Keene Housing

Keene Housing
Board of Commissioners Meeting
March 23, 2016

Central Square Terrace
Multi-Family Property

Meeting Location:
Central Square Terrace
5 Central Square
Keene, NH 03431

Keene Housing

Board of Commissioners Meeting
Wednesday, March 23, 2016
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Keene Housing

BOARD OF COMMISSIONERS MEETING
WEDNESDAY, MARCH 23, 2016
12:00 P.M.
CENTRAL SQUARE TERRACE
5 CENTRAL SQUARE, KEENE, NH

AGENDA

I. Call to Order

II. Roll Call

III. Approval of the February 17, 2016 Keene Housing Board Meeting Minutes

IV. Executive Director's Report

V. Management Report

VI. Finance Report

VII. Old Business

VIII. New Business

a. Keene Housing Kids Collaborative Update

b. Approval of Executive Director Travel (Resolution No. 545)

c. Approval of the Fiscal Year 2015 Moving to Work Annual Report (Resolution No. 546)

IX. Public Comment

X. Non-Public Session
Convene to Non-Public Session to discuss:
A personnel matter pursuant to RSA 91-A:3, II (a); and
The acquisition, sale, or lease of land pursuant to RSA 91-A:3, II (d).

XI. Adjournment

Minutes of the Keene Housing Board of Commissioners Meeting
Wednesday, February 17, 2016

Secretary Meehan called the Keene Housing Board of Commissioners meeting to order at 12:00 p.m. Secretary Meehan called the roll and declared a quorum present.

Commissioners in attendance:
- Tom Moses, Commissioner
- Pam Slack, Commissioner
- Jennifer Marsh, Commissioner

Absent:
- Lee Robator, Chairperson
- J.B. Mack, Vice Chairperson

Also in attendance:
- Joshua Meehan, Secretary
- Amy Wright, Director of Administration
- Linda Griffin, Director of Finance
- April Buzby, Planning and Policy Analyst
- Residents of Harper Acres

MINUTES:

Secretary Meehan called for approval of the January 20, 2016 Board of Commissioners meeting minutes. Commissioner Moses made a motion to approve the minutes. Commissioner Slack seconded the motion, which upon being put to vote, the minutes passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Secretary Meehan welcomed all guests and members to the Keene Housing Board of Commissioners meeting.

Secretary Meehan announced Congress instructed HUD to extend the Moving to Work (MTW) agreements of all 39 MTW housing authorities through 2028. HUD sent MTW agreement amendment language that extends Keene Housing's agreement through 2028 but included language that was not agreed upon in negotiations. As a result, many MTW agencies (including Keene Housing) respectfully declined to agree to the draft amendment language. Keene Housing sent revised amendment language to HUD that is more agreeable to Keene Housing and consistent with Congress's direction to HUD. Secretary Meehan will continue to update the Commissioners as progress is made.

Secretary Meehan announced Stone Arch Village Senior and Keene Housing's corporate office located at 831 Court Street received ENERGY STAR certification. Each building met strict energy performance standards set by Environmental Protection Agency (EPA) which focuses on saving energy and protecting the environment. The Melanson Company is completing a solar farm/PV array feasibility assessment of Keene Housing's 60 acres of vacant land in Swanzey. Keene Housing currently pays over $600,000 each year for electricity across its entire portfolio. If feasible, the solar farm could generate electricity for all Keene Housing properties.

Keene Housing hired Karen Graveline as a Resident Service Coordinator (RSC) who will coordinate with local service providers to enhance the social, emotional and physical well-being of Keene Housing's elderly and disabled residents. Ms. Graveline's first day of employment is March 7, 2016 and her office will be located in the former police substation at Central Square Terrace.

Secretary Meehan announced free WiFi is now available to Harper Acres residents at the Mill Building. Every Keene Housing property with a community space now offers residents free WiFi.

MANGEMENT REPORT:

No topics were presented.

FINANCE REPORT:

Ms. Griffin reviewed the consolidated financial operations and variances to budget for Keene Housing owned and managed properties. Ms. Griffin stated the finance department is closing fiscal year 2015 and results are in line with projected budgets. Otis Atwell began auditing the fiscal year 2015 financials and will be complete in April 2016.

OLD BUSINESS:

No topics were presented.

NEW BUSINESS:

Resolution No. 544 – Approval of Project M.A.R.C.H. (Monadnock Area Resources Curing Homelessness)

The Keene Housing Board of Commissioners authorizes the Executive Director to submit to the U.S. Department of Housing and Urban Development an amendment to the Keene Housing Fiscal Year 2016 Moving to Work Annual Plan requesting approval of Project M.A.R.C.H. pursuant to the February 12, 2016 memorandum from Denise Pratt, Director of Programs and Services to Joshua R. Meehan, Executive Director. Commissioner Moses moved the motion to approve the resolution. Commissioner Slack seconded the motion, which upon being put to vote, was passed unanimously.

PUBLIC COMMENT:

Secretary Meehan invited residents and other members of the public to make comments to the Board of Commissioners and staff in attendance. A resident expressed fire safety concerns related to smoking and common area clutter and storage. Secretary Meehan stated fire safety is a great example of a training topic that the new Resident Service Coordinator will coordinate for residents. In addition, he reviewed the no smoking policy and encouraged residents to bring lease violations to the attention of the property manager. A resident expressed her appreciation of the carbon monoxide detectors and the prompt response time of the maintenance staff.

NON-PUBLIC SESSION:

No motion was made to move to Non-Public Session.

Commissioner Slack made a motion to adjourn the meeting. Commissioner Marsh seconded the motion, which upon being put to vote, was passed unanimously. There being no further business, Secretary Meehan adjourned the Board meeting at 12:49 p.m.

Joshua Meehan, Secretary of Keene Housing Board of Commissioners

2/29/16
Date

Keene Housing

Resolution No. 545

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

   Executive Director Travel

2. Date of Board Meeting: March 23, 2016

3. Proposed Board Resolution:

   That the Keene Housing Board of Commissioners authorizes the Executive Director to travel to Las Vegas, Nevada for the Public Housing Authorities Directors Association (PHADA) 2016 Annual Convention & Exhibition, which runs from May 22, 2016 – May 25, 2016, pursuant to the memorandum dated February 24, 2016 from Amy Wright, Director of Administration to Joshua R. Meehan, Executive Director.

4. All Backup Attached?

   Yes X No ☐

   If no, what is missing and when will it be submitted: _____

5. Department Head Approval Signature Amy Wright Date: 2/24/2016

6. Statement of availability of funds by Director of Finance

   Funds Budgeted and Available Yes ☐ No ☐ Source _____

   Account #_____

   Finance Director Approval Signature _____ Date: 3/1/2016

7. Executive Director Approval Signature _____ Date: 2/29/16

Keene Housing

MEMORANDUM

To: Joshua Meehan, Executive Director
From: Amy Wright, Director of Administration
Subject: Executive Director Travel
Date: February 24, 2016

This memorandum recommends that the Keene Housing Board of Commissioners authorizes Executive Director Meehan to travel to Las Vegas, Nevada for the Public Housing Authorities Directors Association (PHADA) 2016 Annual Convention & Exhibition, which runs from May 22, 2016 – May 25, 2016.

The convention provides Secretary Meehan the opportunity to learn the latest legislative, budgetary and regulatory matters affecting housing authorities. Topics include recent statutory changes including the expansion of the Moving to Work (MTW) program, the Affirmatively Furthering Fair Housing (AFFH) rule, procurement-related topics and much more.

Although no arrangements have been made, pending Board approval, the total cost for travel and accommodations is not expected to exceed $3,000.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

> **Resolution:** That the Keene Housing Board of Commissioners authorizes the Executive Director to travel to Las Vegas, Nevada for the Public Housing Authorities Directors Association (PHADA) 2016 Annual Convention & Exhibition, which runs from May 22, 2016 – May 25, 2016, pursuant to the memorandum dated February 24, 2016 from Amy Wright, Director of Administration to Joshua R. Meehan, Executive Director.

Keene Housing

Resolution No. 546

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

   Approval of the 2015 Moving to Work Annual Report

2. Date of Board Meeting: March 23, 2016

3. Proposed Board Resolution:

   Pursuant to the March 14, 2016 memorandum from Planning and Policy Analyst April A. Buzby to Executive Director Joshua R. Meehan, the Keene Housing Board of Commissioners

   - Approves adoption of the FY 2015 Moving to Work Annual Report;
   - Authorize any technical corrections and changes to the document; and
   - Authorize the submission of the final Report to HUD.

4. All Backup Attached?

   Yes X No ☐

   If no, what is missing and when will it be submitted: _____

5. Department Head Approval Signature _____ Date: _____

6. Statement of availability of funds by Finance Manager

   Funds Budgeted and Available Yes ☐ No ☐ Source _____

   Account #_____

   Finance Manager Approval Signature _____ Date: _____

7. Executive Director Approval Signature _____ Date: 3/14/16

Keene Housing

MEMORANDUM

To:	Joshua R. Meehan, Executive Director
From:	April A. Buzby, Planning and Policy Analyst
Subject:	Approval of the FY 2015 Moving to Work Annual Report
Date:	March 14, 2016

This memorandum recommends that the Board of Commissioners approve the FY 2015 Moving to Work Annual Report.

The purpose of the Annual Report is to demonstrate that KH is meeting its obligations as specified in the Amended and Restated Moving to Work (MTW) Agreement with the US Department of Housing and Urban Development (HUD). KH accomplishes this by reporting the outcomes of each activity that KH has undertaken using the statutory waiver authority the Agreement grants us.

HUD outlines the required components of the Report in Attachment B of our MTW Agreement which was updated by HUD in May 2013. The updated Attachment B included significant changes to the formatting and reporting requirements for MTW agencies' Annual Reports. One of the most significant changes is the inclusion of HUD mandated standard metrics for evaluating MTW activities. Many of these metrics take a one size fits all approach to program tracking and evaluation making it difficult to determine what flexibilities were having an impact when a single activity uses multiple flexibilities.

In the FY 2015 Annual Plan, KH reorganized all MTW activities to align with the Attachment B. Due to this change several of the metric baselines and benchmarks for activities which appeared in the FY 2013 and FY 2014 Reports have been recalculated.

Overall KH's existing activities performed relatively similar to last year with most activities meeting or exceeding benchmarks. The Homeownership activity (page 19) and Housing Quality Standards (HQS) Landlord Self-Certification activity (page 21) continue to be underutilized although it is important to note that five (5) households did become homeowners without KH assistance in 2015. Due to a new data collection methodology, benchmarks were reset for income and employment metrics in the Resident Self-Reliance (RSR) program (page 27). The new methodology will permit more accurate and timely reporting of income and employment outcomes for RSR participants.

We also introduced two new initiatives in 2015 to support the Affordable Housing and Preservation Program (AHPP) activity (page 38). The AHPP Rent Reform (page 44) and AHPP Alternative Inspection Schedule (page 47) activities lower administrative costs to owners and administering Public Housing Authorities (PHA) by introducing a streamlined triennial recertification schedule and lowering the number of units that must be inspected biennially for a property that has previously passed its HQS inspections. The conversion of Meadow Road was completed late in 2015 so there is insufficient data to determine how well the activities are working at this time.

Finally, we eliminated the use of the Earned Income Disregard (EID) in calculating a participant's share of the rent (page 48). EID allows the income from disabled households returning to work to be

disregarded when calculating tenant share for two, 12 month exclusion periods with a lifetime limit of 48 months. However, administration of EID increases staff time spent with a small cohort of households as EID recipients often have more interims than non-EID residents and annual recertifications for this cohort take more time than regular recertifications. In 2015 only one (1) household continued to receive EID resulting in the activity not achieving its benchmark.

The new Attachment B format required by HUD provides a very technical and myopic view of MTW activities without the necessary detail for a lay person to truly understand KH's operations. This limitation is why we introduced the agency-wide Annual Report this year which was released in January and is included in the appendices of this Report. The combined documents provide a richer view of how the agency performed last year and our progress towards making sure every household we served are provided access to the resources needed to reach financial stability.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

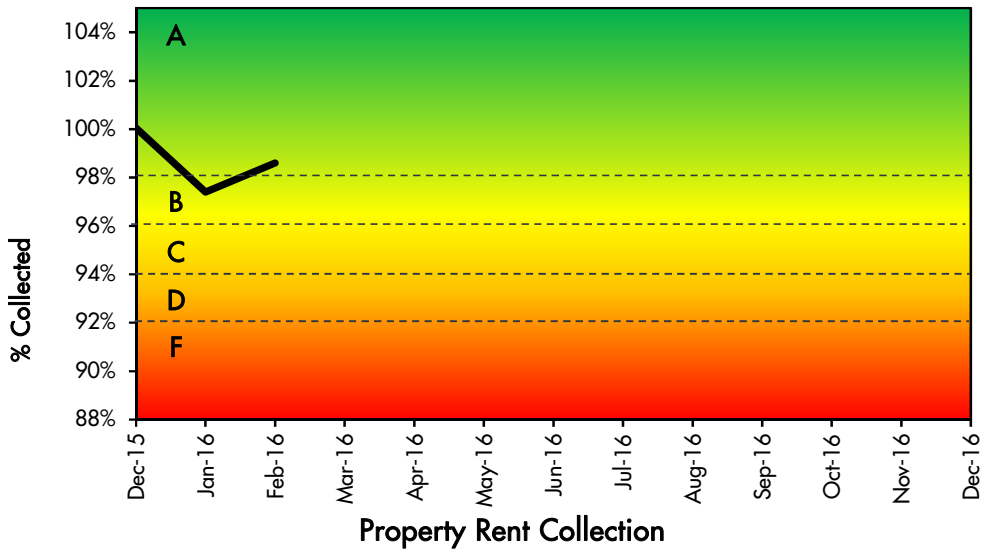
> **Resolution:** Pursuant to the March 14, 2016 memorandum from Planning and Policy Analyst April A. Buzby to Executive Director Joshua R. Meehan, the Keene Housing Board of Commissioners
>
> - Approves adoption of the FY 2015 Moving to Work Annual Report;
> - Authorize any technical corrections and changes to the document; and
> - Authorize the submission of the final Report to HUD.

Keene Housing

MANAGEMENT REPORT
FEBRUARY 2016

Residential Property Rent Collection Report
February 2016

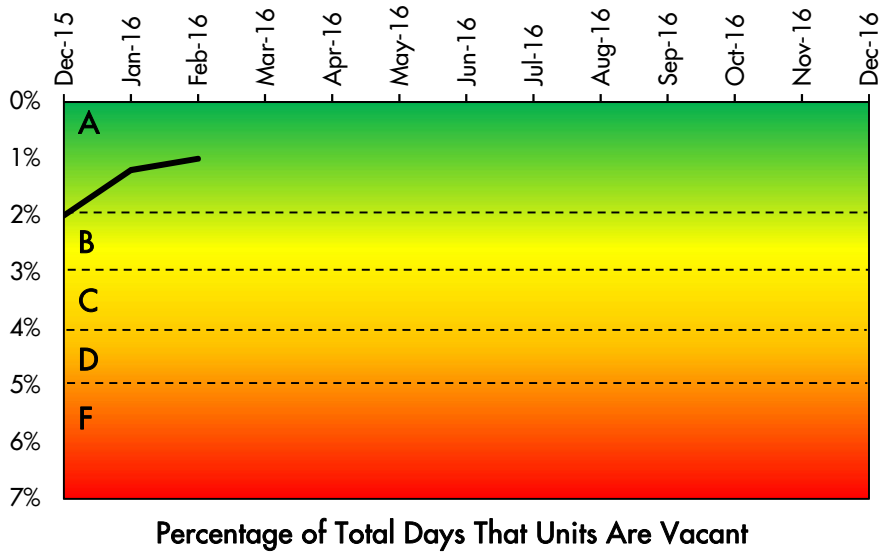
Community	Month Billed	Month Collected	% Collected	Monthly Grade	YTD Billed	YTD Collected	% YTD Collected	YTD Grade
Ash Brook Apartments	$9,632	$9,632	100.0%	A	$19,133	$19,133	100.0%	A
Bennett Block	$4,756	$4,806	101.1%	A	$9,519	$9,375	98.5%	A
Brookbend East	$14,427	$14,839	102.9%	A	$28,197	$28,098	99.6%	A
Brookbend West	$10,463	$10,237	97.8%	B	$21,131	$20,944	99.1%	A
Central Square Terrace	$27,047	$27,309	101.0%	A	$53,759	$54,031	100.5%	A
Cottage Street	$912	$912	100.0%	A	$1,824	$1,831	100.4%	A
Evergreen Knoll LP	$14,264	$12,968	90.9%	D	$28,503	$25,272	88.7%	F
Forest View	$18,309	$17,944	98.0%	A	$36,244	$35,715	98.5%	A
Harper Acres	$40,178	$39,737	98.9%	A	$80,096	$79,627	99.4%	A
Meadow Road Apartments	$5,775	$6,252	108.3%	A	$11,562	$11,659	100.8%	A
North and Gilsum	$16,769	$16,851	100.5%	A	$32,831	$32,817	100.0%	A
Riverbend Apartments	$10,217	$9,683	94.8%	C	$20,429	$19,722	96.5%	B
Scattered Sites	$8,521	$8,521	100.0%	A	$17,042	$17,039	100.0%	A
Stone Arch Village Family	$7,802	$7,994	102.5%	A	$15,672	$15,525	99.1%	A
Stone Arch Village Senior	$12,071	$12,071	100.0%	A	$24,160	$24,160	100.0%	A
Totals	**$201,143**	**$199,756**	**99.3%**	**A**	**$380,969**	**$375,815**	**98.6%**	**A**



Monthly Vacancy Report

February 2016

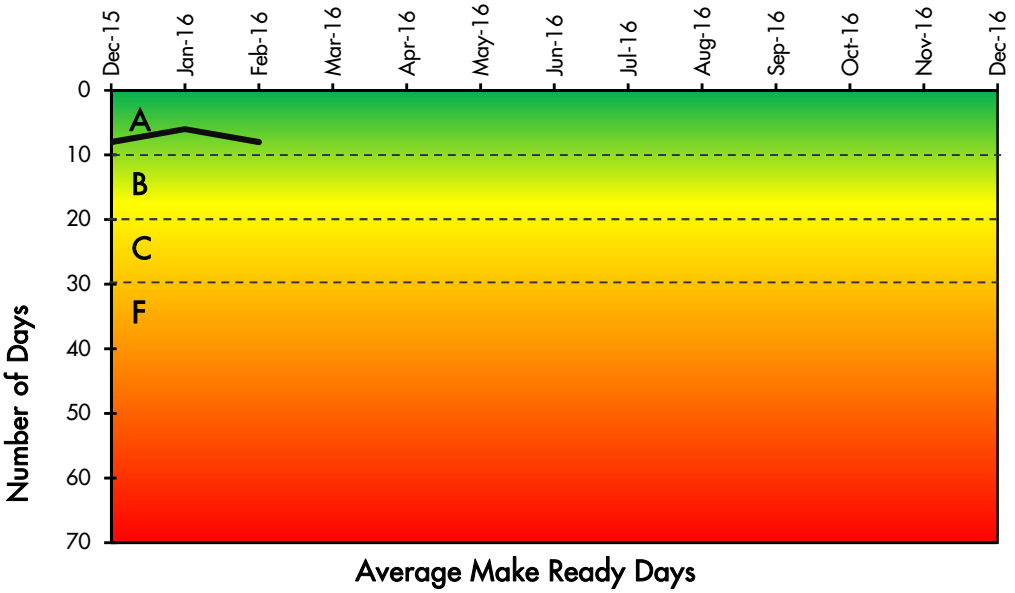
Community	Units Available	Available Days	Vacant Days	Monthly Vacancy Percentage	Monthly Grade	YTD Vacancy Percentage	YTD Grade
Ash Brook Apartments	24	696	0	0.0%	A	0.0%	A
Bennett Block	14	406	0	0.0%	A	0.0%	A
Brookbend East	40	1160	2	0.2%	A	0.8%	A
Brookbend West	35	1015	22	2.2%	B	1.0%	A
Central Square Terrace	90	2610	0	0.0%	A	0.2%	A
Cottage Street	3	87	0	0.0%	A	0.0%	A
Evergreen Knoll LP	32	928	0	0.0%	A	0.7%	A
Forest View	38	1102	0	0.0%	A	1.4%	A
Harper Acres	112	3248	47	1.4%	A	1.3%	A
Meadow Road	18	522	0	0.0%	A	0.0%	A
North and Gilsum	29	841	9	1.1%	A	2.3%	B
Riverbend Apartments	24	696	29	4.2%	D	4.2%	D
Scattered Sites	18	522	0	0.0%	A	0.0%	A
Stone Arch Village Family	24	696	6	0.9%	A	1.5%	A
Stone Arch Village Senior	33	957	0	0.0%	A	0.0%	A
Report Totals:	**534**	**15,486**	**115**	**0.7%**	**A**	**1.0%**	**A**



Percentage of Total Days That Units Are Vacant

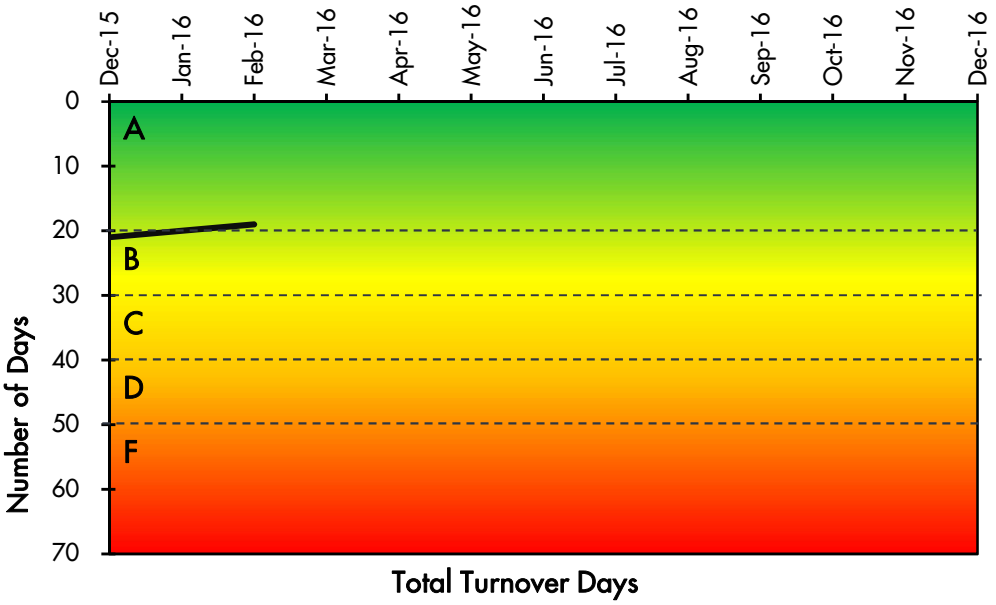
Unit Make Ready Days
February 2016

Community	Number of Units Turned	Avg. Make Ready Days for Month	Monthly Grade	YTD Number of Units Turned	YTD Avg. Make Ready Days	YTD Grade
Ash Brook Apartments	-	-	None	-	-	None
Bennett Block	-	-	None	-	-	None
Brookbend East	1	17	B	2	10	A
Brookbend West	-	-	None	2	4	A
Central Square Terrace	1	0	A	1	0	A
Cottage Street	-	-	None	-	-	None
Evergreen Knoll LP	1	0	A	1	0	A
Forest View	2	0	A	2	0	A
Harper Acres	2	17	B	5	16	B
Meadow Road	-	-	None	-	-	None
North and Gilsum	1	0	A	1	0	A
Riverbend Apartments	1	11	B	1	11	B
Scattered Sites	-	-	None	-	-	None
Stone Arch Village Family	-	-	None	1	5	A
Stone Arch Village Senior	-	-	None	-	-	None
Report Totals:	**9**	**7**	**A**	**16**	**8**	**A**



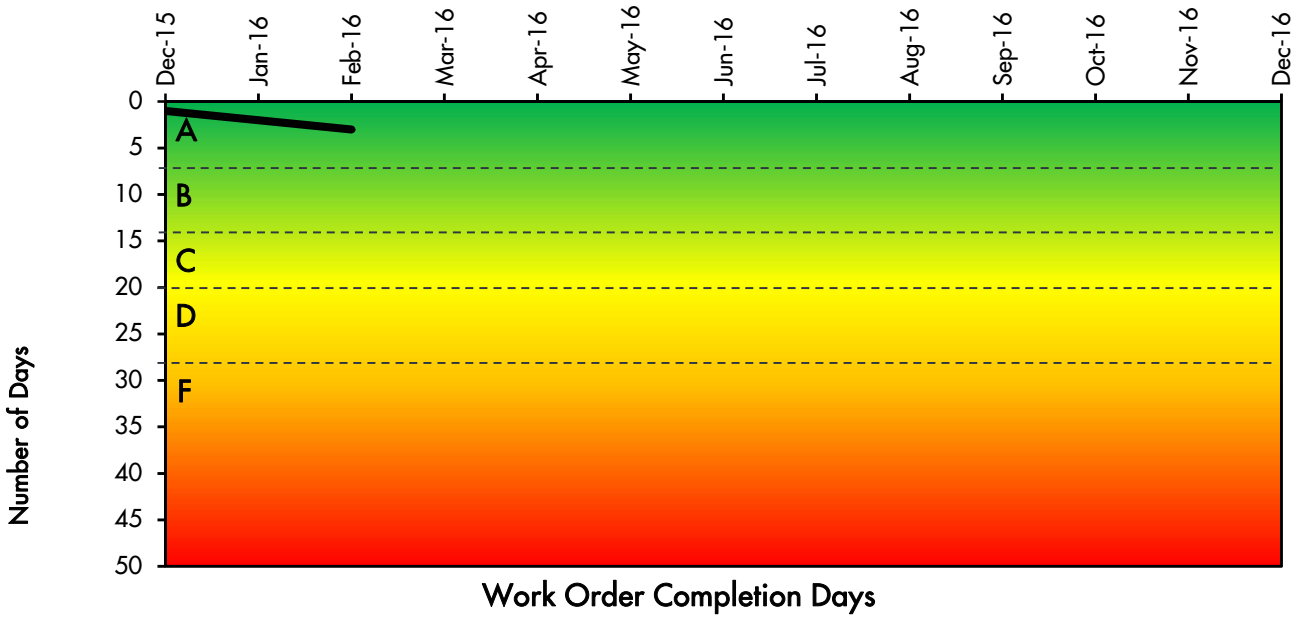
Unit Turnover
February 2016

Community	Avg. Total Turn-around Days For Month	Monthly Grade	YTD Number of Units Turned	YTD Avg. Total Turnaround Days	YTD Grade
Ash Brook Apartments	-	None	-	-	None
Bennett Block	-	None	-	-	None
Brookbend East	17	A	2	11	A
Brookbend West	-	None	2	11	A
Central Square Terrace	13	A	1	13	A
Cottage Street	-	None	-	-	None
Evergreen Knoll LP	15	A	1	15	A
Forest View	17	A	2	17	A
Harper Acres	19	A	5	17	A
Meadow Road	-	None	-	-	None
North and Gilsum	31	C	1	41	D
Riverbend Apartments	31	C	1	60	F
Scattered Sites	-	None	-	-	None
Stone Arch Village Family	-	None	1	5	A
Stone Arch Village Senior	-	None	-	-	None
Report Totals:	20	A	16	19	A



Residential Property Non-Emergency Work Order Completion Days
February 2016

Community	Number of Work Orders	Avg Days to Complete	Monthly Grade	YTD Number of Work Orders	YTD Avg Days to Complete	YTD Grade
139 Roxbury Street	5	0	A	8	3	A
Ash Brook Apartments	21	1	A	26	1	A
Bennett Block	6	0	A	10	12	B
Brookbend East	11	1	A	25	4	A
Brookbend West	10	1	A	22	2	A
Central Square Terrace	77	0	A	119	1	A
Cottage Street	2	0	A	3	2	A
Emerald Street House	1	4	A	2	5	A
Evergreen Knoll LP	2	1	A	18	1	A
Forest View	19	1	A	36	2	A
Harper Acres	37	2	A	77	3	A
Keene Housing Main Office	4	0	A	11	3	A
Meadow Road	6	1	A	11	1	A
North and Gilsum	18	1	A	39	2	A
Riverbend Apartments	7	0	A	18	0	A
Scattered Sites	11	0	A	16	5	A
Stone Arch Village Family	31	4	A	37	5	A
Stone Arch Village Senior	24	2	A	32	7	A
Report Totals:	**292**	**1**	**A**	**510**	**3**	**A**



Residential Property Emergency Work Order Completion Days
February 2016

Community	Number of Work Orders	Average Days To Complete	Monthly Grade	YTD Number of Work Orders	YTD Average Days To Complete	YTD Grade
139 Roxbury Street	-	-	None	-	-	None
Ash Brook Apartments	-	-	None	-	-	None
Bennett Block	-	-	None	-	-	None
Brookbend East	-	-	None	1	0	P
Brookbend West	-	-	None	-	-	None
Central Square Terrace	-	-	None	-	-	None
Cottage Street	-	-	None	-	-	None
Emerald Street House	-	-	None	-	-	None
Evergreen Knoll LP	-	-	None	-	-	None
Forest View	-	-	None	-	-	None
Harper Acres	-	-	None	1	0	P
Keene Housing Main Office	-	-	None	-	-	None
Meadow Road	-	-	None	-	-	None
North and Gilsum	-	-	None	-	-	None
Riverbend Apartments	-	-	None	-	-	None
Scattered Sites	-	-	None	-	-	None
Stone Arch Village Family	-	-	None	-	-	None
Stone Arch Village Senior	-	-	None	1	0	P
Report Totals:	**0**	**0**	**None**	**3**	**0**	**P**

Keene Housing

FINANCE REPORT
FEBRUARY 2016

Programs and Services FY 2016 HAP & Leasing Utilization Schedule

Moving to Work (MTW)

Month	HAP Budget Authority	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$396,553	$329,447	83%	609	$541	101%	605	$100	$67,106
February	$396,553	$330,754	83%	594	$557	98%	605	$300	$65,799
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$793,106	$660,201	83%	1203	$549	99%	1210	$400	$132,905

MTW without Transitional Housing Assistance Shelter Program (THASP)

Month	HAP Budget Authority	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$396,553	$322,952	81%	553	$584	91%	605	$100	$73,601
February	$396,553	$323,719	82%	552	$586	91%	605	$300	$72,834
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$793,106	$646,671	82%	1105	$585	91%	1210	$400	$146,435

Non-Elderly Disabled (NEDs)

Month	HAP Budget Authority	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$53,673	$55,909	104%	101	$554	101%	100	$0	($2,236)
February	$53,673	$56,137	105%	100	$561	100%	100	$0	($2,464)
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$107,346	$112,046	104%	201	$557	101%	200	$0	($4,700)

Mainstream

Month	HAP Budget Authority	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$27,670	$26,905	97%	49	$549	98%	50	$0	$765
February	$27,670	$26,586	96%	49	$543	98%	50	$0	$1,084
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$55,340	$53,491	97%	98	$546	98%	100	$0	$1,849

FY16 utilization targets are 98% in NEDs and Mainstream, 93% in MTW without THASP and Project MARCH, 105% with.

2015 Summary			
Program	UMA	UML	% UML
MTW	7044	7316	104%
NED	1200	1189	99%
MS	600	588	98%

Financial Report – February, 2016

Prepared by: Linda Griffin, Finance Director

This report provides a summary on the consolidated financial operations and variances to budget for Keene Housing and managed properties.

NET INCOME (before depreciation) is currently at $211k which is a net increase of $110k from the budget of $101k.

OPERATING REVENUES are $2.6m, a net increase of $234k as compared to the budget of $2.4m. The most significant changes are related to:

VARIANCES for Revenue categories Incr/(Decr) compared to Budget		
(14,592)	Rent Revenue	Change in tenant rent – partly related to subsidy changes and partly increase in rent at some properties without corresponding increase in HAP.
(116,166)	HAP funding	The MTW funding was approved at 99.582% proration which is under budget by $74k. NEDs HAP was approved under budget by $9k. Mainstream HAP was approved as budget. There were a number of small other variances related to subsidy changes in other programs.
(3,192)	Other Income	Other Income is related to income over budget from KHKC for vehicle use= $1k, misc income less than budget by= $5k.
(15,578)	Grants	Grants funds expected to be received for CDBG, CHT, FSS. The FSS funds are under budget due to timing of reimbursement $12k. CHT admin revenue is under budget= $2k.
957	Management Fees	Management fees on budget.
0	Development fees	No Development fees paid or expected (MAHC).
(759)	Vacancy Loss	Vacancy Loss (reduction to revenue).
684	Tenants Charges	Tenants Charges (damages/fees), there are no budget for this line item.
(21,074)	Admin Funding	HUD Section 8 admin expenses are under budget so funding is also under budget. NEDs and Mainstream admin revenue is on budget.
(169,720)	**Lower than Budget**	**Operating Revenue**
0	Gain on SWAP	Part of the financing for KAHP properties with TD Bank.
37,199	Partnership Distributions	Partnership fees, paid to Keene Housing or MAHC from surplus cash for 2015 on LIHTC properties managed. Paid are: BBE=$56k.
366,270	MTW Transfer	The 2016 MTW Non-HAP funding used for Non-HAP initiatives. Capital Impr = $9k, KHKC = $11k, Riverbend $250k
233,749	**Higher than Budget**	**Total Revenue**

Keene Housing

OPERATING EXPENSES are $2.4m a net increase of $123k as compared to budget of $2.3M. The most significant changes are related to:

VARIANCES for Expense categories Incr/(Decr) compared to Budget		
(21,125)	Admin Expenses	Administrative Expense are all under budget at this point.
(49,708)	Payroll and Benefits Expenses	Benefit Expenses are running under budget= $19k. Salaries are also running under budget= $30k (related to reduction in OT year to date and down two staff in the maint dept for a month).
(54,747)	Utilities Expenses	Fuel Expenses are under budget= $43k (CST= $20k timing). Water & Sewer under budget= $1k. Electric is under budget= $10k (CST $7k).
(36,903)	Maint Expenses	Maintenance Expenses are running under budget. Flooring work at KAHP= $15k, Misc Equip= $5k, Maint Materials= $13k, snow removal= $13k, Electrician= $7k. Maint/Repairs are over budget by $22k (KAHP $9k, MR $6k, BBE $4k)
(1,559)	Insurance Expenses	Insurance Expenses on budget.
(11,319)	Insurance Recovery	Insurance recovery on SAV-S.
(1,280)	Property Tax Exp	Property Taxes on budget.
(2,989)	Partnership taxes	Taxes not known yet.
213	Interest Expenses	Interest Expenses on budget.
(11,404)	Resident services	Residential Services running under budget. Resident's Development Grants and Rent credits= $6k and youth services to KHKC will be posting in March.
1,651	HAP disbursements	HAP disbursements on budget.
(189,170)	**Lower than Budget**	**Operating Expenses**
42,019	Partnership Distributions	BBE has all been paid. Other property being paid in Mar/April.
270,702	MTW Transfer	ACTUAL non-HAP transfers made in 2016: Capital Impr = $9k, KHKC = $11k, Riverbend $250k
123,551	**Higher than Budget**	**Total Expenses**

Keene Housing

Income Statement - Comparing Actuals to Budget - YTD - as of February 29, 2016

Program/Property	BUDGET	ACTUALS	NOTES	
	Operational Surplus/ (Deficit)	Operational Surplus/ (Deficit)	changes in Revenue	changes in Expenses
Central Office (Locals)	**(4,772)**	**(216,270)**	101,053 Higher Revenue	312,552 Higher Expenses
Monadnock Affordable (MAHC)	**549**	**251**	(3,151) Lower Revenue	(2,855) Lower Expenses
Keene Affordable (KAHP)	**14,414**	**117,578**	53,440 Higher Revenue	(49,723) Lower Expenses
Meadow Road	**5,862**	**9,792**	538 Higher Revenue	(3,393) Lower Expenses
Roxbury St Shelter	**756**	**1,433**	(138) on Budget	(816) on Budget
Low Income Tax Credits Properties (LIHTC)				
Brookbend East	*24,156*	*(19,379)*	3,341 Higher Revenue	46,876 Higher Expenses
Brookbend West	*17,318*	*25,374*	1,504 Higher Revenue	(6,552) Lower Expenses
Evergreen Knoll	*5,367*	*16,179*	573 on Budget	(10,249) Lower Expenses
Riverbend	*9,930*	*255,336*	247,849 Higher Revenue	2,442 Higher Expenses
Stone Arch Family	*4,572*	*16,554*	(321) on Budget	(12,302) Lower Expenses
Stone Arch Senior	*2,871*	*22,391*	(232) on Budget	(19,751) Lower Expenses
Multi-Family Properties				
Central Square Terrance	*14,285*	*69,065*	698 on Budget	(54,080) Lower Expenses
Voucher Programs				
Section 8	*(3,234)*	*(106,002)*	(167,097) Lower Revenue	(64,328) Lower Expenses
Non-Elderly Disabled (NED)	*69*	*502*	2,035 Higher Revenue	1,602 Higher Expenses
Mainstream Vouchers	*155*	*5,914*	1,325 Higher Revenue	(4,443) Lower Expenses
Non-Owned/Managed Properties				
Cottage Street	*(422)*	*1,337*	115 on Budget	(1,643) Lower Expenses
Ashbrook	*6,266*	*13,204*	556 on Budget	(6,380) Lower Expenses
Emerald Street	*2,531*	*3,406*	(2,930) Lower Revenue	(3,804) Lower Expenses
Fairweather Lodge	*712*	*(4,955)*	(5,409) Lower Revenue	258 on Budget
TOTALS	101,385	211,710	233,749 Higher Revenue	123,410 Higher Expenses

(a) excluding depreciation

Keene Housing

Cash Outlay - Year to Date - as of February 29, 2016

Program/Property			change in balance sheet accounts affecting cash								
	Unrestricted Cash Balance at 1/1/16	Cash from Operations Surplus/ (Deficit)	Principal Payments	Reserve Accounts Net change (Incr)/Decr	Capital Improvement Payments	Changes in Equity Incr/(decr)	Change in Receivables (Incr)/decr	Change in payables Incr/(decr)	due to/ due from	Unrestricted Cash Balance at current month	YTD cash Increase/ (Decrease)
Central Office (Locals)	**2,547,172**	**(216,270)**	(1,343)	0	(38,687)	0	(67,619)	(21,507)	19,549	**2,221,295**	(325,877)
Monadnock Affordable (MAHC)	**384,986**	**251**	(4,055)	0	(7,691)	0	(1,459)	4,745	0	**376,777**	(8,209)
Keene Affordable (KAHP)	**700,478**	**117,578**	(8,866)	(12,030)	(69,116)		(14,391)	34,207	0	**747,860**	47,382
Meadow Road	**4,759**	**9,792**	(5,067)	(524)	0	0	(4,838)	4,592	0	**8,714**	3,955
Roxbury St Shelter	**17,514**	**1,433**	(255)	0	(117)	0	521	(809)	0	**18,287**	773
Low Income Tax Credits (LIHTC)											
Brookbend East	*146,571*	*(19,379)*	(58,711)	(43,540)	0	0	51,559	4,785	(422)	**80,863**	(65,708)
Brookbend West	*149,614*	*25,374*	(674)	(1,859)	0	0	20,166	9,215	(422)	**201,414**	51,800
Evergreen Knoll	*41,880*	*16,179*	(3,218)	(3,534)	0	0	(11,128)	6,499	0	**46,678**	4,798
Riverbend	*61,326*	*255,336*	(3,220)	(2,401)	(786)	0	(300,771)	3,737	0	**13,221**	(48,105)
Stone Arch Family	*146,028*	*16,554*	(748)	(1,614)	0	0	(5,910)	7,966	0	**162,276**	16,248
Stone Arch Senior	*48,030*	*22,391*	(1,647)	(2,219)	0	0	(6,338)	6,755	0	**66,972**	18,942
Multi-Family Properties											
Central Square Terrance	*99,377*	*69,065*	(23,634)	(10,388)	(26,534)	0	(45,465)	21,280	0	**83,701**	(15,676)
Voucher Programs											
Section 8 - Moving to Work (MTW)	*247,764*	*(106,002)*	n/a	n/a	n/a	n/a	102,765	23,404	0	**267,931**	20,167
Non-Elderly Disabled (NED)	*37,773*	*502*	n/a	n/a	n/a	n/a	12,404	(87)	(12,818)	**37,774**	1
Mainstream Vouchers	*134,665*	*5,914*	n/a	n/a	n/a	n/a	768	(53)	(6,629)	**134,665**	0
Non-Owned/Managed Properties											
Cottage Street	*2,086*	*1,337*	0	(400)	0	0	(183)	1,149	0	**3,989**	1,903
Ash Brook	*10,124*	*13,204*	(4,273)	(1,401)	0	0	(3,375)	(1,484)	0	**12,795**	2,671
Emerald Street	*5,194*	*3,406*	(2,630)	(640)	0	0	(3,858)	2,264	0	**3,736**	(1,458)
Fairweather Lodge	*10,937*	*(4,955)*	0	(3)	0	0	466	(190)	0	**6,255**	(4,682)
TOTAL	4,796,278	211,710	(118,341)	(80,553)	0	0	(276,686)	106,468	(742)	4,495,203	(301,075)

(a) excluding depreciation

Keene Housing

Balance Sheet Summary - Assets - as of February 29, 2016

Program/Property	ACTUALS								
	Cash Unrestricted (a)	Cash Restricted (b)	Replacement Reserves	Operating Reserves	Residual Receipts	Receivables and Prepaids (c)	Fixed Assets (d)	Other Assets (e)	Total Assets
Central Office (Locals)	**1,096,101**	**1,125,194**	**0**	**0**	**0**	**10,863,093**	**149,567**	**415,000**	**13,648,955**
Monadnock Affordable (MAHC)	**297,762**	**0**	**79,015**	**0**	**0**	**879,115**	**1,486,699**	**14,993**	**2,757,584**
Keene Affordable (KAHP)	**747,860**	**236,691**	**546,382**	**0**	**0**	**82,930**	**17,240,574**	**31,969**	**18,886,406**
Meadow Road	**8,714**	**42,063**	**53,535**	**0**	**0**	**12,982**	**708,133**	**0**	**825,427**
Roxbury St Shelter	**18,287**	**0**	**0**	**0**	**0**	**1,577**	**107,387**	**0**	**127,251**
Low Income Tax Credits (LIHTC)	**571,424**	**490,742**	**540,695**	**706,881**	**0**	**97,560**	**22,551,265**	**151,968**	**25,110,535**
Brookbend East	*80,863*	*41,818*	*112,146*	*195,077*	*0*	*28,646*	*6,243,140*	*68,715*	*6,770,405*
Brookbend West	*201,414*	*34,887*	*67,779*	*175,071*	*0*	*23,444*	*5,805,054*	*47,058*	*6,354,707*
Evergreen Knoll	*46,678*	*32,760*	*157,023*	*86,393*	*0*	*12,656*	*3,155,076*	*5,330*	*3,495,916*
Riverbend	*13,221*	*279,638*	*36,853*	*37,802*	*0*	*20,423*	*1,237,182*	*0*	*1,625,119*
Stone Arch Family	*162,276*	*53,337*	*57,049*	*89,855*	*0*	*3,918*	*2,901,470*	*11,288*	*3,279,193*
Stone Arch Senior	*66,972*	*48,302*	*109,845*	*122,683*	*0*	*8,473*	*3,209,343*	*19,577*	*3,585,195*
Multi-Family Properties	**83,701**	**108,769**	**156,898**	**0**	**16,424**	**8,248**	**1,539,416**	**38,863**	**1,952,319**
Central Square Terrance	*83,701*	*108,769*	*156,898*	*0*	*16,424*	*8,248*	*1,539,416*	*38,863*	*1,952,319*
Voucher Programs	**440,370**	**0**	**0**	**0**	**0**	**116,909**	**3,917**	**0**	**561,196**
Section 8 - Moving to Work	*267,931*	*0*	*0*	*0*	*0*	*109,110*	*3,917*	*0*	*380,958*
Non-Elderly Disabled (NED)	*37,774*	*0*	*0*	*0*	*0*	*834*	*0*	*0*	*38,608*
Mainstream Vouchers	*134,665*	*0*	*0*	*0*	*0*	*6,965*	*0*	*0*	*141,630*
Non-Owned/Managed Properties	**26,775**	**38,985**	**143,782**	**12,578**	**21,185**	**7,377**	**1,292,555**	**12,649**	**1,555,886**
Cottage Street (MFS)	*3,989*	*4,003*	*9,448*	*12,578*	*10,087*	*3,192*	*423,735*	*6,750*	*473,782*
Ash Brook (MHO)	*12,795*	*30,257*	*58,502*	*0*	*8,842*	*377*	*695,860*	*5,899*	*812,532*
Emerald Street (CHO)	*3,736*	*4,725*	*63,186*	*0*	*2,256*	*1,837*	*145,818*	*0*	*221,558*
Fairweather Lodge (CHO)	*6,255*	*0*	*12,646*	*0*	*0*	*1,971*	*27,142*	*0*	*48,014*
TOTALS	**3,290,994**	**2,042,444**	**1,520,307**	**719,459**	**37,609**	**12,069,791**	**45,079,513**	**665,442**	**65,426,048**

(a) cash
(b) Tenant Security Deps, Tax/Ins Escrows, MTW block grant
(c) A/R, N/R less doubtful accounts and due to/from
(d) Land/Buildings less depreciation
(e) Deferred Finance cost less amortization

Keene Housing

Balance Sheet Summary - Liabilities - as of February 29, 2016

Program/Property	ACTUALS							
	Payables Vendors and Tenants	Payables Related Properties	Payables Loans	Payables Development fees	Accrued	Capital and Retained Earnings	Net Income Current Year	Total Liabilities
Central Office (Locals)	**2,382**	**10,908**	**265,240**	**0**	**25,154**	**13,566,252**	**(220,980)**	**13,648,956**
Monadnock Affordable (MAHC)	**0**	**0**	**527,661**	**0**	**8,234**	**2,231,114**	**(9,426)**	**2,757,583**
Keene Affordable (KAHP)	**21,557**	**30,567**	**15,473,254**	**0**	**197,758**	**3,158,944**	**4,328**	**18,886,408**
Meadow Road	**1,207**	**90,580**	**592,045**	**0**	**14,025**	**125,671**	**1,899**	**825,427**
Roxbury St Shelter	**0**	**33,145**	**55,460**	**0**	**(480)**	**38,968**	**158**	**127,251**
Low Income Tax Credits (LIHTC)	**6,208**	**132,146**	**6,746,509**	**0**	**195,634**	**17,846,823**	**183,216**	**25,110,536**
Brookbend East	*920*	*2,444*	*1,273,226*	*0*	*16,404*	*5,529,080*	*(51,669)*	*6,770,405*
Brookbend West	*2,768*	*2,036*	*1,820,640*	*0*	*33,803*	*4,499,390*	*(3,930)*	*6,354,707*
Evergreen Knoll	*1,305*	*0*	*1,835,388*	*0*	*32,789*	*1,633,649*	*(7,214)*	*3,495,917*
Riverbend	*182*	*127,666*	*616,670*	*0*	*54,170*	*580,842*	*245,589*	*1,625,119*
Stone Arch Family	*821*	*0*	*596,230*	*0*	*25,263*	*2,657,884*	*(1,005)*	*3,279,193*
Stone Arch Senior	*212*	*0*	*604,355*	*0*	*33,205*	*2,945,978*	*1,445*	*3,585,195*
Multi-Family Properties	**2,340**	**82,136**	**3,033,223**	**896,752**	**43,513**	**(2,159,669)**	**54,024**	**1,952,319**
Central Square Terrance	*2,340*	*82,136*	*3,033,223*	*896,752*	*43,513*	*(2,159,669)*	*54,024*	*1,952,319*
Voucher Programs	**10,851**	**26,998**	**0**	**0**	**19,896**	**603,201**	**(99,752)**	**561,194**
Section 8 - Moving to Work	*10,260*	*26,998*	*0*	*0*	*17,653*	*432,215*	*(106,169)*	*380,957*
Non-Elderly Disabled (NED)	*371*	*0*	*0*	*0*	*1,484*	*36,250*	*502*	*38,607*
Mainstream Vouchers	*220*	*0*	*0*	*0*	*759*	*134,736*	*5,915*	*141,630*
Non-Owned/Managed Properties	**1,323**	**5,025**	**1,509,249**	**0**	**18,026**	**20,973**	**1,290**	**1,555,886**
Cottage Street	*13*	*3,578*	*504,881*	*0*	*2,719*	*(36,763)*	*(645)*	*473,783*
Ash Brook	*1,247*	*1,142*	*821,105*	*0*	*12,632*	*(29,102)*	*5,506*	*812,530*
Emerald Street	*63*	*305*	*183,263*	*0*	*2,259*	*33,660*	*2,009*	*221,559*
Fairweather Lodge	*0*	*0*	*0*	*0*	*416*	*53,178*	*(5,580)*	*48,014*
TOTALS	**45,868**	**411,505**	**28,202,641**	**896,752**	**521,760**	**35,432,277**	**(85,243)**	**65,425,560**

Keene Housing
Solicitation Log

Type	Solicitation #	Solicitation Dates	Description of Services	Dept.	Firm/Vendor	Comments/Contract Value	Contract Status	EXPIRATION DATES
RFP	101-TA	10/18/12 - 11/16/12	TECHNICAL ASSISTANCE	AGENCY WIDE	EDGEMERE CONSULTING	< $50,000.00	EXPIRED	**01/15/16**
RFP	102-GD	12/18/12 - 01/22/13	GRAPHIC DESIGN	AGENCY WIDE	IMARC, LLC	$14,875.00	EXPIRED	**03/01/16**
RFP	103-WD	12/18/12 - 01/22/13	WEB DESIGN	AGENCY WIDE	IMARC, LLC	$37,625.00	EXPIRED	09/01/13
RFQ	104-LA	04/15/14 - 11/15/14	LAWN MAINTENANCE	AGENCY WIDE	JM CONSTRUCTION	< $82,481.37	EXPIRED	11/15/14
RFP	105-DC	04/08/13 - 05/09/13	DEVELOPMENT CONSULTING	AGENCY WIDE	TAG ASSOCIATES	< $50,000.00	RENEWED 8/15/15	08/15/16
RFP	106-CA	05/17/13 - 06/21/13	CAPITAL NEEEDS ASSESSMENT	KAHP/139 ROXBURY ST	GDS ASSOCIATES	$7,969.00	EXPIRED	10/22/13
RFQ	107-SR	07/23/13 - 08/19/13	SNOW REMOVAL	KAHP/MEADOW/COTTAGE	AGM LANDSCAPING	$25,750.00	EXTENDED 10/15/14	05/15/16
RFQ	108-HS	07/31/13 - 08/23/13	HEATING/AC/AH	AGENCY WIDE	GARY JACKSON HEATING	$19,030.00	RENEWED 9/14/14	09/14/16
RFQ	109-FS	08/05/13 - 08/30/13	FLOORING SERVICES	AGENCY WIDE	SYD'S CARPET & SNOOZE ROOM	FEE FOR SERVICE	EXECUTED 9/16/13	10/19/16
RFP	110-AE	03/21/14 - 04/21/14	ARCHITECT/ENGINEERING	AGENCY WIDE	WELLER & MICHAL	FEE FOR SERVICE	EXECUTED 5/13/14	05/13/16
		03/21/14 - 04/21/14	ARCHITECT/ENGINEERING	AGENCY WIDE	STEVENS & ASSOCIATES	FEE FOR SERVICE	EXECUTED 6/13/14	06/13/16
		03/21/14 - 04/21/14	ARCHITECT/ENGINEERING	AGENCY WIDE	DIETZ ASSOCIATES	FEE FOR SERVICE	EXECUTED 10/10/14	10/10/16
RFP	111-TR	03/15/14 - 03/28/14	TRASH REMOVAL	AGENCY WIDE	WASTE MANAGEMENT	FEE FOR SERVICE	EXPIRING	05/01/16
RFP	112-EL	04/12/14 -04/28/14	ELECTRICAL	AGENCY WIDE	TATTERSALL ELECTRIC	FEE FOR SERVICE	EXECUTED 5/15/15	05/14/17
RFP	113-PG	04/26/14 - 05/12/14	PROPANE GAS HEATING	AGENCY WIDE	KEENE GAS	1.25/1.35 PER GALLON	RENEWED 7/1/15	06/30/16
RFP	114-EC	10/29/14 - 12/01/14	ENERGY CONSULTING	AGENCY WIDE	NOVA CONSULTING GROUP	< $50,000.00	EXECUTED 1/23/15	01/31/17
QBS	115-LG	07/01/14 - 08/31/14	LEGAL	AGENCY WIDE	BRAGDON, DOWD & KOSSAYDA	< $50,000.00	RENEWED 9/1/15	08/31/16
		07/01/14 - 08/31/14	LEGAL	AGENCY WIDE	DRUMOND WOODSUM	FEE FOR SERVICE	RENEWED 9/1/15	08/31/16
		07/01/14 - 08/31/14	LEGAL	AGENCY WIDE	HAWKINS DELAFIELD & WOOD	FEE FOR SERVICE	RENEWED 9/1/15	08/31/16
		07/01/14 - 08/31/14	LEGAL	AGENCY WIDE	KLEIN HORNIG LLP	< $50,000.00	RENEWED 9/1/15	08/31/16
		07/01/14 - 08/31/14	LEGAL	AGENCY WIDE	SHEEHAN PHINNEY BASS & GREEN	FEE FOR SERVICE	RENEWED 9/1/15	08/31/16
RFP	116-HQ	09/26/14-10/21/14	HOUSING (HQS) INSPECTION	AGENCY WIDE	NO SUBMISSIONS	N/A	EXPIRED RFP	N/A
		09/04/15-09/28/15	HOUSING (HQS) INSPECTION	AGENCY WIDE	NO SUBMISSIONS	N/A	EXPIRED RFP	N/A
RFP	117-LC	02/06/15-03/23/15	LAWN CARE/LANDSCAPING	AGENCY WIDE	JM CONSTRUCTION	<82,000.00	**DEFAULT 07/13/15**	N/A
		EMERGENCY HIRE	LAWN CARE/LANDSCAPING	AGENCY WIDE	AGM LANDSCAPING	<69,000.00	EXPIRED	11/14/15
		RENEWAL	LAWN CARE/LANDSCAPING	AGENCY WIDE	AGM LANDSCAPING	<97,500.00	EXECUTED 03/01/16	11/30/16
RFP	118-TA	11/30/15-12/30/15	TECHNICAL ASSISTANCE	AGENCY WIDE	EDGEMERE CONSULTING	< $50,000.00	EXECUTED 02/01/16	2/1/2017
RFP	119-GD	11/30/15-12/30/15	GRAPHIC DESIGN	AGENCY WIDE	SILVER DIRECT	< $15,000.00	EXECUTED 01/25/16	1/31/2017
RFP	120-CA	2/25/16-04/15/16	CAPITAL NEEEDS ASSESSMENT	EK/CST/SAV			ISSUED RFP	

KEY:

IFB Invitation for Bid

QBS Qualifications Based Selection

RFB Request for Bid

RFP Request for Proposal/Procurement

RFQ Request for Quote/ Qualifications

Building the foundation for successful adulthood

Parent and Student Focus Groups

February 2016

Report Prepared by Cathryn Turrentine, Ph.D.

Director of Institutional Research and Assessment

Keene State College

Building the foundation for successful adulthood

Keene Housing Kids Collaborative provides low- or no-cost enrichment opportunities for Keene Housing resident children, such as after-school programs, YMCA classes, and scholarships to sports and arts activities. The purpose of these programs is to help children build skills for success in life, guided by these Benchmark Goals:

Benchmark Goals:

- Children residing in Keene Housing will enter kindergarten with acceptable pre-reading and numeracy skills.
- Children residing in Keene Housing will enter kindergarten with behavior that is generally school appropriate.
- Elementary aged children residing in Keene Housing will be at grade level or higher in reading by third grade.
- Elementary aged children residing in Keene Housing will be at grade level or higher in math by fourth grade.
- Elementary aged children residing in Keene Housing will have well-developed socio-emotional skills.
- Youth residing in Keene Housing will graduate with a GPA of 2.5 (C+) or higher.
- Youth residing in Keene Housing will graduate from high school without having become a parent.
- Youth residing in Keene Housing will graduate from high school without becoming involved in the juvenile justice system.

To determine the extent to which the Kids Collaborative programs help participating children achieve these benchmarks, and to discover whether there are other benefits associated with the program, Keene Housing Kids Collaborative partnered with faculty, administrators, and students from Keene State College for a series of research studies. In one of these studies, reported here, parents and students took part in focus groups to share their experiences with the Kids Collaborative activities.

Key Findings:

- Elementary school children and their parents identified clear benefits for the second and fifth benchmarks:
    - **learning school-appropriate behavior** and
    - **developing socio-emotional skills**.
- For some older students, the programs also support them in earning **good grades** in school (the sixth benchmark).
- In addition, the focus groups revealed other benefits from these programs:
    - developing **athletic and artistic skills,**
    - connecting with **positive adult role models,**
    - the **opportunity to connect with and give back to the wider Keene community**.
    - **counteracting stereotypes** about Keene Housing residents, and
    - **enriching activities that families could not afford otherwise.**

Building the foundation for successful adulthood

Benchmark 2: Learning School-Appropriate Behavior – The Value of Play

Younger participants in Kids Collaborative activities learn school-appropriate behavior by meeting other children and learning to get along with them, developing early social skills, and learning to divert energy into sports or active play, which might otherwise go into inappropriate behavior. These are some sample comments on this theme.

What the Kids Say:

"I liked it when we practiced. Like the drills, liked the scrimmages where the different teams wear pinnies. We saw slam dunks!"

"I like the games and running around and stuff."

"I like when we play outside. I have best friends there which I really like."

"I learned to be best friends with everybody."

"I liked all the other kids I met."

WHAT THE KIDS SAY:

"I learned to be best friends with everybody."

What the Parents Say:

"We wanted her to have interaction with other kids, since she's an only child. Where we live there are … no kids her age. This gives her other kids to play with."

"Her father is out of the country, so there is a lot of wanting and missing there. [Until she was involved in Keene Collaborative activities] she had the lonesome only child thing going on."

"She gets to meet other kids that she might go to school with."

"My daughter has been invited to more sleepovers since being involved in these activities."

Building the foundation for successful adulthood

Benchmark 5: Developing Socio-Emotional Skills – The Power of Confidence

Children develop self-confidence through Kids Collaborative activities. For some children, this confidence is hard-won. The following are some comments that reflect this theme.

WHAT THE KIDS SAY:

"I liked jumping in – when I go under water. It helped me not be afraid of the water. I was afraid of the water before that." (a child with social anxiety)

What the Kids Say:

"I thought it was cool. When the horses trot I bounce up and down and giggle. It helped me not to be afraid of horses. I like it when I feed the horse a snack – peppermint candy or apples." (a child who was formerly afraid of horses)

"I like when we do the shows – I get to dance in front of everybody."

"I liked jumping in – when I go under water. It helped me not be afraid of the water. I was afraid of the water before that." (a child with social anxiety)

"It has increased my confidence on stage and in myself."

What the Parents Say:

"We had tried a couple of classes when she was smaller. It is wonderful to have the opportunity again to let her do these things – to watch her light up."

"She is learning not to be afraid. She sees other kids close to her age being able to do things, so she feels she can try it. These are activities that are appropriate for her developmentally."

"The first time she took a class at MoCo she didn't want a part, she said she just wanted to dance. The second performance class she took, she said she wanted to try out for the narrator part in the performance. … To see her go from not wanting to have a part at all, to trying out for a big speaking part was really incredible!"

"Her self-confidence really increased. She had a difficult time of it [during our divorce]. I and her grandparents and little sister would all go watch the dance performance every Friday. It made me cry sometimes – It was great to see her up on stage without a care and having fun. I hadn't seen that side of her in a long time."

"Within five [horseback riding] sessions, my daughter was no longer afraid of horses. She kisses them, and hugs them. Her favorite part is caring for the horses and mucking out the stalls."

WHAT THE PARENTS SAY:

"To see her go from not wanting to have a part at all, to trying out for a big speaking part was really incredible!"

Benchmark 6: Good Grades

Parents of older children reported that participating in Kids Collaborative activities helped them keep their grades up. While there was general agreement with this point in the parent focus groups, one parent's comment stood out.

WHAT THE PARENTS SAY:

"Her grades have skyrocketed."

What the Parents Say:

"My daughter's father is not in the picture. She started getting depressed. … [Then she began participating in these activities.] Now she is not depressed, her grades have skyrocketed. I tell her, 'As long as you keep your grades up, you can do as many things as you want.' She's happy and that's what I care about."

Artistic and Athletic Skills

One of the chief developmental tasks of children in elementary school is developing competence – physically, socially, and academically. This is a time for skill building, and it is the feature of Kids Collaborative that the children mentioned most frequently. The following comments are examples.

What the Kids Say:

"I really enjoy at the end of each class we get to face off in matches – after learning the techniques and exercises."

"I got more flexible in gymnastics and I got better in horseback riding."

"I learned new things in gymnastics."

"It can be really fun to act – sometimes you have to do some things that aren't actually there…. I really like to … use my imagination."

"I like MoCo because it's really fun and I learned more acting skills and a lot of new dances."

"I learned more hand/eye coordination by dribbling and looking up at the same time."

"I learned lots of basketball stuff, there were four different stations."

WHAT THE KIDS SAY:

"It's really fun and I learned more acting skills and a lot of new dances."

What the Parents Say:

"With the activities she is not as bored and she's learning more skills."

Connecting with Positive Adult Role Models

Several parents sought out activities for their children specifically to connect them with positive adult role models. For children whose fathers are not in the home, the opportunity to develop appropriate connections with nurturing men is particularly important. These comments are examples.

WHAT THE PARENTS SAY:

"My son looks up to Mr. Bailey [Project KEEP teacher] as a mentor and father figure."

What the Parents Say:

"I sought out activities to find a positive male role model for her. I've found that in the coaches for the sports and in other parents in the community."

"These activities help kids connect in a positive way with figures of authority in the community.

"My son looks up to Mr. Bailey [Project KEEP teacher] as a mentor and father figure. He talks to him about basketball and all kinds of things. His father isn't around, so it is great to see that he can have that kind of a relationship and look up to someone."

Connecting with and Giving Back to the Greater Keene Community

Parents and one older student spoke about the value that Keene Housing Kids Collaborative provides in connecting children to the broader Keene community. The following comments are examples in this theme.

What the Kids Say:

"At 15, I have more opportunity to give back to my community. I'm a CIT [Counselor in Training] at the C.A.K.E. camp."

What the Parents Say:

"Mrs. Daniel's classes at MoCo are wonderful. She acknowledges each child and what they can contribute. She has my daughter help with the younger kids, she gives her responsibility. This lets her know that she is trusted and can be relied on, and lets her have the feeling of giving back, as well."

"It not only gets my child out in the community, it gets me out there, too."

WHAT THE PARENTS SAY:

"It not only gets my child out in the community, it gets me out there, too."

"Kids Collaborative provides networks for parents in the community."

Counteracting Stereotypes about Keene Housing Residents

Many parents appreciated the fact that involving their children in Kids Collaborative activities helps them counteract negative stereotypes about Keene Housing residents, attitudes that they feel deeply. There were many comments on this theme, and these two are good examples:

WHAT THE PARENTS SAY:

"These activities … give a positive reflection on Keene Housing. They benefit the community, too, in overcoming stereotypes of the people who live in low-income housing."

What the Parents Say:

"I'm happier now that I'm getting out of the Keene Housing community and into the larger community. There is a stigma associated with Keene Housing. It is good to get out and be with 'normal' people, so we can be normal, too."

"We've gotten a lot of negative response because of where we live. These activities give parents a chance to social network within the larger community. They give a positive reflection on Keene Housing. They benefit the community, too, in overcoming stereotypes of the people who live in low-income housing. They help us expand our own social networks within the larger community."

Enriching Activities that Families Could Not Afford Otherwise

Regardless of income, parents want the best for their children, and they want to be the best parents they can be, saying yes to good experiences that their children want. For these parents, Kids Collaborative activities allow them to say yes.

What the Parents Say:

"It has helped me to be able to keep my kids active. We can meet friends at the Children's Museum…we never would have been able to afford to do that."

"Gymnastics is something that my daughter has wanted to do for a long time. It is so nice to be able to say to her, 'Yes, you can take gymnastics.'"

"It really helps with parent morale not to constantly have to say 'no.'"

"This program levels the playing field for our family."

"Parents can be the best they can be by providing resources for their children."

"We see our children being elevated. It also gives us a certain amount of pride in ourselves that we are not always saying 'no.' We can have our head up just as high as everyone else."

"We don't have to say 'no' anymore."

"The financial subsidy is huge in allowing my child to have the benefit of experiences that are important to her."

WHAT THE PARENTS SAY:

"We see our children being elevated. It also gives us a certain amount of pride in ourselves that we are not always saying 'no.'"

MARCH 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 3/7 - 3/11 Otis Atwell Audit	8 NHHFA Management Review Central Square Terrace	9	10 NHHFA Management Review Stone Arch Village Family	11	12
13	14	15	16	17	18	19
20	21	22	23 Board of Commissioners Meeting	24	25	26
27	28	29	30	31		

Keene Housing

April 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 4/4 - 4/8 Otis Atwell Audit	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20 Board of Commissioners Meeting	21	22	23
24	25	26	27	28	29	30

Keene Housing