

**T**he Housing Authority of the Town of East Greenwich, established in 1967, provides quality housing and supportive services for low and moderate-income individuals and families through various federal programs. Our mission also extends to addressing the non-housing social, health, and personal development needs of our residents. The EGHA is overseen by a five member Housing Commission.

Operation of an affordable housing program in East Greenwich is marked by unique attributes and challenges. On the one hand, our housing stock – some of which was originally constructed before 1900 – is both beautiful *and* expensive to maintain. Our residents are fortunate to live in a community with quality public services, a very low crime rate, and outstanding educational opportunities for their children. On the other hand, a number of our Section 8 voucher holders have to leave East Greenwich because our supply of affordable housing falls far below the demand.

This year, the Board of Commissioners initiated a strategic planning process to ensure that our affordable housing program makes the best possible use of its resources. We also look forward, as a public housing agency and through our affiliated non-profit, to working with the town to meet the state-mandated affordable housing goal.

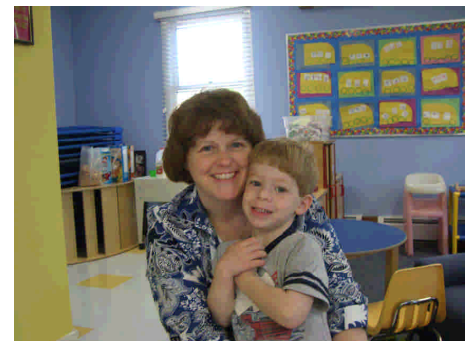
## **Housing for Families**

We own and manage 27 units of conventional federal public housing at Dedford Farm and Marlborough Crossings. These two and three bedroom units are occupied by families with children. Another 16 units for families are owned by our affiliated non-profit, Cove Homes, and managed by the EGHA.

Our tenants pay 30% of their income, regardless of the source, as rent as well as contributing toward utility costs. Many of them are employed.



*The EGHA Board of Commissioners, from bottom left, Ruth Feder, Hector Vargas, John Larsen, David Monti and Cindy White Overton (Chair)*



## **Housing Choice Voucher Program**

We regularly issue vouchers to individuals and families who need assistance meeting their housing costs. An average of 158 apartments and single-family homes per month were leased under this program last year. The Housing Choice Voucher program functions as a three-way collaboration between the EGHA, an assistance-qualified household, and a private property owner.

## **Housing for the Elderly and Disabled**

The EGHA manages two properties designed and operated to meet the affordable housing needs of the elderly and disabled -- Shoreside Apartments and Regal Court. These total 141 units.

## **Admissions and Occupancy**

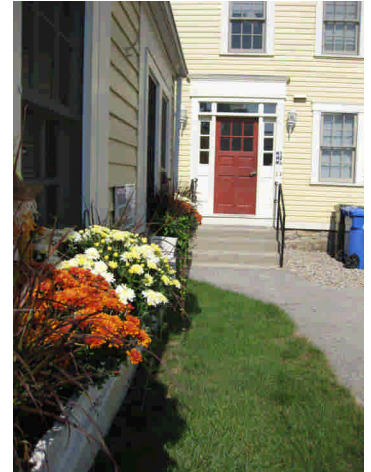
We opened our public housing and Section 8 waiting lists in September 2008, for just three hours, and distributed over 700 applications. Once an application is complete, the wait for affordable housing can easily exceed a year. Requests about applicant progress on the waiting list should be forwarded, from the applicant, in writing and we will mail information to the applicant at the address on the application. Applicants are required to submit to criminal background and credit checks.

A total of nine family units – 20% of the entire EGHA family housing stock – turned over between July 2008 and June 2009. There were 19 unit turnovers in our elderly/disabled buildings, 14% of the total inventory.

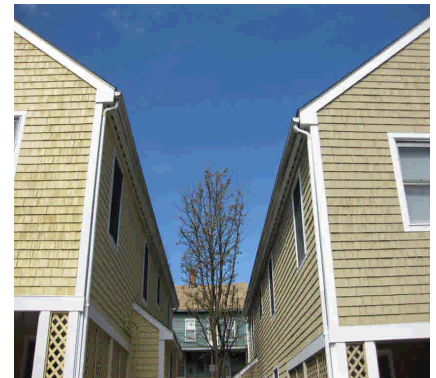
## **Maintenance and Capital Improvements**

The Authority responds to all emergency maintenance calls within 24 hours. Our maintenance staff is also often the first point of contact for emergencies that may come to involve the local police and fire departments. Our maintenance department completes over 1,500 work orders annually. This year, we successfully implemented recycling in public housing.

Like all public housing authorities in the nation, we are faced with the growing problem of un-funded capital improvement needs. This year, we did receive approximately \$40,000 in federal stimulus funds, allowing us to get to some overdue roof and heating system replacements. It would take close to \$300,00 to fully fund all the physical improvements and energy efficiency upgrades we'd like to see.



*Dedford Farm, where there will be roof repairs and heating system upgrades*



*Marlborough Crossings, where roof replacements are already underway*

## **Staff and Administration**

The main office of the EGHA is located at 146 First Avenue; however, we do maintain offices at the two elderly/disabled buildings. Hours at the main office are 8:30 am – 4:00 pm, although we stay open until 6:00 pm on Tuesdays.

There are nine full time and three part time employees. 75% of the staff work exclusively in direct property management, maintenance, and tenant services.

## **Affiliated Non-Profits**

The public housing agency is able to advance its mission through two non-profit corporations – London Bridge Childcare Center, Inc. and Cove Homes, Inc.

London Bridge, which is located at the EGHA's Marlborough Crossings development, provides the high quality, affordable childcare essential for parents who want to improve their financial situation through employment. A total of 52 children were enrolled this year.



*London Bridge Childcare Center*

Through Cove Homes, the EGHA is able to acquire and develop additional affordable units. Over the past year, Cove Homes has actively pursued options for increasing the supply of affordable housing in East Greenwich, including by seeking funding from Rhode Island Housing to increase the number of affordable units in a condominium development on Greene Street and by acquiring two additional single family homes.

### **Local Economic Impact**

July 1, 2008 – June 30, 2009

|  |                    |
|--|--------------------|
| Payments to Vendors and Contractors...<br><i>(excluding utilities)</i> | \$ 938,715         |
| Local taxes...   | \$ 167,844         |
| Payments to local landlords...   | \$1,081,623        |
| <b>Total:</b>  | <b>\$2,188,182</b> |

## **Resident Services**

### *Family Self Sufficiency*

FSS is designed to assist low-income people to improve their family financial status through employment. The opportunity to accrue savings is an incentive to complete the program. As of 06/30/09, 26 parents, most of them single mothers, were active in the program and some have already moved on to careers in medical care, human services, and information technology



*Transportation is available at Shoreside Apartments*

### *Holiday Giving*

The EGHA is able to coordinate holiday donations and ensure they reach people in need. In 2009, that included the distribution of Thanksgiving food baskets, our annual Breakfast with Santa, and a holiday toy drive.

### *Classic Car Cruise Nights*

These seasonal Friday night events give local classic car enthusiasts, and their vehicles, a change to be seen and helps raise money for our holiday giving.



*Classic Car fundraiser*

### *Wrap Around Services for Seniors and the Disabled*

Programs include: health and safety education, healthcare screenings, flu shot clinics, transportation, The Shoreside Café, game clubs, community dinners, bingo, movies, field trips and parties.

## **Award Winning Programs**

We were very pleased to have been recognized by both the New England and National selection committees of the Association of Housing and Redevelopment Authorities for two programs.

### *Annual Graffiti Contest*

For the eighth consecutive year, we have partnered with the town to host this group spray painting of the railway “luge” near London and Duke Streets. Over 70 people of all ages participated. The EGHA was nominated for a National Award of Excellence for the Great Graffiti Contest.

### *Focus on Senior Health (FOSH)*

The EGHA underwrites the cost of home health aides for some of our elderly and disabled tenants. There are currently 27 participants. This bridge service is instrumental in assisting these seniors to age in place.



*A 2009 Great Graffiti Contest participant*