



the gnc Advocate

A PUBLICATION OF GREENSBORO HOUSING COALITION

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From Beth's Desk

The financial world is a roller coaster—a few ups, followed by stomach-churning downs, and lots of hairpin twists. Many people have lost homes, jobs, and savings. All of us are dizzy!

But there *is* a safe, stable investment opportunity with a guaranteed 3 to 1 return. Invest your time and money in the **Greensboro Housing Coalition**, and be assured of generous dividends, including:

- Fewer foreclosures, evictions, and condemnations.
- Lower health care costs for homeless people who are given shelter and for tenants and homeowners who avoid housing-related injuries and illnesses.
- Increased public safety.

When GHC prevents eviction or foreclosure or when we move someone from homelessness to decent housing, we save the Greensboro community *three times* our whole budget!

Inside the newsletter you'll read about the support GHC is receiving from United Way, Lincoln Financial Group, Fund 4 Democratic Communities, and HUD. However their support is only part of the solution to Greensboro housing issues. We need *your* investment in the Greensboro Housing Coalition. Contributions from individuals and local groups are essential for GHC to continue our programs.

Join GHC today! It's a sound investment in uncertain times.



Do you want to join the GHC staff?

Become a Healthy Homes Housing Counselor! You need:

- Excellent written and verbal communication skills
- To be dependable and flexible
- To be able to keep things confidential
- Experience in human services, housing, and/or health professions

If you're interested, contact us by phone at 336/691-9521; fax us: 336-691-9046; by mail at 122 N. Elm St. Suite M6, Greensboro NC 27401 or by email: Beth@greensborohousingcoalition.com



From July-September 2008: your membership helped GHC counsel **384 households:**

- Helped 11 homebuyers preparing to purchase
- Assisted 13 homeowners facing foreclosure
- Accommodated 9 homeowners needing repairs or help with utilities
- Helped 289 tenants searching for affordable rentals or resolving a problem to keep their housing
- Served 72 homeless individuals and families looking for a place to stay

Your GHC membership supports . . .



Home Safety for Seniors:

Many people plan to retire in the comfort and security of their homes — but roof leaks and predatory refinancing can rob them of their homes. GHC's homeownership counselors dry their tears, read their loan documents, negotiate loan modifications, monitor their budgets, and keep them on track. And GHC healthy homes staff help with applications for home repair grants. *Thanks to United Way Bryan Fund!*

Ready to Rent:

Tenants are responsible for paying rent, not damaging the premises, and not disturbing neighbors. When they are unable to fulfill these obligations and lose housing, they not only become homeless but they must rebuild their rental record. GHC offers a rigorous 6-week Ready to Rent class (with homework) to prepare future tenants for their responsibilities.

Thanks to YOU for supporting through your membership!

Housing Support Team:

After being on the street for years, people with mental illness often have a long list of hospitalizations and jail time, costing our community thousands of dollars without improvements in their lives. GHC's Housing Support counselor helps them move into apartments (paid by rental vouchers) and connects them with mental health services and volunteer "Hope Teams" to help make the transition.

Thanks to Family Service of the Piedmont and Guilford Center!

NC HousingSearch:

Tenants find suitable housing and landlords fill vacancies when they have a wide range of choices. Search for all the options — FREE to tenants and landlords on www.NCHousingSearch.org or toll free at 1-888-484-8824.

Thanks to the City of Greensboro and SocialServe.com!

Foreclosure Prevention:

When homeowners lose jobs or face a costly illness, the prospect of foreclosure erodes not only their own security but the value of their neighbors' properties. GHC's homeownership counselors work with homeowners and lenders to find solutions.

Thanks to HUD Housing Counseling Program and Wachovia Foundation!



Integrated Pest Management:

Rats and cockroaches are not just gross, they can trigger respiratory problems. To get rid of them long-term takes teamwork by residents, maintenance workers, and pest control professionals. Pests need food so tenants need to wash dishes and store food properly; pests need water and shelter, so landlords need to repair leaks, and seal cracks in the walls. When needed, pest control professionals can apply carefully targeted pesticides. GHC's Healthy Homes Specialists will conduct tenant education and a holistic housing assessment to identify the maintenance issues in multifamily properties. *Thanks to the Alliance for Healthy Homes and HUD Office of Healthy Homes!*



Healthy Beginnings in Healthy Homes:

Babies thrive when they live in healthy homes. Lead dust, pesticides, carbon monoxide, fire risks, and asthma triggers can make them sick and hurt their learning and growth. GHC's Healthy Homes Specialists check homes for the conditions that cause health risks and help families make repairs so that those little ones can grow up strong.

Thanks to United Way CEVG and Lincoln Financial Group!

Housing Hotline:

When you face foreclosure, can't find affordable rentals, or are trying to move out of a homeless shelter, who do you call? GHC housing counselors will help you find solutions. Call 691-9521 for help.

Thanks to City of Greensboro and HUD Housing Counseling Program!

Lead Outreach & Education:

Lead paint becomes a health problem when painted surfaces are disturbed by age, moisture, friction (doors & windows opening & closing), and renovations; that's when children breathe it and swallow it. GHC's lead risk assessor checks homes for indications of lead hazards and refers them to the City of Greensboro for lead grants to make the homes lead safe.

Thanks to the City of Greensboro and HUD Lead Hazard Control program!

Join us to make housing healthy!

housing fact:

In Greensboro, 32% of households live in integrated housing – blocks where less than 80% of residents are the same race. This is much higher than most large cities – but it means that 68% still live in segregated housing with *more* than 80% of the same race.



2008 GHC Honor Card

Spread the word about GHC with an Honor Card this year!

A \$5 minimum per card buys you this pastoral scene, honors the recipient with a donation to GHC and helps GHC continue its mission to ensure safe, affordable housing.

Created by architect and artist, Bob Gould, this colorful, heart-warming scene was created especially for GHC. The artist created it to honor GHC and to reflect upon the importance of housing.

Copy inside the card reads: *In your honor, a gift was made to Greensboro Housing Coalition to help a family get into a home — or to avoid losing the roof over their heads. And that makes our whole community more stable and healthy!*

There's also room for a signature and a personal note inside. To order these meaningful cards, please log on to www.greensborohousingcoalition.com, or call 336-691-9521.



Now is the time to join GHC or renew your membership because . . .

- you will have your name listed in the 2008 Annual Report
- you will have your membership contribution doubled if received by Dec. 31
- you will get a discount on registration for Housing Summit 2009

Call GHC at 691-9521 and renew or join today!

Thanks for giving!

New and renewing organizational members:

Alliance for Healthy Homes, Greensboro College Village 401, Presbyterian Church of the Covenant

New and renewing individual members:

Irene Agapion-Palamaris, Mike Aiken, Mike Bohlen, Teresa Sue Bratton, Betsy Harrington, Emily Herman, Jim Keith, Mitch McGee, Anne McKee, Elsie McKee, Betty Priestley, Maurice and Genie Schwartz, William & Phyllis Tally, Robert & Ellen Worth

Thanks to the Moses Cone Wesley Long

Community Health Foundation for sponsoring Dr. David Chenoweth's lecture on the economic cost of substandard housing at Greensboro Area Health Education Center.

Thanks to the North Carolina Housing Coalition and Blue Cross Blue Shield of NC

Foundation for the innovation award for GHC's role in Healthy Homes Greensboro.

Thanks to the Fund 4 Democratic

Communities for a grant for paid internships for youth leaders from different countries to learn how to help their immigrant communities improve housing conditions.

Thanks to Lincoln Financial Group for

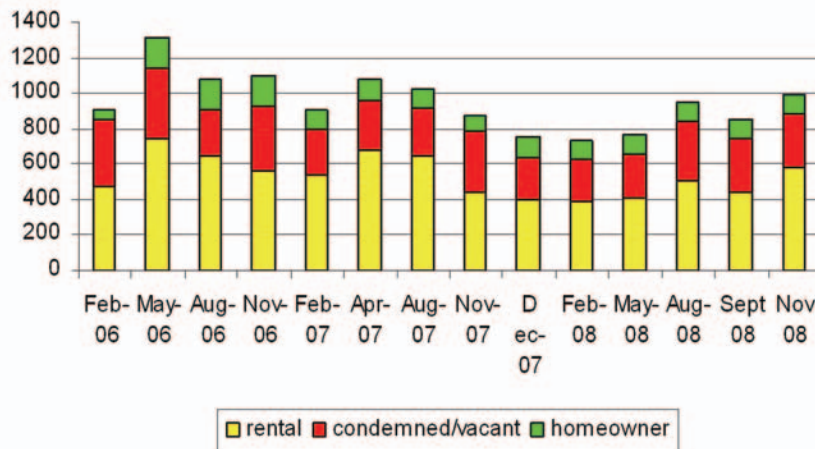


supporting healthy homes, helping families have safe places for their children to grow up healthy!

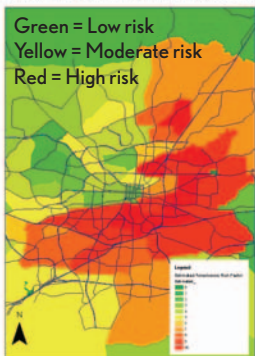
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Scorecard February 2006 - November 2008:
 Reducing the number of unsafe homes despite tough economic times.



HUD Dataset for Neighborhood Stabilization Program Priorities



Fair Housing, Stable Housing

Foreclosures destabilize communities as vacancies increase and property values decline. As the map of HUD risk factors shows, the risks are concentrated in neighborhoods already struggling with unsafe housing conditions and racial disparities. Our whole community hurts when things fall apart for some of our neighbors, as our national economic situation demonstrates. To restore fairness and housing security, all of us can work together to prevent foreclosures, purchase and rehab vacant properties so that they are safe *and* affordable, help families make wise purchases, and rebuild a *sustainable* community that is fair and stable for all.

Transforming Housing Crisis into Opportunities

homelessness • unhealthy homes • foreclosure



Save the Date:

February 26, 2009

2009 Housing Summit Sponsored by Greensboro Housing Coalition

Our whole community turning the corner together