



GREENSBORO HOUSING AUTHORITY

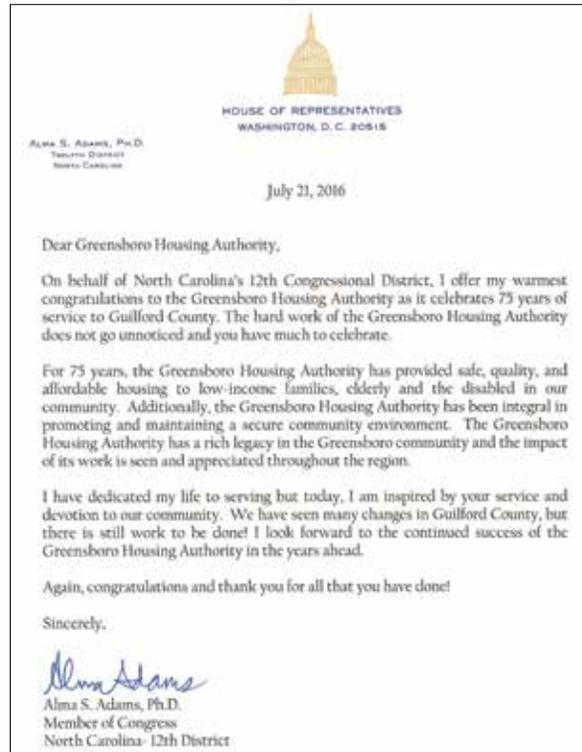
*Celebrating our past.
Welcoming our future.*

A Letter from *President Barack Obama*

I send my regards as you celebrate your organization's 75th anniversary.

Throughout the American story, each generation has continued the unending work of building a better future and making our Nation more just and more equal. By joining in a spirit of common purpose and contributing to shared progress you are helping drive America forward. As you reflect on your achievements, I hope you take pride in the difference you have made in the lives of others.

Congratulations on all you have accomplished. I wish you the very best in the years ahead as you continue working to forge and ever brighter tomorrow.



In July 2016, Greensboro Housing Authority (GHA) celebrated 75 years of affordable housing for Greensboro citizens.

We use this anniversary to celebrate our past and welcome our future.

THE YEAR WAS

1941

- *The average cost of a new house was \$4,075*
- *Average cost for house rent was \$32 per month*
- *Average annual wages were \$1,750*
- *Greensboro's population was 59, 319*
- *7,728 Greensboro families live in sub-standard housing with no indoor plumbing and some without electricity*
- *57% of those living in substandard housing earned less than \$1,000 per year*

In response to the passage of the Affordable Housing Act of 1939, which provided subsidies from the federal government to local public housing agencies to improve living conditions for low-income families, the Greensboro City Council requested a Real Property Survey and a Low-Income Housing survey. The request was approved by the NC State Planning Board and a survey began in June 1939 and was completed in July 1940. Of the 7,728 families living in substandard housing as cited by the report, 2 out of 7 received incomes less than \$1,000 per year. The report concluded that the majority of these families could not possibly be rehoused in standard housing due to their income levels. After careful review of the report, Greensboro City Council responded with a statement that would change affordable housing in our city, "The establishment of a Housing Authority for the City of Greensboro is the first step towards the eventual elimination of some of the worst slum sections."

With the United States entering World War II in 1941, all but essential building was halted around the country to make supplies available for the war effort. During the hiatus, GHA did not lose sight of its goals and a program evolved to provide, decent, safe housing for the economically disadvantaged as GHA worked toward acquiring land for future building. In 1951 the construction of the first two public housing communities, Morningside Homes and Smith Homes, provided housing for the City's neediest residents along with local employment opportunities that added to the economy. Through the selling of bonds and through state, local, federal and private assistance, GHA successfully began its mission to offer safe, sanitary and affordable housing.

Seventy-five years later, GHA continues to meet the housing needs of our elderly, handicapped and low-income families. Our mission has expanded throughout the years but our core mission remains the same.

THE YEAR WAS

2016

- *The average cost of a house in Greensboro is \$146,900*
- *Average cost for house rent in Greensboro is \$709 per month*
- *Average annual wages for Greensboro citizens are \$61,092*
- *Greensboro's population is 280,801*
- *6,086 families receive affordable housing in 20 GHA communities and through its Housing Choice Voucher Program*
- *Families receiving housing assistance earn an average of \$8,801 per year*
- *GHA's waiting list is 12,632*

For the past 75 years, GHA has worked to provide stable, affordable housing for the citizens of Greensboro by increasing our affordable housing communities and establishing and growing our housing choice voucher program. GHA currently provides homes for over 12,000 disabled, elderly and low-income individuals. In addition to affordable housing, GHA staff provides services to our residents that focus on ending chronic homelessness in our city, promoting self-sufficiency, assisting youth in being ready for school and life, aging in place and ending the cycle of poverty.

Throughout our history GHA has been honored as the recipient of numerous awards for our management, design, programs and services, and is consistently ranked as a high performer by the U.S. Department of Housing and Urban Development. Beginning in FY 2005, GHA has been awarded a Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers' Association for each year for its Comprehensive Annual Financial Reporting. For the past two years, GHA has received the National Association of Housing and Redevelopment Officials' Award of Excellence: Resident and Client Services for our youth programs.

Our future will continue the excellence we are known for as we combine expertise and innovation to continue to meet the affordable housing need for Greensboro. We look forward to our future and the opportunity to continue to serve the Greensboro community.

Sincerely,



Dr. Manuel Dudley
Chairman
Greensboro Housing Authority



Tina Akers Brown
President and Chief Executive Officer
Greensboro Housing Authority

FOR 75 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.



FROM PROVIDING A PLACE TO LIVE TO CREATING HOMES

GHA WAS STARTED IN 1941, but with World War II at our door, a hiatus was taken. During this time, GHA did not lose sight of its goals and a program evolved to provide decent, safe housing for the economically disadvantaged as GHA worked toward acquiring land for future building. The construction of Greensboro's first public housing communities, Morningside Homes and Smith Homes, was completed in 1951 and the segregated communities were occupied soon after.

Celebrating *Our History*

THE GROWTH OF PUBLIC HOUSING CONTINUED in Greensboro with Ray Warren Homes added in 1959, and Hampton Homes and Claremont Courts in the 60s. Housing specifically for the elderly – Hall Towers, Gateway Plaza and Stoneridge - was created in the 70s. During the 70s, GHA also welcomed its first resident to the Board of Commissioners. Johnny Jackson, a Claremont Courts resident, would serve 10 years on our Board.

The 80s and 90s saw expansion through the addition of small scattered-site communities and the inclusion of Housing Choice Vouchers which gave participants the flexibility to rent from private landlords throughout the city and county. Police Neighborhood Resource Centers, created through a partnership between GHA, its residents and the City to combat crime in public housing, were created. The award-winning program still exists in our communities today. In 1998 GHA was awarded a \$23 million HOPE VI grant that would allow leveraging of an additional \$87 million in private and public funds to transform Morningside Homes, one of our first communities, into Willow Oaks, a mixed-finance/mixed-income community.

The housing market financial crisis during the 2000s, gave GHA the opportunity to purchase and develop foreclosed properties into much needed affordable housing. Woodland Village, Abby Court and Foxworth were all added to GHA's portfolio during this period of our history. GHA's first truly market-rate apartments were added in 2013 with the purchase of North Pointe at Hicone in 2013.



Transforming *Lives*



ERWIN FAMILY IN 1950S



ERWIN FAMILY TODAY

GROWING UP, THE ERWIN CHILDREN – Linda, Ronald, James, William and Lori - called two Greensboro Housing Authority communities home – Morningside Homes from 1953-1970 and Claremont Courts from 1970-1975. In a recent interview recorded by UNCG to document GHA's history, they each shared their experiences in growing up in public housing.

“I think we all are better because of the relationships that we developed there and the people that we knew,” recalls William Erwin, “For me, my friends today are ones that I had growing up in Morningside Homes and Claremont Courts.”

James remembered the pride families had for their community, “There was a pride, people kept their yards straight and we would go to the community building and check out a lawn mower to mow the grass. People had flower gardens and we even took pride in hanging out the laundry. It was a nice community. It helped a lot of people.”

Lori recalled the skating, softball, roller bat and pool she played growing up, “Some of the things I did there I still do now. I'm an elementary physical education teacher because of activities and because of the games I learned growing up in Morningside Homes and Claremont Courts.”

Living in affordable housing helped the Erwin family make their wishes into reality remembers Ronald. “Affordable housing helped my family greatly because it was my parents' wishes that we have the best education. By having affordable housing, we were able to go to school and become the people we are today.”

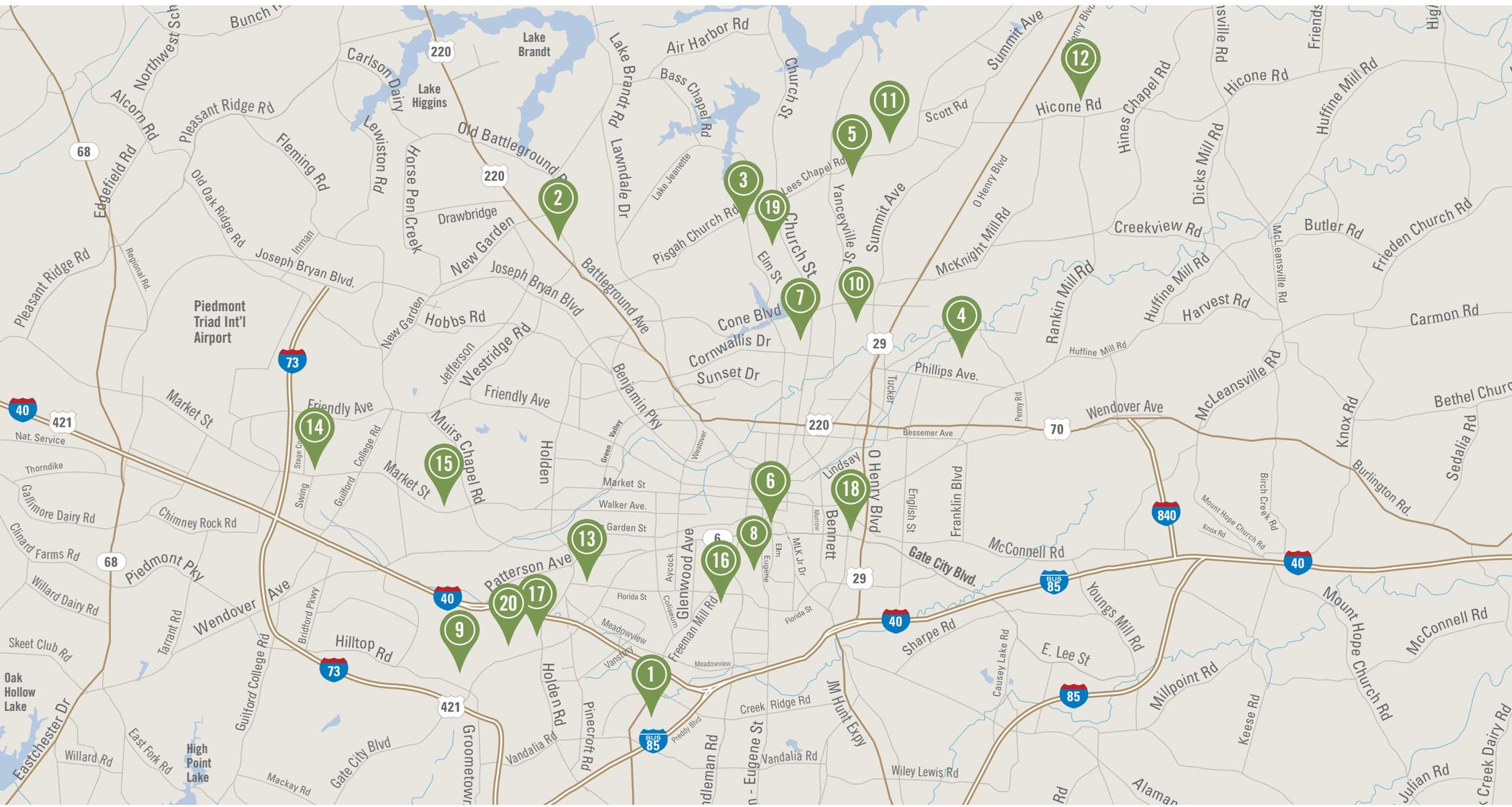
Our Future

Meeting the demands of an ever-increasing waiting list for affordable housing in Greensboro, which now stand at 12,000 families, GHA continues to implement new and innovative programs while recognizing the importance of learning from the past. Our future plans include:

- Continue to seek partnerships and funding opportunities to develop innovative programs that improve the quality of life of low-income families, seniors and disabled in our communities.
- Continue the transformation of our public housing communities by converting from Public Housing funding to Section 8 Project-Based Voucher funding. This process will increase reinvestment in our communities through the leveraging of public and private debt and equity.
- Increase affordable, energy-efficient, mixed-income housing on land we currently own by incorporating advanced technologies and practices in design and construction.



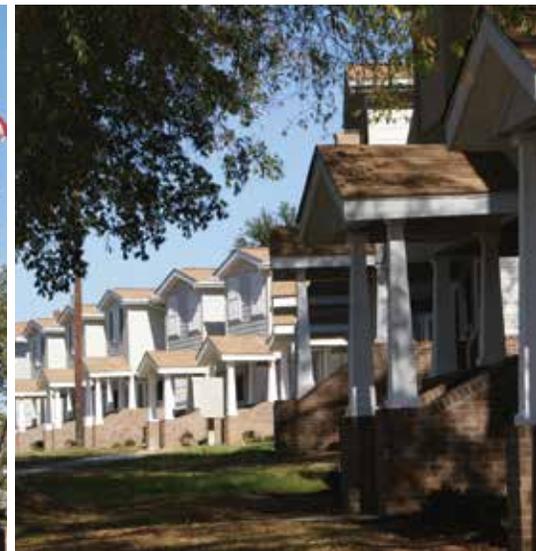
Housing Today



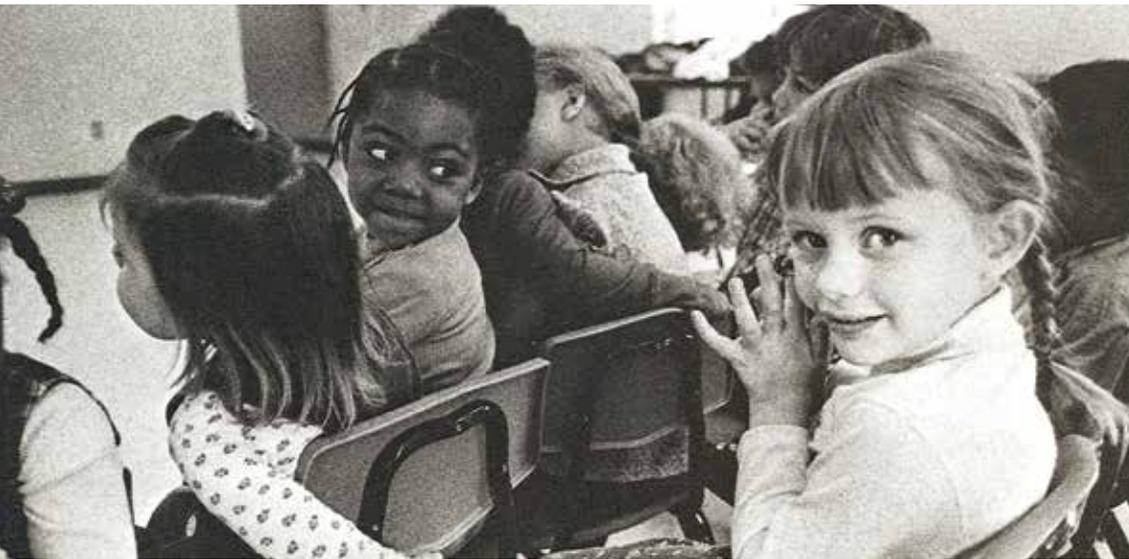
GREENSBORO HOUSING AUTHORITY operates 20 affordable housing communities throughout Greensboro. Ranging from a small, eleven-unit townhome development to a large 430-unit community, GHA provides affordable housing to the elderly, disabled and low-income families we serve.

- | | |
|---------------------|---------------------------|
| 1. ABBY COURT | 11. LAUREL OAKS |
| 2. APPLEWOOD | 12. NORTHPOINTE AT HICONE |
| 3. BAYLOR COURT | 13. PEAR LEAF |
| 4. CLAREMONT COURTS | 14. RIVER BIRCH |
| 5. FOXWORTH | 15. SILVERBRIAR |
| 6. GATEWAY PLAZA | 16. SMITH HOMES |
| 7. HALL TOWERS | 17. STONERIDGE |
| 8. HAMPTON HOMES | 18. RAY WARREN HOMES |
| 9. HICKORY TRAILS | 19. WOODBERRY RUN |
| 10. LAKESPRING | 20. WOODLAND VILLAGE |

In addition, GHA subsidizes 191 apartments in communities neither owned nor managed by GHA.



Engaging Youth



YOUTH LIVING in our public housing communities and supported through our Housing Choice Voucher Program receive a wide array of services to promote physical, emotional and educational growth.

OVER 5,500
CHILDREN
*are served today
by GHA*

Today, services include:

- ART
- SPORTS
- FITNESS
- TECHNOLOGY
- EDUCATION
- HEALTH & WELLNESS

These programs are made possible through Greensboro Housing Authority staff and partnerships with organizations such as:

- THE FIRST TEE OF THE TRIAD
- PUBLIC HOUSING STATE ATHLETIC CONFERENCE
- UNITED WAY THRIVING AT 3
- GIRL SCOUTS
- FOXFIRE PRODUCTIONS
- PROGRESS FITNESS
- YOUNG WOMEN'S CHRISTIAN ASSOCIATION (YWCA)
- GUILFORD CHILD DEVELOPMENT
- THE SALVATION ARMY BOYS & GIRLS CLUBS
- ARTSGREENSBORO

Helping Seniors

SENIORS LIVING in our affordable housing communities receive a wide array of services to promote physical, emotional, social and educational engagement. Two programs, Connected Living and Wellness Centers, are highlighted below.

OVER
1,200
SENIORS

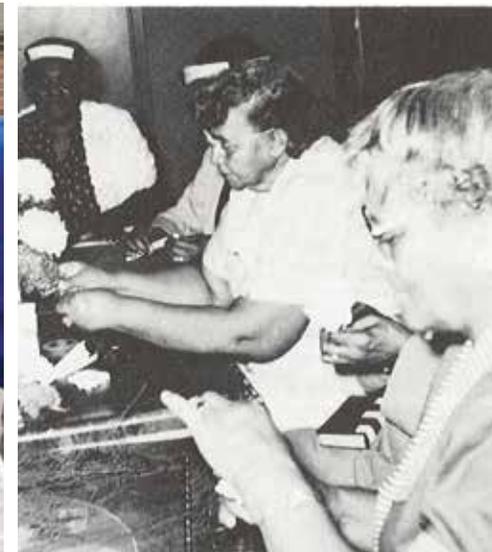
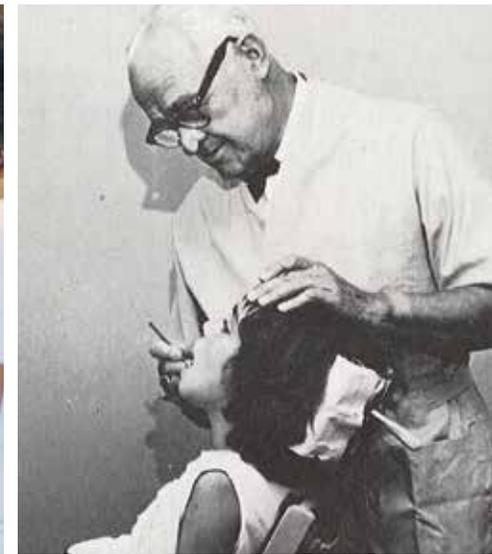
*are served today
by GHA*

Today, services include:

- FITNESS
- HEALTH & WELLNESS
- TECHNOLOGY
- BUDGETING
- SOCIALIZATION/
RECREATION
- INFORMATION &
REFERRALS

CONNECTED LIVING – Technology has become essential to senior living. The ConnectedLiving program provides training, a user-friendly platform and interactive activities and learning opportunities for residents. The beginners’ class helps seniors become familiar with keyboards, social media and various computer programs and games.

WELLNESS CLINICS – In partnership with UNC-Greensboro School of Nursing and Well•Spring, Wellness Clinics operate in all three senior communities – Gateway Plaza, Hall Towers and Stoneridge – and one family community – Hampton Homes. The clinics offer health education and referrals to healthcare providers and monitor blood pressure, heart rate and blood glucose levels.



Strengthening Families



PARTICIPANTS IN GHA'S PUBLIC HOUSING AND ASSISTED HOUSING PROGRAMS are encouraged to participate in programs that promote self sufficiency and homeownership.

FAMILY SELF-SUFFICIENCY AND RESIDENT OPPORTUNITIES FOR SELF SUFFICIENCY – Both programs use the stability of affordable housing as a platform for improving the quality of life for participants and their families. By working with public and private partners, coordinators enable participating families to increase earned income and financial literacy, reduce or eliminate the need for public assistance, and make progress toward economic independence and self sufficiency.

Families are served in a variety of ways:

- 150 CLIENTS PARTICIPATED IN HOUSING COUNSELING SERVICES
- 365 INDIVIDUALS ARE ENROLLED IN GHA'S FAMILY SELF SUFFICIENCY PROGRAM
- 6,100 FAMILIES SERVED IN OUR 20 AFFORDABLE HOUSING COMMUNITIES AND THROUGH OUR VOUCHER PROGRAMS
- 163 FAMILIES PURCHASED HOMES THROUGH GHA'S WELCOME HOME HOMEOWNERSHIP PROGRAM SINCE ITS INCEPTION IN 2003.

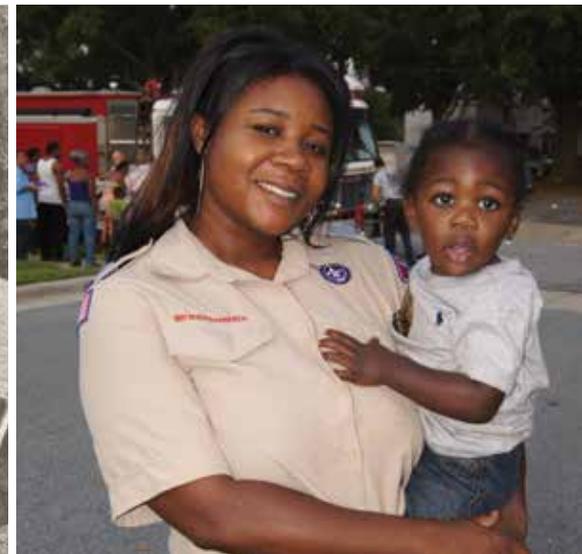
OVER
6,100
FAMILIES

*are served today
by GHA*

HOUSING OPPORTUNITIES AND SHELTERING THE HOMELESS – Both programs provide services and permanent supportive housing for disabled, homeless persons in Greensboro and Guilford County who are in need of stable housing to prevent homelessness or the recurrence of homelessness in their lives. Participants include those who are chronically homeless, veterans, youth, families with children, domestic violence survivors, substance abusers, mentally ill, and those living with HIV/AIDS.

HOMEOWNERSHIP – As a HUD-approved housing counseling agency, GHA provides counseling and advice to tenants and homeowners with respect to property maintenance, and financial management and literacy to assist clients in improving their housing conditions, meet their financial needs, and fulfill the responsibility of tenancy or homeownership.

FATHERHOOD INITIATIVE – GHA recognizes the importance of both fathers and mothers in the lives of their growing children, but this initiative gives special attention to the growing trend and negative impact of absent fathers. Each June GHA holds a special event to pay homage to the special relationship between father and child.



1941

GHA is established on June 17, 1941. Plans to build 2,500 units over a 10-year period are interrupted by WWII.



1950s

- Smith Homes (400 units) and Morningside Homes (380 units), Greensboro's first public housing communities are built
- Ray Warren Homes, with 239 units is built



1960s

- Hampton Homes is completed in 2 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

1980s

- Seven similar communities 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



1990s



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





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 renovations brings GHA a regional 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)
- Two additional building are constructed on the Foxworth property (24 unites)
- Major renovations of Hampton Homes, Stoneridge and Claremont Courts are completed
- North Pointe at Hicone purchased (11 units) and 18 acres of land for future development are purchased

2010s

- With the use of the American Recovery and Reinvestment Act of 2009 funds, a community building is added and three apartments are made accessible at Stoneridge
- With the use of the Neighborhood Stabilization Program grant funds, two buildings are constructed at Foxworth adding 25 additional condominiums and bringing the total number of condominium to 44.
- With the use of the American Recovery and Reinvestment Act of 2009 funds, Claremont Courts receives a new look including new exterior elevations of all apartments, landscaping, a new Community Resource Center and offices, and a Born Learning trail, funded in part through United Way of Greater Greensboro's Toqueville Women's Leadership.
- Connected Living, a computer training program for residents in Hall Towers and Stoneridge senior communities, launches.
- 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 Section 8 Project-Based voucher funding through HUD's Rental Assistance Demonstration Program. Through creative financing \$16 million in renovations will be completed in these communities. North Pointe at Hicone is approved for RAD conversion.



BOARD OF COMMISSIONERS



DR. MANUEL DUDLEY
Chairperson



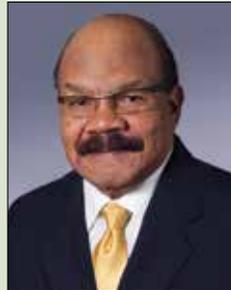
J. GARY HILL
Commissioner



LEDFORD AUSTIN
Commissioner



NANCY P. HUNTER
Commissioner



J. DOUGLAS THORNE
Commissioner



SANDRA NEERMAN
Commissioner



WOODROW DAWKINS
Commissioner



*Back row, l-r: JAMES COX, Chief Operating Officer; JAYMAR JOSEPH, VP of Real Estate Development;
TINA GRAY, VP of Assisted Housing; SHERRELL NEWMAN, Vice President of Operations
Front row, l-r: TINA AKERS BROWN, Chief Executive Officer and NANCY THOMAS, Chief Financial Officer*

EMPLOYEES



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TINA AKERS BROWN	DOROTHEA CROSBY	VICTOR HEADEN	ROGER LEE	DELTON PETTRESS	JOHN STATON
BILL AROCHO	CARLA CURRIE	RICKY HERBIN	LACEY LINTON	CINDY PHILLIPS	MARJORIE STOSSMEISTER
MELSAR AVILA	CANDICE DUNCAN	ELAINE HERBIN	KELSEY LOWDERMILK	RALPH POINDEXTER	NADINE STURDIVANT
ROBIN BAILEY	TIFFANY DUNLAP	MAURICE HORNE	ROBERT LOWE	KIMBERLY ROBERSON	CARMINE TARQUINIO
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NADINE BASS	FELICIA FAISON	BONITA HUGHES	EDWARD MANIGAULT	ARTHUR ROEBUCK	NIJA THOMAS
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