



TWENTY10

ANNUAL REPORT



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February 2011

Dear Friends:

In 2010, Greensboro Housing Coalition stepped up to the responsibility of helping more people experiencing homelessness; more tenants on the edge of eviction or living in unhealthy homes; more homeowners facing foreclosure. Despite the enormous challenges of securing resources for people in desperate housing situations and of sustaining a nonprofit organization in tough economic times, we have significantly expanded our work because of increasing needs. We tripled the size of our Homeless Prevention Rapid Re-Housing Program, demonstrated our Healthy Homes Intervention Model, and participated in several rounds of National Foreclosure Mitigation Counseling. With a long-range vision of sustainable communities, we began exploring a partnership with Purpose Built Communities, advocated for the BetterBuildings energy program, and prepared for new foreclosure counseling programs. To develop this capacity, we reorganized and enlarged our staff and strengthened our board of directors.

As we begin 2011, we are realistic about the challenges we face: 4101 foreclosures in Guilford County last year (1 in every 53 homes); overflowing shelters; long-term unemployment; and governmental budget cuts. Greensboro Housing Coalition is not something that a few people do for others, but a means through which all of us can work together for our common goal. Your sharing information with others, your voice in support of our advocacy, your financial support are all needed *now* to achieve the housing stability that is the foundation for our community.

We can't do it without you.

Jim

Jim Keith
2010 Board Chair

Ivan

Ivan Mosley
2011 Board Chair

Beth

Beth McKee-Huger
Executive Director

Update on GHC Programs



■ Healthy Homes

To help homeowners and tenants address unhealthy housing conditions, GHC's Healthy Homes Specialists do housing assessments, checking housing units for the seven healthy homes principles to see if they have been kept dry, well-ventilated, pest-free, contaminant-free, clean, safe, and maintained. We explore the underlying problems — source of moisture, pests entry holes and cracks, air infiltration, clutter, lead paint deterioration — and the possible solutions.

We inform residents of the steps that they can — and should — take responsibility for and of the resources available to assist: the federally-funded Weatherization Assistance Program for insulation and sealing air infiltration, negotiations with landlords for correction of code violations, non-profit Housing Greensboro for repairs of owner-occupied homes, city lead remediation grants for lead hazards, and city inspectors for code enforcement. Healthy Home Specialists guide homeowners and tenants through the process of obtaining repairs, with the level of involvement dependent on the resident's capacity for working independently, and follow up after repairs to see if health is improved.



■ Continuation of RUCO ordinance

To promote healthy homes in 2010, GHC advocated for continuation of RUCO, Greensboro's effective Rental Unit Certificate of Occupancy ordinance; conducted the seventh annual healthy homes bus tour; and obtained childhood asthma hospitalization data from Moses Cone (in east Greensboro, hospitalizations are 18.3 times the statewide rate), so that we can track the reduction as homes are made healthier through energy efficiency and Integrated Pest Management. GHC has been asked to present Greensboro's healthy homes model at five national conferences 2009-2011.

In 2010, a character named RUCO was created to give a visual identity to this important ordinance. RUCO appeared in an ad on a number of Greensboro city buses.



Housing Fact

Leaky pipes and pests make unhealthy roommates

In the past year 66% of the unhealthy homes we visited were repaired or residents moved to safer housing. Almost half of these homes had household members with health problems that often are related to housing conditions — but most (83%) reported better health after repairs or move! 64% of households living with water leaks and 53% of those with pests had respiratory problems or allergies but most said they could breathe better after these problems were addressed.



The vision, integrity, and tireless passion of its staff and volunteers have put the Greensboro Housing Coalition at the hub of what is good about sustainable housing choices in our city. They deserve and need our thanks and support with our talents and money!

— Carolyn Biggerstaff, Executive Director of Share-a-Home

Update on GHC Programs



Peeling paint, leaky pipes with standing water and insect and rodent pests all add up to unsafe housing conditions. With your support, GHC is eliminating these hazards.

■ Homeless Prevention and Rapid Re-Housing (HPRP)

To help homeless families and individuals — and those on the verge of losing housing — to access affordable housing and reach the point of being able to pay their own rent, GHC's HPRP case managers determine eligibility; help participants develop and follow case plans; reach out to landlords to find the a place for each household; and administer temporary rental assistance. People have lost housing for many reasons — becoming unemployed or disabled, being abandoned or abused by a wage-earner, returning from incarceration or hospitalization — so case managers work through complicated obstacles to help them regain self-sufficiency.

To promote homelessness prevention, GHC is an active member of Partners Ending Homelessness; advocated for continuation of homeless prevention funding by the City of Greensboro; and

■ Housing Counseling

To help homeowners and tenants keep from losing their homes — and to help homebuyers, tenants, and people experiencing homelessness to move into housing — GHC's Housing Counselors advise each person about the options. Counselors review household budgets and housing goals; inform about eviction processes; search for suitable rentals; negotiate with mortgage lenders and landlords; and prepare loan modification packages. GHC housing counselors provide the full range of services in Spanish, French, Swahili, Portuguese, Arabic, Lingala, and other languages as needed for people with limited English to understand their rights and responsibilities.

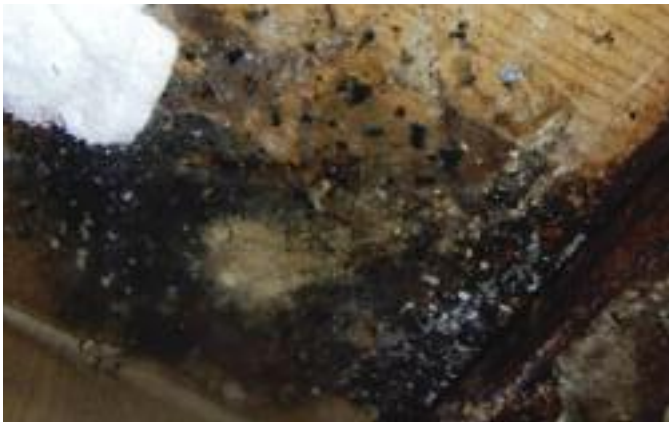
To promote sustainable housing in 2010, GHC advocated for the National Housing Trust Fund and NC Housing Trust Fund to finance development of housing affordable to the lowest income households; conducted homebuyer and tenant education classes to prepare informed consumers; and spread the word about fair housing and continued reaching out to immigrants and people with disabilities.

Housing Fact

In Guilford County, one in every 54 homes was in foreclosure in 2010: 4101 of our neighbors faced losing their homes, both homeowners and tenants whose landlords couldn't make the mortgage payments.

will put a picture in here

Problems resolved with GHC's help



The evolution of a resolution

In 2010, A single mom relocated to Greensboro to take a new job. Because of her increasingly unhealthy and unsafe living conditions, she began to question her decision to move here.

Initially, her landlord was not willing to do any of the repairs necessary to make her apartment safe and livable. When she took pictures of the water damage and mildew and showed them to her property manager, the manager described her as threatening and obnoxious.

It then became apparent that her landlord was not going to help resolve the issues, so she contacted GHC and we discussed her options including:

- (1) having a GHC Healthy Homes Specialist discuss the situation with the property manager
- (2) getting involved in a Tenant/Mediation program
- (3) having city inspections of the property, and/or
- (4) contact Legal Aid

The happy – and healthy – result

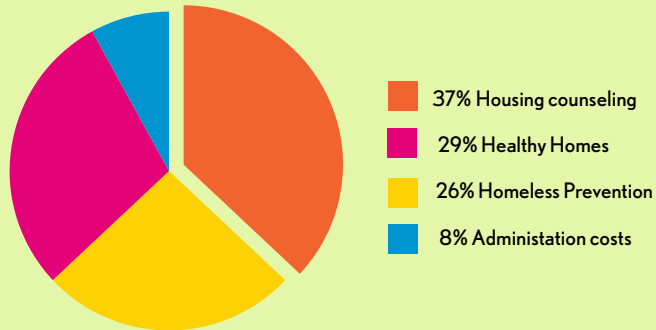
The tenant opted to have GHC speak to her property manager directly. The repairs that were so desperately needed are now completed and the property manager and tenant have a positive relationship. She believes the 45-day repair order mandated by the city helped tremendously in having the repairs completed correctly and efficiently. She now is very pleased with her living arrangements and much less stressed. Now when she writes a repair order, work is actually done. She is so pleased, in fact, that she plans to renew her apartment lease this year.

As these pictures show, mildew, broken plaster and rotting wood all greeted an apartment tenant new to Greensboro. With the help of GHC, the tenant was able to work with the apartment management to get the repairs made in a timely manner. In the end, the tenant and the landlord forged a valuable, mutually beneficial relationship. The client now has a safe, healthy place to live and the landlord ensures that his investment retains its value and is well maintained and he knows he is doing the right thing.

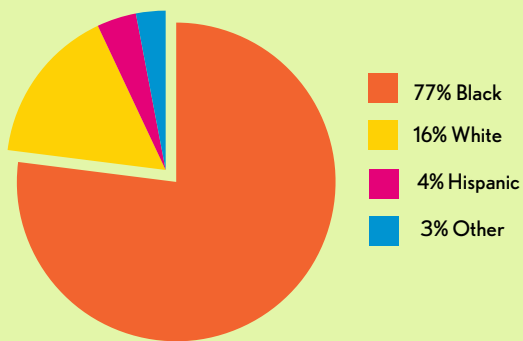
Greensboro Housing Coalition

Statement of Activities July 2009 - June 2010

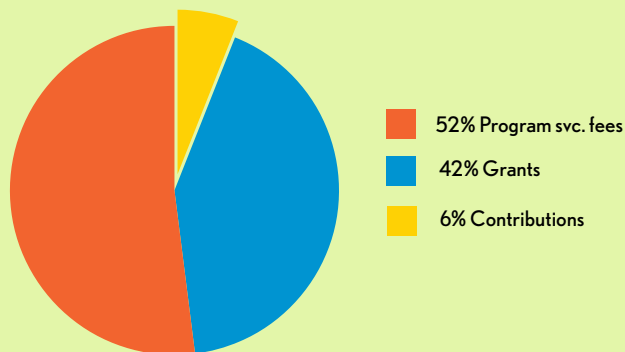
Uses of funds



Populations served



Sources of funds



Grants and Contracts for 2010:

- Healthy Homes grant: *identify housing conditions that pose health risks and help homeowners, tenants, and rental property owners to address these problems*
- Kresge Foundation grant: *develop a healthy homes intervention model and share it with other communities*
- Sisters of Mercy grant: *do housing assessments to find housing with where children with asthma are exposed to asthma triggers, arrange for repairs, and re-visit to see if health improves*
- National Center for Healthy Housing contract: *build relationships between multifamily rental property owners, their tenants, and their pest control contractors to do Integrated Pest Management*
- Housing Counseling: *advise homeowners, homebuyers, tenants, and persons experiencing homelessness about their rights, responsibilities, and resources for which they qualify in order to access affordable housing and prevent foreclosure or eviction*
- City of Greensboro contract: *Housing Hotline to provide housing information and referral to 2000 households*
- Z Smith Reynolds Foundation grant: *Hispanic outreach counseling and general support*
- NC Housing Finance Agency contract: *National Foreclosure Mitigation Counseling program to provide foreclosure counseling to 35 households*
- HUD Housing Counseling contract: *counsel 700 households about all housing issues*
- Homeless Prevention Rapid Re-Housing Program (HPRP): *stabilize housing for persons experiencing homelessness and those at imminent risk of homelessness by providing case management and temporary rental assistance*
- City of Greensboro contract: *provide HPRP services for residents of Greensboro, administering the city's portion of federal HPRP funding*
- State of North Carolina: *provide HPRP services for residents of Guilford County (except High Point since it has a separate program)*
- Administration: *manage staff, grants and contracts, and other administration efficiently, assuring fiscal accountability*
- City of Greensboro contract: *provide for audits, accounting, insurance, and administration*

Note: The audited financial statements prepared by Apple Kocaja & Associates, CPA, are on the website www.greensborohousingcoalition.com/about-ghc.



Donations:

Organizational and Individual Members

Organizational

Affordable Housing Management
Environmental Solutions Group
Episcopal Diocese of
North Carolina
McWhorter Concepts
New Creation Community
Presbyterian
New Garden Friends Meeting
North Carolina Housing Coalition
Partners Ending Homelessness
Presbyterian Church of the
Covenant
Shugart Family Foundation
Self-Help Development
Corporation
Toleo Foundation

Individual

Irene Agapion-Palamaris
Mike & Catherine Aiken
Jack & Helen Alford
Dyan Arkin
Tommie & George Arnold
Trudy Atkins
Ledford Austin
Pat Bailey
Bennett Boyles
Teresa Sue Bratton MD
Margaret & Rupert Burton

Dona Butler
Andy Clark
Rowene Clark
Hayes & Clem Clement
Richard Craig
Betsy Crawford
Esther Dallmann
David Dalton
Ruth DeHoog
Wes Early
Karl & Debby Fields
Parthenia Grady
Tom Hayes
Emily Herman
Z & Charlene Holler
Cheryl Hopkins
Ray & Beth Huger
Stephen Johnson &
Marnie Thompson
Yvonne Johnson
Jim Keith
Bob & Jolyn Kelley
Brett Koceja
Daniel & Martha McAlister
Janet McAuley Blue
Mitch McGee
John McLendon
Anne McKee
Elsie McKee
Trudy Menzzentto

Erica Moore
Larry & Claire Morse
Ivan Mosley
Donna Newton
Robert Nunn
Elaine Ostrowski
Anna & Eric Phillips
Jim & Muriel Prevatt
Betty Priestley
Mary Reaves
Kenny Roundtree
Maurice & Genie Schwartz
Palmer & Julie Shelburne
Desmond Sheridan
Mary Nelle Smith
Norman Smith
Georgia Sprinkle
Betsy Stafford
Libby Stanley
Phyllis Tally
John & Robin Timmins
Catherine Von Furstenburg
Dussmann
Charles Ward
David & Wendy Wheeler
Sterling & Barbara Whitener
Linda Wilson

Thanks!

Thanks to all of you for your generosity!

Another GHC *Success Story*

Made possible with your help



Working their way back

Shawn and Sara were homeless — living in a tent in a “camp.” Due to the unsafe living conditions, their three children were taken by Child Protective Services and they wanted them back. They had been bounced around Guilford and Alamance County’s Depts. of Social Services with no luck in getting into subsidized housing or finding jobs. Shawn needed medication but was told that the earliest appointment he could get was two months away. Frustration and anger was setting in as they did everything they were asked to do but still there seemed to be no help in sight.

Thanks to the work of a dedicated volunteer and GHC, Shawn and Sara are on track to get their kids back after illness and unemployment took a toll on their family.

Randy Judd, a community volunteer who works with the homeless, referred Shawn and Sara to the Greensboro Housing Coalition. GHC staff discussed their situation and referrals were made to several organizations. Piedmont Triad Disability helped by working on a disability claim while Guilford Center processed paperwork in order to get Shawn’s medication. In addition, Randy worked with landlord Irene Agapion-

Palamaris who agreed to rent a small house to Shawn and Sara and found them both temporary jobs.

Shawn and Sara moved into their new home on Dec. 27, a snowy and cold day. GHC referred them to the Barnabas Network for furnishings to help add to what Randy had collected for the family. Sara has been decorating the home and they have pictures of the children on the walls and are ready for their return.

While things will not be right until they get the children back, Shawn and Sara are doing what needs to be done to show that they are responsible parents who will provide a safe and healthy home.



With your support in 2010, GHC helped:

- 176 homebuyers prepare to make informed purchases
- 180 homeowners receive counseling about foreclosure prevention
- 80 homeowners connect to repair resources
- 212 tenants get counseled about utility payments
- 147 tenants receive assistance in searching for rental housing
- 116 homeless move into permanent housing
- 111 tenants resolve problems with their rental housing
- 577 tenants get counseling and referrals to community resources
- 196 homeless families receive counseling and referrals to shelters or other community resources

Greensboro Housing Coalition

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Special thanks to East 14th Creative for graphic design.