

A First Time Homebuyer and His New Home



Neighborhood Development has sold 1115 Bellevue, a city-owned house, to Bobby Grice who works as a custodian with the City of Greensboro. Mr. Grice is a first-time home buyer who never imagined owning his own home. He purchased the two-bedroom, one-bath, single-story Victorian style house for \$42,000. The City also provided down payment assistance as a five-year forgivable loan. With this assistance, Mr. Grice's mortgage payments will be well below the average rent for a two-bedroom apartment. As Mr. Grice shared with staff, "instead of giving my money to my landlord, I will have my own investment."



The home was acquired and renovated using federal funds from the North Carolina Department of Commerce under the Neighborhood Stabilization Program. The City preserved many of the historic features of the 1925 dwelling including the wrap-around porch, hardwood floors, solid wood doors, and windows. To increase affordability, the home was renovated to maximize energy efficiency so utility costs will be manageable and included all Energy Star appliances.

The City's housing programs generally target low-to-moderate income households. Thanks to a recent City Council decision, we can now use local funds to assist more of the workforce with incomes up to \$67,500 for households of 2 or fewer persons and up to \$78,000 for households with 3 or more persons.

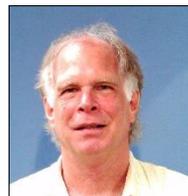
New Staff in Neighborhood Development



Stanley Wilson



Patrick Dunbar



Russ Behn



Cole Renigar



Logan Rustan

Neighborhood Development is happy to welcome several new employees to the team. **Stanley Wilson** is our new Director. He has many years of experience in the affordable housing industry and we are excited he has joined us. **Patrick Dunbar** is our newest Code Enforcement Officer. His infectious smile makes him a great addition to the Code Enforcement division. **Russ Behn** is our new Housing Rehabilitation Coordinator. Russ has an extensive background in housing rehabilitation and residential construction. Russ moved from Minnesota to be a part of our great team. **Cole Renigar** joins Code Enforcement as an Officer whose primary focus is Zoning. Cole's background includes Site Reviews, Planning and Zoning. **Logan Rustan** began his career with Neighborhood Development as a Roster. He quickly learned the duties of a Code Enforcement Officer and was hired permanently. Logan is a joy to interact with and I'm sure the residents of Greensboro would agree.



City of Greensboro
 Neighborhood Development
 300 W. Washington Street
 3rd Floor
 Greensboro, NC 27401

336.373.2349
<http://www.greensboro-nc.gov>

Your
 HOUSE
 Your
 NEIGHBORHOOD
 Your
 GREENSBORO

CONTACTS

Homelessness Prevention
 336.553.2715

Housing Hotline
 336.691.9521

Housing Rehabilitation
 Program
 336.373.2530

First Time Homebuyers
 Program
 336.373.4147

**NEIGHBORHOOD
 DEVELOPMENT**

**STANLEY WILSON,
 DIRECTOR**
 336.373.2509

CODE COMPLIANCE
Beth Benton, Mgr.
 336.373.2208

HOUSING SERVICES
Cynthia Blue, Mgr.
 336.433.7376

**GRANTS, FINANCE &
 ADMINISTRATION**
B. Lamont Taylor, Mgr.
 336.373.2538

Highlights from the NCDA Conference



Neighborhood Development hosted the National Community Development Association’s (NCDA) Region IV conference in downtown Greensboro October 11-13. This was the first time this regional event has been held in North Carolina, bringing together more than 75 housing and community development professionals from throughout the southeast to discuss the challenges and opportunities of creating and preserving affordable housing.

The NCDA is a non-partisan, national non-profit membership-based organization that represents local government departments across the country that administer federally-supported community and economic development and affordable housing programs. NCDA is an association of people committed to assist local governments to achieve high quality, locally-responsive programs for making communities better places in which to live and work, particularly for low- and moderate income people.

“Housing and community development departments are critical to the success of any community and vital for all residents. From creating economic impacts that change the landscapes of communities, to increasing property values, to retaining and attracting residents and businesses,” said Barbara Harris, Assistant City Manager. “We’re proud to be leaders building better homes, neighborhoods and cities.”