

East Greenwich Housing Authority Board of Commissioners
Regular Meeting
Tuesday, May 21, 2024 5:30PM
EG Housing Authority Administrative Office
146 First Avenue, East Greenwich, RI 02818

Agenda

- Chair calls meeting to order and roll call is taken.
 - **Note: Two members of the EGHA Board will be participating remotely with renewed OMA Compliant waivers**
- Public Comment
- Approval of Minutes (For Vote)
 - February 20, 2024 (Special Meeting w/ Cove Homes notes taken by B. Sokoloff)
 - (Tabled from April meeting)
 - April 16, 2024 (Regular Meeting)
- Monthly Management Report (For discussion)
 - Update on Occupancy & Rental income
 - April 2024
- HOTMA Asset policy for current tenants (For Vote)
 - Shoreside Apartments, HCV & Public Housing
- Strategic Planning (For Discussion)
 - Select dates for session 2
- Executive Director Update
 - Capital Fund Award (FY24)
 - FSS Award (FY 24)
 - Dividend from Beacon Mutual for keeping safe workplace
- Adjourn (For Vote)

The next meeting is scheduled for June 18, 2024, at 5:30pm.

Members of the public wishing to access the meeting virtually, should contact the executive director, Tracy Johnson, at
or call (401) 885-2610 ext. 13 in advance of the meeting and a link will be forwarded.

Posted on May 17, 2024, at the EGHA Administrative Office, Shoreside Apts., EG Town Hall, & RI SOS website.

**MINUTES
HOUSING AUTHORITY OF THE
TOWN OF EAST GREENWICH
146 FIRST AVENUE
EAST GREENWICH, RI 02818
REGULAR MEETING
MEETING HELD VIA ZOOM**

**DATE: April 16, 2024
5:30PM**

MEMBERS PRESENT:

Cynthia White Overton, Chair
Ruth Feder, Vice Chair
Stanley Olszewski, Commissioner

MEMBERS ABSENT:

Elizabeth Grumbach

OTHER ATTENDEES:

Tracy Johnson, Executive Director
Louise Marcus, Attorney
Judy Kerkhoff, Accounting & Contracting Manager

CALL TO ORDER:

Chair called the meeting to order at 5:32pm

PUBLIC COMMENT:

No members of the public attended.

Chair Overton stated for the record that two members of the EGHA Board are participating remotely with renewed waiver through OMA

**APPROVAL OF THE MINUTES
OF THE JANUARY 16, 2024
REGULAR MEETING**

Commissioner Olszewski made a motion to approve the minutes of the January 16, 2024, regular meeting, seconded by Commissioner Feder and approved by Commissioners Overton, Olszewski & Feder. No Discussion.

In Favor: Commissioners Feder, Olszewski & Overton

Opposed: None

Abstained: None

**APPROVAL OF THE MINUTES
OF THE FEBRUARY 20, 2024
SPECIAL MEETING**

Tabled to next meeting

MONTHLY MANAGEMENT REPORT

Tracy discussed rent and occupancy rates are status quo. The bedbug issue at Shoreside is down to one unit. Regal Court has one possible issue as well. Legal non-compliances For this month include public urination, illegal boarder/lodger, refusal to prep for BB treatment, smoking and property damage. Attorney Marcus also assisted staff with an issue with an HCV resident and their landlord.

BUDGET REVIEW

Judy K.began by stating the biggest issue in the FYE25 budget is salaries. She has listed possible increases at 5, 6 & 7% without HSA funds. She stated that we expect rent increases due to FMR amounts increasing as well as filling units. Judy stated that the figures for Capital Fund & Operating is based on current figures as amounts for the upcoming year haven't been released yet. There are no management fees for HP1 as it is expected to be under EGHAs purview within the next year. Medical Insurance expects a

10% increase; dental have not heard officially yet. Judy stated that the utility expenses are based on a 20% increase through RI Energy. She & Donna have made repeated attempts to contact for more specific information. The Extraordinary Expenses items planned in this fiscal year are exterior painting at Marlborough Crossings, window replacement and CO/Smoke detector upgrades (1/2 of the cost of these items will be charged to Capital fund), 2 new heating systems, security cameras at 2880 South County Trail (will be capitalized). Chair Overton asked if we expect to replace 2 heating systems per year; Tracy said yes. Chair Overton asked Judy her opinion if we are on a positive financial path at the end of this budget. Judy stated if all goes as planned, we will have a surplus of over \$400,000 at the end of this period without touching the funds in the fee account.

Commissioner Olszewski made a motion to approve the budget as presented including the 7% raise, seconded by Commissioner Feder and approved by Commissioners Feder, Olszewski, & Overton. Commissioner Olszewski, Feder & Overton stated they were comfortable with the raise. Chair Overton stated that this may not happen every year, but this year to show the staff the Board appreciates what they have done over the last few years.

In Favor: Commissioners Feder, Olszewski & Overton

Opposed: None

Abstained: None

ADOPTION OF PRE-APP

EGHA is requesting the instead of mailing a full application when individuals call to apply, we would like to now use a 3-page pre-application which has the primary information needed for the initial processing. Staff is finding that in addition to the information submitted being outdated once the persons name has come to the top of the list, quite often applicants fail to return the application and requests additional ones. Each application is approximately \$3.22 per mailing. When the applicant is up for assistance, a full application will be provided. This will be an administrative and cost-effective benefit to the agency.

Commissioner Olszewski made a motion to approve the pre-application forms in place of mailing full applications seconded by Commissioner Feder and approved by Commissioners Overton, Olszewski & Feder. No Discussion.

In Favor: Commissioners Feder, Olszewski & Overton

Opposed: None

Abstained: None

2024 INCOME LIMITS

Tracy reviewed with the Board the new Income Limits released by HUD which require Board approval.

Commissioner Feder made a motion to accept the income limits as documented; seconded by Commissioner Olszewski and approved by Commissioners Overton, Olszewski & Feder. No Discussion.

In Favor: Commissioners Feder, Olszewski & Overton

Opposed: None

Abstained: None

HP-1 UPDATE

Attorney Marcus stated that there is nothing new to report at this time; process taken longer than expected. She is in routine contact with the SAHI Attorney who had hoped the sale of all their properties would have been approved at March's RI Housing meeting-looking like Mays meeting. Once EGHA is full owner, we will submit paperwork to the Town Tax Assessor for Pilot approval. Taxes are currently \$8000.

EXECUTIVE DIRECTOR UPDATE

Additional Shortfall Funds-EGHA was awarded an additional \$424 in HCV funds

165 Duke (HUD)-As requested in a previous meeting, Tracy contacted HUD if we could convert space at 165d to a housing unit. We were informed we could not as it is reported to HUD as community space. If down the line, EGHA decides to do a RAD conversion, at that time we can change to residential

Regal Court REAC-Tracy showed the HUD report & score on a recent NSPIRE inspection. The building received a score of 96 meaning another inspection will occur in 3 years

HUD BOC Contact Information-Tracy reported that she updated the information in the HUD system to list all commissioners and their direct contact information.

EGHA/SKHA FSS-We were contacted by SKHA to partner with them to administer an FSS program. Currently meeting with our coordinator & the SKHA ED

EGPD/Harborside Appreciation Award-At an upcoming meeting, Tracy suggested that we do a special acknowledgement for the police union & The Finn Family for the generous toy drives they have run for EGHA for the last few years. Board agreed. It was also discussed how we could support the Finn Family due to the recent fire.

AJOURN

Commissioner Feder made a motion to adjourn at 6:20p; seconded By Commissioner Olszewski

To: Tracy Johnson, Executive Director
From: Barbara Sokoloff and Connor Morrow, BSA
Date: March 25, 2024
RE: EGHA & Cove Homes Visioning Session

Introduction

On February 20, 2024, BSA conducted a Visioning Session with members of the boards of the East Greenwich Housing Authority and Cove Homes, Inc., its nonprofit development affiliate. The meeting, one of two planned, focused on reviewing the previous vision and goals of the organizations, actions taken since the previous strategic plan, and board members' future goals.

The Visioning Session was framed by the guiding questions: **Where have you been? What have you achieved? Where do you want to go?**

Cove Homes' 2014 **Mission Statement** focused on the following areas:

- Preserving and creating affordable housing, thereby creating more housing **choices** for town residents
- Maintaining and increasing Cove's housing stock
- Collaborating with partners, particularly the Town of East Greenwich
- Providing services, education, and economic opportunities to residents

The 2014 Mission Statement led into a list of concrete goals and action items for the two organizations. As part of the February Visioning Session, BSA and the two boards discussed progress on those goals in the intervening decade.

2014 Vision & Progress

Since Cove Homes' 2014 Strategic Plan, significant action has been taken to realize the goals contained therein. This progress provides important context for planning Cove Homes' future.

The 2014 organization goals and relevant actions were:

- **Grow, develop, and strengthen both organizations:** EGHA and Cove have developed new revenue sources, including a significant acquisition fee from the Frenchtown Rd project. Cove Homes independently developed 10 units of family

housing in 2014 and is a co-developer with Pennrose on the Frenchtown Rd project.

- **Increase services:** the Frenchtown Rd project includes services for residents, funded in part by HUD Section 811 subsidy. The development process involved significant discussion of the level of services to be included in the project, which can present a difficulty for building a sustainable operating budget. A degree of compromise was reached at Frenchtown Rd.
- **Build relationships:** the organizations have built relationships with local government, state agencies, and other developers. The Housing Authority's director, Tracy Johnson, has attended several meetings of the town's Affordable Housing Commission. EGHA and Cove had a strong relationship with the former town planner. There is significant opportunity present for these relationships to be nourished in a way that expands Cove's development capacity, in concert with creating a greater force for pro-housing reform on the local level.
- **Maintain strengths:** the organizations have made headway developing emergency plans for all properties and succession plans for staff retirements. The Housing Authority has had a particularly successful Family Self-Sufficiency program, with 287 families buying homes over approximately 20 years.

From 2014 through 2024, Cove Homes has embarked on **two significant development projects**. In 2014, Cove and EGHA developed **10 units of townhouse-style family housing** at 2880 South County Trail. Board members described that this project received significant pushback from East Greenwich's town council, but that the council has since changed over in membership and become more open to housing development. Cove Homes is currently developing **63 units of affordable housing** in partnership with Pennrose, a national developer, at **655 Frenchtown Road**. This project will not be age-restricted, but will provide services for elderly and disable residents. These development projects have helped to shape Cove's relationships with important outside parties.

Cove Homes and the East Greenwich Housing Authority have cultivated several strong relationships over the past decade and are now in the position to develop additional ones. The development of Frenchtown Rd has allowed the organizations to form a relationship with Pennrose. Pennrose was not accustomed to having an active and involved nonprofit board. The board described an evolution in Pennrose's idea of Cove's status from that of project provider (via acquisition) into co-developer, which is the project's legal structure. Cove Homes has also built a relationship with Rhode Island Housing, based on the organization's drive to build more affordable housing and spurred by the development of its two projects to-date.

There is opportunity for EGHA and Cove Homes to prioritize two additional **relationships in the future: with the town and the town's Affordable Housing Commission**. EGHA and Cove had a strong relationship with East Greenwich's former town planner. The organizations are now in a position to do the same with the new planner, Al Ranaldi, who was also the subject of a stakeholder interview conducted by BSA. Board members also discussed interest in furthering the organizations'

relationships with the town's Affordable Housing Commission. In the past, the Housing Authority had a liaison, who attended all of the commission's meetings. Since, Tracy Johnson has attended several.

The Visioning Session identified several important comments on the previous goals and the organizations' progress toward meeting them. Increasing development capacity has been successfully, with Cove's ongoing development of 73 homes allowing for 73 families to live in East Greenwich who otherwise could not. Development of Frenchtown Rd has received **substantially less pushback** than Cove's 10 unit townhouse development, according to board members. The board has interacted with Rhode Island Housing during development, and the organizations have built up local credibility and a reputation for quality property management, which board members attributed to Tracy Johnson's leadership. Items of concern from board members included tying together housing units and access to infrastructure, including transportation, food access, services, schools, commercial areas, and healthcare; services provision; and strategies for identifying, securing, and assessing feasibility of future projects.

Updating Goals & Vision

The core goal of the first Visioning Session was to identify progress made since the 2014 plan and begin outlining the boards' goals and vision for the future of Cove Homes. Both involved two main written components: a Vision and a Mission. The session produced an outline of specific vision elements (below) and useful information for the updating of Cove's mission. These both relied on their counterparts from the 2014 Strategic Plan.

The board members present collaboratively **outlined a preliminary updated vision statement consisting of 5 key elements:**

1. Affordable assisted living
2. Aging in place
3. Small-scale family development
4. Housing for people with disabilities
5. Bringing the town in line with the state's 10% Affordable Housing goal

The Visioning Session involved significant discussion of each of the above elements, which were informed by the board's goals and the experience of both organizations over the past decade.

Combining **affordable housing** with the level of service offered at **assisted living** facilities, or a close approximation, is of particular interest to both boards. However, there are potential obstacles to this approach, notably funding. Rhode Island Housing, and most Housing Finance Agencies, fund family and senior housing primarily on a project's capital side, by paying for upfront costs. What operating subsidies do exist usually would not provide the cash-flow necessary for services that approach assisted

living levels of care. HUD's Section 202 program provides significant funding for senior housing,

As the population ages, both **locally and nationally**, as pointed out during the visioning session, innovative forms of housing and services will continue to grow in importance. **The Village Movement**, a volunteer, citizen-driven, nonprofit senior service coordination and community building organization, has a presence in Rhode Island, and provides an insightful example of informal methods that can improve quality of life for seniors. Villages engage seniors in group activities, events, and support. Incorporating services, both informally and formally, can help allow seniors to **age in place** by adjusting the definitions of family and senior housing, creating genuine community for those of low and moderate incomes.

The visioning session also included substantial discussion of family housing development. In 2014, Cove Homes developed 10 units of townhouse-style affordable housing. At the time, the town was opposed. The opinion of local government has since shifted. Members of the assembled boards felt that this project provided significant institutional experience to Cove Homes, and could **serve as a model** for future, small-scale family housing projects. Small projects can make use of smaller parcels and innovative funding structures.

Accessible development for disabled residents is a goal of the boards, closely related to the goal of aging in place. On the Frenchtown Rd project, there was significant discussion between Cove Homes and Pennrose about accessibility, particularly roll-in showers for residents with wheelchairs. Cove Homes hopes that its developments can prioritize accessible and convertible units. This goal will require additional research and exploration of potential funding.

Board members discussed the "core" goal of preserving and creating affordable housing in East Greenwich. According to HousingWorks RI's 2023 Housing FactBook, 5.55% of East Greenwich's homes are affordable to low and moderate income residents. The state's goal is 10% for each municipality. Cove Homes and EGHA have important roles to play in bringing East Greenwich toward that goal, roles which were reiterated during the Visioning process. Fulfilling the 10% goal would require adding **approximately 300 affordable units** to the town, not including concurrent increases to the town's market-rate housing stock. Cove Homes has and can contribute directly to making a more affordable, livable East Greenwich a reality, by furthering its development capacity.

Moving Forward: Next Steps in the Strategic Planning Process

There is possible potential to utilize **Cove Homes' Shoreside project**, which was acquired in 2003 (built 1978) and has received only moderate updates since. For example, **refinancing Shoreside** in order to renovate the property, provide working capital to Cove Homes, and/or incorporate service-enriched senior housing pilot project

would allow both organizations to make substantial progress on multiple identified goals, *without* having to find, acquire, entitle, and develop a new project.

Using Shoreside innovatively as an alternative to another ground-up construction project has both benefits and drawbacks, which both will need to be fully explored in order to **chart the best path forward**. Redevelopment as described above would not create a net increase in affordable units. While it would allow Cove Homes to begin a project, it would not bring East Greenwich closer to the 10% affordable housing stock goal. The boards should weigh potential projects carefully, with attention given to how they are aligned with the Mission and Vision that will be developed in the final strategic plan.

The board members discussed potential challenges for continuing Cove's development work. These identified obstacles will inform the development of the strategic plan. Identified items were: site identification and purchase, the opinion of local community members, the impacts of zoning, particularly in light of new state legislation, and the potential for mixing family and senior housing at a single development.

BSA anticipates that a second Planning Session will involve a further discussion of the boards' goals and priorities for Cove Homes, with an emphasis placed on specific, actionable items that can be taken over the next 5-10 years. Cove Homes is in a position to both expand its development capacity, which has already begun, and to broaden the types of affordable housing that are built in Rhode Island, especially in regards to resident services.

Action Items

BSA has identified several topics for continued research, investigation, and discussion at a subsequent Visioning Session:

- Incorporating assisted living at Shoreside
- Potential for refinancing Shoreside
- Service-Enriched Housing – BSA to share Best Practices Memo
- Family Housing – demographic need and challenges (siting, acquisition, community engagement, mixed tenancy, zoning)

EG HOUSING AUTHORITY MONTHLY MANAGEMENT REPORT AS OF APRIL 30, 2024

Occupancy and TARS

Facility	Occupancy	Intent to Vacate	This month UTOs	YTD UTOs	Rent	Wait List	Work orders	Updated Rent Roll to Accounting
PH	25 of 28	0	1	2	95%	17	7	Happy
HP 1	2 of 3	0	0	0	98%	14,693	0	Happy
Shoreside	102 / 106	0	0	1	96%	83	17	One-Site
Regal	33 / 35	0	0	2	94%	14,693	10	Happy/One-Site
CH	10 of 16	1	0	0	98%	14,693	3	Happy
EGHA (2880)	7 of 10	0	0	0	98%	14,693	1	Happy
EGHA (Marl)	5 of 5	0	0	0	100%	14,693	5	Happy

Rent collection: 97% (households)

Occupancy: 91%

	Current Month	Previous Month
Total Allocation	292	292
# Leased		108
Utilization rate	47%	47%
Voucher Issuance	0	0
% of HUD HAP expended	100	100
# Porting in	5	3
# Porting out	1	0
# On wait list	14,693	12,887
# Homeowner	0	0

Resident Services

Service	This Month	Previous Month
Service Units: Medical	0	0
Benefits & personal assistance	0	2
Quality of Life	1	1
FSS	17	17

Inspections: Scheduled Completed

	Scheduled	Completed
Annual (Cove/HP/PH)	10	10
Housekeeping		
HCV	13	13
Shoreside	30	30
Regal Court	35	28
Complaint		
Pre-Reac		

CH		43
Appliance/oven	1	
Cabinet/Vanity		
Carpet/Vinyl		
Countertop		
Doors		
Electrical/Lighting		
Faucets		
Hood vent/garbage disposal		
Fill Valves/Fluss Valves	1	
Showerheads		
Smoke/CO Detector	2	
Thermostat		
Toilet seat	1	
Shades/Blinds		
PH		170
Appliance		
Cabinet/Vanity		
Carpet/Vinyl		
Fill valves		
Doors		
Door Handles		
Lighting		
Medicine Cabinet		
Windows	9	
Light Bulbs		
Showerheads		
Smoke/CO Detector		
Toilet seat	2	
Blinds		
RC		99
Appliance		
Lighting	2	
Carpet/Vinyl		
Door handle		
Light Bulbs		
Ceiling lights		
Bathroom fan		
Filters	1	
Drip pans		
Smoke/CO Detector		
Thermostat		
Toilet seats		
Toilet		
HP1		
Appliance		
Cabinet/Vanity		
Carpet/Vinyl		
Countertop		
Doors		
Electrical/Lighting		
Faucets		
Hood vent/garbage disposal		
Paint		
Showerheads		
Smoke/CO Detector		
Thermostat		
Toilet		
EGHA Fee		
(2880/Marlborough)		31
Appliance/Oven	1	
Cabinet/Vanity/Toilet		
Carpet/Vinyl		
Drip pans	4	
Doors		
Electrical/Lighting		
Ceiling lights		
Faucets	1	
Toilet Seats		
Showerheads		
Smoke/CO Detector	2	
Thermostat		
Blinds		

Monthly Notes:

SS - 1 Apt. ongoing BB treatment, technician is seeing less. (Provided tenant info on laundry services to help her. Spoke to cleaning ladies to see if they will help tenant. Waiting for a response.)

RC - 1 Apt. will be treated May 9 for BB. Unfortunately, tenant lost services for this reason.

Monthly Legal Report

Program	#'s	Program Violation(s)
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HCV:

PH: 1 Non-payment (stipulation)

CH:

HP1:

RC: MO Smoking
JI Destroying Property

SS: KO Public Urination
KZ Smoking
AH Refusal to prep for BB treatment.

HOTMA: Asset Limitation

Admission

Eligible applicants at the time of admission EGHA will determine if applicant meets income and asset guidelines of less than \$100, 000.

Families are out of compliance if their assets exceed \$1000,000 at time of admission.

- Net Family Assets exclude the value of any retirement plan recognized by the IRS.
- Net family assets exclude educational savings accounts.

Reexamination

EGHA will enforce the Total Non-Enforcement Policy if their income and assets are 100,00 or more.

Total Non-Enforcement: EGHA will not initiate termination or eviction for a family that is noncompliant with the asset limitations at the time of reexamination. PHAs must still calculate assets as a part of calculating income, but they are not required to obtain additional information about the property. The family continues to receive assistance.

1. DATE ISSUED MM/DD/YYYY 04/16/2024
1a. SUPERSEDES AWARD NOTICE dated
except that any additions or restrictions previously imposed
remain in effect unless specifically rescinded

2. CFDA NO.
14.896 - Family Self-Sufficiency Program

3. ASSISTANCE TYPE Project Grant

4. GRANT NO. FSS23RI5161-01-01
Formerly

5. TYPE OF AWARD
Other

4a. FAIN FSS23RI5161

5a. ACTION TYPE Post Award Amendment

6. PROJECT PERIOD MM/DD/YYYY
From 01/01/2023

Through MM/DD/YYYY
12/31/2024

7. BUDGET PERIOD MM/DD/YYYY
From 01/01/2023

Through MM/DD/YYYY
12/31/2024

8. TITLE OF PROJECT (OR PROGRAM)
RI024 FSS NOFA 2022

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

451 7th Street S.W.,
Washington, DC, DC 20410

NOTICE OF AWARD

9a. GRANTEE NAME AND ADDRESS
HOUSING AUTHORITY OF TOWN OF EAST GR
146 1st Ave
FSS
East Greenwich, RI 02818-3681

9b. GRANTEE PROJECT DIRECTOR
Tracy Johnson
146 First Avenue
East Greenwich, RI 02818-3681
Phone: 401-885-2610 ext.13

10a. GRANTEE AUTHORIZING OFFICIAL
Tracy Johnson
146 First Avenue
FSS
East Greenwich, RI 02818-3663
Phone: 401-885-2610 ext.13

10b. FEDERAL PROJECT OFFICER
Tremayne Youmans
451 7th Street S.W.,
Washington, DC 20410
Phone: 8881112345

ALL AMOUNTS ARE SHOWN IN USD

11. AWARD COMPUTATION FOR GRANT

a. Amount of HUD Financial Assistance	146,920.00
b. Less Unobligated Balance From Prior Budget Periods	0.00
c. Less Cumulative Prior Award(s) This Budget Period	72,020.00
d. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION	74,900.00
12. Total Federal Funds Awarded to Date for Project Period	146,920.00

13. RECOMMENDED FUTURE SUPPORT

(Subject to the availability of funds and satisfactory progress of the project):

YEAR	TOTAL DIRECT COSTS	YEAR	TOTAL DIRECT COSTS
a.		d.	
b.		e.	
c.		f.	

14. THIS AWARD IS BASED ON AN APPLICATION SUBMITTED TO, AND AS APPROVED BY, HUD ON THE ABOVE TITLED PROJECT AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE IN THE FOLLOWING:

- The grant program legislation cited in remarks or attachment below.
- The grant program regulations cited in remarks or attachment below.
- This award notice including terms and conditions, if any, noted below under REMARKS.

In the event there are conflicting or otherwise inconsistent policies applicable to the grant, the above order of precedence shall prevail. Acceptance of this award by the grantee acknowledges acceptance of these terms and conditions.

REMARKS (Other Terms and Conditions Attached - ☒ Yes ☐ No)

Amending FY22 awards to add FY23 funding

GRANTS MANAGEMENT OFFICER:

Marianne Nazzaro
451 7th Street S W
Washington, DC 20410-0001
Phone: 111-111-1111

ISSUE DATE:

04/16/2024

GRANTEE ACCEPTANCE:

Tracy Johnson

ACCEPTANCE DATE:

05/07/2024

15.OBJ CLASS 4120	16a. VENDOR CODE 050386127	16b. EIN 050386127	17a.UEI LHJNWSKS7AD5	17b.DUNS 835805953	18. CONG. DIST. 02
FY-ACCOUNT NO.	DOCUMENT NO.	ADMINISTRATIVE CODE	AMT ACTION FIN ASST		APPROPRIATION
19. a. 4-PIH-FSS-GRANT	b. FSS23RI5161	c. FSS	d. \$74,900.00	e. 86 2326 0350	
20. a.	b.	c.	d.	e.	
21. a.	b.	c.	d.	e.	

2024 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)**Capital Fund Program
(CFP) Amendment**
to Consolidated Annual Contributions Contract
Terms and Conditions (HUD-53012)**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) East Greenwich Housing Authority ri024 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Number(s) (On File) dated (On File)

Whereas, in accordance with Public Law No. 118-42,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$92,129.00 for Fiscal Year 2024 to be referred to under the Capital Fund Grant Number RI01P02450124
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes ☐ No ☐

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funds.

13. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incident to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712 which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

14. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD	PHA (Executive Director or authorized agent)
By <u>/s/</u> Date:	By _____ Date:
<u>Marianne Nazzaro</u>	
Title: Deputy Assistant Secretary	Title
Office Public Housing Invest.	

Previous versions obsolete

form HUD-52840-A OMB Approval No. 2577-0303 (exp. 10/31/2026)

Workers Compensation policy #5935 Policy Dividend

Mary McCoy <mmccoy@hilbgroup.com>

Thu 4/11/2024 4:41 PM

To: Tracy Johnson <tjohnson@eghousing.com>

Cc: Zach Padula <zpadula@hilbgroup.com>

Hi Tracy,

RE: Workers Compensation policy #5935 Policy Dividend

Beacon Mutual announced the distribution of an average seven percent dividend to eligible policyholders. Beacon began the dividend distribution on March 21, 2024.

The Town of East Greenwich Housing Authority - will receive \$366.02

The dividend is designed to reward Beacon's best performing policyholders and will be distributed based on premium size and safety results for policies in force as of December 31, 2023 and still in force as of February 28, 2024.

This dividend recognizes policyholders who have contributed to Beacon Mutual's financial strength by demonstrating safety as a priority in order to keep workers safe and losses low.

Congratulations!



Mary L. McCoy, AAI, CISR | Account Manager

Property & Casualty

2000 Chapel View Blvd., Suite 240 | Cranston, RI 02920

Voice: 800-232-0582 ext 2162 | Phone: 401-336-2162 | Fax: 888-505-9300

mmccoy@hilbgroup.com | <http://www.hilbgroupne.com>

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