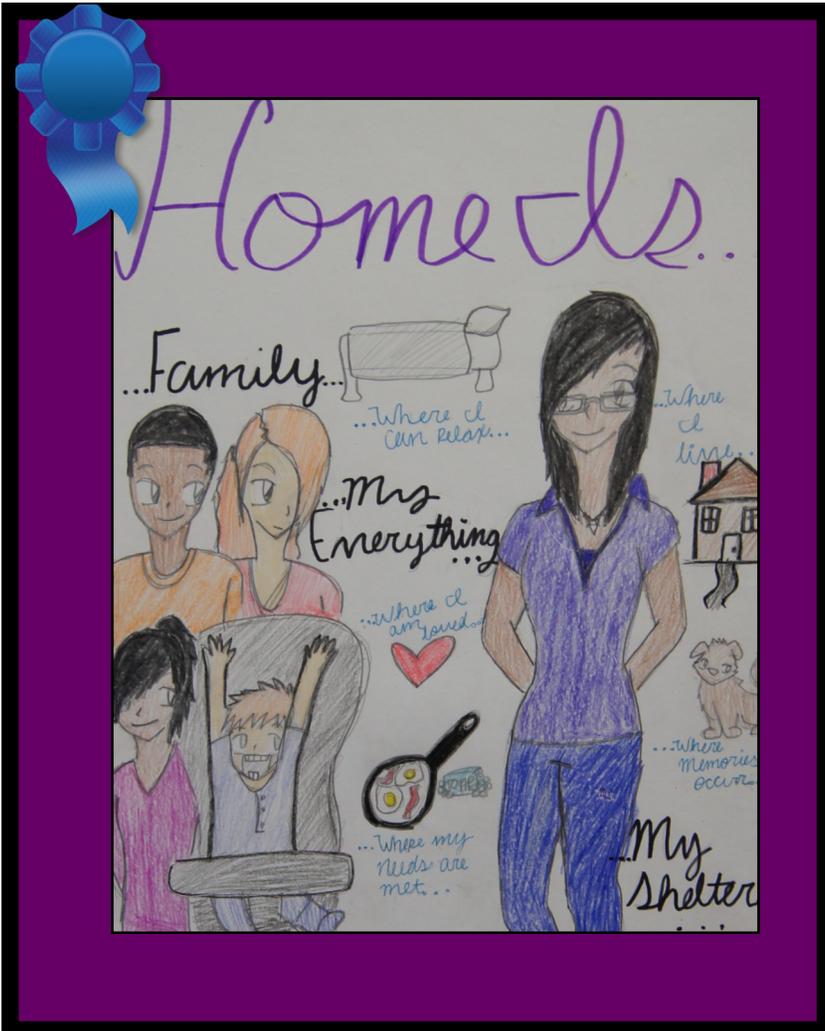




Greensboro Housing Authority 2011 Annual Report



Our home is the nucleus of our lives because it is where we come together; a place of fun and bonding where unforgettable memories are made and identities develop. Our home provides us with the basic necessities such as a place to sleep, unwind, eat, and it can be a refuge, a safe place to be yourself. Home is our family, our family is our home.

**Alexis, Age 14
Greensboro, NC
National Winner
“What Home Means to Me”**

"What Home Means to Me"



Each year Greensboro Housing Authority (GHA) holds a poster contest for children residing in its affordable housing. Posters drawn by these young people and their narratives focus on a simple but powerful statement: "What Home Means to Me." The contest is a collaborative effort of GHA and the National Association of Housing and Redevelopment Official's chapter/state, regional and national organizations. GHA selects winners from Greensboro that compete to receive 13 national awards that include savings bonds and the opportunity to have their art used in an annual "What Homes Means to Me" calendar. The grand prize winner also travels to Washington, D.C. to address attendees of NAHRO's Legislative Conference and to meet their members of Congress. In 2012, GHA boosts three national winners for 2012.



The artwork in this year's Annual Report is supplied by the wonderful artists who participated in this year's contest. GHA sends it's heartfelt thanks to all who participated.

Participating Young Artists : Josiah Hairston·Taliyah Brown·Yolanda Faison·Jessica Watson·Tiffany Watson·Jada Henderson·Cameron Ataway·Diamond Attaway·osiah Cherry·Jamar Cherry·Kameela Dericotte·Ashley Moore·James Sims·Sarah Stokes·Brandon Stokes·Zoe Best·Michael Dericotte·Malachi Maness·Malaysia Maness·TiQuin Southerland·Jordan Farmer·Sanguerin Woods·Denzel Florence·Ciara Crews·Dejuan Petty·Tiyaki Williams·Niante Woods·Aaliyah Smith·Shaquill Woodberry·Dejuan Petty·Tiyaki Williams·Niante Woods·Aaliyah Smith·Shaquill Woodberry·Isaiah Roberson·Tasheia Miller·Tatyana Miller·Ta'Nya Miller·Ta'Nia Miller·Javion Jones·Vasean Morehead·Jaylin Waddell·Jonathan Waddell·Jaden Waddell·Janique Williams·Dominique Andrews·Sheyla Burch·Zakeira Coleman·Janiya Council·Crychelle Frazier·Ajashia Davis·Mia Gibbs·Elijah Graves·Destiny Graves·Nazareya Lanier·Nyasia Monk·ZaKareyona Murphy·Jesse Steens II·Latoria Stokes·Brianna Teague·Genesis Whitworth·TiDameyeonna Wright·Dominique McCain·Erica Martinez·Marisol Martinez·Nadia Tatum·Jeremiah Whitsett·Taylor Boyd·Imani Upsher·Aliyah Adams·Katlyn Adams·Saskia Donnell·Awtyona Wilson·Sazia Coleman·Taeyana McGay·Messiah Black·Amoni Dukes·India Warren·Kayla Pemberton·Alexis Pemberton·Camia Moore·Christopher Moore·Tatiyana Blakely·Aminah Blakely·Khadijah Blakely·Dearius Morton·Mahogany Boyd·Nykoia Brewington·Jahyra Davis·



Jayhuan Davis·Cameron Haywood·William Johnson·Christian Kennedy·Morgan Kennedy·Kevon Madden·Jala Ray·Josh Sheppard·Jenia Sheppard·Trinity Treadwell·Cara Whitsett·Marcus Whitsett·Shyanne Harrison·Timiyia Wilkerson·Tyonna Stacker·Nia McDonald·Nakia McDonald·Sierra Haney·Myrical Sumner·Cameron Rutledge·Naitara Matthews·Brianna Milton·Calvin Gamble·Ke'Juan Reeder·Kamari Reeder·Jordan Mahoney·Izaha Dowd·Chris Parson·Serenity Johnson·Dayianna Little·Tyquan Moon·Rayzelle Brannon·Carlyne Pickard·Trevon Culliver·Nyree Harper·



Leadership Message:

Those of us in the business of providing affordable housing often hear the terms units, vouchers, mixed income, low income, tax credit, and asset management. But ask a child growing up in our communities, and you will hear a very different language - protection, safety, peace, happiness and love - a language that describes the importance of a place to call home. For many families Greensboro Housing Authority is the first step to providing stability for their family. A permanent address gives children the ability to make friends and attend one school long term, it gives parents the opportunity to look for work and apply for services, and it gives families a place to grow roots and become part of a community.

Greensboro Housing Authority is the city's largest provider of affordable housing, and we are proud to offer over 12,000 citizens a place to call home.



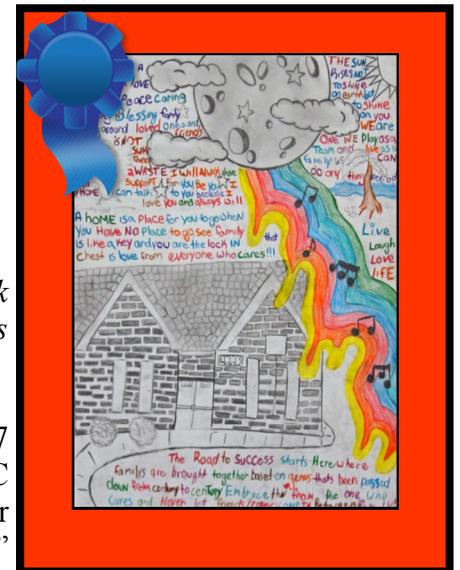
Otis L. Wilson, Chairman
Greensboro Housing Authority's Board of Commissioners



Tina Akers Brown, President and Chief Executive Officer
Greensboro Housing Authority

My poster is colored and black and white. The colored words and colored rainbow represent family. The black and white represent the things that make us happy. Lost time is never spent so embrace it. The colored words mean a lot about family. Take a better look.

Shaquill, Age 17
Greensboro, NC
National Winner
"What Home Means to Me"



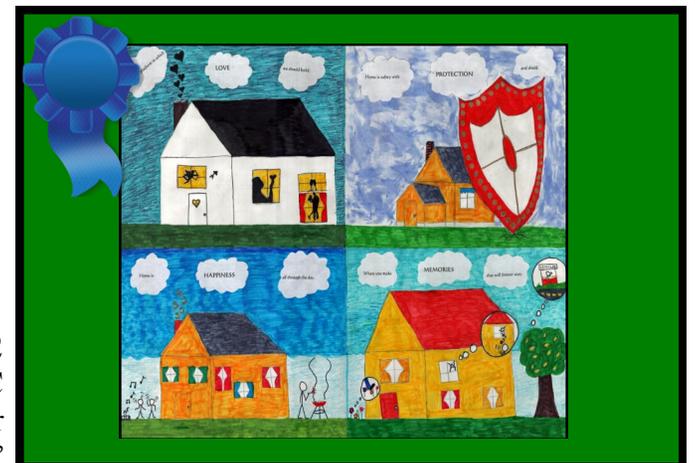
Accomplishments and Excellence in Providing Homes for Low-Income Families - 2011

- Awarded a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association each year since 2006.
- Negotiated a third amendment to GHA's Energy Performance Contract Agreement, providing over \$3.9 million in energy saving improvements throughout GHA communities.
- Awarded over \$1,961,182 in grant funds to provide services to GHA clients.
- Designated a High Performer in the US Department's (HUD) Public Housing Assessment System and Public Housing Management Assessment Program.
- Designated a High Performer in HUD's Section Eight Management Assessment Program.
- Held a grand opening for Foxworth Condominiums and closed out a \$2.4 million Neighborhood Stabilization Grant. Foxworth Condominiums now provide 44 affordable homes for Greensboro families.
- Held a grand opening for Stoneridge's new community center and the conversion of three apartments to handicap-accessible, affordable homes. The new community center is GHA's first facility built to LEED-silver certification standards.
- Awarded the National Award of Merit for the modernization of Hampton Homes.
- Completed \$8,406,372 in upgrades to GHA communities.

*Home is a platform in which love we should build. Home is safety with protection and shield.
Home is happiness all through the day. Where you make memories that will forever stay.*

Symeon, Age 12
Greensboro, NC
National Winner

“What Homes Means to Me”



5,781 Homes Provided to Greensboro Families

12,486 - Greensboro citizens provided homes through GHA's affordable housing programs

3,361 - homes provided through Housing Choice Vouchers

2,299 - *homes provided in public housing communities*

191 - homes provided in mixed-income communities

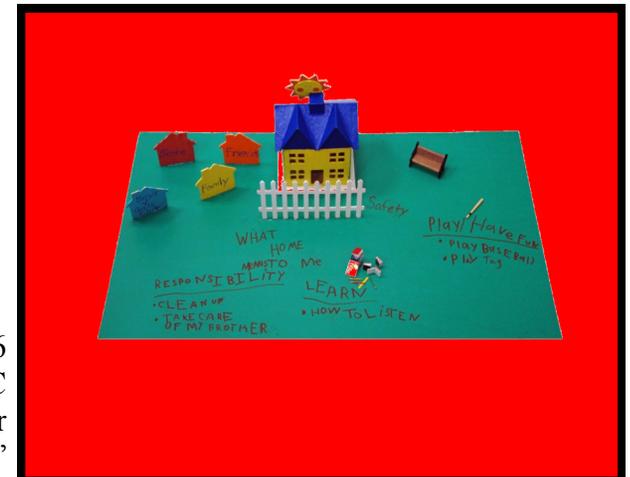
603 - *homes provided to Greensboro's elderly*

1,802 - homes provided to Greensboro's disabled

7,218 - Greensboro families waiting for affordable housing

I did a project on what home means to me and it means a lot of things. To me home means a place to play and have fun. Home means learning new things and I learned to spell my name at home.... Home means I am loved.

Vasean, Age 6
Greensboro, NC
Local GHA Winner
"What Home Means to Me"



The Future of Greensboro's Affordable Homes

For over 70 years, Greensboro Housing Authority has held true to its mission statement 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. As our 71st year begins, GHA continues to set high standards and goals to continue this mission.

Greensboro Housing Authority Goals and Objectives for 2013

Goal One: Achieve and maintain high performer status in Public Housing Assessment System and Section Eight Management Assessment Program

- Objective 1: Score 90% or higher on PHAS and SEMAP.
- Objective 2: Provide timely reporting of required information to HUD.
- Objective 3: Incur no deductions to PHAS score from audit results/submission.

Goal Two: Ensure the fiscal integrity of GHA

- Objective 1: Achieve annual financial audits with no significant findings.
- Objective 2: Prepare and operate within approved budgets.
- Objective 3: Explore various opportunities for funding resources.

Goal Three: Create an environment that encourages self-sufficiency, and enhances the quality of life for residents

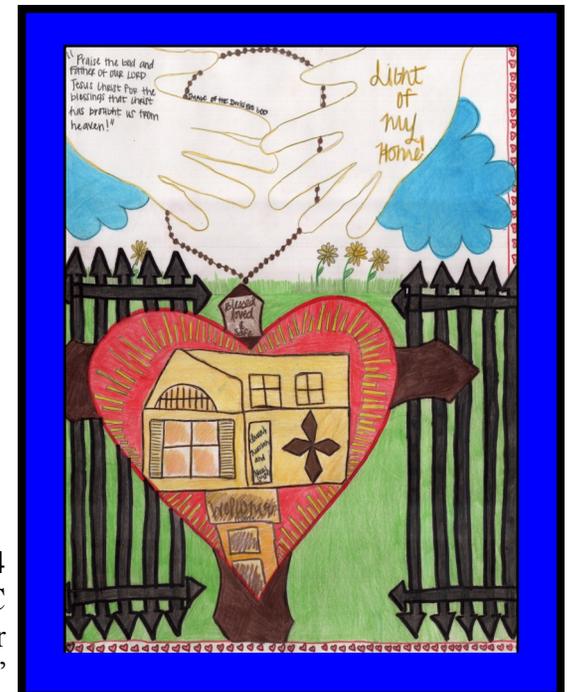
- Objective 1: Identify, implement and increase opportunities to expand the number of working families.
- Objective 2: Maintain successful homeownership programs for eligible public housing and Housing Choice Voucher Program families.

Goal Four: Increase the supply of affordable housing opportunities within GHA's jurisdiction

- Objective 1: Investigate and apply for new housing opportunities.
- Objective 2: Explore financial alternatives for additional housing opportunities.
- Objective 3: Partner with other entities for expanded housing opportunities.

What home means to me? It means love, strength, security, happiness and most of all it is filled with God. Through God all things are possible and we are blessed and very thankful...

Imani, Age 14
Greensboro, NC
Local GHA Winner
"What Home Means to Me"



Combined Statement of Net Assets Fiscal Year Ended June 30, 2011

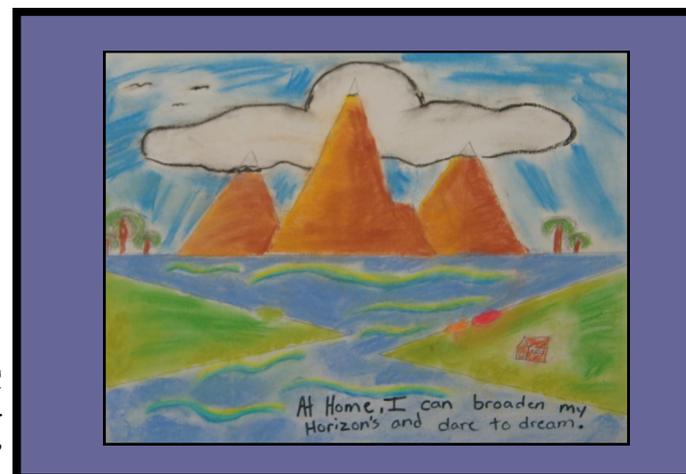
<u>Assets</u>		<u>Liabilities</u>	
Cash and Investments	\$ 17,082,959	Accounts Payable	\$ 307,322
Accounts Receivable, Net	670,025	Current Portion Long-Term Debt	887,727
Prepaid Expenses and Other Assets	603,794	Accrued Liabilities	690,938
Restricted Assets	9,830,786	Tenant Security Deposits	742,226
Capital Assets	61,773,535	Non-Current Liabilities	17,497,033
Non-Current Assets	<u>9,889,581</u>	Total Liabilities	\$ 20,125,246
Total Assets	<u>\$ 99,850,680</u>	<u>Net Assets</u>	
		Investment in Capital Assets -Net of Related Debt	\$ 46,724,403
		Net of Related Debt	6,818,174
		Restricted Net Assets	<u>26,182,857</u>
		Total Net Assets	\$ 79,725,434
		Total Liabilities and Net Assets	<u>\$ 99,850,680</u>

Combined Statement of Revenue and Expenses Fiscal Year Ended June 30, 2011

Operating Revenue		Non-Operating Revenue (Expenses)	
Tenant Revenue	\$ 2,687,929	Investment Income	\$ 750,112
Governmental Grants and Subsidy	31,886,850	Interest Expense	(604,086)
Other Income	<u>1,122,361</u>	Total Non-Operating Revenue (Expenses)	\$ 146,026
Total Operating Revenue	<u>\$ 35,697,140</u>	Governmental Grants-Capital	<u>\$ 8,406,372</u>
Operating Expense		Net Income	\$ 8,409,281
Administrative	\$ 5,721,579		
Tenant Services	621,384		
Utilities	1,536,703		
Maintenance and Operations	5,390,266		
Protective Services	353,176		
General Expense	1,714,221		
Housing Assistance Payments	15,750,953		
Depreciation	<u>4,751,975</u>		
Total Operating Expense	<u>\$ 35,840,257</u>		
Operating Loss	\$ (143,117)		

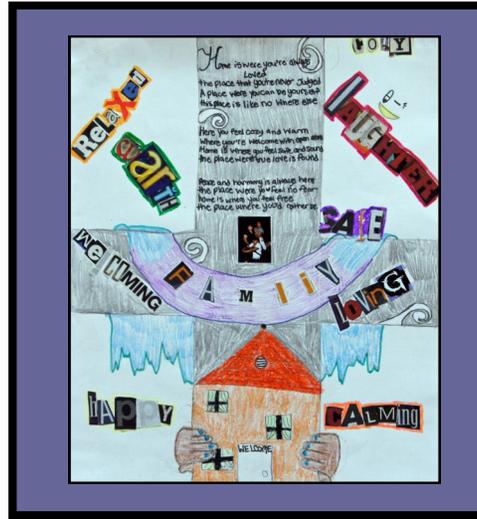
My poster explains peace, relaxation and quietness. I can broaden my horizons and dare to dream. Home is the only place I can ignore the negativity and violence in the world. That's why they say, "There's no place like home."

Serenity, Age 11
Greensboro, NC
Local GHA Winner
"What Home Means to Me"





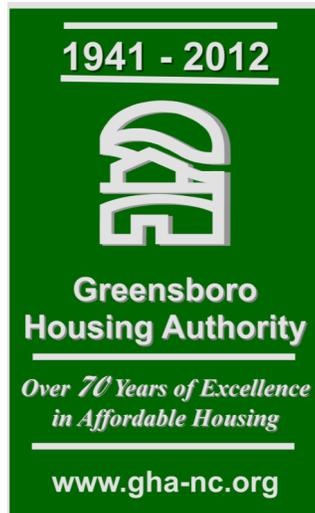
I love home so much because I love to be with my family. My mom gives me clothes to wear. I feel happy at home.
 Myrical, Age 7
 Greensboro, NC
 Local GHA Winner
 “What Home Means to Me”



Home is where you're always loved. The place where you're never judged. A place where you can be yourself. This place is like nowhere else.
 Saskia, Age 12
 Greensboro, NC
 Local GHA Winner
 “What Home Means to Me”



I love home because it is a safe place for me to eat and sleep and watch TV.
 Jahyra, Age 8
 Greensboro, NC
 Local GHA Winner
 “What Home Means to Me”



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