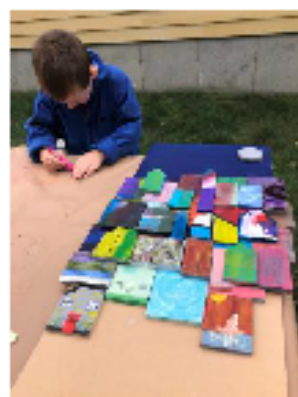


# East Greenwich Housing Authority



Annual Report  
2018

**146 First Avenue  
East Greenwich, RI 02818  
[www.eghousing.com](http://www.eghousing.com)**

## East Greenwich Housing Authority Board of Commissioners

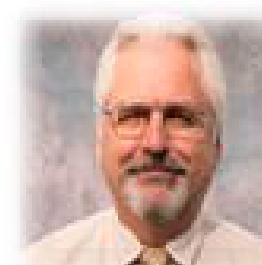
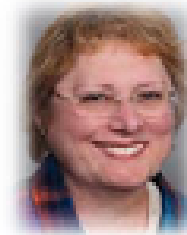
The East Greenwich Housing Authority is overseen by a town council appointed Board of Commissioners who are responsible for setting policy and monitoring operations. The Authority manages 205 affordable housing units in East Greenwich and administers a voucher program that helps additional families afford to rent privately owned homes. The Board meets on the second Monday of each month at 5:30 pm at the Authority's administrative offices, 146 First Avenue in East Greenwich. There are sometimes variations to accommodate Monday holidays.

The meeting schedule and each upcoming agenda are posted at the RI Secretary of State's Open Meetings website, and on our website ([www.eghousing.com](http://www.eghousing.com)), on the bulletin boards in our main office and at Shoreside Apartments, 300 Sixth Avenue. These are open public meetings, and anyone is welcome to attend.

### 2019 Meeting Schedule

January 14	July 8
February 11	August 12
March 11	September 9
April 8	October 21
May 13	November 18
June 10	December 9

*Pictured: Board Chair Cindy White Overton, Vice Chair Ruth Feder  
Commissioners Hector Vargas and Donald Mong*



# East Greenwich Housing Authority

## Industry Recognition

Both our acquisition of 41-45 Marlborough Street in order to ensure its preservation as a special needs housing resource, and our afterschool Homework Club were singled out for regional and national recognition in 2018.

## Performance Measures

HUD Physical inspection score Shoreside: 97

HUD Physical inspection score Regal Court: 99

HUD Section 8 program management assessment: 96

*High performer designation*

HUD Public Housing program management assessment: 98

*High performer designation*

## Local Economic Impact

Payments to local vendors:	\$1,096,380.00
Housing Choice Voucher payments to local landlords:	\$1,027,685.00
East Greenwich property taxes paid:	\$ 288,702.00
Professional fees paid:	\$ 80,556.00
Utility payments:	\$ 399,011.00



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# East Greenwich Housing Authority

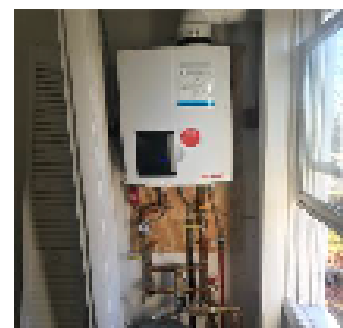
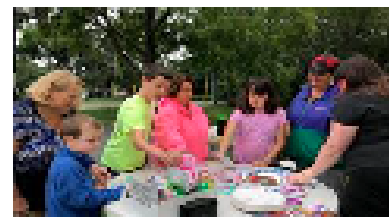
## Family Housing Program

The EGHA manages 64 units of family housing – conventional public housing (28 units) with an additional 18 units owned by the Authority. Another 18 units are owned by our affiliated non-profit, Cove Homes, Inc. and under EGHA management.

Average family size ..... 2.7 people  
Average annual income .....\$13,110  
Average family rent ..... \$323 per month  
Unit turnovers in 2018 ..... 9 (14%)

### Major Maintenance and Capital Improvement Projects

- Completion of public housing conversion to high efficiency heat/hot water systems
- Fence repairs
- Full unit rehab, 28 London Street
- Parking lot repairs
- Roof replacements, 146 First Avenue
- Back flow prevention system installation, 146 First Avenue



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# East Greenwich Housing Authority

## Shoreside Apartments and Regal Court

Shoreside Apartments is a 106 unit, six story building located at 300 Sixth Avenue where we provide housing for the elderly and the disabled. The property is located near Bleachery Pond and includes a small sandy beach area.



Regal Court is a 35 unit property for residents aged 62 and over, which is managed by the East Greenwich Housing Authority and located at 33 Long Street, within walking distance of Main Street.



The Authority opts to leave the waiting list for Shoreside Apartments open at all times and applications may be obtained by calling (401) 885-2024. Vacancies at Regal Court are filled from the Housing Choice Voucher statewide waiting list, administered by Rhode Island Housing. Please see the HCV Program page of this report for information about applying.



### Shoreside Apartments

Average annual household income:	\$13,440.00
Average monthly rental payment:	\$343.00
2018 unit turnovers:	12 (11.3%)

### Regal Court

Average annual household income:	\$18,070.00
Average monthly rental payment:	\$400.00
2018 unit turnovers:	4 (11.4%)

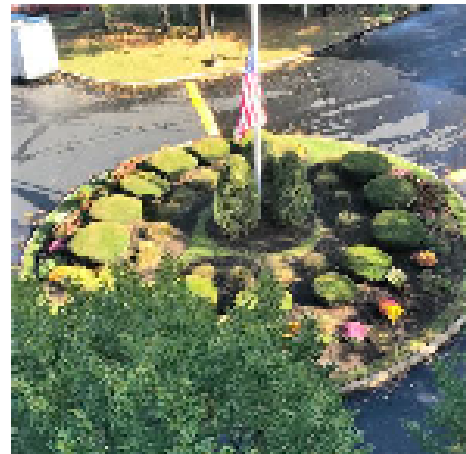
## 2018 Annual Report

## East Greenwich Housing Authority

### Major Maintenance and Capital Improvement Projects Shoreside and Regal Court

#### Shoreside

- Window replacements (multi year project)
- Backflow prevention system installation
- Tree replacements
- Exterior lightening improvements
- Carpet replacement
- Roof repairs
- Common area painting
- Parking lot repairs
- Exterior concrete replacement
- Irrigation system repairs



#### Regal Court

- Exterior brick repairs and replacements
- Gutter and drainage repairs
- Parking lot repairs
- Interior painting



## 2018 Annual Report

# East Greenwich Housing Authority

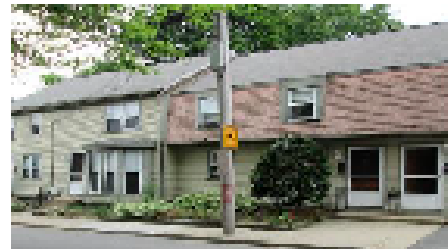
## Housing Choice Voucher Program

The East Greenwich Housing Authority also administers federal rental assistance to households residing in privately owned apartments and single-family homes. Our monthly average number of voucher leases in 2018 was 128.

Average annual income: \$13,235.00  
Average monthly rental payment: \$306.00  
Average household size: 3 people

Note that participating landlords receive payments up to the HUD determined fair market rents identified to the right.

The EGHA continues to participate in the statewide HCV application waiting list administered by Rhode Island Housing and located online at [www.waitlistcentralri.com](http://www.waitlistcentralri.com). When we are ready to issue vouchers, we obtain applicant contact information from this list.



**FY 2018 Participant Household Income Limits – 3-person household. *Note that limits change with household size***

80% of Area Median Income Limit: \$57,850  
50% of Area Median Income Limit: \$36,150  
30% of Area Median Income Limit: \$21,700

**2018 Fair Market Rents  
(all utilities included)**

1 BR	\$993
2 BR	\$1186
3 BR	\$1487
4 BR	\$1764

## 2018 Annual Report

# East Greenwich Housing Authority

## Resident Services

The EGHA sponsors programs and events for residents throughout the year and facilitates resident access to third party service providers.

**Family Self Sufficiency Program.** This HUD employment program allows voucher holders to escrow increased rent payments resulting from increases in earned income. Our inhouse FSS staff assists participants who need to access training, childcare and other supports to obtain and maintain full time employment for five years. We also host monthly seminars on a variety of topics to support our residents' self sufficiency goals. In 2018 these included: ♦Interviewing and Resume Writing with Janet Wagner (volunteer) ♦LiHeap with West Bay Collaborative ♦Lunch and Learn with NeighborWorks ♦Service Information for Families with RI Parents Support Network ♦Debt management and homeownership with Washington Trust Bank ♦Budgeting for the Holidays- EGHA/Washington Trust Bank There are currently 25 active participants in the EGHA's FSS program.

E.M. graduated early from the FSS program because she was earning more than the federal program income limit. Her escrowed savings exceeded \$5000. E.M. is a single mom of one and joined the EGHA from North Kingstown. She earned both an undergraduate and a master's degree from URI. She had sporadic employment subbing until February of 2018 when she obtained a full-time position as a gym teacher

K.B. has been on FSS for over four years. She is enrolled at CCRI and in the process of transferring to RIC to pursue a four-year degree in social services. She is also raising her 3 daughters. K.B. is steadily working on her credit and staying focused on her goal of homeownership.



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# East Greenwich Housing Authority

## Resident Services

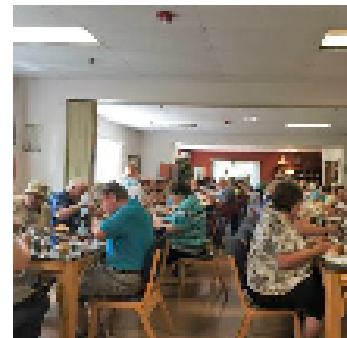
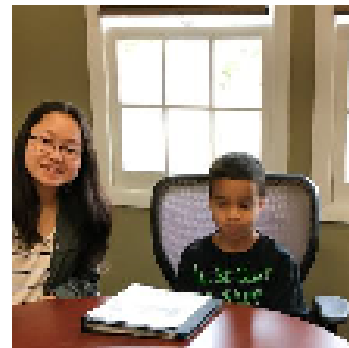
**AmeriCorps Partnership.** In 2018, the EGHA partnered with AmeriCorps to provide inhouse staffing for the following national initiatives:

**Rent Rite:** A classroom based program to prepare renters for successful tenancy.

**Back on Track:** An eviction prevention program that provides one on one coaching and individualized intervention to ensure housing stability.

An AmeriCorps participant who is a certified resident services coordinator trained in resource referrals, case management, and facilitation to reduce affordable housing barriers, eliminate evictions, and transition economically unstable families into affordable homes works part time out of our office at 146 First Avenue. She has also been especially proactive publicizing community resources and events through Facebook and a statewide FSS newsletter.

**Special Events for Residents.** With generous donations from the community, the EGHA was once again able to host summer cookouts, holiday dinners, our annual Back to School Bash and the very popular Breakfast with Santa at the Potowomut Golf Club. We also continue to offer our afterschool Homework Club.



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