

BUILDING BRIGHTER FUTURES

One Family at a Time



So Much More Than Housing
October 2022 - September 2023



A Warm Welcome From Your New Interim Executive Director!



Dear Valued Residents,

Appointed July 2023 as Interim Executive Director of our esteemed Public Housing Community, I am honored to share the 2023 Annual Report. This report – once again – illustrates how WHA Staff serve our Residents and work towards enhancing the quality of life within our community for all.

First and foremost, I would like to express my sincere gratitude to all the Residents who have placed their trust in me and the dedicated team that supports our community. Public Housing is important for providing safe and affordable homes. WHA staff is committed to ensuring our community thrives.

Our primary goal is to foster a harmonious and inclusive environment where every resident feels valued, respected, and heard. Open communication is the key

to building a strong community. Together, we can create positive changes and work towards a brighter future.

In 2023, to facilitate better communication, we introduced regular newsletters, community forums, and online platforms where Residents can stay updated on important announcements, events, and initiatives. We are committed to transparency and ensuring that our Residents have easy access to information that affects their families. It is our collective responsibility to nurture a sense of unity and support among Residents. Working together we are creating an environment where everyone feels proud to call our community their home.

Together, let us build a brighter future.

Warm regards,
Larry Russell
Interim Executive Director

BOARD of COMMISSIONERS & BOARD of DIRECTORS



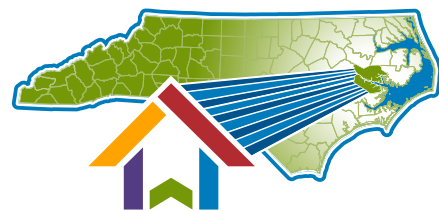
Alice Mills-Sadler, Chairperson
Gil Davis, Vice-Chairperson

Commissioners:

Rudy Burns, Joneice Carroll, Lorraine Gordon, Dawn Slann, Butch Strickland

WHA EXECUTIVE STAFF

Shannon Alderman, Director of Finance
Jessica Jenkins, Director of Housing Services
Wayne Hill, Director of Maintenance/Modernization
Erica Spruill, Executive Assistant



Serving The City of WASHINGTON, NC

COMING SOON! Pennsylvania Community Resource Center



Community Partnerships Strengthening Our Communities

Beaufort County Community College
www.beaufortccc.edu



Washington Beaufort Chamber of Commerce
www.wbccchamber.com



City of Washington
www.washingtonnc.gov



Washington Police Department
www.washingtonnc.gov/departments/public_safety/police/index.php



Literacy Volunteers of Beaufort County
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



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



Wal-Mart
www.walmart.com/store/1354-washington-nc



United Healthcare
www.uhc.com/



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



2023 Torch Scholarship Recipients



Qualiyah K. Columbus
East Carolina University



Rod'Dedria Paige
Beaufort County Community College

3on3on9th Basketball Tournament Raises Money for Torch Scholarships



On September 24, 2023, teams and players gathered at Bobby Andrews Recreation Center to compete in the 3on3on9th Basketball Tournament. All proceeds went towards the Torch Scholarship for two graduating seniors.

Housing Communities

(all in the Washington City Limits)

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

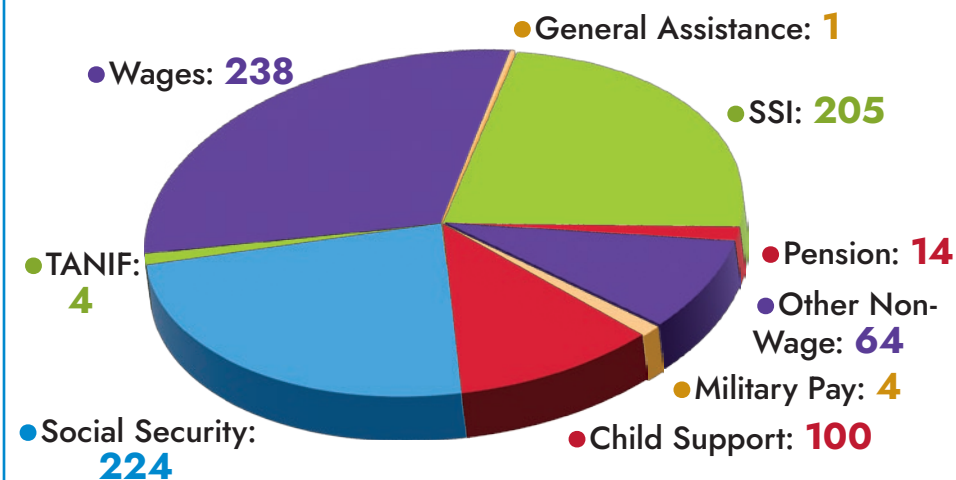
New Admissions for Public Housing

62 families were admitted to the Public Housing Program from 10/1/2022 - 9/30/2023.

The number of vacancies continue to exceed industry standards.

Income Range	# of Families	Percentage
Extremely Low	41	66.13%
Very Low	15	24.19%
Low	6	9.68%

Income Sources for Residents*



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

Waiting List Summary

(Total Applicants)

Public Housing	HCV	Clifton Meadows
340	789	262

Resident Profile (Average)

PUBLIC HOUSING	48	Head of Household Age
Annual Gross Income	1.8	Household Size
\$15,087	9.5	Years as Resident

HCV	47	Head of Household Age
Annual Gross Income	1.9	Household Size
\$15,600	8.6	Years as Resident

CLIFTON MEADOWS	45	Head of Household Age
Annual Gross Income	1.72	Household Size
\$12,783	6	Years as Resident

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

Neighborhood Revitalization Program



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.

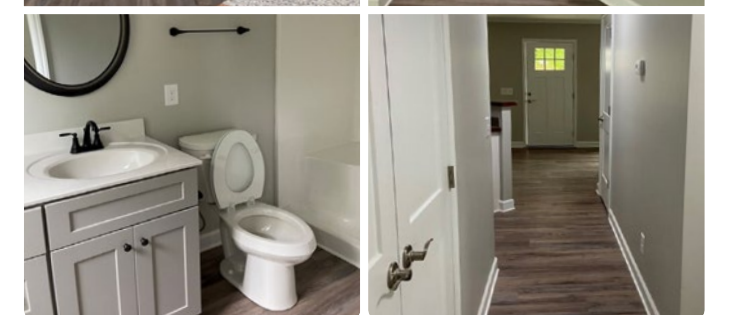
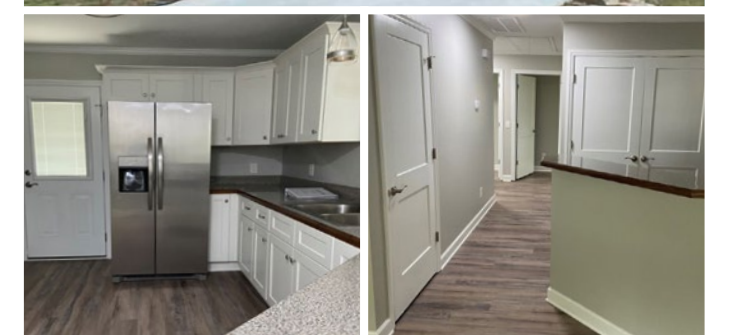
Neighborhood Revitalization Project



A Community Partnership

Improving the Quality of Living Throughout Washington!

Call (252) 946-0061 Ext 3, to See If You Qualify to Purchase This Beautiful Home!



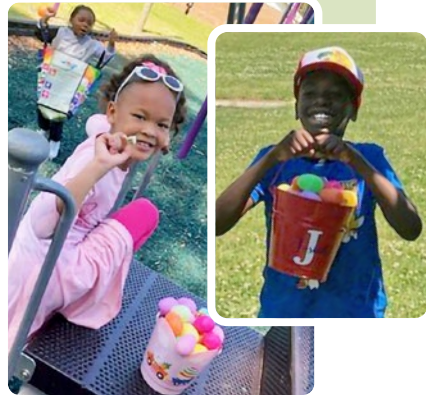
ROSS & FSS Programs: 2022-2023 Events

Resident Opportunity & Self-Sufficiency/Family Self-Sufficiency

March 28
ROSS Job Corp Event



May 6
Resident Council
Easter Egg Hunt



June 15
FSS/ROSS
Knowledge is Power Workshop "A Home is in Your Reach" included guest speakers:

- **Martin White**, Credit Repair
- **Larry Lang**, First Bank
- **Kyeatta Ham**, Allstate Insurance
- **Rochelle Hobbs**, Realtor
- **Michael Best**, Home Inspection

July 27
FSS 1st Time Homebuyer Ribbon Cutting Ceremony
Each participating PHA (or joint FSS program) must establish a Program Coordinating Committee (PCC) whose functions will be to assist the PHA in securing commitments of public and private resources for the operation of the FSS program within the PHA's jurisdiction, including assistance in developing the Action Plan and in operating the program.



FSS Partnerships

FSS Board Members are shown planning for the success of WHA FSS Participants. Each Board Member shares their experiences & business connections to create resources and referrals for WHA FSS Participants (our clients). The Board helps ensure each participant succeeds in their goals set. Members right to left:



Zachary Roupe, **Access East** (new); Antwon Horton, **BCC/Kingdom Life Ministries**; Pam Deese, **BC Literacy**; Monique Burton, **BCHD Community Liaison** (new); Amy Spring, **BCDSS Administrator**; Amy Howard, **Green Lamp Case Manager**; Jowanna Davis, **Shawanna Spencer**, **Shelia Carraway**, semi-retired **Metro-Arms QR**; **Shonte' Mason**, **Director of Pamlico Pals**

2022 > 2023

December 15
FSS/ROSS
Knowledge is Power Workshop provided the public with information on topics of:

- 1st Time Homebuyer
- Banking/Lending Questions
- Credit Repair
- Realtor



March 16
FSS/ROSS Knowledge is Power Workshop



July 12
ROSS Money Smart Workshop
Residents learned tips to:

- Recognize different types of scams and how to avoid fraud
- Understand how the phone and social media can be used in a scam
- Better understand why elders are high targets for fraud schemes

Clifton Meadows Playground is enhanced with new equipment: Active children are healthy children



September 14
FSS/ROSS Knowledge is Power Workshop included guest speakers:

- **Michael Best**, Home Inspection
- **Rochelle Hobbs**, Realtor
- **Special Guest: Ms. Naquana Distance**, New Home Owner
- **Kyeatta Ham**, Allstate Insurance Company
- **Martin White**, Credit Repair Specialist
- **Larry Lang**, First Bank of Washington

September 16
Resident Council - Public Safety Officers and Barbers Back to School Bash provided resident youth with free haircuts and free school supplies.



Family Self-Sufficiency FSS ESCROW 2022-2023

Public Housing
\$24,070

Housing Choice Voucher (HCV)
\$48,402

35
Participants
in FSS Program

18 Public Housing Participants and
17 HCV/Section 8 Participants

Capital Fund Program

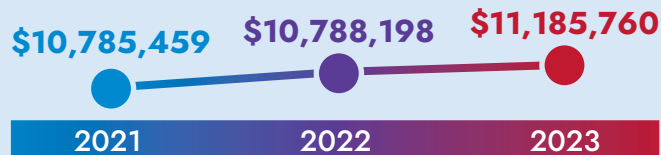


Occupancy Rate

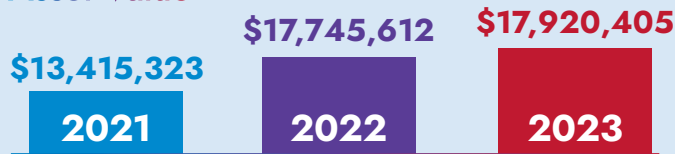


Financial Viability

Net Position



Asset Value



Total Dollars REINVESTED in the City of Washington & Beaufort County, NC

Oct 2022 - Sept 2023

\$842,266

Property Capital Investments & Improvements

PHA

Handrail Replacement	\$49,450
Oakcrest Roof Replacement	\$656,276.40
Occupied Unit Painting	\$82,975
Total	\$788,701.40

WHI

Clifton Meadows Playground	\$31,622
Railing Repair	\$6,300
Exterior Painting	\$15,643
Total	\$53,565

HCV HAP Expenditures

Housing Assistance Payment to Landlords

in the City of Washington & Beaufort County

Average Monthly	Annually
\$146,188	\$1,754,256

Utility Assistance Payments to HCV Participants

Average Monthly	Annually
\$8,890	\$106,680

Rent HCV Participants Pay to Landlords

Average Monthly	Annually
\$44,220	\$530,640

2023 financials are unaudited submissions.



809 Pennsylvania Ave.
Washington, NC 27889

252.946.0061 · WashingtonHousingAuthority.org