



the ghc Advocate

A PUBLICATION OF GREENSBORO HOUSING COALITION

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Dec. 2010

Welcome to new directors:

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From Beth's Desk

The stress of the recession is wearing people down. So many households have lost income due to unemployment or illness of family members, tenants, customers, and taxpayers. The people we have relied on to pay their share simply don't have the money. Those who were accustomed to working can't find jobs. And those whose incomes have always been low have even fewer opportunities to gain enough income to pay for housing. SO . . . how can we rebuild a stable economy that lasts, where people can pay for a place to live and to walk (or bus or drive) to work or school and to THRIVE? We have to work together in cooperative new ways, because that is the only way we can accomplish miracles that work for all of us. Greensboro has so many wonderful initiatives that are leading us in these new directions.

Read more about what's going on inside this issue— and plan to attend the 2011 Housing Summit — to connect your work to other parts of the solution!

Beth McKee-Huger

housing fact:

Foreclosure had been filed in court for 2879 of our neighbors in Guilford County in the first 8 months of 2010. More than 3 times that number are at risk of foreclosure filings. Opportunities for keeping one's home become more limited the longer the homeowner waits to work out a plan for increasing available income and/or reducing housing costs. Consult a housing counselor!



In the past quarter, YOUR support of GHC helped:

- 21 homebuyers prepare for wise purchases
- 10 homeowners get counseling to prevent foreclosure or to seek home repairs
- 343 tenants resolve problems, prevent eviction, or seek affordable rentals
- 190 homeless persons get counseling about temporary – or permanent – places to live

Thanks for your help in 2010! Think how much more we can accomplish in 2011 with your continued support!

The latest on Greensboro Housing Coalition's *programs*

NEW! Foreclosure Prevention Programs:

Our experienced homeownership counselors offer counseling to homeowners receiving pre-foreclosure notices, helping to negotiate with mortgage lenders to preserve homeownership. In 2011 GHC will begin participation in North Carolina's new Mortgage Payment Program, assisting homeowners who have lost employment to access loans that will pay housing costs while they are in a job search or re-training program.

Healthy Homes programs move ahead:



Greensboro is getting national attention for our broad-based healthy homes collaboration that combines holistic repair resources (like the BetterBuildings energy initiative), with effective inspection rules (like RUCO

(Rental Unit Certificate of Occupancy)), and resident education (like GHC's Healthy Homes Specialist services). The BetterBuildings initiative will provide educational outreach to Greensboro residents and owners, informing them of opportunities for energy audits plus loans, rebates, and grants for energy-saving measures. Details will be announced in the next few months. GHC's Integrated Pest Management program is reducing asthma triggers and rental vacancies through a three-part program: tenant housekeeping, owner maintenance, and pest control contracts for safe, effective methods.

Homeless Prevention Rapid Re-Housing Program:



Single parents who faced homelessness after losing jobs now have stable housing for their children, thanks to hard work, support from their case managers, and temporary rental assistance until they could get employment. HPRP develops personal housing plans with

individuals and families who have lost housing as well as those who are inches away from eviction with no place to go. Our housing locator identifies affordable rental units and builds relationships with rental owners willing to give another chance to tenants who have experienced challenges. HPRP Participants work to get their lives back on track with jobs, health care, budgeting. HPRP forms the "bridge" that gets people from homelessness to the ability to pay rent and utilities themselves.



Join us to make housing healthy!



HOUSING SUMMIT 2011

“Sustainable Housing Transforms Opportunities”

Wednesday, February 16, 2011

8:30 am - 2:30 pm • Emerald Event Center
2000 E. Wendover Avenue, Greensboro, NC

Keynote Speaker:

Carol Naughton - *Purpose-Built Communities*

Planning to attend Housing Summit 2011?

Brochures and registration forms will be available on www.greensborohousingcoalition.com by December 15 and mailed to the newsletter mailing list. Registration is required by February 6: the \$40 registration fee (\$30 for members) includes continental breakfast and lunch; scholarships are available. Register online at www.guilfordnonprofits.org or mail check to GHC with brochure.

Greensboro is exploring becoming a Purpose Built Communities Partner to transform opportunities for the neighborhood around Hampton Leadership Academy, using the powerful framework (and networks) of the East Lake Foundation that rebuilt a distressed area in Atlanta. Purpose Built Communities' Carol Naughton will be the keynote speaker at Housing Summit.

In the Housing Summit workshops, you will be able to share what you are doing to transform housing opportunities so that:

- Seniors and persons with disabilities can have comfortable homes where they have low utility bills, reasonable mortgage or rent, friendly activities within walking distance—without fear of foreclosure or danger or isolation.
- Families with children can have stable housing where they can grow up healthy, with safe places to play outdoors, excellent schools within walking distance, meaningful jobs close-by (or on convenient bus routes)—without fear of eviction or utility disconnection, violence, or stigma.
- Refugees and immigrants can have decent housing in welcoming communities, with affordable transportation to jobs and health care — without fear of discrimination or isolation.

Hint for making energy-efficient healthy homes in safe neighborhoods

To make homes energy-efficient and healthy, remember to “seal tight and ventilate right,” prevent the spread of lead dust by using RRP Rule (Renovation Repair Painting), use Integrated Pest Management and fix water leaks and safety risks. These same interventions can help improve multiple housing conditions!





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Thank you to new and renewing members: Irene Agapion-Palamaris, Richard Craig, David Dalton, Tamara Heyward, Cheryl Hopkins, Yvonne Johnson, Erica Moore, Kenny Roundtree, Georgia Sprinkle, John and Robin Timmins, Charles Ward, Sterling and Barbara Whitener, Linda and Ron Wilson

Thanks to the Shugart Family Foundation

Membership Special!

New members and those renewing their membership by December 31, will receive a \$10 discount on registration for Housing Summit 2011 and five honor cards with this colorful original painting (at right) to give to family and friends this season and be listed in GHC's 2010 Annual Report. Renew now and save!



Artist/architect Bob Gould created this original painting especially for the GHC Honor Card. It celebrates the importance of home and honors all of the supporters of Greensboro Housing Coalition.