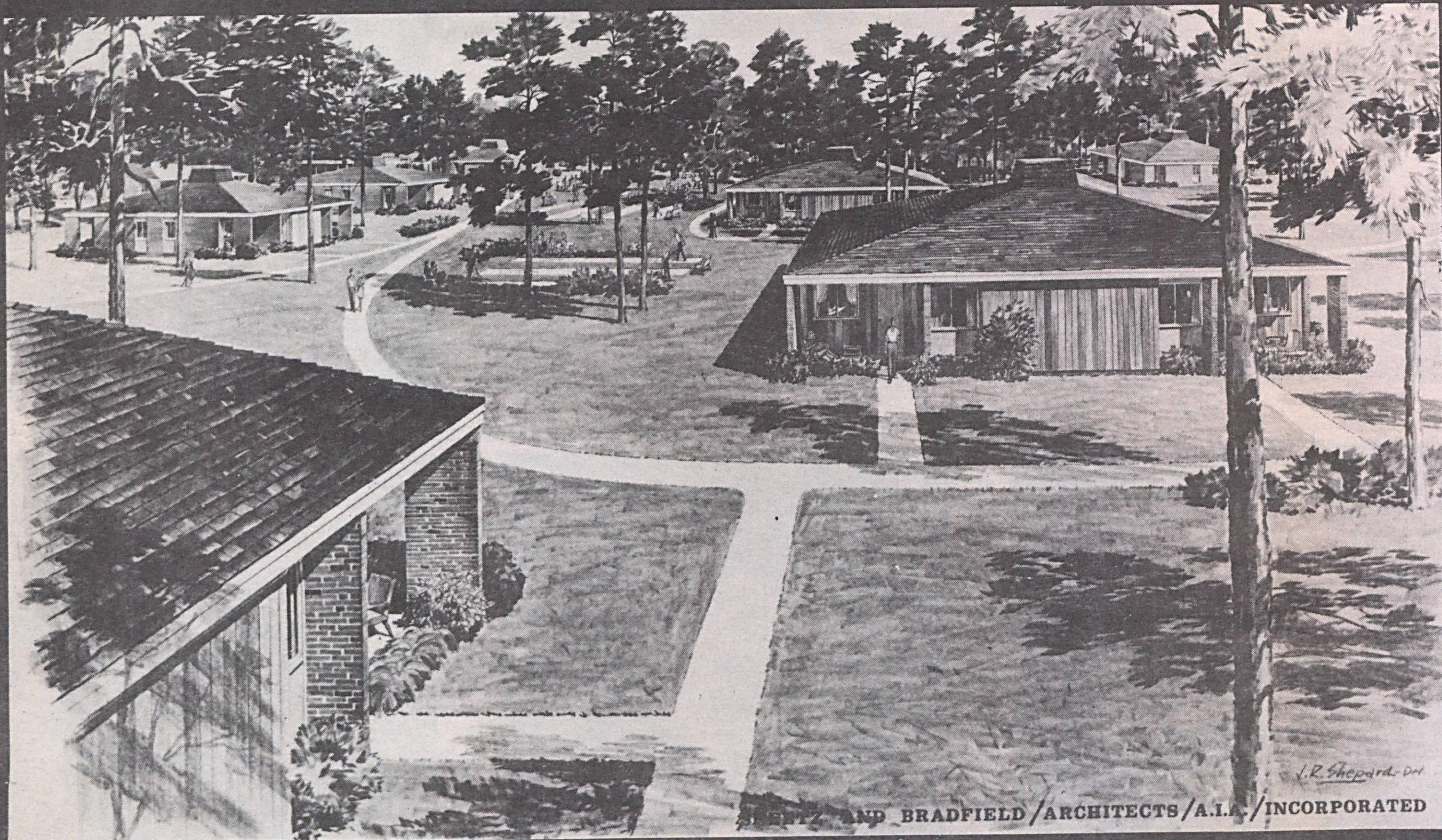


N.C.- Gaston Co.- Housing

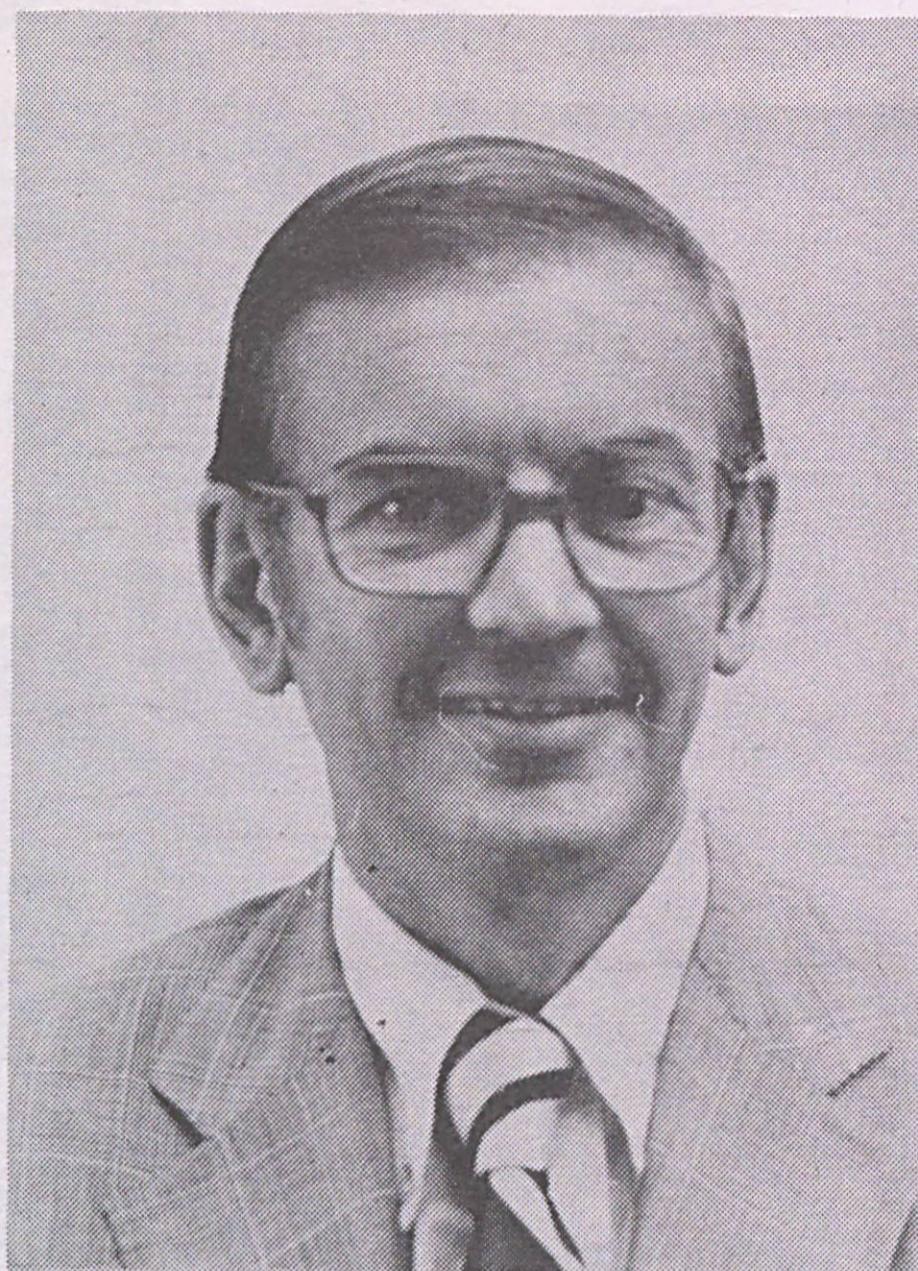
Gastonia Housing Authority Annual Report 1976-1977



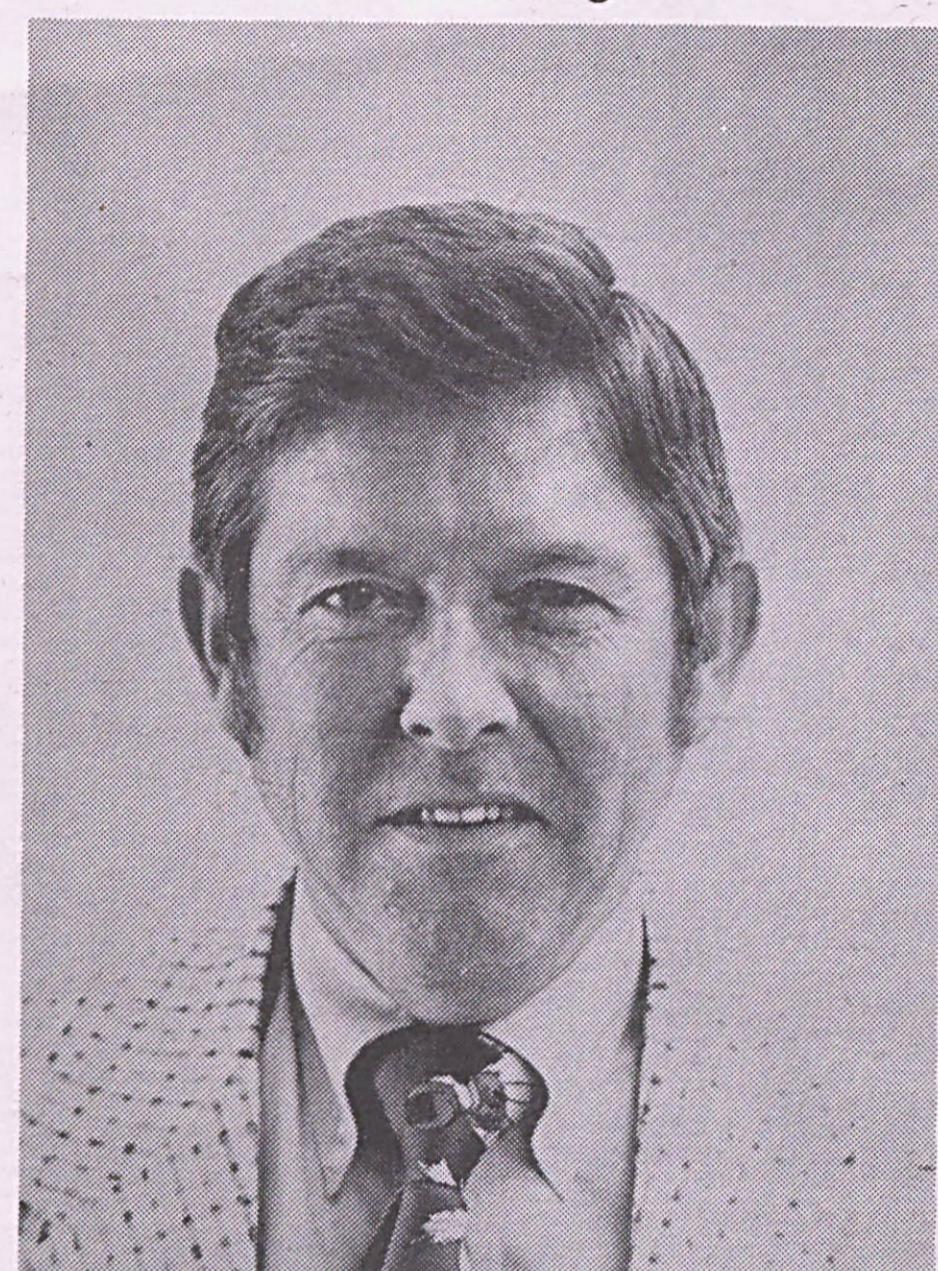
Chairman
Dr. Cleveland Floyd



V. Chairman
W. H. Keith



A. P. Aldridge



R. C. Haygood, Jr.



Mrs. Sara P. Knowles



Graham C. Mullen
Attorney

Gastonia Housing Authority Board of Commissioners

Charles R. Kaylor
Executive Director

Administrative Offices • 416 West Main Ave. • P.O. Box 2398 • Gastonia, N.C. 28052

Gastonia Housing Authority

EXECUTIVE DIRECTOR: CHARLES R. KAYLOR

TELEPHONE 704/864-6771

P. O. BOX 2398

416 W. MAIN AVE.

GASTONIA, NORTH CAROLINA 28052



July 15, 1977

The Mayor and Members of the City Council
City of Gastonia
Gastonia, North Carolina

Gentlemen:

On behalf of the Gastonia Housing Authority Board of Commissioners and Staff, I am pleased to present this Annual Report for the fiscal year ending September 30, 1976 concerning Gastonia's Public Housing Program. The report is presented as a published account of the Housing Authority's history, management and financial status.

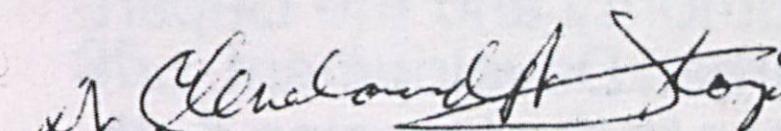
The year 1976 marked the Gastonia Housing Authority's tenth year of service to the community in its efforts to provide decent, safe and sanitary homes for low and moderate income families and individuals.

To commemorate our tenth anniversary, we have departed from our usual method of reporting to you and have prepared our Annual Report in the form of a brochure. Through the use of narratives, financial statements, photographs and tables, we have tried to present a brief comprehensive report which we trust is informative and interesting to you.

We are pleased with our accomplishments and hope we can continue to serve our community. As we submit this Annual Report, we reaffirm our pledge to you and all the citizens of our City our continued efforts to make Gastonia a better place for all persons.

Very truly yours,

GASTONIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS


Dr. Cleveland W. Floyd
Chairman

COMMISSIONERS

DR. CLEVELAND FLOYD, CHAIRMAN W. H. KEITH, VICE CHAIRMAN ROBERT HAYGOOD SARAH P. KNOWLES A. P. ALDRIDGE

PUBLIC HOUSING IN GASTONIA

HISTORY:

On March 1, 1966, the Gastonia City Council adopted a formal resolution to establish a Housing Authority pursuant to the North Carolina Housing Authorities Law contained in the General Statutes of North Carolina (Chapter 157) and legislation enacted by the Congress of the United States in the Housing Act of 1937. Mr. Dan C. Gunter, the Mayor of the City of Gastonia, appointed five citizens to serve as the Board of Commissioners who, following their formal induction into office, applied to the Secretary of State for a Certificate of Incorporation which was issued on April 19, 1966, thereby creating the Gastonia Housing Authority, a corporate public entity, established for the purpose of providing safe, decent and sanitary housing for families of low income.

The Gastonia Housing Authority is not a Federal agency; nor, having been created as a body politic by the State of North Carolina, is it a City agency. However, a review of the relationship of the Housing Authority with the Federal Government and the City of Gastonia will indicate the Housing Authority is not entirely independent; but, an Agency which brings the United States and the City of Gastonia together to accomplish a common objective.

The Federal Government, under the provisions of Annual Contributions Contracts between the Housing Authority and the Department of Housing and Urban Development, provides financial assistance to the Housing Authority to meet its debt service requirements on housing owned by the Authority, funds to pay rent on dwelling units leased from others and subsidies to defray operating expenses. Further, the Department of Housing and Urban Development provides technical assistance through the issuance of regulations and guidelines under which the Authority is required to function. The City of Gastonia, under the provisions of a Cooperation Agreement, provides public services and facilities to the Housing Authority. The Mayor and City Council provide leadership and guidance to the Housing Authority with respect to development and management of the City's Public Housing Program.

Therefore, the Gastonia Housing Authority

operates under three jurisdictions: (1) The Federal Government, which regulates the programs and provides a large portion of their funding through the Department of Housing and Urban Development; (2) The State, whose enabling legislation authorizes creation of local public bodies to carry out public housing programs; (3) the Local Government, which establishes public bodies to conduct housing operations within its jurisdiction.

The Board of Commissioners is the governing body of the Gastonia Housing Authority. The Commissioners set basic local policy and approve major program undertakings for the Authority and see that they are carried out by the staff in an effective and efficient manner. In addition, the Commissioners assume fiscal responsibility for program funds and assure their judicious expenditure. They are public-spirited business and professional people and devote their time, energy and ability to serving the interests of the Gastonia Housing Authority and the City of Gastonia.

Although the Gastonia Housing Authority is not a City Agency, it does have ties with the City. These ties are set forth in a contract between the City and the Housing Authority known as the Cooperation Agreement. This contract with the City defines such items as the corporate limits within which the Authority must operate, the tax status of the Authority, the method of determining the Authority's payment in Lieu of Taxes, and the amounts and kinds of public services and facilities to be furnished by the City to the Housing Authority.

The Gastonia Housing Authority receives limited Federal Funds to cover its Administrative, Maintenance and Operating costs. These costs for the most part are covered by the rent monies paid to the Authority by its tenants. The annual payment in Lieu of Taxes made to the City by the Housing Authority amounts to ten percent (10%) of the aggregate shelter rent charged to its tenants by the Authority and is paid from the rent monies collected. Payments in Lieu of Taxes paid to the City to date amount to \$70,245.52 and the estimated payment for 1977 is \$15,500.

STATUS

Currently the Gastonia Housing Authority has 562 apartments under management. These apartments range from 1-Bedroom to 5-Bedroom Single Family Units. The two basic types of housing under management are:(1) Conventional Housing, where the Housing Authority owns and manages the apartments, and (2) Leased Housing, which is constructed and owned by private developers and leased by the Gastonia Housing Authority. The Housing Authority has 400 units of Conventional Housing (Project NC 57-1/3) located on four Project Sites and 162 units of Leased Housing (Project NC 57-2) located on two Project Sites. One apartment complex (Linwood Terrace Apartments) is specifically for elderly residents who have attained the age of sixty-two years or older and whose income is within the limits set by the Housing Authority.

to make up the difference between what an individual or family can afford to pay, based on adjusted gross income, and the rental amount required to provide decent, safe and sanitary housing based on current market conditions in the Private Sector. The Department of Housing and Urban Development has approved \$434,856 annually for five years to provide Housing Assistance Payments on 200 units. The Authority has executed Housing Assistance Payments Contracts on 130 units and is making Housing Assistance Payments totaling approximately \$19,000 per month.

FUTURE HOUSING

The Gastonia Housing Authority has made application for a preliminary Loan and Grant Reservation for the development of forth (40) Non-elderly dwelling units and has also sub-

DWELLING UNITS UNDER MANAGEMENT September 30, 1976

PROJECT SITE AND NUMBER	0-BR	1-BR	BEDROOM DISTRIBUTION					TOTAL	NUMBER OF RESIDENTS
			2-BR	3-BR	4-BR	5-BR			
Cameron Court Project NC 57-1	8	26	16	12	5	1	68	186	
Weldon Heights Project NC 57-1		24	44	40	14	1	123	463	
Mountain View Project NC 57-1		8	32	46	16	7	109	509	
Salem Project NC 57-2			27	35	10		72	326	
Fieldstone Project NC 57-2		15	25	36	14		90	368	
Linwood Terrace Project NC 57-3	60	36	4				100	104	
	68	109	148	169	59	9	562	1,956	

In addition to the above Housing Programs, the Gastonia Housing Authority is carrying out a rent supplement program identified as the Section 8 Existing Housing Program provided under the Housing and Community Development Act of 1974. The essence of the program is a guaranteed rent subsidy which is designed

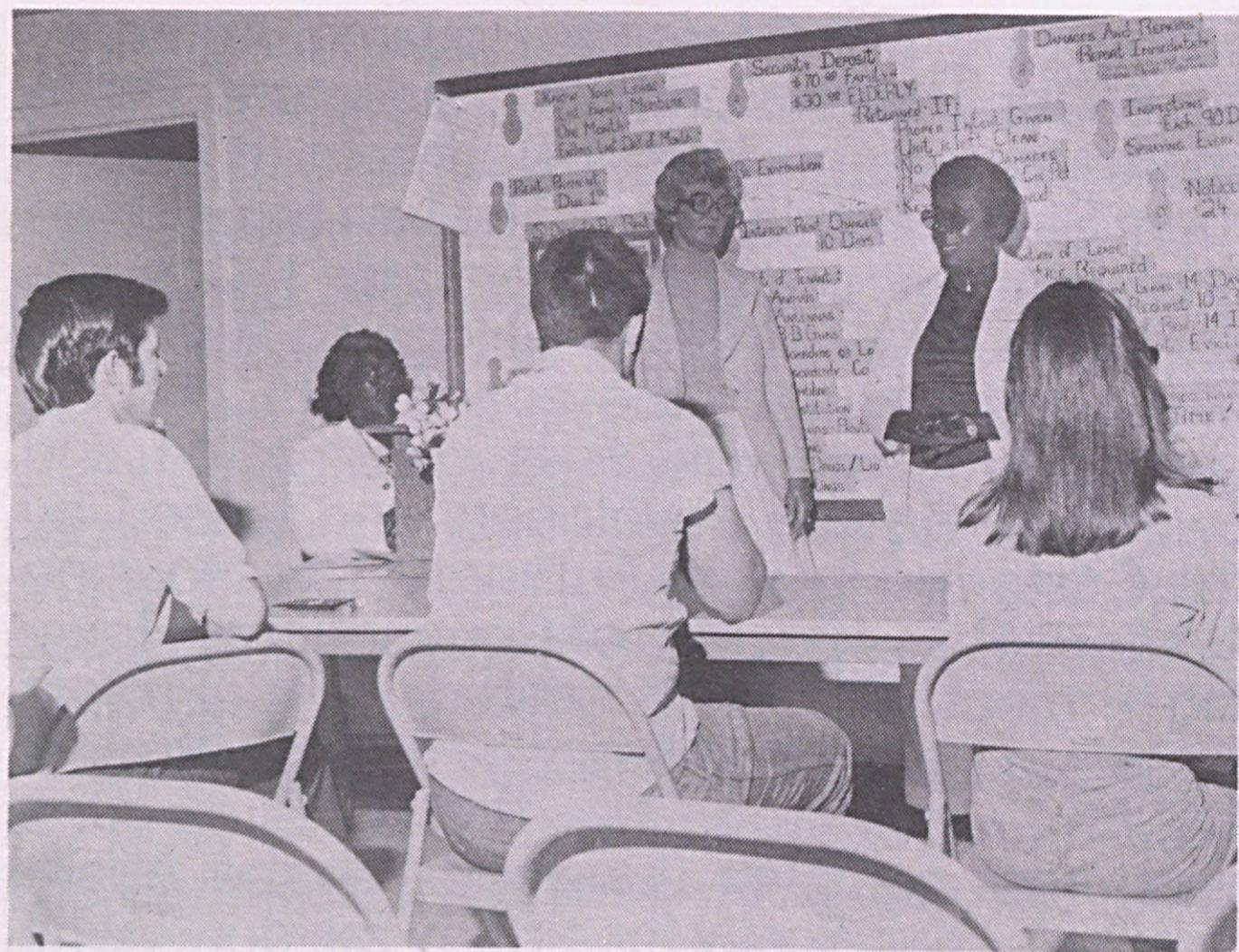
mitted two alternate proposals for the development of fifty (50) Elderly units under the Section 8 New Construction Housing Program. The applications are presently under review by the Department of Housing and Urban Development and final disposition should be made in the very near future. The Department of

Housing and Urban Development has also advised the Authority an additional 100 unit allocation is available under the Section 8 Existing Housing Program.

The Department of Housing and Urban Development has also approved preliminary plans from two private developers for the construction of a fifty (50) unit Non-elderly Project and a 100 unit Elderly Project under the Section 8 New Construction Program. Final approval of the two projects should be forthcoming and construction should start in the very near future.

ADMINISTRATION AND MANAGEMENT

The Gastonia Housing Authority maintains a Central administrative office at 416 West Main avenue and has satellite offices for management personnel in each project site. The Central Office is the hub of the Authority's operations and is staffed by the Executive Director, Executive Secretary, Accountant, Section 8 Housing Coordinator, Clerk-Cashier and a Clerk-Typist. Some of the activities carried out at the central office include: Receiving and processing applications for housing, Administration of the Section 8 Existing Housing Program, Rent collections, Purchasing and Ac-



PRE-OCCUPANCY CLASS FOR FUTURE RESIDENTS

counting. A Conference Room is available for meetings of the Board of Commissioners, Tenant Counseling Sessions and Staff Meetings.

The Project offices are staffed by Management personnel on a split schedule basis whereby Management Aides are available in each project at least one-half day each day. The primary duty of the Management Aides is to work closely with the residents of the Authority; aiming for early detection and identification of socio-economic problems on an individual basis and provide guidance in resolving such problems, thereby strengthening the family life of the residents.

The Gastonia Housing Authority operates a "Centralized Maintenance Program" from the Administrative and Community Building at 1305 North Weldon Street. The Maintenance Department is staffed by a Maintenance Supervisor, Secretary and eleven (11) Maintenance Technicians. The department operates a fleet of five trucks, a full range of lawn mowing equipment and a large tractor equipped for landscaping. An inventory of repair items is maintained to ensure that all repairs can be completed in a prompt and orderly manner. The Authority is preparing construction plans for a new maintenance facility to be built adjacent to the Mountain View Project. The Department of Housing and Urban Development,



GASTONIA HOUSING AUTHORITY STAFF TRAINING SESSION

through the Modernization Program, has provided a grant in the amount of \$90,000 to build the new maintenance structure.

Administration and Management of Public Housing have experienced many changes in recent years. In meeting the challenges brought about by these changes and the concern for improved management practices, the Gastonia Housing Authority has made a continual effort to improve its day to day operations. Toward this goal, the Authority has entered into an agreement with the Greensboro Housing Authority to participate in an innovative program known as the Public Housing Management Improvement Program designed to assist smaller housing authorities in developing improved management systems. The program was initiated by the Department of Housing and Urban Development in 1972. It is a research and demonstration effort aimed at developing, testing, evaluating and transferring management systems and approaches to improve the quality of life in low-income housing and to increase the efficiency and effectiveness with which the low-income housing projects are managed. Through this program the Gastonia Housing Authority has received, without cost, the benefits from research and experiences of larger housing authorities. Outstanding consultants and experts have



LINWOOD TERRACE COMMUNITY CENTER DANCE

worked with the Authority over the past twelve months in making in-depth studies of its operations and have developed detailed operational procedures which are being implemented by the staff. This program has provided new procedures and policies in the areas of Maintenance, Tenant Selection & Occupancy, Housing Management and Personnel. It is hoped the Housing Management Improvement Program will continue and the Gastonia Housing Authority will have an invaluable resource in its efforts to improve its day to day operations.

ADMISSIONS AND OCCUPANCY POLICIES

Families and individuals interested in a dwelling unit with the Housing Authority must first make a formal application for housing. The Authority staff processes the application to determine the eligibility of each applicant. Eligibility is based upon the family's total income, the family composition and need. Income limits are established by the Department of Housing and Urban Development, and eligibility in this respect is to provide housing for low-income people. Recently enacted regulations also require the Housing Authority to consider the social backgrounds of applicants and income to assure that the composition of Hous-



MOUNTAIN VIEW HEAD START STUDENTS

ing Authority residents represents a socio-economic cross section typical of such cross section of the residents of the area of jurisdiction of the Authority.

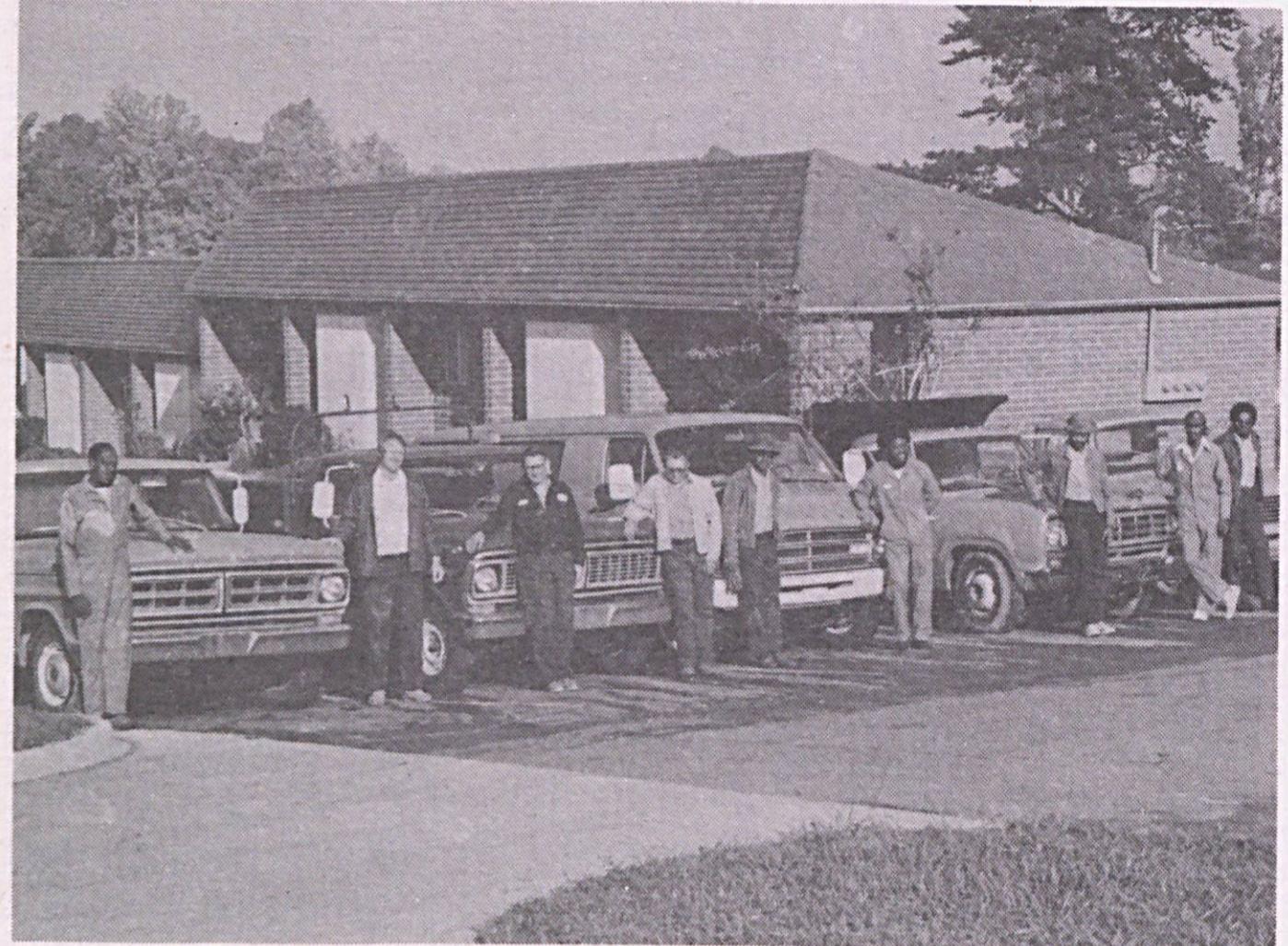
When an applicant's eligibility has been established, the applicant is offered an appropriate size unit and if the unit is accepted, the applicant and the Housing Authority execute a Lease Agreement which provides a monthly rental which is approximately 25% of the family's income after deductions for minors and excessive medical expenses. Rents include an allowance for utilities: i.e. natural gas for cooking, space heating and water heating; electricity for cooking, lighting and refrigeration. Check meters are provided on each unit and if the resident uses more utilities than provided in the allowance, they are required to pay for the excess. Water is provided without excess charges. Rents, not including excess utility charges, are averaging approximately \$55.00 per month per unit.

To assure that income and family composition requirements are met, the Housing Authority is required to review annually the financial and family composition status of each resident family. Rents are adjusted to reflect the appropriate charge as provided in the above-referenced policies.

The Gastonia Housing Authority recognizes



CAMERON HEAD START STUDENTS



GASTONIA HOUSING AUTHORITY MAINTENANCE STAFF

that the needs of its residents go beyond simply providing shelter. While the Authority is dedicated in its efforts to provide these needs, it also recognizes its limitations and has turned to others for assistance in meeting these needs. The Authority is indebted to many individuals and agencies in Gaston County who have worked directly with the residents; providing outstanding programs and services for resident improvement. These programs and services relate to social and economic advances such as vocational rehabilitation, employment, adult education, health care, homemaking, child development and recreational programs.

The City of Gastonia, through its Recreational Department, is carrying out an outstanding program for the Senior Citizens at the Linwood Terrace and Cameron Courts Community Centers. The Gaston Co. Office on Aging provides a Congregate Meals Program for approximately 75 people at the Linwood Community Center. Gaston Community Action, Inc. is carrying out Head Start programs at the Cameron Court and Mountain View Community Centers. The Authority has participated in a Manpower Service Program conducted by Gaston College which provided adult education and motivational training. Several residents of the Authority who participated in the

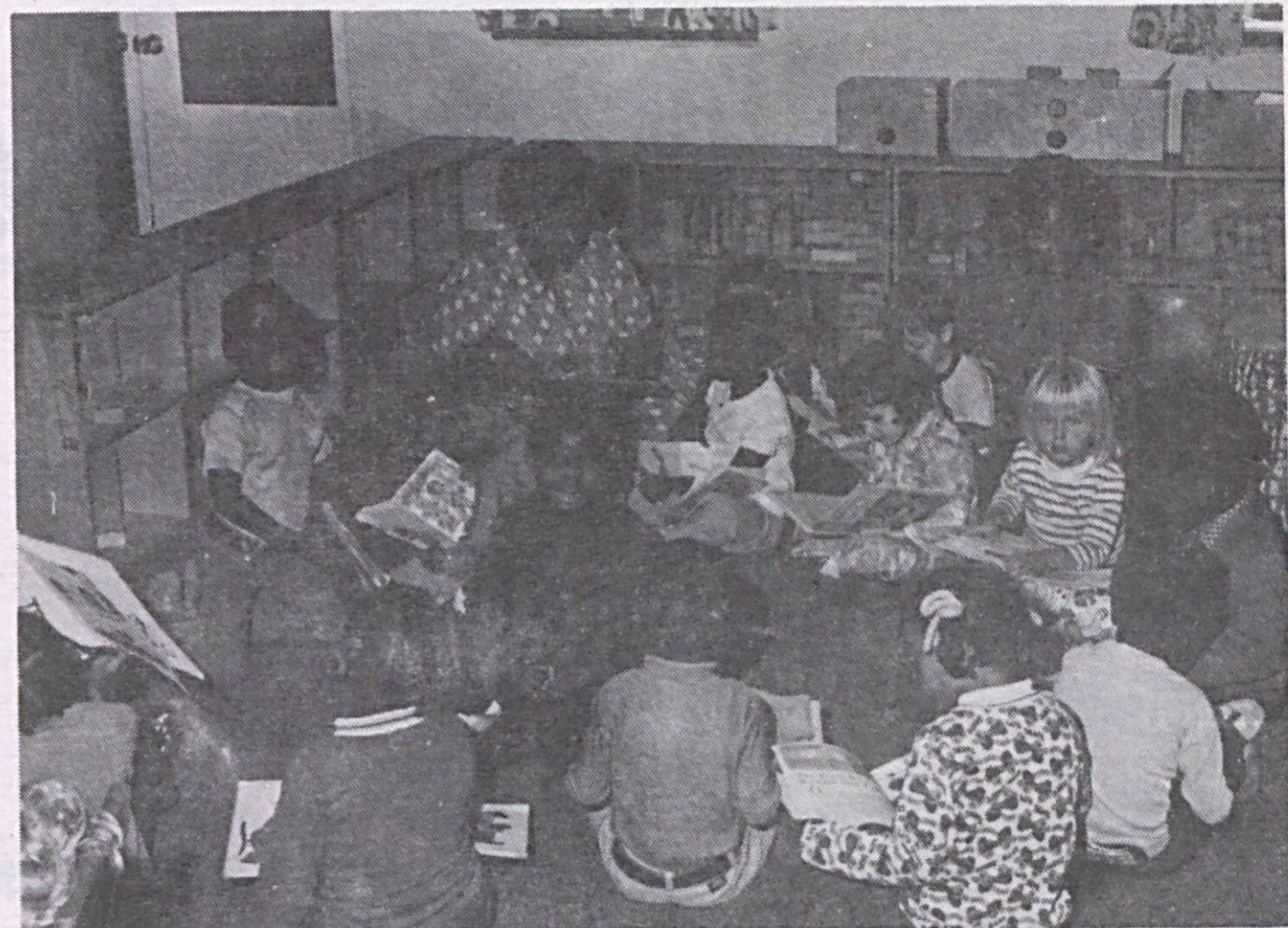
program went on to enter college.

Church services have been provided in some of the projects on a regular basis in addition to special events sponsored by volunteers such as the Junior Chamber of Commerce and the Junior Service League. Other organizations such as the Gaston County Baptist Association, the Christian Ministry Association, the North Carolina Department of Health and the Department of Social Services provide services and assistance on a regular basis to the residents of the Authority.

The above cites only a few who are working with the Authority, however, it illustrates the concern, dedication and cooperative roles of many who are working toward common objectives to make Gastonia a better community for all its people.



GASTONIA HOUSING AUTHORITY PROJECT
WORKER MAKING HOME VISIT



CAMERON HEAD START STUDENTS

CERTIFICATION

This report has been prepared in accordance with the requirements of the General Statutes of the State of North Carolina. It contains a true and factual accounting of the financial status of the Gastonia Housing Authority for the period ended September 30, 1976.

In addition to the financial information contained in this report, it is also intended to describe Gastonia's Public Housing Program and explain in a limited manner how the Public Housing Programs operate. We also hope this report shows clearly that the Housing Programs are people-oriented and the Gastonia Housing Authority is dedicated to more than simply providing shelter.

The Board of Commissioners and the staff of the Gastonia Housing Authority welcome any comments or questions anyone may have about its Housing Programs. Public Housing Programs are indeed Community Programs and only with strong community support will they attain a high degree of success.

Charles R. Kaylor
Executive Director

GASTONIA HOUSING AUTHORITY
Gastonia, North Carolina

OPERATING RECEIPTS AND EXPENDITURES
Fiscal Year 1975-1976

Annual Contributions Contracts Projects	A-2466 NC 57-1&3 <u>GHA Owned</u>	A-2480 NC 57-2 <u>Leased</u>
OPERATING RECEIPTS		
Total Operating Receipts.....	<u>\$284,319.06</u>	<u>\$124,670.17</u>
Rents—Excess Utilities—Maintenance Charges—Interest		
OPERATING EXPENSE		
Administration.....	\$ 53,381.09	\$ 22,724.91
Tenant Services.....	22,519.74	9,550.16
Utilities.....	112,022.83	31,655.31
Ordinary Maintenance and Operation.....	85,597.17	38,325.18
General Expense.....	38,146.97	12,840.35
Extraordinary Maintenance.....	5,576.20	3,087.00
Rent to Owners of Leased Dwellings.....		223,627.80
Capital Expenditures (Replacement of Equipment and Property Betterments).....	23,222.89	
Prior Year's Adjustment (Affecting Residual Receipts).....	7,743.92	3,318.88
Total Operating Expenses.....	<u>\$348,210.81</u>	<u>\$345,129.59</u>
Residual Receipts.....	29,996.25	29,971.58
Less Provision for Operating Reserve.....	(29,996.25)	(29,971.58)
Net Result of Operation.....	<u>0.00</u>	<u>0.00</u>

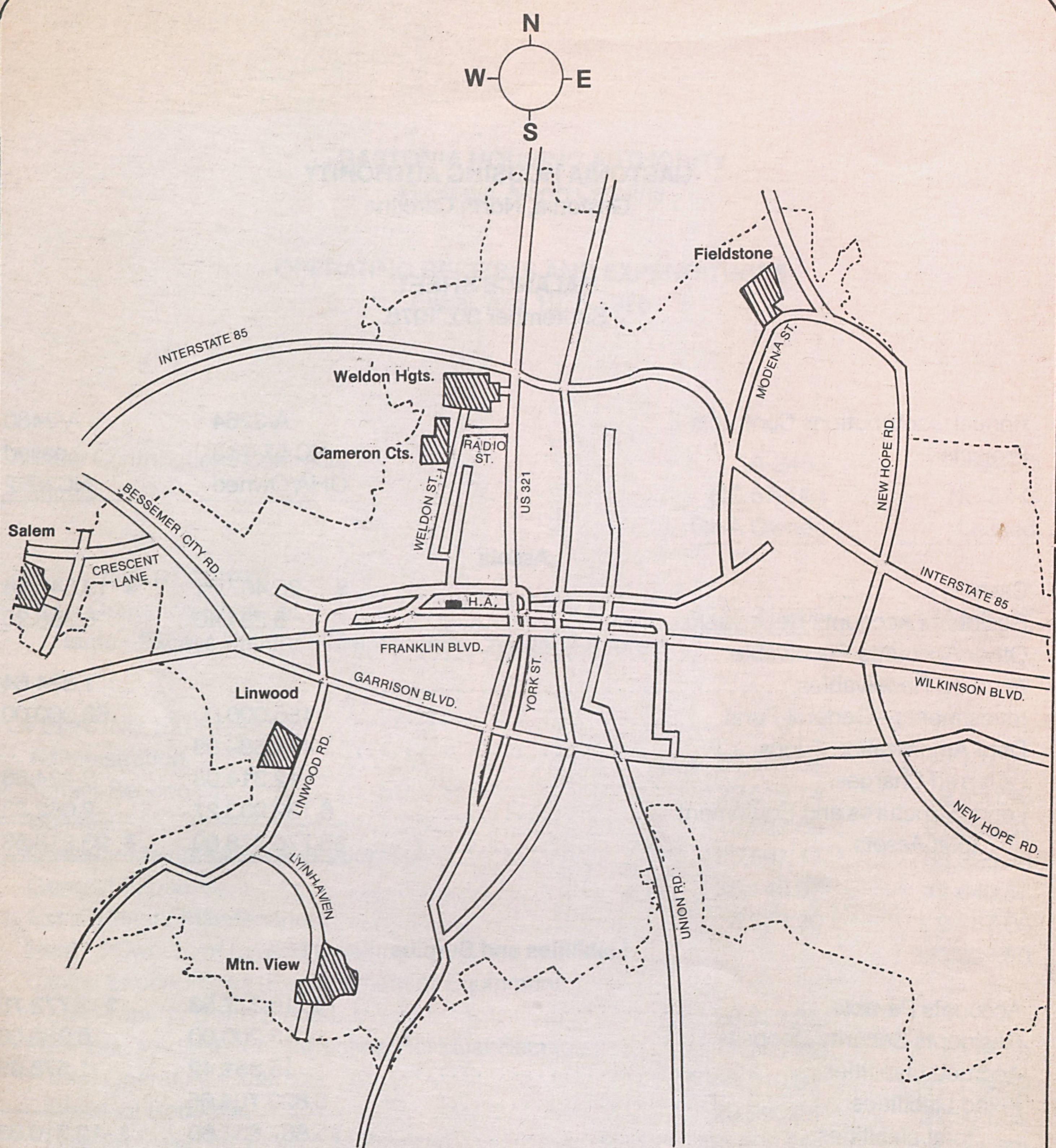
GASTONIA HOUSING AUTHORITY
Gastonia, North Carolina

BALANCE SHEET
September 30, 1976

Annual Contributions Contracts Projects	A-3264	A-2480
	NC 57-1&3	Leased
	<u>GHA Owned</u>	<u>NC 57-2</u>

Assets			
Cash.....	\$ 25,407.21	\$ 19,540.18	
Residents Accounts Receivable.....	6,234.40	6,366.20	
Other Accounts Receivable.....			
Accrued Receivables.....		1,824.64	
Investments—General Fund.....	185,000.00	60,000.00	
Debt Amortization Funds.....	414,589.98		
Deferred Charges.....	12,314.03	3,424.68	
Land, Structures and Equipment.....	<u>6,132,933.27</u>	<u>2,062.83</u>	
Total Assets.....	<u>\$6,776.478.89</u>	<u>\$ 93,218.53</u>	

Liabilities and Surplus			
Accounts Payable.....	\$ 15,377.53	\$ 3,772.78	
Residents Security Deposits.....	13,200.00	6,960.00	
Accrued Liabilities.....	15,351.42	1,578.05	
Fixed Liabilities.....	<u>5,823,704.65</u>		
Total Liabilities.....	<u>\$5,867,633.60</u>	<u>\$ 12,310.83</u>	
Cumulative Reserve Surplus.....	<u>908,845.29</u>	<u>80,907.70</u>	
	<u>\$6,776.478.89</u>	<u>\$ 93,218.53</u>	



CITY OF GASTONIA