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Photo By Santiana

Housing Authority: Turnkey Buyers Can't Manage Units

By Donna Oldham
Staff Writer

Residents of Turkey III homes are not ready to manage themselves, says a top official of the Housing Authority of Winston-Salem. That's why the authority has not officially recognized any of the seven homebuyers associations which have asked to take control of their developments, according to William H. Andrews, community services director of the Housing Authority.

The Housing Authority has had 10 years since the opening of the first Turnkey complex to fulfill federal requirements to train homebuyers to manage their own communities.

Officials of the U.S. Department of Housing and Urban Development in Greensboro were unaware that the Housing Authority has not recognized any of the homebuyers associations.

"True, the Homebuyers Associations have state charters, but they do not perform as they say in the charters. They do not deal in management or maintenance. They have not progressed to that point yet," Andrews said.

He continued, "I don't want to antagonize the situation, but what they want to do requires skills and training that they don't have. The idea of working with the HBA is to bring them along as far as we can," he said.

The resident's handbook states that the Housing Authority is responsible for "aiding in the preparation of charters, by-laws, contracts and other appropriate documents for assembling homebuyers for orientation and planning. And to explain to the homeowners the structure and functions of the HBA and the rights and responsibilities of the HBA and the Housing Authority for eventual management responsibility for the develop-

ment. The book further states that the Housing Authority will be responsible for "assuring that competent counseling and training assistance be provided in organizing the HBA. These services shall be continued until the HBA is fully operational."

"The Housing Authority and the HBA shall execute an agreement recognizing the HBA as the official represen-

tative of the homebuyers, and establishing the functions, rights, and responsibilities of both parties. This agreement shall be executed as soon as possible after incorporation of the HBA."

When The Chronicle called the Department of Housing and Urban Development area office in Greensboro, Andrews had told them that the Housing

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Program Designed for Ownership

By Donna Oldham
Staff Writer

In 1949, the United States Congress went on record by saying that the goal of national housing programs was to "provide a decent home and a suitable living environment for every American family."

In the late 1960s, through the efforts of the National Council of Negro Women, a home ownership rental program titled Turnkey was started.

Turnkey was developed by Joseph Burnstein, General Counsel for the Housing Assistance Administration. It was first introduced by former secretary of Housing Assistance Administration. It was first introduced by former secretary of Housing and Urban Development Robert C. Weaver on Jan. 20, 1966, two days after his appointment.

Turnkey's purpose is to enable local housing authorities to purchase completed housing developments from private builders.

The actual program has four divisions. Turnkey I

and II are rental programs. Turnkeys III and IV are homeownership programs.

Turnkey III is designed to provide low and moderate income families an opportunity to own a home, according to the officials of the Housing Authority of Winston-Salem.

There are 967 Turnkey homes in Winston-Salem, divided in seven developments. Easton Manor was completed in 1970. Kingston Greens, Cherryview and Morningside were completed in 1971; Northhills and Northampton were completed in 1972 and Broadway in 1974. Easton Manor is the smallest of the developments consisting of 40 homes and Northampton the largest with 255 homes.

"Applicants are accepted according to their financial status and their homeownership potential," according to James Haley, executive director of the Housing Authority of Winston-Salem.

Haley explained that Turnkey residents make mon-

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Egg-citing

Turner enjoys the treat of the season after eating in the Easter egg hunt at Winston Lake Recreation Center. The youngster lives in Ft. Lex, and was here to visit relatives. No doubt she will tell her friends about North Carolina.

Political Revival For April 27

A massive rally is being planned for April 27 in an attempt to get black voters excited about the May 6 primary election.

"Political Revival 1980" is the name of the event which will be held in the Kenneth R. Williams Auditorium at Winston-Salem State University, said Peyton Hairston, one of the organizers.

The rally was born from just an idea several weeks ago," Hairston said in a Chronicle interview. "We need to get a good turnout. We thought the best way to do that would be a revival or rally."

To whip up the fervor, the 4 p.m. rally will feature four speakers and inspirational messages from Revs. Howard and William S. Epps.

James A. McLean, state field director emeritus of NAACP, will discuss the battles he and other civil rights workers waged to get the right to vote for blacks in North Carolina. Local NAACP president, will also talk about the power of the voter.

Hairston said the organization of the rally had been the sole purpose of putting on the event.

Members of the organizing committee are: James Dr. J. Ray Butlet, Rev. C.E. Green, Patrick Hairston, Peyton Hairston, Earline Parmon, Evelyn Howard Wiley and Larry Womble.

Don support being received from local churches, Hairston said he expects a turnout of more than 2,000. "I would like to get them so fired up that they'll feel they don't get out and vote," said Hairston.

Registration will be available and various candidates have been invited to attend, although not all will have an opportunity to speak.

Ministers to Query State Candidates

Candidates for governor, lieutenant governor and commissioner of insurance will be interviewed by the action committee of the General Baptist State Conference this Friday, April 12, in Greensboro.

Committee chairman Dr. Drayton said candidates had been reviewed from candidates in a statewide contest to attend the ses-

sions, which begin at 1 p.m. at the United Institutional Baptist Church, 802 E. Market Street.

Topics to be addressed will include high unemployment among minorities, appointments of blacks to the judiciary and high state positions, the fate of predominantly black state universities and state procurement from minority business, said Drayton.



Barbara Proctor, first black woman to own a major advertising agency, speaks in Winston-Salem this weekend.

Lady Millionaire Started in Poverty

Born among the poor in a South Carolina shack and raised in Black Mountain, N.C., Barbara Gardner Proctor entered the business world with three strikes against her.

She was female, black and a single parent. Today, Mrs. Proctor is a millionaire--and one of America's most respected women in business.

Graduated from Alabama's Talladega College, Mrs. Proctor started her own business in 1970 with a loan from the Small Business Administration. Today, she is the founder, creative director and president of Proctor and Gardner Advertising of Chicago. She is the first woman to open a full-service ad agency specializing in marketing to and for the black communities at the local, regional and national levels.

Mrs. Proctor is outspoken on the position of women in business and what women can and must do to develop themselves.

She is on *Business Week's* list of America's top 100 executive women. She serves on the White House task force on women in business. She is a board member of a Better Business Bureau, the Illinois Chamber of Commerce, Seaway National Bank and Mt. Sinai Hospital. She is a council member of the American Advertising Federation and the current president of the League of Black Women.

Mrs. Proctor will be the keynote speaker for the Winston-Salem/Forsyth County Governor's Conference on Leadership Development for Women, April 12.

Twelve workshops conducted by local residents will be conducted from 10:30 a.m. to 12:30 p.m. and from 1:30 to 3:30 p.m.

"Coping With Stress," will be conducted by See Page 18

Lee Defends CETA

Natural Resources and Community Development Secretary Howard N. Lee has issued a vigorous reply to critics of the state's CETA programs and called on state and local officials to tell the public the story of the good things CETA is accomplishing.

Speaking at a conference of the North Carolina Employment and Training Association in Asheville, Lee said, "I have been disturbed with the continuous coverage that the CETA program has received in the press. I am personally depressed that the same aggressiveness towards attempting to discredit CETA has not been exemplified toward giving credit to CETA."

Lee admitted that there have been a few bad apples who have brought "disgrace to many of us," but he said they would not

be allowed to escape paying the price when they are discovered.

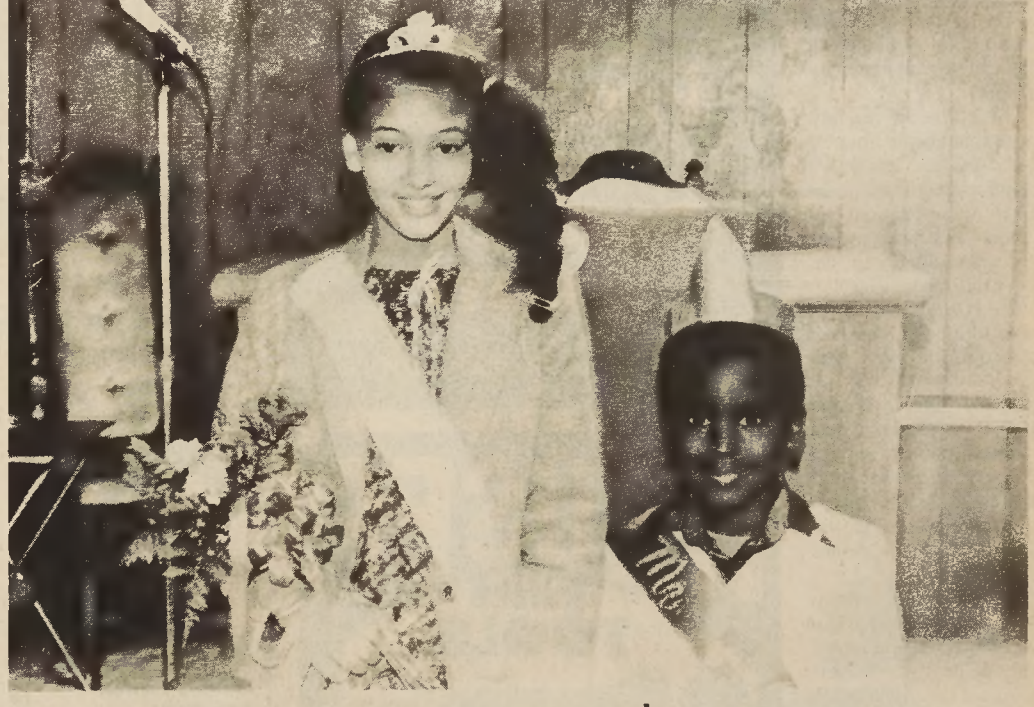
"North Carolina has one of the cleanest, best-operated and most effective programs in the nation," he said, pointing out that with \$161 million in program expenditures being audited since 1974, only \$24.8 million have been questioned, and the majority of that amount has been cleared as legitimate expenditures. He added that most of the programs have been operated by honest, hard-working people who in some cases lack management training.

The secretary cited a number of highly successful programs, including the Governor's Reading Aide Program, which placed 1,350 persons in permanent jobs, and a CETA prison guard program, which plac-



Lee

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J.A.C. Royalty

Daniel B. Rowdy, left, and Cynthia L. Watson, right, were crowned Mr. and Miss J.A.C. last week in a contest sponsored by J.A.C. Memorial Chapel Church at 614 Patterson Ave. Miss Watson is the daughter of William and Eva Watson of 3705 Prospect Drive. She is a

12-year-old student at Walkertown Elementary School. Rowdy, 7, is the son of Stanley and Sharon Carroll of 3101 N. Cleveland Ave. He is a student at Mineral Springs Elementary School. Proceeds from the contest went to the church building fund.