



# Changes

Resident Services, Community  
Youth Enrichment

*So Much More Than Housing*  
October 2021 - September 2022



# CHANGES

## CHANGES: This sums up fiscal year October 2021 - September 2022 at Washington Housing Authority.

Washington Authority (WHA) touchstone's "So Much More Than Housing" guides & motivates all staff.

We continue to provide our Residents with decent, safe, sanitary, and affordable housing, while also improving their overall quality of life as well.

### Four programs are now funded to help improve our Residents lives.

The first, is a grant HUD awarded WHA for the **ROSS (Resident Opportunity and Self-Sufficiency Service)** Coordinator position. The ROSS Coordinator, will assist all interested Residents in opportunities to achieve self-sufficiency.

The second program, WHA's **Family Self-Sufficiency (FSS)** program was funded for another year. This vital grant program allows WHA staff that help remove identified barriers for Residents as they work toward self-sufficiency.

To enhance public perception about Public Housing in general & WHA in specific, WHA launched the **3on3on9th Basketball Tournament**, held in Old Fort. This 3on3on9th Basketball Tournament created a positive outlet for our kids to play and compete. This event also helped the public at large learn about WHA & the supportive services we offer.



The funds generated from the 3on3on9th Basketball tournament, support our newly established **Torch Scholarship**, the third program to improve Residents' lives.

The Torch Scholarship was established in 2020 for graduating high school seniors who reside in a WHA property. Scholarships were available for the first time, to graduating high school seniors in Spring 2022.



The fourth program, another vital service now offered, originates from **WISH (Washington Initiative to Support Homeownership)**.



WISH was founded in a partnership with the City of Washington. This program will assist Residents in Public Housing and Participants in the Housing Choice Voucher program purchase their first home.

All who are part of this program will have the opportunity to repair & build their credit, receive down payment assistance for a home and more.

**It's a joy to introduce new housing opportunities to the families we serve. These are just a few of the CHANGES underway at Washington Housing Authority.**



## Board of Commissioners & Board of Directors



**Alice Mills-Sadler**, Chairperson  
**Gil Davis**, Vice-Chairperson  
**Rudy Burns**, Commissioner  
**Joneice Carroll**, Commissioner  
**Josephine Royster**, Commissioner  
**Dawn Slann**, Commissioner  
**Butch Strickland**, Commissioner

## WHA Executive Staff

**Shannon Alderman**, Director of Finance  
**Jessica Jenkins**, Director of Housing Services  
**Wayne Hill**, Director of Maintenance/Modernization  
**Erica Spruill**, Executive Assistant  
**Darius Whitley**, Procurement Specialist

# COMMUNITY PARTNERSHIPS

## Strengthening Our Communities

**Beaufort County  
Community College**  
[www.beaufortccc.edu](http://www.beaufortccc.edu)



**Washington Beaufort  
Chamber of Commerce**  
[www.wbcchamber.com](http://www.wbcchamber.com)



**City of Washington**  
[www.washingtonnc.gov](http://www.washingtonnc.gov)



**Washington Police Department**  
[www.washingtonnc.gov/departments/public\\_safety/police/index.php](http://www.washingtonnc.gov/departments/public_safety/police/index.php)

**Literacy Volunteers  
of Beaufort County**  
[www.beaufortcoliteracy.org](http://www.beaufortcoliteracy.org)



**Beaufort County Dept. of Social Services**  
<https://co.beaufort.nc.us/256/Department-of-Social-Services-DSS>

**Beaufort County Economic  
Development Council**  
<https://co.beaufort.nc.us/159/Economic-Development>



**Beaufort County Public Health Dept.**  
<https://www.bchd.net/174/Public-Health>

**NC Hope**  
[www.rebuild.nc.gov/hope-program](http://www.rebuild.nc.gov/hope-program)



**Housing Authority  
of the City of Greenville**  
<http://ghanc.net/>



**Wal-Mart**  
[www.walmart.com/store/1354-washington-nc](http://www.walmart.com/store/1354-washington-nc)



**United Healthcare**  
[www.uhc.com/](http://www.uhc.com/)



**Eagle's Wings Food Pantry**  
<https://eagles-wings.org>



Washington Housing Authority's (WHA) service to the City of Washington and Beaufort County extends beyond the housing we provide and the Housing Choice Voucher rental assistance we administer. WHA is committed to assisting low-income families become self-sufficient and ultimately independent of government assistance.

**In 2021, the Torch Scholarship program was created to provide post-secondary educational financial assistance for graduating high school seniors currently residing in the following communities: Clifton Meadows, Eastern Village, Eastern Village Annex, Oakcrest, Old Fort, and Westbrooke.**

High school seniors participating in the Housing Choice Voucher Program (HCV/ Section 8) are also eligible to apply.

**Torch Scholarships will be awarded annually (beginning in Spring 2022) to graduating high school seniors attending a university, community college or technical school on a full-time or part-time basis.**

Qualified applicants must complete an application, which includes an essay on long-term goals, and provide a letter of recommendation from a teacher, guidance counselor or staff person (that is not a member of the Torch Scholarship Committee) and a copy of a recent transcript (unofficial transcripts are accepted). Applicants must have a minimum GPA of 2.5 to be eligible for consideration.

## Housing Communities

(all in the Washington City Limits)

<b>Clifton Meadows</b>	60 units purchased in 2009
<b>Eastern Village</b>	50 units completed in 1965
<b>East Haven</b>	40 units completed in 1981
<b>Eastern Village Annex</b>	46 units completed in 1965
<b>Oak Crest</b>	115 units completed in 1965
<b>Old Fort</b>	82 units completed in 1974
<b>Westbrooke</b>	50 units completed in 1983

## NEW ADMISSIONS for Public Housing

# 54

**54 families were admitted to the Public Housing Program from 10/1/2021 - 9/30/2022.**

The number of vacancies continue to exceed industry standards. Of the 54 admissions, 20 families were classified as homeless.

Income Range	# of Families	Percentage
Extremely Low	44	81.48%
Very Low	7	12.96%
Low	3	5.56%

## Waiting List Summary

<b>HCV</b> <b>2,919</b> Total Applicants	<b>Public Housing</b> <b>2,056</b> Total Applicants	<b>Clifton Meadows</b> <b>724</b> Total Applicants
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## Resident Profile



### PUBLIC HOUSING (Average)

Head of Household Age **49**

Annual Gross Income **\$14,313**

Household Size **1.8**  
Years as Resident **9.5**

### HCV (Average)

Head of Household Age **48**

Annual Gross Income **\$14,055**

Household Size **1.9**  
Years as Resident **8.6**

### CLIFTON MEADOWS (Average)

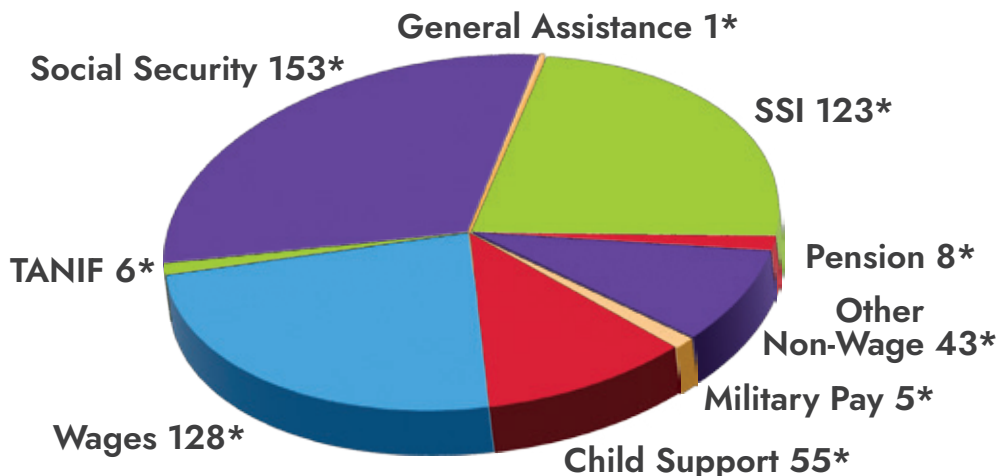
Head of Household Age **44**

Annual Gross Income **\$13,440**

Household Size **1.6**  
Years as Resident **6**

All Residents are responsible for their own utilities except for East Haven Public Housing.

## INCOME SOURCES for Public Housing Residents



\*Numbers reflect WHA PH Residents that receive the type of income noted.

# 522

There are currently 522 total occupants residing in WHA Public Housing (roughly 5.37% of the population of the City of Washington), and **52% report their primary source of income is Social Security Disability/SSI.**

# New Programs



## Background

The Washington Housing Authority (WHA) has served the City of Washington and Beaufort County since 1961. As of 2021, WHA serves over 1000 residents in the City of Washington and Beaufort County ensuring the most vulnerable have access to safe, decent, sanitary, and affordable housing. These residents reside in our Low-Income Public Housing (LIPH) or participate in the WHA Housing Choice Voucher (HCV) program. As one of the largest providers of low-income affordable housing in the area, the WHA created a viable partnership with the City of Washington to expand homeownership within the City of Washington and Beaufort County.

## The Washington Initiative to Support Homeownership (WISH)

Homeownership has been the vehicle used to build wealth in our country since its inception. However, there are groups of people that have been historically unable to gain access to the dream of homeownership. WHA is seeking to change this narrative for the families we serve.

## WISH

The WISH program assists families that participate in the WHA HCV program and LIPH program with the following:

- Credit repair & down payment assistance
- Rehabilitation
- Home repairs for existing homeowners on the HCV program (to keep families living in safe and decent housing)

## Benefits of Homeownership

The benefits of homeownership for the families WHA serves:

1. Breaking the cycle of poverty; provides a pathway out of poverty.
2. Building generational wealth
3. Creates a sense of pride within the family and in the communities in which they live.

The benefits of homeownership for the City of Washington:

1. Expands existing tax base.
2. A tangible investment promoting affordable housing for the most vulnerable population in the City of Washington.

## Overview

WHA administers NRP (Neighborhood Revitalization Program) through a partnership with the City of Washington. NRP provides moderate to low-income families the opportunity to purchase affordable housing on City and WHA-owned lots.

These lots are located in the city limits to rehabilitate the housing stock within the inner city of Washington and to promote homeownership to citizens that may otherwise not have an opportunity to own a home of their own. At the core of this partnership is the desire to provide families with the opportunity to begin to build generational wealth while revitalizing the historical sections of the city.

Applicants to NRP must be current residents in the City of Washington, residents of Beaufort County, or residents of Low-Income Public Housing (LIPH) properties owned and managed by the Washington Housing Authority (WHA), participating the Housing Choice Voucher (HCV) Program through WHA, or currently residing in Clifton Meadows, a USDA property owned and managed by Washington Housing Nonprofit Inc (WHNI). General eligibility requirements are featured on the WHA website.



## Neighborhood Revitalization Program (NRP) Groundbreaking

September 2022, to represent the partnership between the City of Washington & Washington Housing Nonprofit Inc's WISH Program.

# ROSS & FSS PROGRAMS 2021-2022 EVENTS

## Resident Opportunity & Self-Sufficiency / Family Self-Sufficiency

### OCT 2021

ROSS: Family Metrics was updated to show residents who've received help from NC H.O.P.E Program



### MARCH 14, 2022

ROSS/FSS: Digital Literacy Courses started with BCCC at Old Fort



### NOV 2021

ROSS: Inventory from Go360 taken from boxes; organized into categories

### MARCH 4, 2022

ROSS/FSS: College & Career Readiness Day

### MAY 9, 2022

ROSS/FSS: Coffee and Tea Meet and Greet at East Haven

### JUNE 8, 2022

FSS: Jasmine Rodman graduated from the program

### FEB 2022

FSS/ROSS: Kick-off of WISH Program

### APRIL 2022

ROSS: Nationwide Brainstorming Group started by WHA ROSS coordinator

### MAY 26, 2022

FSS/ROSS: Community in Action Event

### JAN 2022

FSS/ROSS: Colleges contacted for the College and Career Fair

## 2021



### JAN 27, 2022

FSS: Tiffany Reddick graduated from the program

### MAR 2022

ROSS: Presentation at Beaufort County Community College



### MAY 11, 2022

ROSS/FSS: Digital Literacy Class graduated

### JUNE 2022

ROSS/FSS: Financial Empowerment Series started

### DEC 2021

ROSS: Full Inventory taken from Go360 boxes, organized into categories

### FEB 2022

ROSS: College and career fair organized; preparation made for the fair; contact with college representatives

### MAY 31, 2022

FSS: Opioid Settlement Event at Cornerstone Family Worship Center

### NOV 2021

ROSS: Enrollees its first tenant/client



### JUNE 2022

ROSS/FSS: Promoted National Homeownership Month

### OCT 2021

ROSS: Go360 pallets and inventory introduced to coordinator for breakdown and organization (20 pallets)

### MAR 2022

ROSS/FSS: WHA College & Career Fair Participants included:

- East Carolina University
- Elizabeth City State University
- Pitt Community College

- University of North Carolina at Pembroke
- St. Augustine's University
- University of Mount Olive
- Washington N.C. Fire & Rescue Services
- Washington Fire & Rescue Services

# FSS Partnerships

- **BATS**, Rhonda Suggs
- **NC Works**, Vardenisha Edmundson (New)
- **BCDSS**, Amy Alligood
- **BCC**, Dr. Shelby Phillips
- **Realtor**, Rochelle Hobbs
- **Literacy of NC**, Pam Deese
- **Beaufort County Health Department**, JaNell Octigan and Zaere' Godley

- **HCV Representative**, Jowanna Davis
- **PH Representative**, Shawanna Spencer
- **A New Adventure**, Mrs. Latisha Moore
- **BCS System & Spiritual Guidance**, Pastor Antwon Horton
- **Pamlico Pals**, Shonte' Mason
- **Green Lamp**, Amy Howard



**AUG 1, 2022**

FSS: Board of Commissioners meeting with Beaufort County Taskforce, represented Washington Housing Authority

**AUG 25, 2022**

FSS/ROSS: Community in Action Event at Blounts Creek

**SEPT 2022**

ROSS/FSS: GED/Digital Literacy courses in progress

## 2022

**JUNE 18, 2022**

FSS/ROSS: Beebe Memorial Park Juneteenth Event

**AUG 2, 2022**

FSS/ROSS: National Night Out at Beebe Memorial Park

**SEPT 16, 2022**

FSS: Groundbreaking for 6th and van Norden

**JULY 2022**

ROSS/FSS: Financial Empowerment Series concluded

**AUG 15, 2022**

FSS: GED/Digital Literacy Class started at Old Fort through BCCC



**SEPT 22, 2022**

FSS: Margaretta Hines graduated from the program



## Family Self-Sufficiency FSS ESCROW 2021-2022

**Public Housing**  
**\$34,676**

**Housing Choice Voucher (HCV)**  
**\$64,667**

**44**  
**Participants**  
**in FSS Program**

**20** Public Housing Participants and  
**22** HCV/Section 8 Participants

## Occupancy Rate



2020  
**97%**  
& Change in  
AR 576.10%

2021  
**98%**  
& Change in  
AR 51.73%

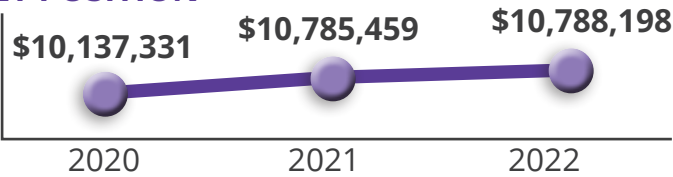
2022  
**98%**  
& Change in  
AR 51%

## Capital Fund Program



## Financial Viability

### NET POSITION



### ASSET VALUE



### HCV HAP EXPENDITURES

**Housing Assistance Payment to Landlords**  
in the City of Washington & Beaufort County

Average Monthly	Annually
<b>\$99,681</b>	<b>\$1,196,172</b>



**Utility Assistance Payments to HCV Participants**

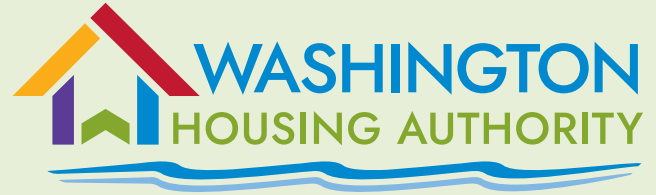
Average Monthly	Annually
<b>\$6,510</b>	<b>\$78,120</b>

**Rent HCV Participants Pay to Landlords**

Average Monthly	Annually
<b>\$41,704</b>	<b>\$500,448</b>

2022 financials are unaudited submissions.

## Property Capital Investments & Improvements



Parking Lot Replacements.....	\$416,068
Basketball Fence Installation.....	\$17,806
Oakcrest Handrails.....	\$46,360
Oakcrest Warehouse Renovation.....	\$7,000
Oakcrest Breakroom Renovation.....	\$8,500
Oakcrest Office Renovation.....	\$6,000
Old Fort Office HVAC Replacement.....	\$15,875
Old Fort Security Cameras.....	\$25,000
Easthaven HVAC Units.....	\$75,607
Oakcrest HVAC.....	\$63,920
Easthaven Office Renovation.....	\$9,300

**Total Dollars  
REINVESTED**  
in the City of Washington  
& Beaufort County,  
North Carolina

**Oct 2021 - Sept 2022**  
**\$691,437**

wahanc709.03032023



*So Much More Than Housing*



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