the Supportive Housing Program Homeownership come soon afterward.

2001

Tina Akers appointed executive director (2001 to present).

Parkview, an existing tax-credit apartment complex, is renovated with 60 apartments (25 units subsidized by GHA).

Wellness Clinic established at Hampton Homes.

2003

The Villas at Willow Oaks, a tax-credit apartment complex, opens with 40 senior villas (all subsidized by GHA).

2005

GHA awarded its first Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the U.S. and Canada for the 2004 Comprehensive Annual Financial Report.

2007

The Havens at Willow Oaks, a tax-credit apartment complex, opens with 60 apartments (30 units subsidized by GHA).

Windhill Court Apartments, a tax-credit apartment complex funded by tax credits and HOPE VI, opens with 64 apartments (16 units subsidized by GHA).

Maintenance decentralized / project-based maintenance implemented.

2,303 Public Housing Units.

2,771 Housing Choice Vouchers.

Woodland Village, an existing 27-unit apartment complex, was acquired to add to GHA's affordable housing stock.

With the use of American Recovery and Reinvestment Act of 2009 funds, a community building is added and three apartments are made handicap accessible at Stoneridge.

Nearly $10
After renov
Greensboro

GHA launc

d

2009

Fourteen condominiums at Foxworth, a foreclosed property, are purchased through the use of Neighborhood Stabilization Program grant funds.

2010

Chairlifts are added to the two-story apartments at Stoneridge, an elderly-designated public housing community.

Six additional condominiums are purchased from Foxworth homeowners.

2012

North Pointe at Hicone, an 18-acre parcel with 11 partially completed townhomes, is acquired. Six apartments are developed as public housing and five apartments as market rate. The land will be developed to add additional affordable housing and market-rate homes.

Wins *Building Healthy Homes* award at Housing Summit 2012 for construction of new community building and renovation of existing apartments at Stoneridge.

Connected Living, a computer training program for residents in Hall Towers and Stoneridge senior communities, launches.

Online applications for affordable ho
programs go live on GHA website w
more than 11,000 applications when
waiting list opens. The Assisted Hou
office assists those unable to complet
online application.

Wins for the 11th straig
Reporting from the Gov
governmental accounti
across the county even

2011

With the use of Neighborhood Stabilization Program grant funds, two buildings are constructed at Foxworth adding 24 additional condominiums and bringing the total number of condominiums to 44.

With the use of American Recovery and Reinvestment Act of 2009 funds, Claremont Courts receives a new look including the redesign of all apartments, landscaping, a new Community Center and offices, and a *Born Learning Trail*, funded in part through United Way of Greater Greensboro's Tocqueville Women's Leadership.

million is invested into Greensboro through these improvements.
ations and additions, the total number of public housing units in
increases to 2,370.

hes Real Estate Development department.

2013

Computer Explorers: Pre-K & Mommy Class, which assists pre-schoolers with school readiness while allowing parents to create resumes and complete applications online, wins Carolinas Council of Housing Redevelopment and Code Officials' (CCHRCO) *Human Service* award for addressing "issues, concerns and problems that often take some creative thinking."

30th Anniversary of *National Night Out* celebrated at 14 GHA communities throughout Greensboro.

Portfolio Award from HUD received under the Rental Assistance Demonstration (RAD) Program with commitment to enter into Housing Assistance Payments Contract for 2,195 public housing units in 19 communities.

2014

GHA officials, Police and residents celebrate 25 years of *Police Neighborhood Resource Centers* in GHA communities.

Claremont Courts

Claremont Courts receives a low-income housing tax credit award totaling $4.8 million and a $7 million tax-exempt bond volume approval from the North Carolina Housing Finance Agency for renovations in conjunction with RAD Conversion.

Hampton Homes, Claremont Courts, Hall Towers, Gateway Plaza, Hickory Trails, Lakespring, Abby Courts, Woodberry Run and Baylor Court – a total of 1,143 units – convert to Project-Based Section 8 through HUD's Rental Assistance Demonstration Program voucher funding. Through creative financing $16 million in renovations will be completed in these communities. North Pointe at Hicone is approved for RAD conversion.

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Wins National Association of Housing and Redevelopment Official's esteemed Award of Excellence for *It's Time to Shine* theater arts program.

ght year, the *Certificate of Achievement for Excellence in Financial* ernment Finance Officers Association, the highest recognition in ing and financial reporting and one that few housing authorities attempt to attain.

2015

2016

GREENSBORO HOUSING AUTHORITY
Celebrating Excellence in Affordable Housing
75 YEARS
1941 - 2016

Celebrating 75 years of affordable housing for the Greensboro community, GHA renews its mission *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.*