



Smithsonian Institution

National Museum of African American History and Culture

Delegate Magazine 1985

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Housing Help for Handicapped, Low Income Elderly

[[image]]

[[caption]] J. Wesley Knight and Frances Cephas, Graduates of NCBA Housing Management Training Program -- Washington, D.C. [[/caption]]

Secretary of Housing and Urban Development Samuel R. Pierce announced that three NCBA projects are among the \$604.8 million recently awarded to assist 401 non-profit sponsors providing low cost housing for low-income elderly and handicapped households.

The loans awarded to NCBA total more than \$3.4 million and will provide more than 100 housing units in Hernando and Mayersville, Miss. and in Reidsville, N.C.

"Housing assistance under HUD's Section 202 Program," Secretary Pierce said, "is an expression of our ongoing commitment to help America's senior and disabled citizens. I am particularly pleased that this year we are able to fund 14,024 rental housing units, almost 650 more housing units than last year."

The Section 202 housing program offers direct, longterm Federal loans to eligible private non-profit groups to finance new construction or substantial rehabilitation of rental housing for the elderly or the handicapped. The program is designated for people with low incomes who will receive rental assistance to help in paying their rent. Tenants in NCBA's "202" housing projects will pay no more than 30 percent of their total income for rent.

The Federal loans are for up to 100 percent of total development costs and may be repaid over a 40-year period at below market interest rates. The current rate is 9 1/4 percent.

NCBA Housing Services of Mississippi II will build 50 units in Hernando Miss. at a cost of \$1,371,000. NCBA Housing Services of Mississippi III will build 20 units at a cost of \$634,000 at Mayersville. And NCBA Housing Services of North Carolina I will build 38 units for elderly and handicapped persons at Reidsville, at a cost of \$1,412,000.

"Of the 401 applicants receiving these loan reservations," Secretary Pierce said, "70 are minority enterprises. In order to implement the President's announced objective of increased minority business participation in government procurement, I set a minimum national goal of 2,400 apartment units for this program. We met that goal and surpassed it. Minority sponsors were selected to develop a total of over 3,300 units."

[[image]]

[[caption]] NCBA Estates--Washington, D.C. [[/caption]]

Please send me additional information on the NCBA Drug-Vitamin Discount Plan.
Name [[blank line]] NCBA Membership # [[blank line]]
Address [[blank line]]
Mail To: National Caucus and Center on Black Aged, Inc.

Housing Help for Handicapped, Low Income Elderly



J. Wesley Knight and Frances Cephas, Graduates of NCBA Housing Management Training Program--Washington, D.C.

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1424 E Street, N.W., Suite 600

Washington, D.C. 20005 202-637-8400

Chicago Seniors

Continued from page 1

more, President of NCBA, said, "The first families coming out of the program are the most vulnerable and need the most help."

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NCBA has a total of 2,500 senior employees nationwide," said Mr. Sherris, who was Assistant Secretary of Housing and Urban Development a dozen years ago and more recently was the first head of the National Center for Housing Management. "In no other time have we been able to contribute to the spread of mobility of these individuals as we have with this program. How else can individuals achieve approximately a 400% increase in their yearly income?"

In addition to individual applicants, the program is also available to corporate and pensioners for operation in the program in future years. The Chicago chapter of the Institute for Real Estate Management, the National Corporation for Housing Partners, the American Association of Homeowners, the National Council of HUD Managing Agents, and on Real Estate Advisory Committee are part of the program.

To be eligible for the program—which is not limited to minorities—a single person should not have an income over \$6,000; be 55 years plus, and pass a test for the math and writing aspects of being a manager. In cases where NCBA does not have a manager, the program will be administered in cooperation with other groups, i.e. in Los Angeles, with the American Association of Retired Persons and in Miami, with the National Council on Aging.

Contributors to NCBA Programs

In addition to financial contributions from the North Carolina Mutual Life Insurance Company, NCBA also received contributions from the following organizations:

- United Automobile Workers \$5,000 and the assignment of a staff person as support of the NCBA Senior Voter Crusade, a voter education and registration campaign to insure the participation of older Americans in the political process.

- United Health Care Service, Inc. \$3,000 toward the NCBA Robert Jackson Scholarship Fund, a program which annually provides assistance to an outstanding Black undergraduate graduate school trainee in gerontology.

- National Baptist Convention USA, Women's Auxiliary, Dr. Mary O. Ross, President, \$1,000 toward Life Membership for the general program of NCBA.

- North Chapter of NCBA, National Chapter President, \$500 toward the Robert Jackson Scholarship Fund.

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- United Automobile Workers: \$5,000 and the assignment of a staff person in support of the NCBA Senior Voter Crusade, a voter education and registration campaign to insure the participation of older Americans in the political process.

- Upjohn Health Care Services, Inc.: \$3,000 toward the NCBA Hobart Jackson Scholarship Fund, a program which annually provides assistance to an outstanding Black student pursuing graduate school training in gerontology.

- National Baptist Convention USA Women's Auxiliary, Dr. Mary O. Ross, President: \$1,500(three paid Life Memberships) for the general program of NCBA.

- Boston Chapter of NCBA, Edward Cooper President: \$300 toward the Hobart Jackson Scholarship Fund.

Chicago Seniors Continued from page 1

mons, President of NCBA said, "is that besides assisting low-income senior citizens to become self-sufficient and totally independent of government subsidies--we are developing a new cadre of professionally qualified housing managers for the metropolitan area. This will certainly have a favorable impact on the improved management of local housing stock.

"NCBA has a total of 2,500 senior employee nationwide," said Mr. Simmons, who was Assistant Secretary of Housing and Urban Development a dozen years ago and more recently was longtime head of the National Center for Housing Management. "In no case have we been able to contribute to the upward mobility of these individuals as we have with this program. How else can individuals achieve approximately 400% increase in their yearly incomes?

In addition to individual applicants, management firms are eligible to nominate current or potential employees for openings in the program in future cities. The Chicago chapter of the Institute for Real Estate Management, the National Corporation for Housing Partnerships, the American Association of Homes for the Aging, the National Council of HUD Managing Agents, and an Employers Advisory Committee composed of representatives of top management firms and local housing authorities all cooperated with the Chicago program.

To be eligible for the program--which is not limited to minorities--a single

person should not have an income over \$6,000; be 55 years-plus; and pass a test for the math and writing aspects of being a manager. In cities where NCBA does not already have an employment program, the program will be administered in cooperation with other groups, i.e. in Los Angeles, with the American Association of Retired Persons and in Miami, with the National Council on Aging.

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