

Inspired - Innovative Affordable Housing FIRSTS

*Building Partnerships & —————
————— Strengthening Communities*

2018-2021

HACG 
Housing Authority
of the City of **Greenville**


Greenville Housing
Development Corporation



Executive Director/CEO Message

Wayman A. Williams, Jr.

I am pleased to present this Performance Report of the Housing Authority of the City of Greenville (HACG). This report highlights innovative and creative ways in which the agency has leveraged and utilized its resources to serve over 6,000 residents through our Public Housing, Housing Choice Voucher, Family Self-Sufficiency, Homeownership, and Supportive Housing Programs.

Programs developed to address special needs of our most vulnerable population have achieved great outcomes. **Honor Ridge, the FIRST ever housing community of its kind in North Carolina created for homeless veterans continues to be a model of success.** HACG received the NAHRO National Award of Merit for this "Innovation In Housing" program.

Two million eighty-five thousand five hundred and forty dollars (\$2,085,540.00) was secured through the 2022 Congressional Appropriations Act for Project ARISE. **The One-Of-A-Kind development initiative will provide twenty (20) one- & two-bedroom apartment units with amenities for youth exiting the foster care system.**

Through public/private partnerships, HACG provided tax-exempt bonds for long-term below-market financing for construction and rehabilitation of two (2) affordable rental housing

communities. These new partnerships will make 280 units available to local residents.

The agency's financial position remains strong. Since 2017, revenue has grown by 18%. Income generated from real estate development initiatives will help to further sustain the agency's financial position.

While we have achieved remarkable success, much work remains to be done!

With our dedicated staff, committed Board of Commissioners, engaged community stakeholders, and active faith-based partners; we will continue on the road to success with our inspired, innovative vision of **Building Partnerships and Strengthening Communities.**

Sincerely,

Wayman A. Williams, Jr. MPA PHM
Executive Director & Chief Executive Officer
Housing Authority of the City of Greenville



Mission Statement

The mission of the Housing Authority of the City of Greenville is to be a leader for affordable housing in the City of Greenville by serving as a safety net, promoting individual self-sufficiency, leveraging core housing competency to support HACG's mission, managing real estate and facilitating and participating in mixed-income housing development.

Value Statement

The HACG is committed to providing quality lease and for-sale housing opportunities by educating, training, and assisting families to become self-sufficient. Additionally, we strive to support and empower individuals and families, promote independence through recognition of personal responsibility, encourage healthy behaviors while reducing social problems, provide services of value to taxpayers and strengthen the quality-of-life of residents of HACG and the Housing Choice Voucher program through workforce development and a network of supportive services.

HACG Board of Commissioners

Gwendolyn Robinson Greene
Chairperson



Luke Stavish
Vice-Chairperson



Jumail Blount
Resident
Commissioner



Gary Davis
Commissioner



Joann Harkley
Commissioner



Garrett Taylor
Commissioner



Shirley Williams
Commissioner

Chairperson's Message

Gwendolyn Robinson Greene



The past few years have posed unparalleled challenges to the Authority and the Greenville community as a whole. With the ongoing shutdown of virtually everything, HACG pivoted to a "work-from-home" environment and later began returning to the office environment. For every challenge that the Authority had to face, it was met by an outstanding group of loyal and dedicated employees. We, as a community are fortunate to have them. As a Board, we are extremely grateful for their dedication and superior work ethic.

We, as a Board, are also mindful of the difficulties and life-altering challenges that our residents have endured. Many experienced Covid in an up close and personal way, while others lost family and friends. Many experienced loneliness, Covid-induced isolation, food insecurity, and the frustrations associated with homeschooling children in a virtual environment. Others found it difficult to work remotely from home and others found it to be even worse as they faced unemployment in a world that wasn't hiring.

Midway through the year, the Authority underwent a transformation in senior leadership as the Deputy Executive Director retired with 32 years of service to HACG. Bringing a wealth of varied public housing experience, Shanetta Moye was hired as our new Deputy Executive Director. Demonstrating her commitment to continuing the excellence in service, she hit the ground running and transitioned easily into the role.

The Board and the staff are conscious of our fiduciary responsibilities to the residents and the greater Greenville community. We are proud to share this report of the many achievements, program enhancements, partnerships, and ongoing progress to continue to fulfill our obligation to provide safe and affordable housing to as many people as possible seeking to have a place to call home.

Respectfully,

Gwendolyn Robinson Greene, Chairperson
Board of Commissioners
Housing Authority of the City of Greenville



Board of Directors

Luke Stavish
President

Gwendolyn Robinson Greene
Vice-President

Wayman A. Williams, Jr.
Secretary/Treasurer

Brenda Coggins, Bobby Hardy,
Yolanda Keyes, and Charles Lodge

Senior Staff

Wayman A. Williams, Jr.
Executive Director/CEO

Shanetta Moye
Deputy Executive Director/COO

Zina Ham
Finance Director

Susan Bailey
Executive Assistant/BOC Clerk

Aisha Holton
Human Resources Manager

Jan Perry
Senior Property Manager

Tomeka Edwards
Neighborhood Services Coordinator

Ann Perry
Lead Housing Specialist

UPward Mobility for Staff: Training & Development



Between 2019 & 2021, HACG staff have undergone extensive training to ensure they are meeting the needs of the community they serve.

46 Unique Training Sets Staff Participated In

19 Professional Certifications

2,707 Total Training Hours



- NCCER HVAC Level 1
- NCCER HVAC Level 2
- NCCER HVAC Level 3
- Low-Income Housing Tax Credit
- Section 3 & Procurement Seminar
- Public Housing Management
- Compliance 101 & Advanced Comp
- Housing Quality Standards
- ARM Certification Class
- Emergency Preparedness
- Medical Marijuana & HUD Assisted Programs
- Plumbers Training Institute
- REAC Inspection
- Management & Occupancy Review
- Psychiatry-Permanent Housing Support
- Electronic Mortgage Closing
- HUD Certified Counselor
- S8 HCVP Income & Rent Calculation
- HCV Occupancy Training
- Pest Control Registered Technician
- Public Housing Rent Calculation
- Maintenance Training
- Procurement & Contract Management
- Fair Housing Training
- Fall Factors: Understanding & Preventing Slips, Trips & Falls
- English at Work Series
- Distracted Driving
- Cutting Edge Basic English
- Take Time for Safety
- Job Safety Analysis
- Employee Safety in Confined Spaces
- Coping With Loss
- Fire Safety for Office Workers
- Improve Your Memory, Improve Your Productivity
- Planning for a Pandemic Business Continuity
- Stress-Free Event Planning
- The Growth Mindset
- Active Listening Skills to Improve Communication
- Dealing With Difficult Customers During COVID-19
- Effective Digital Communication
- Control Chaos & Clear Out Clutter
- Basic Design Skills
- Public Housing Rent Calculation Specialist
- NC Security & Privacy Training 2022
- NC Data Standard Changes 2022
- Detecting & Addressing Hazards From Mold
- Fair Housing & Reasonable Accommodation Certification
- Effective Interviewing for Program Integrity
- Conference for the Treatment of HIV
- Business Ethics, Integrity, Code of Conduct
- Building Power Across the Spectrum
- Plumbing License Exam Prep
- Pest Control
- Stabilizing Housing for Families of Children Who Experience Mental Health and/or Substance Use Challenges
- CFPB COVID-19 Housing Insecurity & Help for Renters
- Providing Affirming Services to LGBTQ+ Youth Experiencing Homelessness
- Substance Use Disorder & Mental Health Privacy Rights for Individuals & Families
- Whole-Person Care: Homelessness & Opioid Use Disorder
- Street Medicine for Unsheltered Individuals
- Women of Color & HIV
- Medical Case Management
- Managing Multiple Priorities, Projects, & Deadlines
- PHA Disaster Readiness
- Pest Control Technician's School
- Lead Renovation, Repair & Painting Training Course
- HUD Procurement Training
- HCV Update & Customer Service
- National Housing Counseling Exam Preparation

Greenville, North Carolina Affordable Housing Demographics Overview



Greenville is the **11th Largest City in NC**

95,533 Population in 2022

Average Household Income **\$60,882**

Poverty Rate **30.23%** Higher than NC Average **14.13%**

Median Household Income **\$40,875** in Greenville | **\$54,602** in NC

Greenville Median Rent **\$819**

36,367 Households | **2.35** Persons in Avg. Household

65% are Renters

31 Low-Income Housing Apartment Communities

1,378 Units are Income-Based Apartments

2,273 Affordable Apartments for Rent

895 Units are Rent Subsidized

Who is Rent Overburdened?

Households who pay over **30%** of their Gross Income when Renting an Apartment at or above the Median Rent

Households making less than **\$2,743** per mo. **56.34%** of Households Renting in Greenville

HACG Manages: **714** of those Income-Based Apartments and administers **892** Housing Choice Vouchers (Section 8)

As of Fall 2022, HACG has **3,034** Applicants on the Agency's Waiting List

How HACG Addresses the Affordable Housing Shortage

The HACG promotes the development and professional management of a variety of affordable housing opportunities, facilities, and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low- and moderate-income families throughout the community.

Since 1961, the HACG has built or renovated more than 900 affordable rental apartment homes, while providing thousands of individuals and families with housing rental subsidies.

The HACG is the most experienced and most active housing development organization in the City of Greenville.

In addition, the HACG established a nonprofit agency, Greenville Housing Development Corporation (GHDC) to empower and inspire Greenville's residents to achieve and maintain the American dream of homeownership. The GHDC provides prospective homebuyers with counseling, education, tools and resources to help them navigate the homeownership process. The GHDC is nationally certified and has HUD Certified Housing Counselors on staff.

HACG Asset Management

7 communities divided into **3** Asset Management Projects (AMPs), with dedicated property management and maintenance staff at each AMP.

Public Housing Residents - Demographics & Statistics

Occupied Units **98%**

	Number of Units	Average Monthly Rent	Average Monthly Income	Average Gross Income
Male Head of Household	100	297.09	980.20	12,378.29
Female Head of Household	600	270.27	881.44	11,434.41
White	22	346.38	1,147.74	14,740.43
Black	676	270.39	882.62	11,411.86
American Indian/Native Alaskan	0	0	0	0
Asian/Pacific Islander	0	0	0	0
Native Hawaiian/Other Pacific Islander	1	435.00	1,449.67	18,356.00
Other	1	570.50	--	23,737.50
Total Hispanic	10	182.00	556.77	7,169.20
Total Non-Hispanic	690	275.14	899.38	11,622.89
Unit Statistics				
0 Bedroom	17	306.75	1,022.17	12,666.00
1 Bedroom	114	249.38	824.67	10,317.80
2 Bedroom	238	280.91	941.34	11,839.70
3 Bedroom	242	266.12	850.63	11,234.87
4 Bedroom	85	289.78	918.72	12,454.39
5 Bedroom	16	371.71	1,197.48	16,514.93
6 Bedroom	2	462.00	1,539.59	20,555.00

Public Housing Communities

- Kearney Park**
160 units completed in 1964
- East Meadowbrook**
65 units completed in 1965
- Moyewood**
228 units completed in 1969
- Newtown**
78 units completed in 1970
- Hopkins Park**
111 units completed in 1977
- West Meadowbrook**
40 units completed in 1984
- Dubber-Laney Woods**
32 units completed in 1990

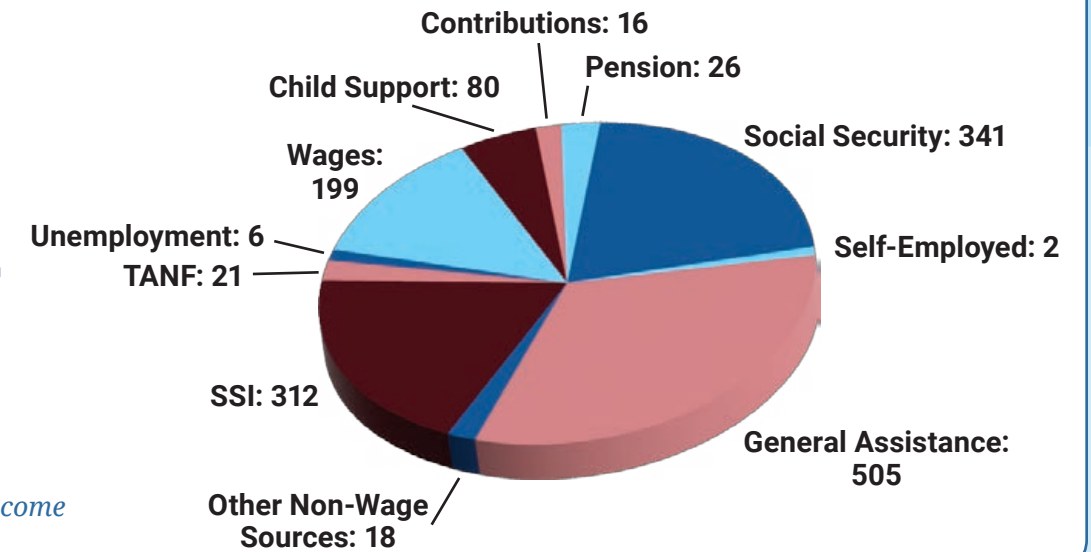
Resident Profile Public Housing (Average)

Head of Household Age **49**
Household Size **2.6**
Years as Resident **5**
Annual Gross Income **\$11,578**

Income Sources for Public Housing Residents*

1,787

There are currently 1,787 total occupants residing in HACG Public Housing.



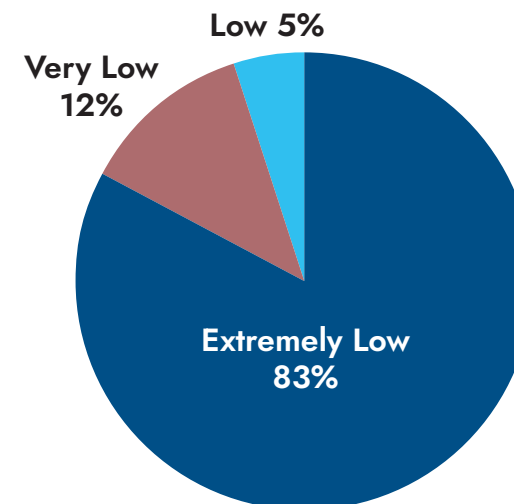
*An occupant may receive income from more than one source

Waiting List Summary Public Housing

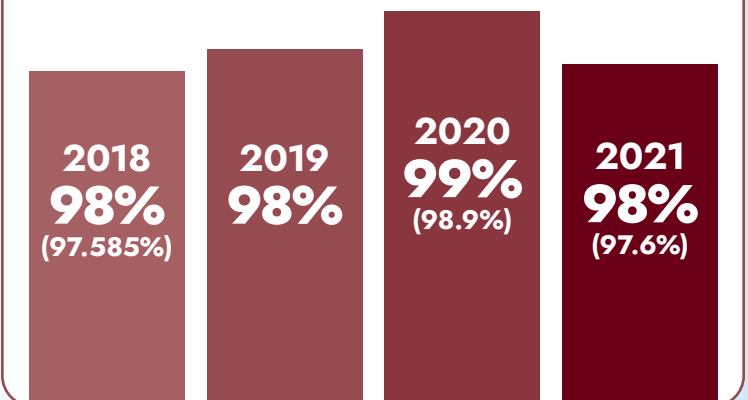
Room Size	# of Applicants
1 Bedroom	1,156
2 Bedrooms	1,212
3 Bedrooms	535
4 Bedrooms	125
5 Bedrooms	6
6 Bedrooms	0

Total Applicants: 3,034

Income Analysis



Public Housing Occupancy Rate



New Admissions for Public Housing

374

374 families were admitted to the Public Housing Program from 2018 to 2021.

Income Range	# of Families	Percentage
Extremely Low	308	82%
Very Low	49	13%
Low	17	5%

Innovative Partnerships Build Housing Programs

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual

and participants can find their own housing, including single-family homes, townhouses, and apartments. The participants are free to choose any accommodation that meets the program's requirements and is not limited to units located in subsidized housing programs.

Housing Assistance Payments (HAP) to Landlords

Average Monthly **\$413**

Annually **\$3,244,058**

Utility Assistance Payments to HCV Participants

Average Monthly **\$20**

Annually **\$158,077**

Rent Payments From HCV Participants to Landlords

Average Monthly **\$162**

Annually **\$1,374,824**

Resident Profile HCV (Average)

Head of Household Age **50**
Household Size **2**
Years as Resident **6**

Annual Gross Income **\$13,601**

HCV Authorized Units Budgeted Level > 892

758 Units Leased-Up
26 Incoming Portable Units

HAP Placed Back Into the Community Annually

2018	\$4,845,039
2019	\$5,060,518
2020	\$5,478,328
2021	\$5,212,046

Waiting List Summary - HCV

Room Size	# of Applicants
1 Bedroom	186
2 Bedrooms	456
3 Bedrooms	365
4 Bedrooms	118
5 Bedrooms	20
Total Applicants:	1,145

The HACG was awarded vouchers in these NEW housing program areas: FYI*, MS*, EHV* and VASH*

In FY 2020-21, the HACG received a total award of **115** vouchers 

...representing a **15%** increase 

...in mobility voucher programs, boosting its ability to serve nearly **200** additional families. 

*HCV: Housing Choice Voucher FYI: Foster Youth to Independence
MS: Mainstream Voucher Program EHV: Emergency Housing Voucher
VASH: Veterans Affairs Supportive Housing

Affordable Housing Statistics

Voucher Program Allocations

Housing Choice Voucher (HCV)	825	Housing Opportunities for Persons with AIDS (HOPWA)	28
VASH	94	FYI	20
		Mainstream	40
		Emergency Housing Vouchers	27

	Units
University Towers <i>Section 8 multi-family senior apartments</i>	60
Life House of Greenville <i>LIFE (Living Independently For Everyone) Independent living for those with severe disabilities</i>	20
Crystal Springs Apartments, LLC (LIHTC) <i>Low-Income Housing Tax-Credit (LIHTC) property for lower-income seniors</i>	64
Verdura Apartments <i>Disability-neutral housing program for low-income persons with disabilities who need supportive services</i>	12

The following programs provide permanent housing choices and supportive services, serving homeless individuals and those with disabilities, including those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases.

Shelter Plus Care I (Seeds Of Change/Cornerstone) Program	36
Shelter Plus Care II (Project Hope) Program	44
Project Stable Solutions Program	7
Solid Ground Program	6

General Information

1,145 Waiting List	137 Issued Vouchers FY 2021
------------------------------	--

#1 Agency in North Carolina for Utilization: Emergency Housing Vouchers Program

The American Rescue Plan awarded vouchers to HACG to assist those at-risk of or experiencing homelessness, fleeing domestic violence and/or housing instability.

27 Units Authorized

FYI - Foster Youth To Independence Initiative

The FYI Initiative offers vouchers to the HACG to assist young people aging out of foster care and who are at risk of homelessness.

20 Units Authorized

HOPWA Program

Under the Housing Opportunities for Persons with AIDS (HOPWA) Program, HUD provides housing vouchers to the HACG to benefit low-income persons living with HIV/AIDS and their families.

28 Units Authorized

HUD/VASH Program

Veterans Affairs Supportive Housing (VASH) combines HUD housing vouchers with VA supportive services to help homeless veterans find and sustain permanent housing.

94 Units Authorized

Mainstream Voucher Program

Serves households that include a non-elderly person(s) with disabilities, defined as any family that consists of a person with disabilities between 18 and 62 years old.

40 Units Authorized

Innovative Housing FIRST - Project ARISE

The HACG successfully secured funding from HUD through the FYI - Foster Youth to Independence Initiative to provide tenant-based rental assistance to youth ages 18 to 24 who are determined to be eligible by the Pitt County Department of Social Services (DSS) to receive vouchers.

Project ARISE consists of 20 new construction apartment units for youth ages 18-24 with prior or current involvement in the child welfare system and who are at risk of or experiencing homelessness.

The transition for young adults aging out of foster care is rather abrupt. At age 18, youth are expected to shift from being dependents of the state to being independent young adults, virtually overnight.

Foster Youth to Independence (FYI) is an initiative of HUD that allows for Public Housing Authorities (PHAs) to request housing choice vouchers (HCVs), for up to 36 months, to serve youth under the age of 25 who have a history of child welfare involvement. This funding assistance is designed to aid youth in finding and sustaining housing and avoiding the potential of becoming homeless.

Upon the award of 20 FYI vouchers, the HACG quickly recognized the obstacles this population faced in qualifying for housing. Research has shown that these young people experience high homelessness and housing instability while pointing to several barriers that contribute to such outcomes. One such barrier for youth in foster care is they are often not exposed to informal life skills and learning experiences that families typically provide. Similarly, youth in foster care often have little opportunity to practice daily living tasks (such as cooking, budgeting, or shopping) and develop the confidence that results from successful performance. The limited exposure



to independent living may be especially the case for foster youth who experience several placement changes or are placed in congregate care, as frequently happens with older youth. Another barrier that contributes to homelessness is the existing local housing market conditions that affect the ability of young people to obtain stable housing. In response to these obstacles, the HACG decided to leverage its resources and create collaborative community partnerships to address the housing needs and secure funding to develop new affordable housing with facility services specifically designed to meet the needs of youth exiting the foster care system.

In 2021, the HACG submitted a Community Project Funding request to Congressman G.K. Butterfield, who championed the Community Project Funding bill, securing \$22,798,291 for underserved communities in eastern North Carolina. From this funding, the HACG was awarded \$2,085,540 for the construction of ARISE.

The proposed project will include the construction of 20 one and two-bedroom apartment units with site amenities including a management/computer/business center with space available for kitchen, office, and meeting rooms that will serve as a one-stop shop for community and support services, and case management. The proposed housing units will be developed on vacant land owned by HACG and designated for future housing development targeted for the population with unique needs.

Arise - Site Description

- 2.86 acres of land owned by HACG and is available for new construction
- Adjacent to other housing developed by HACG for special needs and public housing residents
- Architectural plans have been developed for the project, which will be updated as needed
- Easily accessible and served by public transportation
- Within one mile of the Department of Social Services, ECU Health Medical Center, and shopping
- No incompatible uses, negative features, design challenges or physical barriers to overcome



FIRST in North Carolina: Refuge for Homeless Veterans



Approximately 423 people, including veterans, were homeless on one night in February 2014 (2014 Point-in-Time Count) in eastern North Carolina; about 78 percent were staying at an emergency shelter and the remainder were living in an unsheltered situation.

The HACG took action to alleviate this unjust and shameful situation affecting our veterans and partnered with other public/private organizations to develop "Honor Ridge," a permanent supportive housing community for homeless veterans.

For affordable housing projects to be developed, many entities are involved, and Honor Ridge was no exception. The HACG assembled a team comprised of Ground Breaking Developers, LLC, architects, Department of Veterans Affairs, City of Greenville, Koinonia Christian Center, Volunteers of America, ECU Health (formerly known as Vidant Hospital) and nonprofit staff, and community volunteers.

This project underscores the importance of interagency collaboration and validates the importance of joint efforts during the development and implementation phases. The development team designed a fully

accessible ranch-style apartment complex with 14 project-based units exclusively for homeless veterans in Phase I. The rental subsidy for the homeless veterans was made possible via a grant award of HUD/VASH vouchers to the HACG for homeless veterans.

With the establishment of Honor Ridge, the Greenville Veterans Affairs (VA) Health Care center was provided a platform to accelerate access to mental health and support services for homeless veterans and their families in Greenville. Honor Ridge also offers peer support, a stable living, stigma-free environment combined with comprehensive supportive services to effectively end the cycle of homelessness.

In 2012, The HACG received its initial allocation of HUD/VASH vouchers and immediately commenced working closely with the Greenville VA Health Care Center to provide homeless veterans in the area with case management and clinical services.

As Honor Ridge continues to be a model of success, programs and services have increased each year to meet the ongoing needs of veterans in this community.

Honor Ridge Timeline

August 23, 2017
Groundbreaking Ceremony held for Phase I.

March 21, 2018
Ribbon Cutting Ceremony held at Honor Ridge for Phase I, which includes 21 apartment units with 14 designated for veterans.

November 12, 2018
Flag Dedication Ceremony held at Honor Ridge on Veterans Day.

May 31, 2019
Public tour of Honor Ridge hosted by HACG with special guest speaker, The Honorable G.K. Butterfield, Congressman (NC-01).

July 11, 2019
Honored with the NAHRO Award of Merit during the 2019 NAHRO Summer Conference in Boston.



Veterans Alumni Group Established

Consists of veterans that have graduated from the program & no longer need basic clinical services, but still meet & advocate for resources to further enhance their quality of life.

Veterans Struggle With Finding Employment and Accessing Transportation

The VA & HACG collaborated with the City of Greenville to provide a bus stop near the Honor Ridge community.

Veterans Support Group Created

Provides a safe space for veterans to connect, share common experiences, and advocate for resources to enhance their quality of life.

Veterans in Need of Food During the Pandemic

The VA delivered food bi-weekly to Honor Ridge veterans.

Staff Development and Training

HACG made space available to resource providers for ongoing Applied Suicide Intervention Skills Training (ASIST) which helps participants become more willing, ready, and able to intervene with someone at risk of suicide.

Tax-Exempt Bonds

The HACG has taken another significant step towards achieving its mission of providing new affordable housing.

These new partnerships will make 280 affordable units in the Arlington Trace and Glendale Court Communities available to residents of the City of Greenville.

The HACG provided support and tax-exempt bonds for long term below-market financing for the construction and rehabilitation of two affordable rental housing communities in the City of Greenville.

The HACG issued tax-exempt bonds to finance Arlington Trace Apartments in concert with the developer, Taft Mills Group (TMG). The new construction of 180 affordable housing units is eligible for a 4% federal tax credit.

The HACG's Board of Commissioners unanimously approved the consent of the Interlocal Cooperation Agreement between HACG and Burlington Housing Authority for multifamily housing revenue bonds in support of Vitus Group for the cost of acquisition and rehabilitation of 100 units in the Glendale Court Apartment community to maintain its affordability.

Arlington Trace

Arlington Trace is an ideally located and highly visible development at one of Greenville's more active corridors, giving residents access to groceries, retail and dining. The development will provide 180 units for residents making 60% or less of Pitt County's Area Median Income (AMI).

Development Timeline

- Early May 2021**
Secure Inducement Resolution from the HACG
- May 14, 2021**
Submit Final LIHTC 4% Application to North Carolina Housing Finance Agency (NCHFA)
- August 2021**
Receive Notification of 4% LIHTC Award from NCHFA
- September 2021 - January 2022**
Complete Civil Site and Building Design(s)
- February-September 2022**
Secure Municipal Approvals & Due Diligence for closing
- June 2022**
Secured \$1,000,000 in Supplemental Funding through the City of Greenville's HOME Funding
- August 2022**
City of Greenville Issues Final Approval for the HACG to Issue Bonds
- September 2022**
Local Government Commission Approval of Bond Issuance
- October 2022**
Close on Bonds, Debt & Equity and Begin Construction
- October 2024**
Construction Complete and Units Available for Occupancy



Development Overview

Project/Housing Type: Family Affordable
4% LIHTC

Units: **180 Units**

Affordability Levels: **60%** - 18-1 Bedroom (802 sq. ft.)
60% - 102-2 Bedroom (1,037 sq. ft.)
60% - 60-3 Bedroom (1,169 sq. ft.)

Rent Range: **\$660/\$785/\$925**

Affordability Period: Minimum of **30 Years**

Site Amenities: On-Site Management/Maintenance, Exercise Room, Computer/Business Center, Playground, Outdoor Seating Areas, Covered Picnic Area, Laundromat, Resident Community Room

Glendale Court Apartments Redevelopment

The HACG has partnered with other governmental entities, for profits, and nonprofits to upgrade the Glendale Court Apartment Complex, an affordable multifamily rental property in Greenville. This partnership has obtained tax-exempt private activity bonds and a 4% LIHTC award.



Housing Counseling Grant

The funds from this grant are used to provide a variety of housing counseling services to prospective homebuyers, and help meet the needs of those looking to purchase a home. This grant reimburses Greenville Housing Development

Corporation for activities such as prepurchase counseling, rental counseling, homeowner services, and financial literacy training for individuals and families, as well as reimbursement for counselors to further training and education.

What is a HUD Certified Housing Counselor?

A counselor who passed the HUD Housing Counselor Certification Exam



Works for a HUD-Approved Agency



HUD Certified Housing Counselor

North Carolina Housing Finance Agency provides training and education to housing counselors. This agency is also instrumental in providing down payment assistance for first-time homebuyers.

\$170,000

Grant Awarded to HACG's Family Self-Sufficiency (FSS) Program

FSS Program & Home Ownership Program Successes

As a member of the North Carolina Housing Finance Agency's (NCHFA) Community Partners Loan Pool (CPLP) program, the HACG provided qualified homebuyers with up to 20% of the sales price, in down payment closing cost assistance.

The HACG also collaborated with the City of Greenville to assist families seeking to become first-time homebuyers by offering Free Homebuyer education classes and financial literacy programs.

Program Impact		FSS: HCV PH	
2018	Participants Enrolled	134	20
	Acquired Escrow Balances	91	18
2019	Participants Enrolled	117	32
	Acquired Escrow Balances	87	26
2020	Participants Enrolled	111	31
	Acquired Escrow Balances	85	22
2021	Participants Enrolled	74	37
	Acquired Escrow Balances	62	8



A housing counseling client received \$30,000 in down payment assistance through the NCHFA's CPLP program to purchase this townhome in the Brook Hollow subdivision in Greenville.

This home, built by the Greenville Housing Development Corporation, was purchased by one of HACG's housing counseling clients who received down payment assistance through the NCHFA's CPLP program and the City of Greenville.



A housing counseling client received \$27,398 in down payment assistance through the NCHFA's CPLP program and \$5,000 from the Federal Home Loan Bank to purchase this home.

An FSS graduate purchased this home and used the \$9,000 she earned in her escrow account to help with the down payment.



HACG employee, Joe Moore purchased this new home.



Vashtee Garrett fulfilled her goal of buying a home.





Jacquia Topping is now attending East Carolina University.

Inspired Partnerships Enhance Resident Services

HACG Community Partnerships


Churches Outreach Network
Feeding & Helping the Hopeless
Churches Outreach Network
www.con2007.org


NCDHHS
North Carolina Department of Health and Human Services
www.ncdhhs.gov


United Way
 United Way of Pitt County
Pitt County United Way
www.uwpcnc.org


Greenville
 NORTH CAROLINA
City of Greenville
www.greenvillenc.gov



HOUSING FINANCE AGENCY
North Carolina Housing Finance Agency
www.nchfa.com


TAFT
 Est. 1942
FAMILY VENTURES
Taft Mills Group
www.taftfamilyventures.com


ECU
East Carolina University
www.ecu.edu


PITT
 Community College
Pitt Community College
www.pittcc.edu


VA | U.S. Department of Veterans Affairs
Veterans Administration
www.va.gov


ECU HEALTH
East Carolina University (ECU) Health Medical Center
 (formerly known as VIDANT)
www.ecuhealth.org


PittCounty
 North Carolina
Pitt County Department of Social Services
www.pittcounty.gov


VITUS
VITUS Group
www.vitus.com


NC COALITION to end HOMELESSNESS
North Carolina Balance of State
www.ncceh.org


PittCounty
 North Carolina
Pitt County Government
www.pittcounty.gov


West Greenville Health Council
West Greenville Health Council
www.westghc.org


GROUND BREAKING DEVELOPERS, LLC
Ground Breaking Developers, LLC


EXCEL
 PROPERTY MANAGEMENT
Excel Property Management
www.excelpropertymanagement.com

Overcoming COVID-19 Challenges



The Reverend Dr. Rodney Coles, Sr., President of Churches Outreach Network, provided fresh fruits and vegetables (through grant funding) to public housing residents each week during the height of COVID-19. The HACG received an average of 250 boxes each week that were delivered to alternating communities. Over 700 families benefited from this initiative.

Churches Outreach Network also donated 2,000 bottles of hand sanitizer and 31,500 masks to distribute to HACG residents.

- The HACG teamed-up with several Federal, State and Local agencies (for-profit and nonprofit) to provide residents with healthy food options, face coverings/masks and personal protective equipment for residents in need during the COVID-19 pandemic.
- The HACG worked in concert with the United Way of Pitt County to coordinate and direct the delivery of health and comfort items to the Senior residents.
- The HACG partnered with ECU Health Medical Center, West Greenville Health Council, Brody School of Medicine, and the Pitt County Health Department to provide COVID testing and vaccinations for residents of the West Greenville community.
- As the Coronavirus crisis forced schools to modify their operations for the year, the HACG and T-Mobile joined Pitt County Public Schools to provide students with devices and connectivity to online learning and access to teleconferencing with their teachers.
- The HACG implemented an education and technology assistance program to ensure that school-aged youth have the tools and devices they need to be successful during the COVID-19 impacted school year with remote learning.

Inspired Partnerships Enhance Resident Services

HACG Neighborhood Investments

- The HACG collaborated with West Greenville Health Council to enhance the health and quality of life of the public housing residents in the West Greenville community.
- With the assistance of the CARES Act funding, the HACG invested in 200 Wi-Fi tablets for students in grades K-2.
- Procured 150 Chromebooks for students in grades 3-12.
- Provided FREE internet access to Public Housing apartments with students who are eligible for the Child Nutrition Program.
- Partnered with Pitt County Schools and Suddenlink to develop free Wi-Fi zones.



Grants Awarded to HACG

Volunteer Income Tax Assistance Program (VITA)

The VITA Program Grant provides free tax preparation for low-to-moderate income persons who make less than \$54,000, have disabilities, are elderly, or are limited English-speaking taxpayers. HACG has been a VITA site for 15 years, with certified tax preparers available to assist those who qualify.

Project Safe Shelter Bertie and Martin Counties

Vidant Bertie Hospital Development Council Community Benefits Grants Program
\$3,500 Grant Awarded

Emergency Food and Shelter Program - United Way

Phase 39
\$1,000 Grant Awarded

American Rescue Plan Act (ARPA-R)
\$53,500 Awarded

Ensuring the Safety & Security of HACG Residents With Greenville Police Department

The HACG and the Greenville Police Department partner in efforts to reduce violent crime in our neighborhoods. This partnership includes HACG's financial contribution to the GPD's ShotSpotter initiative and GPD's assistance in providing additional LED streetlights and security cameras in HACG properties to enhance safety and security in the communities.

GPD assigns police officers to patrol HACG public housing communities. They also provide monthly reports of all criminal activity in HACG communities. HACG holds safety meetings at each community where residents have the opportunity to speak with HACG staff, the Police Chief and community police officers. Officers also participate in National Night Out activities held at HACG properties.

Enhancing the Lives of Our Young Residents

2022 Summer Camp

Summer Campers enjoyed field trips to the Greenville City Pool, Game Day Adventure & Arcade in Rocky Mount, and the North Carolina Estuarium in Washington.



HeARToscope

HeARToscope is a nonprofit organization that provides free art programs and services to underserved communities. They held their 2022 Spring HeART Exchange Program at the Moyewood Cultural and Recreation Center. Seventeen children, ages 5-12, participated in the program.

Toys For Tots

HACG was recognized for 23 years of volunteer service to the U.S. Marine Corps Reserve Toys for Tots Foundation. GHA serves as a distribution center for Toys for Tots and serves families throughout Pitt County. We were awarded the title of "Spotlight Agency" for our long-standing partnership with the campaign.



(Pictured left to right): Greenville Mayor P.J. Connelly; Pastor Rodney Coles, Sr., Toys for Tots Regional Coordinator; Sgt. Jonathan Bartlett, US Marine Corps Reserve; Tiesha Long, GHA Program Coordinator; Wayman A. Williams, GHA Executive Director/CEO; Staff Sgt. Andrew Fremont, US Marine Corps Reserve; and Congressman Greg Murphy, Greenville, NC

Property Capital Investments & Improvements

Results of Capital Investments Procurement

\$3,503,049.63

Pumped Into Economy, Creating Opportunity for Local/Regional Businesses (2018-2021)

All of HACG's communities were built during the period of 1964-1990. The HACG uses Capital Funds from HUD to make capital improvements and extend the life of the public housing portfolio.

2018
\$717,013.88

Installed
Security pole lights, security cameras, porch columns, countertops, shelter area, HVAC units

Painted
Occupied units, doors

Reconstructed
402 Roundtree Drive

Repaired
Parking lot

Replaced
Screen doors, windows

2019
\$117,948.25

Installed
Security cameras, range hoods

Painted
Porch columns

Reconstructed
1900 Kennedy Circle

Repaired
Sidewalks, stairwells

Replaced
Smoke alarms

2020
\$620,138.03

Installed
Door openers, windows, handicap ramps

Replaced
Siding on buildings

Upgraded
Central Office Technology

2021
\$2,047,949.47

Painted
Building exteriors, fascia and soffit boards

Reconstructed
303 Paige, 811-W 14th

Renovated
University Towers, basketball courts, landscaping, pressure washing

Replaced
Roofs, gable fronts



University Towers Renovation
HACG invested over \$1.4 million in modernizing University Towers, including new entrances, new HVAC systems in all units and parts of the common areas, kitchen renovations, and new paint and flooring in the hallways.

In FY 2020-2021, The HACG was Awarded \$1.6 million for capital improvements for its public housing



Financial Highlights

Capital Funds/Net Position/Asset Value

Statement of Revenues and Expenditures

Operating revenues are invested into our communities to ensure we are providing safe, affordable housing. *A place families call home*

2018		2019		2020		2021	
Total Revenues	Total: \$13,594,863	Total Revenues	Total: \$14,877,489	Total Revenues	Total: \$15,297,343	Total Revenues	Total: \$16,188,454
Dwelling Rent:	\$3,046,366	Dwelling Rent:	\$3,138,700	Dwelling Rent:	\$3,170,301	Dwelling Rent:	\$3,296,016
Government Grants & Subsidy:	\$10,049,221	Government Grants & Subsidy:	\$11,277,609	Government Grants & Subsidy:	\$11,572,403	Government Grants & Subsidy:	\$12,394,317
Other Income:	\$499,276	Other Income:	\$511,180	Other Income:	\$554,639	Other Income:	\$498,121
Total Expenses	Total: \$12,817,898	Total Expenses	Total: \$13,046,387	Total Expenses	Total: \$13,438,307	Total Expenses	Total: \$13,551,747
Administration:	\$2,678,893	Administration:	\$2,856,018	Administration:	\$3,043,336	Administration:	\$2,931,755
Tenant Services:	\$510,357	Tenant Services:	\$488,909	Tenant Services:	\$520,450	Tenant Services:	\$562,676
Utilities:	\$1,769,440	Utilities:	\$1,768,790	Utilities:	\$1,721,004	Utilities:	\$1,753,296
Maintenance & Operation:	\$2,058,736	Maintenance & Operation:	\$2,014,466	Maintenance & Operation:	\$1,816,600	Maintenance & Operation:	\$2,055,392
Protective Services:	\$32,924	Protective Services:	\$39,330	Protective Services:	\$37,676	Protective Services:	\$52,683
General Expenses:	\$922,509	General Expenses:	\$818,356	General Expenses:	\$820,913	General Expenses:	\$983,899
Housing Assistance Payment:	\$4,845,039	Housing Assistance Payment:	\$5,060,518	Housing Assistance Payment:	\$5,478,328	Housing Assistance Payment:	\$5,212,046

Net Position

2018	\$13,955,990
2019	\$13,719,504
2020	\$13,635,511
2021	\$14,768,620

Capital Funds

2018	\$1,665,885
2019	\$1,735,889
2020	\$1,866,731
2021	\$1,966,054

Asset Value

2018	\$31,079,477
2019	\$30,815,750
2020	\$30,220,128
2021	\$31,504,946

*Building Partnerships & _____
_____ Strengthening Communities*



© 2022 Brooks Jeffrey Marketing
grhanc701bjm12012022

1103 Broad Street, Greenville, NC 27834
252.329.4000 • GHANC.net

