Keene Housing

Keene Housing
Board of Commissioners Meeting
September 19, 2024

Community Gardens at Evergreen Knoll

Meeting Location:

Central Square Terrace
5 Central Square
Keene, NH 03431

Keene Housing

Board of Commissioners Meeting
Thursday, September 19, 2024
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Keene Housing

BOARD OF COMMISSIONERS MEETING
THURSDAY, SEPTEMBER 19, 2024
12:00 P.M.
CENTRAL SQUARE TERRACE
5 CENTRAL SQUARE, KEENE, NH

AGENDA

I. Call to Order

II. Roll Call

III. Approval of the August 22, 2024 Keene Housing Board Meeting Minutes

IV. Executive Director's Report

V. Management Report

VI. Finance Report

VII. Old Business

VIII. New Business

a. Presentation of Keene Housing's Audited Financials by CliftonLarsonAllen LLP

b. Keene Housing Kids Collaborative Update

c. Approval of Fiscal Year 2025 Moving to Work (MTW) Annual Plan (Resolution No. 778)

d. Informational Memo: Safety/Risk Management Report

e. Community Connections Bi-Annual Dashboard Report

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
Thursday, August 22, 2024

Secretary Meehan called the Keene Housing Board of Commissioners meeting to order at 12:13 p.m. Roll was taken and Secretary Meehan declared a quorum present.

Commissioners in attendance:
- Chris Coates, Chairperson (By Zoom)
- Emily Benson, Vice Chairperson
- Susan Shaw, Commissioner
- Cody Morrison, Commissioner

Absent:
- Amy Lehr, Commissioner

Also in attendance:
- Joshua Meehan, Secretary
- Amy Wright, Director of Administration
- Ellen Wishart, Director of Voucher Programs
- Leslie Horne, Director of Housing
- Kelly Griffin, Director of Resident Services
- Sandy Clark, Director of Facilities and Assets
- Nirosh Pituwala Liyana, Financial Analyst
- Dawn Smith, Property Manager
- A resident of Harper Acres

MINUTES:

Secretary Meehan called for approval of the July 18, 2024 Board of Commissioners meeting minutes. Commissioner Shaw made a motion to approve the minutes. Commissioner Morrison seconded the motion, which upon being put to vote, the minutes passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Secretary Meehan stated the Fiscal Year 2025 federal budget is not expected to pass until a new Congress and President are in office. A Continuing Resolution will provide temporary funding to keep government operations running at the previous year's levels. A Moving to Work (MTW) Permanency Bill is being drafted by a Congressman from California. If the bill is introduced and passed into law KH's MTW agreement may become permanent. Another bill proposes expanding the MTW program to include an additional 30 housing authorities. The Public Housing Authorities Directors Association (PHADA) has been asked to endorse the expansion bill and the MTW Collaborative is working on the MTW permanency bill with the bill's author.

Secretary Meehan is dry signing documents on Friday for the closing of Roosevelt School East on August 27th. Attorneys are still working through language and closing documents. Once closing is finalized, Cheshire Builders will be given notice to proceed with construction.

Keene Housing is securing funding sources for the Roosevelt School West project. Keene Housing applied for $2,000,000 in Congressionally Directed Spending from Senator Shaheen's office and a $850,000 grant from Federal Home Loan Bank of Boston.

Keene Housing is conducting a waitlist purge to ensure the waitlists remain current and reflective of applicants' current needs, preferences and contact information. The Wait List

Report is starting to see a dip in wait time, and numbers will drop even further once processing is completed.

A resident satisfaction survey is being mailed to residents and voucher holders to better understand concerns, priorities and needs. Feedback is anonymous and results will be reported at a future board meeting.

Richard Monocchio, Deputy Assistant Secretary of HUD is visiting Keene Housing on October 1, 2024. Secretary Meehan will email an invitation to the Commissioners with details.

Keene Housing plans to expand the Homes for School Program to the Monadnock School District. Keene Housing currently partners with SAU29 to help unhoused families with children secure and maintain housing. The expansion will be included in Keene Housing's FY 2025 Moving to Work (MTW) Plan and if approved by the U.S. Department of Housing and Urban development, will take effect in January 2025.

Secretary Meehan invited Ms. Clark to review Keene Housing's capital projects. The custom-built benches for the Central Square Terrace breezeway will be installed by the end of the summer. Additional stairlifts and roll in showers are being installed at Harper Acres. CK Landmark Construction Corporation is repairing and replacing siding, insulation, doors, windows, basement openings, porches, and exterior stairs at 25 Pine Street. Ms. Clark stated snow removal at Keene Housing properties will be outsourced to independent contractors this year.

MANAGEMENT REPORT:

No questions were presented.

FINANCE REPORT:

No questions were presented.

OLD BUSINESS:

No topics were presented.

NEW BUSINESS:

No topics were presented.

PUBLIC COMMENT:

No topics or questions were presented.

NON-PUBLIC SESSION:

Commissioner Shaw made a motion to enter non-public session for the purposes of discussing a real estate transaction pursuant to RSA 91 A:3, II (d). Commissioner Morrison seconded the motion, which upon being put to vote, the motion to suspend Public Session passed unanimously.

Secretary Meehan suspended the Public Session at 12:36 p.m. on Thursday, August 22, 2024 to convene a Non-Public Session.

Commissioner Shaw made a motion to reconvene Public Session. Commissioner Benson seconded the motion, which upon being put to vote, the motion to reconvene Public Session passed unanimously.

PUBLIC SESSION RECONVENED:

Secretary Meehan reconvened the Public Session on Thursday, August 22, 2024, at 1:26 p.m. Secretary Meehan stated the Board of Commissioners voted during non-public session to seal the minutes of that session.

Commissioner Morrison made a motion to adjourn the meeting. Commissioner Benson seconded the motion, which upon being put to vote, was passed unanimously. There being no further business, Secretary Meehan adjourned the Board meeting at 1:27 p.m.

Joshua Meehan, Secretary of Keene Housing Board of Commissioners

8/29/24
Date

Keene Housing

Resolution No. 778

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item: Approval of Fiscal Year 2025 Moving to Work Annual Plan

2. Date of Board Meeting: 9/19/2024

3. Proposed Board Resolution:
That the Keene Housing Board of Commissioners approves and adopts Keene Housing's Fiscal Year 2025 Annual Moving to Work Plan, and further authorizes the Executive Director to make any technical corrections necessary pursuant to the memorandum dated September 6, 2024, from Joshua Meehan, Executive Director to the Board of Commissioners.

4. All Backup Attached?

Yes X No

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

5. Department Head Approval Signature N/A Date: —

6. Statement of availability of funds by Finance Manager

Funds Budgeted and Available Yes No Source _____

Account # _____

Finance Manager Approval Signature N/A Date: —

7. Executive Director Approval Signature [signature] Date: 9/9/24

Keene Housing

MEMORANDUM

To: Board of Commssioners
From: Joshua Meehan, Executive Director
Subject: FY2025 Annual MTW Plan Approval
Date: September 6, 2024

This memorandum recommends that the Board of Commissioners resolve to adopt the Fiscal Year 2025 Annual Moving to Work (MTW) Plan.

BACKGROUND

Each year as required by our Moving to Work (MTW) Agreement with the Department of Housing and Urban Development (HUD) staff drafts and the Board of Commissioners adopts an annual plan that describes our new and ongoing MTW activities. The plan also describes any proposed changes to existing activities for the coming fiscal year.

MTW INITIATIVES AND ACTIVITIES

We are not proposing any new activities in our FY2025 MTW Plan. We are proposing changes to two exisiting MTW activities:

Homes for School: We are proposing expanding Homes for School to the Mount Caesar Elementary School in the Monadnock School District. Monadnock School District staff participated in the initial drafting of the Homes for School program, but declined to participate in the program when we launched it with the Keene School District in 2023. To our delight, the Monadnock District reached out over the summer to see if we were still interested in partnering with them. KH Resident Services staff have begun discussions with Monadnock District staff in anticipation of launching Homes for School at Mount Caesar Elementary School as as soon as HUD approval is received.

Resident Self-Reliance Program: We are renaming the program THRIVE in 2025. THRIVE more accurately reflects our approach to our economic mobility work with participating working families. Similarly, the job title of staff working with THRIVE families is changing from from "Resident Services Coordinator" to "Community Support Specialist".

The Plan also includes a "Plan Significant Amendment" that is required by HUD to complete the Faircloth to Rental Assistance Demonstration (RAD) process for Roosevelt School East.

Plan Timeline

Public Comment Period Opened: Thursday, August 1st

Public Hearing: Thursday, August 15th at noon and 5:30pm

Comment Period Closed: Friday, August 30st

Final FY2025 MTW Plan to Board for Approval: September 19th

Final FY2025 MTW Plan to HUD: no later than October 16, 2024

HUD Response to FY2025 MTW Annual Plan to Keene Housing: no later than December 31, 2023

Recommendation

Accordingly, I recommend that the Board of Commissioners consider this resolution, which states: That the Keene Housing Board of Commissioners approves and adopts Keene Housing's Fiscal Year 2025 Annual Moving to Work Plan, and further authorizes the Executive Director to make any technical corrections necessary pursuant to the memorandum dated September 6, 2024, from Joshua Meehan, Executive Director, to the Board of Commissioners.

Keene Housing

INFORMATIONAL MEMORANDUM

To: Joshua Meehan, Executive Director
From: Amy Wright, Director of Administration
Subject: Safety/Risk Management Report
Date: September 10, 2024

Keene Housing's Joint Loss Safety Committee's primary goal is to serve as a two-way channel of communication between Keene Housing management and staff to promote workplace safety. The Joint Loss Management Committee meets on a quarterly basis, and a standing agenda item is to review reported employee workplace injuries and property incidents/claims.

Safety Summary

Date	Employee Injuries Reported	Department	Medical Treatment	Lost Time from Work
5/11/2024	Employee was pulling weeds out of a community garden bed and came into contact with poison sumac. Rash on right forearm, left upper arm, hands, torso and jawline.	Resident Services	Yes	No
7/3/2024	Employee was replacing a broken swing at a playground and the drill snapped around after jamming on a rusty bolt injuring right wrist.	Maintenance	Yes	No
7/16/2024	Employee strained lower back while lifting a rabbit fence at the Brookbend community garden.	Resident Services	Yes	Yes
8/12/2024	An employee experienced an allergic reaction when stung by a bee while weed whacking.	Maintenance	No	No
8/13/2024	While conducting a pre-moveout inspection, an employee had an asthma attack caused by cleaning products and 2 cats.	Housing	No	No

Date	Property	Resident Injury/Property Claim Reported	Claim Filed with Insurance Company
		None reported since 5/13/2024	

The Director of Administration receives all incident reports and addresses with the claimant things that could have been done to prevent the incident; including appropriate footwear, appropriate lifting techniques, etc. In most cases, the Property Managers address any items related to safe tenancy and lease violations.

Safety tips are also included in the Quarterly Human Resource Newsletter, the resident Grapevine Newsletter and posted to the employee intranet targeting high risk factors relevant to KH staff.

Community Connections
Bi-Annual Dashboard Report

Date Range: 3/1/2023 ~ 08/31/2024

Number of HH Served by Property

Property*	# of Unique Households
Bennett Block	1
CST	34
Hampshire House	1
HA	9
Private Market	2
Scattered Sites 2	3
Stone Arch Village Senior	1

*only properties served this reporting period listed

Number of Referrals by Type

Referral Type*	Total Number
Benefits	14
Community Services and Supports	18
Financial Management	3
Housekeeping	4
Other	6
Positive Tenancy	4
Rent Payment Support	2

*only referrals types requested this reporting period

Number of Referrals by Source

Program Status*	Total Number
Family Member	2
KH Staff Other	2
Property Manager	10
Self Referral	33
TAS	4

*only source types referred during this reporting period

Number and Types of Events by Property

Property	Event Category	Total Number
Bennett Block	Social & Entertainment	12
Central Square Terrace	Social & Entertainment	42
	Educational	12
Harper Acres	Social & Entertainment	12
	Educational	6
Stone Arch Senior	Social & Entertainment	13
	Educational	5

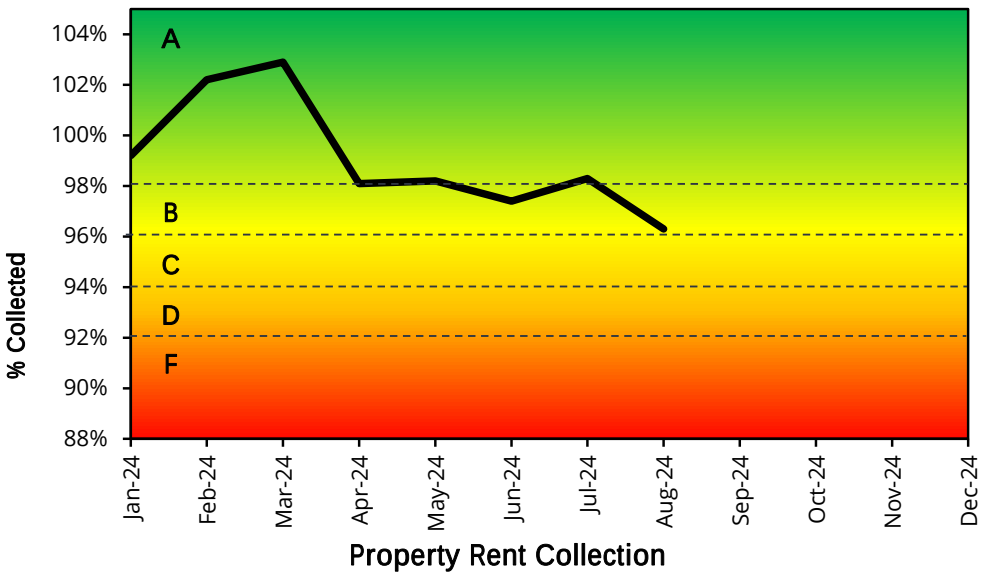
Keene Housing

MANAGEMENT REPORT
AUGUST 2024

Residential Property Rent Collection Report
August 2024

Community	Month Billed	Month Collected	% Collected	Monthly Grade	YTD Billed	YTD Collected	% YTD Collected	YTD Grade
Ash Brook Apartments	$13,168	$12,425	94.4%	C	$96,252	$96,144	99.9%	A
Bennett Block	$7,547	$7,184	95.2%	C	$46,804	$46,611	99.6%	A
Brookbend East	$22,055	$22,221	100.8%	A	$161,019	$158,283	98.3%	A
Brookbend West	$20,436	$15,860	77.6%	F	$149,782	$145,687	97.3%	B
Central Square Terrace	$33,876	$33,276	98.2%	A	$267,871	$267,303	99.8%	A
Cottage Street	$1,211	$1,211	100.0%	A	$9,218	$9,218	100.0%	A
Evergreen Knoll LP	$20,328	$19,006	93.5%	D	$156,145	$153,666	98.4%	A
Forest View	$30,358	$27,233	89.7%	F	$239,814	$236,498	98.6%	A
Hampshire House	$5,682	$6,179	108.7%	A	$39,082	$39,290	100.5%	A
Harper Acres	$49,543	$49,608	100.1%	A	$378,571	$378,830	100.1%	A
Meadow Road Apartments	$12,072	$11,698	96.9%	B	$74,324	$73,848	99.4%	A
North and Gilsum	$22,480	$19,397	86.3%	F	$161,475	$156,255	96.8%	B
Riverbend Apartments	$13,153	$13,147	100.0%	A	$103,498	$103,492	100.0%	A
Scattered Sites	$12,879	$13,112	101.8%	A	$92,457	$92,196	99.7%	A
Scattered Sites 2	$16,501	$18,377	111.4%	A	$132,305	$133,939	101.2%	A
Stone Arch Village Family	$18,113	$17,857	98.6%	A	$142,782	$139,850	97.9%	B
Stone Arch Village Senior	$16,680	$16,623	99.7%	A	$116,929	$116,932	100.0%	A
Totals	**$316,082**	**$304,414**	**96.3%**	B	**$2,368,328**	**$2,348,042**	**99.1%**	A

Active Households Only

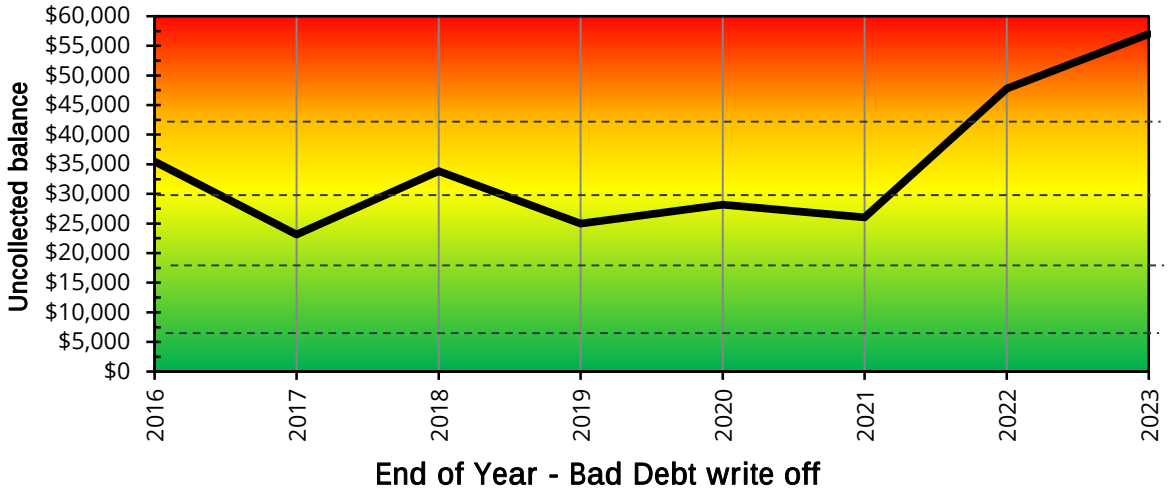


This report compares current tenant's rent billed to rent collected. The percent collected can exceed 100% when back rent is collected. Our goal is to collect at least 98% of rent billed.

Residential Property Uncollected Accounts - Inactive Tenants - Report
August 2024

Community	# of Households	Current	30 days	60 days	90 days	120 days and over	total
Ash Brook Apartments	0	$0	$0	$0	$0	$0	$0
Bennett Block	1	$0	$0	$0	$0	$55	$55
Brookbend East	2	$1,456	$20	$1,082	$575	$1,409	$4,542
Brookbend West	1	$0	$0	$0	$0	($8)	($8)
Central Square Terrace	1	$0	$0	$0	$0	$2,819	$2,819
Cottage Street	1	$0	$0	$0	$0	$494	$494
Emerald Street	0	$0	$0	$0	$0	$0	$0
Evergreen Knoll LP	7	($113)	$0	$540	$0	$11,477	$11,904
Forest View	7	$366	$30	$146	$0	$3,198	$3,740
Hampshire House	7	$366	($122)	$503	$451	$1,681	$2,879
Harper Acres	9	$0	$0	$154	$1,025	$1,840	$3,018
Meadow Road Apartments	0	$0	$0	$0	$0	$0	$0
North and Gilsum	4	$15	$21	$15	$525	$19,922	$20,497
Riverbend Apartments	0	$0	$0	$0	$0	$0	$0
Scattered Sites	1	$0	$0	$265	$15	$1,320	$1,600
Scattered Sites 2	6	$0	($106)	$0	$0	$2,594	$2,488
Stone Arch Village Family	1	$0	$0	$0	$0	$213	$213
Stone Arch Village Senior	0	$0	$0	$0	$0	$0	$0
Totals	**48**	**$2,090**	**($158)**	**$2,705**	**$2,591**	**$47,013**	**$54,241**

Inactive Households Only



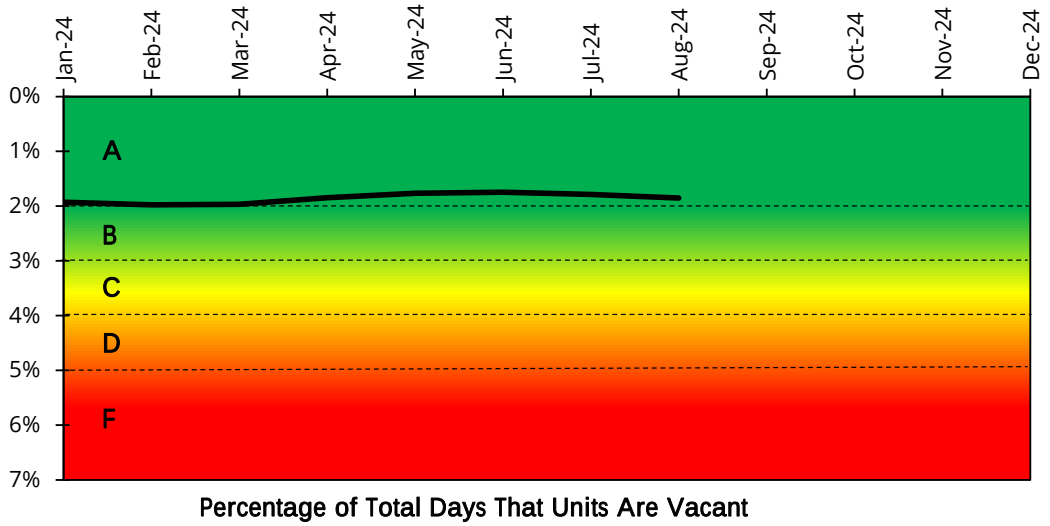
End of Year - Bad Debt write off

This report tracks the balance that is owed to KH and what remains upaid. Most of these tenants have moved from a KH property and are considered Inactive Tenants.

Monthly Vacancy Report

August 2024

Community	Units Available	Available Days	Vacant Days	Monthly Vacancy Percentage	Monthly Grade	YTD Vacancy Percentage	YTD Grade
Ash Brook Apartments	24	744	0	0.0%	**A**	0.9%	**A**
Bennett Block	14	434	0	0.0%	**A**	0.5%	**A**
Brookbend East	40	1240	8	0.6%	**A**	0.8%	**A**
Brookbend West	35	1085	0	0.0%	**A**	0.3%	**A**
Central Square Terrace	90	2790	124	4.4%	**D**	2.0%	**A**
Cottage Street	3	93	0	0.0%	**A**	8.1%	**F**
Evergreen Knoll LP	32	992	39	3.9%	**C**	3.5%	**C**
Forest View	38	1178	34	2.9%	**B**	0.9%	**A**
Hampshire House	18	558	21	3.8%	**C**	7.4%	**F**
Harper Acres	112	3472	124	3.6%	**C**	2.3%	**B**
Meadow Road Apartments	18	558	0	0.0%	**A**	0.0%	**A**
North and Gilsum	29	899	0	0.0%	**A**	1.2%	**A**
Riverbend Apartments	24	744	0	0.0%	**A**	0.0%	**A**
Scattered Sites	18	558	0	0.0%	**A**	1.8%	**A**
Scattered Sites 2	30	868	31	3.6%	**C**	3.4%	**C**
Stone Arch Village Family	24	744	0	0.0%	**A**	1.5%	**A**
Stone Arch Village Senior	33	1023	31	3.0%	**C**	1.9%	**A**
Report Totals:	**582**	**17,980**	**412**	**2.3%**	**B**	**1.8%**	**A**

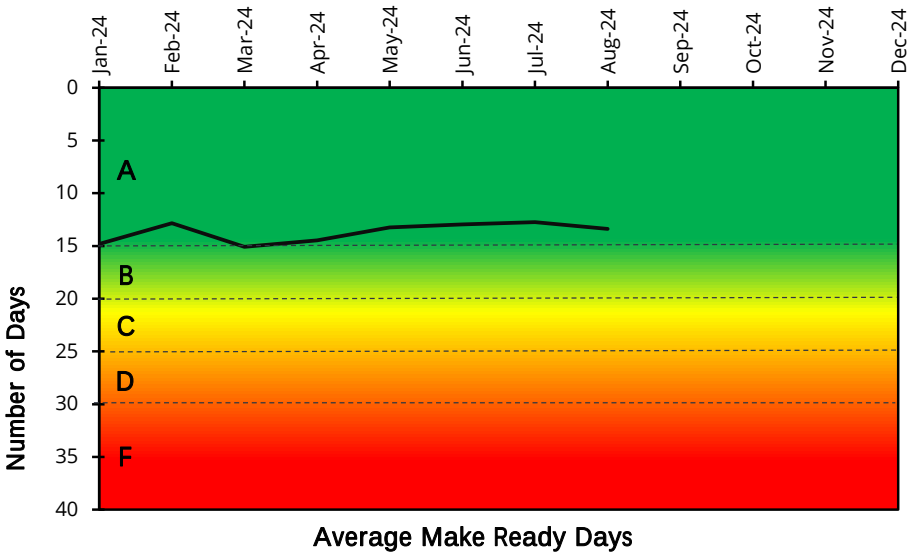


Percentage of Total Days That Units Are Vacant

This report measures vacancies across the portfolio; tracking when the unit became vacant until the resident moves in. The Report Totals are weighted to account for property sizes. Units offline for modernization are temporarily removed from the calculations. Our goal is to keep vacancies at or below 2%.

Unit Make Ready Days
August 2024

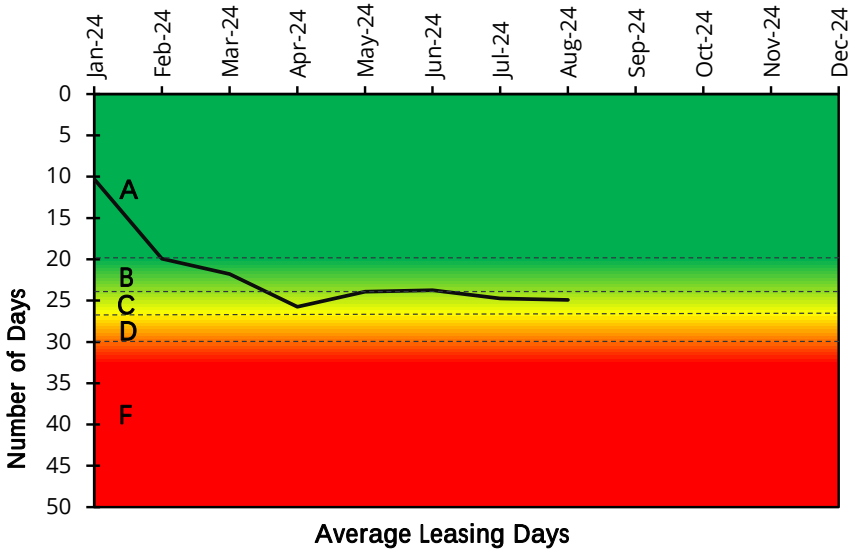
Community	Number of Units Made Ready	Avg. Make Ready Days	YTD Number of Units Made Ready	YTD Avg. Make Ready Days	YTD Grade
Ash Brook Apartments	0	-	2	20	**B**
Bennett Block	1	12	2	9	**A**
Brookbend East	0	-	3	9	**A**
Brookbend West	0	-	1	8	**A**
Central Square Terrace	2	10	8	9	**A**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	0	-	4	17	**B**
Forest View	0	-	3	16	**B**
Hampshire House	1	5	7	10	**A**
Harper Acres	2	16	14	10	**A**
Meadow Road Apartments	0	-	0	-	**NONE**
North and Gilsum	0	-	3	21	**C**
Riverbend Apartments	0	-	0	-	**NONE**
Scattered Sites	0	-	2	25	**C**
Scattered Sites 2	1	60	7	25	**D**
Stone Arch Village Family	0	-	2	10	**A**
Stone Arch Village Senior	1	13	4	9	**A**
Report Totals:	**8**	**18**	**62**	**13**	**A**



This report tracks the number of days Facilities & Assets (F&A) takes to prepare a newly vacated unit for the next tenancy; it measures the F&A start and end dates. Our goal is to make a unit ready in 15 days or less.

Leasing Days
August 2024

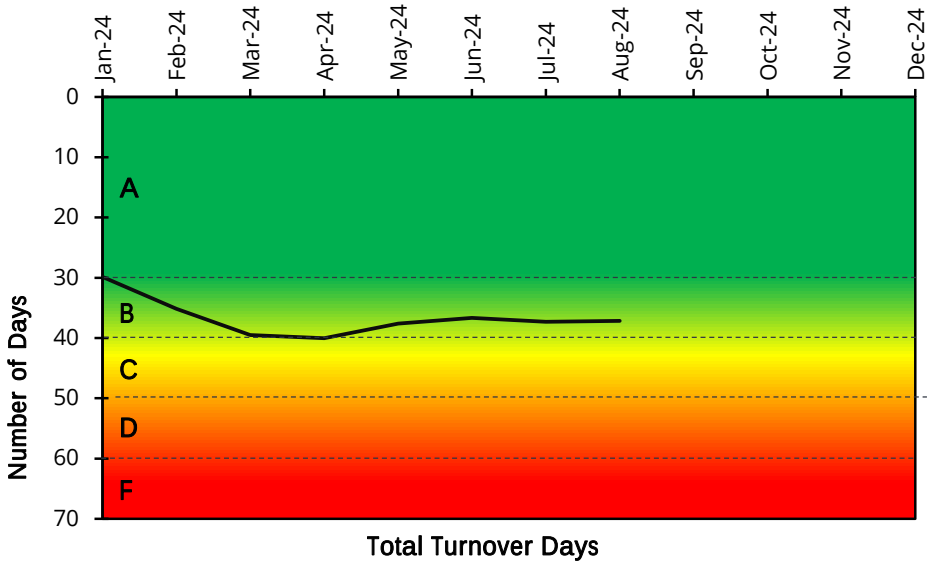
Community	Number of Units Leased	Average Leasing Days	YTD Number of Units Leased	YTD Avg Leasing Days	YTD Grade
Ash Brook Apartments	0	-	2	7	**A**
Bennett Block	0	-	1	4	**A**
Brookbend East	0	-	3	16	**A**
Brookbend West	0	-	1	23	**B**
Central Square Terrace	1	53	5	47	**F**
Cottage Street	0	-	1	81	**F**
Evergreen Knoll LP	0	-	4	55	**F**
Forest View	0	-	3	3	**A**
Hampshire House	1	7	6	37	**F**
Harper Acres	0	-	11	13	**A**
Meadow Road Apartments	0	-	0	-	**NONE**
North and Gilsum	0	-	4	7	**A**
Riverbend Apartments	0	-	0	-	**NONE**
Scattered Sites	0	-	2	17	**A**
Scattered Sites 2	0	-	5	19	**A**
Stone Arch Village Family	0	-	2	34	**F**
Stone Arch Village Senior	0	-	3	35	**F**
Report Totals:	**2**	**30**	**53**	**25**	**C**



This report tracks the number of days Housing & Services (H&S) takes to lease a vacant unit. The lease-up process begins as soon as the F&A team finishes prep of the unit and ends once the Property Manager completes resident move in. Our goal is to complete lease-ups in 20 days or less.

Unit Turnover
August 2024

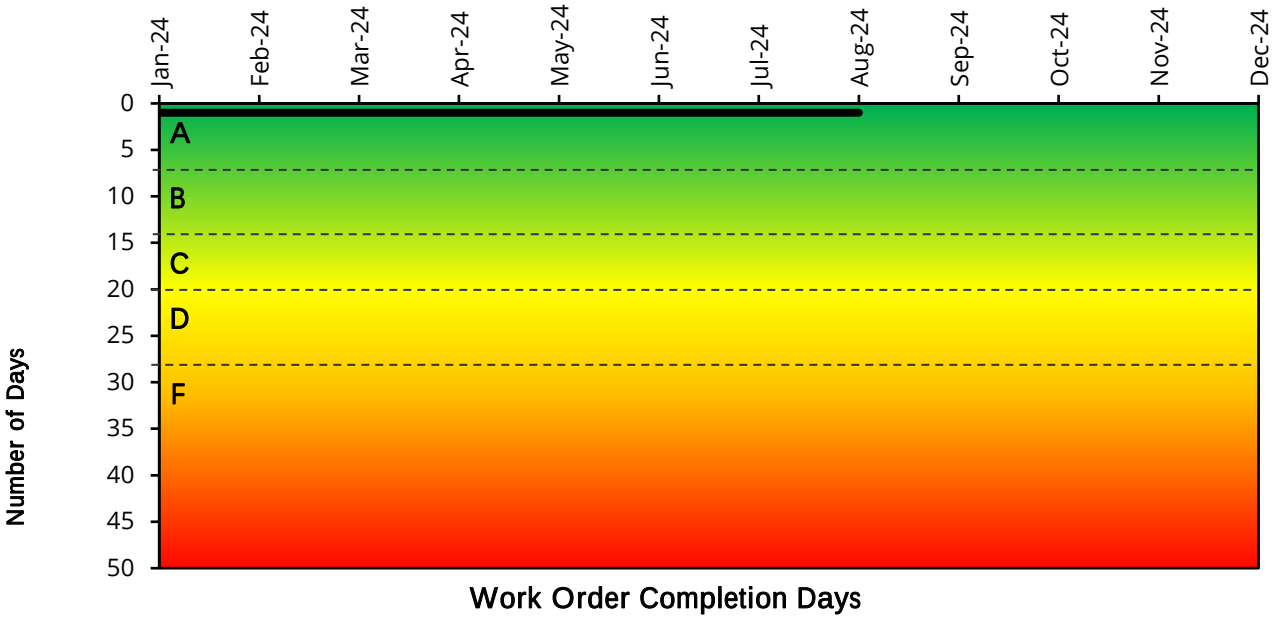
Community	Number of Units Turned in Month	Average Turnover Days	YTD Number of Units Turned	YTD Avg Turnover Days	YTD Grade
Ash Brook Apartments	0	-	2	26	**A**
Bennett Block	0	-	2	7	**A**
Brookbend East	0	-	3	24	**A**
Brookbend West	0	-	1	30	**A**
Central Square Terrace	1	58	5	58	**D**
Cottage Street	0	-	1	88	**F**
Evergreen Knoll LP	0	-	4	70	**F**
Forest View	0	-	3	18	**A**
Hampshire House	1	9	6	47	**C**
Harper Acres	0	-	11	21	**A**
Meadow Road Apartments	0	-	0	-	**NONE**
North and Gilsum	0	-	4	21	**A**
Riverbend Apartments	0	-	0	-	**NONE**
Scattered Sites	0	-	2	40	**B**
Scattered Sites 2	0	-	5	48	**C**
Stone Arch Village Family	0	-	2	43	**C**
Stone Arch Village Senior	0	-	3	41	**C**
Report Totals:	**2**	**34**	**54**	**37**	**B**



This report tracks the number of days it takes to refill a vacant unit, including F&A making the unit ready and H&S leasing it to an eligible household. The faster we turn units over, the lower the vacancy rate. Our goal is to complete turnovers in 30 days or less.

Residential Property Non-Emergency Work Order Completion Days
August 2024

Community	Number of Work Orders	Avg Days to Complete	Monthly Grade	YTD Number of Work Orders	YTD Avg Days to Complete	YTD Grade
Ash Brook Apartments	10	0	A	79	1	A
Bennett Block	6	1	A	84	1	A
Brookbend East	15	1	A	171	1	A
Brookbend West	34	1	A	171	1	A
Central Square Terrace	46	0	A	327	1	A
Cottage Street	1	0	A	20	1	A
Emerald Street House	10	0	A	49	1	A
Evergreen Knoll LP	45	1	A	141	1	A
Forest View	22	0	A	211	1	A
Hampshire House	7	1	A	48	1	A
Harper Acres	32	1	A	498	1	A
Keene Housing Main Office	5	0	A	43	1	A
Meadow Road	7	0	A	64	1	A
North and Gilsum	15	1	A	203	1	A
Riverbend Apartments	4	0	A	77	1	A
Scattered Sites	11	0	A	90	1	A
Scattered Sites 2	12	0	A	122	1	A
Stone Arch Village Family	7	1	A	134	1	A
Stone Arch Village Senior	26	1	A	296	1	A
Report Totals:	**315**	**1**	**A**	**2,828**	**1**	**A**



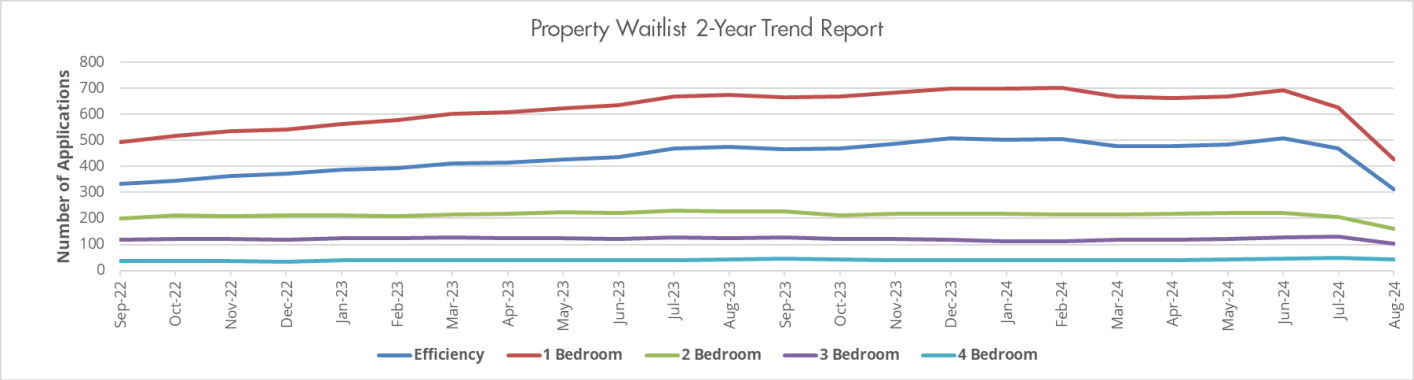
This report tracks the number of days it takes the Facilities and Assets team to complete non-emergency work orders. Our goal is to complete non-emergency work orders in 5 days or less.

Residential Property Emergency Work Order Completion Days
August 2024

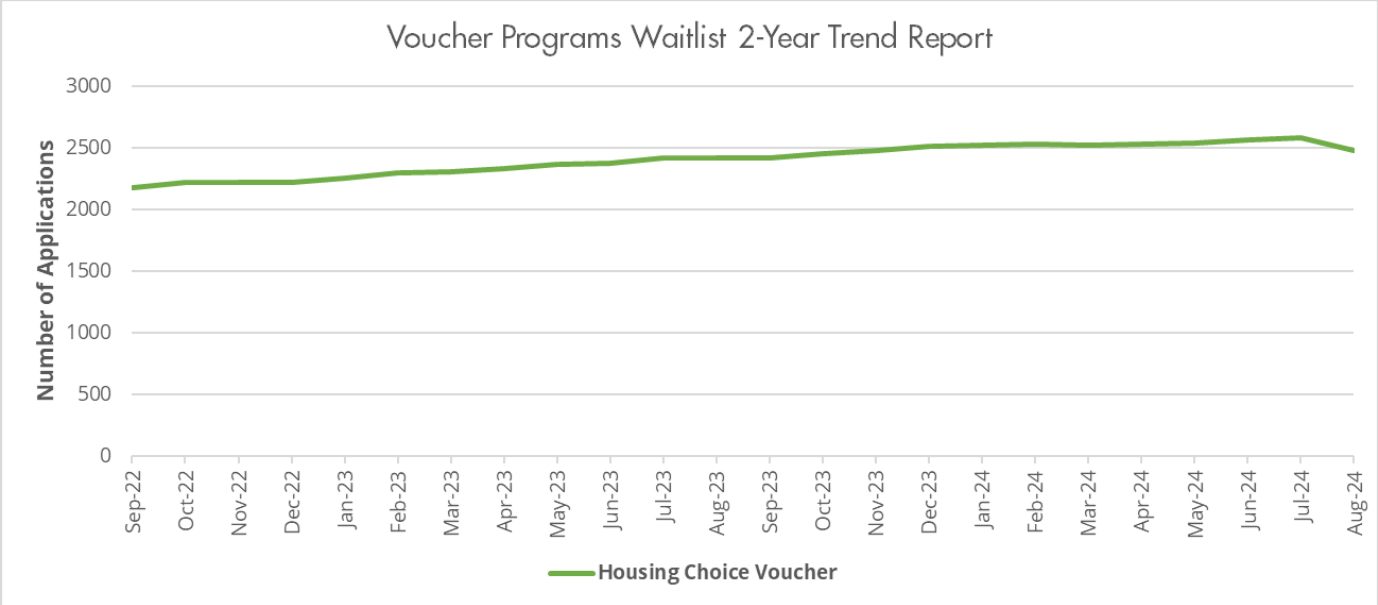
Community	Number of Work Orders	Average Days To Complete	Monthly Grade	YTD Number of Work Orders	YTD Average Days To Complete	YTD Grade
Ash Brook Apartments	-	-	NONE	3	0	P
Bennett Block	1	0	P	12	0	P
Brookbend East	-	-	NONE	4	0	P
Brookbend West	-	-	NONE	9	0	P
Central Square Terrace	7	0	P	34	0	P
Cottage Street	1	0	P	1	0	P
Emerald Street House	2	0	P	2	0	P
Evergreen Knoll LP	-	-	NONE	13	0	P
Forest View	3	0	P	14	0	P
Hampshire House	-	-	NONE	2	0	P
Harper Acres	2	0	P	39	0	P
Keene Housing Main Office	-	-	NONE	-	-	NONE
Meadow Road	3	0	P	9	0	P
North and Gilsum	3	0	P	22	0	P
Riverbend Apartments	-	-	NONE	10	0	P
Scattered Sites	2	0	P	11	0	P
Scattered Sites 2	1	0	P	11	0	P
Stone Arch Village Family	1	0	P	8	0	P
Stone Arch Village Senior	-	-	NONE	11	0	P
Report Totals:	**26**	**0**	**P**	**215**	**0**	**P**

This report tracks whether emergency work orders are completed within 24 hours. Emergency work orders are those which, if left unattended, would lead to significant KH and/or tenant property loss.

Waitlists Trend Report
August 2024



*Waitlist purge completed in August 2024



Housing and Services FY 2024 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	$550,299	$412,279	75%	590	$699	100%	592	$376	$138,020
February	$550,299	$417,975	76%	589	$710	99%	592	$875	$132,324
March	$550,299	$419,917	76%	585	$718	99%	592	$245	$130,382
April	$569,483	$444,837	78%	604	$736	98%	619	$422	$124,646
May	$569,485	$447,895	79%	607	$738	98%	619	$322	$121,590
June	$569,485	$447,247	79%	610	$733	99%	619	$370	$122,238
July	$569,485	$455,368	80%	618	$737	100%	619	$225	$114,117
August	$569,485	$454,205	80%	616	$737	100%	619	$315	$115,280
September									
October									
November									
December									
Total	$4,498,320	$3,499,723	78%	4819	$726	99%	4,871	$3,150	$998,597

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	$550,299	$401,345	73%	520	$772	88%	592	$376	$148,954
February	$550,299	$406,253	74%	522	$778	88%	592	$875	$144,046
March	$550,299	$411,367	75%	521	$790	88%	592	$245	$138,932
April	$569,483	$434,857	76%	537	$810	87%	619	$422	$134,626
May	$569,485	$438,224	77%	542	$809	88%	619	$322	$131,261
June	$569,485	$437,342	77%	541	$808	87%	619	$370	$132,143
July	$569,485	$444,772	78%	548	$812	89%	619	$225	$124,713
August	$569,485	$443,301	78%	544	$815	88%	619	$315	$126,184
September									
October									
November									
December									
Total	$4,498,320	$3,417,461	76%	4275	$799	88%	4,871	$3,150	$1,080,859

Affordable Housing Preservation Program (AHPP)

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$26,049	$26,047	100%	26	$1,002	96%	27	$0	$2
February	$26,049	$25,488	98%	27	$944	100%	27	$0	$561
March	$25,443	$25,044	98%	27	$928	100%	27	$0	$399
April									$0
May									$0
June	($22,178)								($22,178)
July	-	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-	-
Total	$55,363	$76,579	99%	80	$958	99%	81	$0	($21,216)

Non-Elderly Disabled (NED)

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$70,305	$66,469	95%	87	$764	87%	100	$0	$3,836
February	$70,305	$66,101	94%	87	$760	87%	100	$0	$4,204
March	$69,288	$66,247	96%	86	$770	86%	100	$185	$3,041
April	$69,288	$73,281	106%	90	$814	90%	100	$3,483	($3,993)
May	$68,622	$70,247	102%	92	$764	92%	100	$0	($1,625)
June	$84,531	$69,725	82%	91	$766	91%	100	$200	$14,806
July	$67,423	$70,851	105%	93	$762	93%	100	$100	($3,428)
August	$71,652	$70,969	99%	93	$763	93%	100	$0	$683
September									
October									
November									
December									
Total	$571,414	$553,890	97%	719	$770	90%	800	$3,968	$17,524

Mainstream (MS)

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$56,909	$63,186	111%	81	$780	81%	100	$0	($6,277)
February	$56,909	$63,726	112%	80	$797	80%	100	$2,100	($6,817)
March	$61,944	$65,469	106%	82	$798	82%	100	$0	($3,525)
April	$61,944	$68,085	110%	85	$801	85%	100	$0	($6,141)
May	$66,471	$68,803	104%	87	$791	87%	100	$0	($2,332)
June	$65,001	$71,492	110%	89	$803	89%	100	$0	($6,491)
July	$62,251	$72,269	116%	90	$803	90%	100	$20	($10,018)
August	$66,778	$73,024	109%	89	$820	89%	100	$44	($6,246)
September									
October									
November									
December									
Total	$498,207	$546,054	110%	683	$799	85%	800	$2,164	($47,847)

Pathways

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$1,534	$1,534	0%	3	$511	25%	12	$0	$0
February	$2,429	$2,429	0%	5	$486	42%	12	$0	$0
March	$4,253	$4,253	0%	5	$851	42%	12	$0	$0
April	$3,431	$3,431	0%	5	$686	42%	12	$0	$0
May	$3,043	$3,043	0%	4	$761	33%	12	$0	$0
June	$3,056	$3,056	0%	4	$764	33%	12	$0	$0
July	$3,909	$3,909	0%	5	$782	42%	12	$0	$0
August	$3,909	$3,909	0%	5	$782	42%	12	$0	$0
September									
October									
November									
December									
Total	$25,564	$25,564	0%	36	$703	38%	96	$0	$0

Foster Youth to Independence

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$5,102	$5,251	96%	5	$1,050	100%	5	$0	$197
February	$5,096	$5,251	96%	5	$1,050	100%	5	$0	$197
March	$5,096	$5,251	98%	5	$1,050	100%	5	$0	$105
April	$5,096	$5,251	98%	5	$1,050	100%	5	$0	$105
May	$5,096	$5,251	98%	5	$1,050	100%	5	$0	$105
June	$5,096	$5,251	-69%	5	$1,050	100%	5	$0	($12,873)
July	$5,096	$6,400	119%	6	$1,067	100%	6	$0	($1,044)
August	$5,096	$6,265	117%	6	$1,044	100%	6	$0	($909)
September									
October									
November									
December									
Total	$40,774	$44,171	82%	42	$1,052	100%	42	$0	($14,117)

FY24 utilization targets are 98% in NEDs, 98% in AHPP, 95% in MTW without THASP, 103% with THASP, and MS 80%.

2023 Summary			
Program	**UMA**	**UML**	**% UML**
MTW	7104	7378	104%
NED	1200	1049	87%
AHPP	297	295	99%
Mainst	1200	937	78%

Keene Housing

FINANCE REPORT
AUGUST 2024

Keene Housing	KEENE HOUSING Consolidated BALANCE SHEET - summary			
	Ending balance as of August 31, 2024	Ending balance as of December 31, 2023	$ Variance Incr / (Decr)	% Variance
ASSETS				
Total Current Assets	27,835,222	26,273,821	1,561,401	6%
Total Fixed Assets	59,277,495	58,916,907	360,588	1%
Total Other Assets	1,562,660	1,562,660	0	0%
Total Assets	**$88,675,377**	**$86,753,389**	**$1,921,988**	**2%**
LIABILITIES and EQUITY				
Total Current Liabilities	1,516,825	2,110,487	(593,662)	-39%
Total Long Term Liabilities	31,714,415	32,234,806	(520,390)	-2%
Total Liabilities	**$33,231,241**	**$34,345,293**	**($1,114,052)**	**-3%**
Total Equity	**$55,444,136**	**$52,408,096**	**$3,036,040**	**5%**
Total Liabilities & Equity	**$88,675,377**	**$86,753,389**	**$1,921,988**	**2%**

KEENE HOUSING AND COMPONENT UNIT ENTITIES			
Debt Current Ratio	8.73%	5.54%	

Debt Current Ratio shows how many times an entity can cover current debt with cash and cash equivalents.

Keene Housing	KEENE HOUSING Consolidated			
	INCOME STATEMENT			
	Actual	Budget	Variance	
	YTD Activity as of August 31, 2024	YTD Activity as of August 31, 2024	$ Variance (under) / over	% Variance
Total Operating Revenue	16,400,496	14,977,064	1,423,432	9%
Total Operating Expenses	11,411,728	12,355,214	(943,486)	-8%
NET OPERATING INCOME	**$4,988,768**	**$2,621,850**	**2,366,918**	**47%**

*Excludes inter-agency transfers, partnership distributions and depreciation.

Non-Operating Expense	Actual	Budget	Variance	
Total Depreciation Expense	$1,787,575	$1,852,378	($64,803)	-4%

Keene Housing

KEENE HOUSING

INCOME STATEMENT CONSOLIDATED SUMMARY

	Actual	Budget	Variance	
	YTD Activity as of August 31, 2024	YTD Activity as of August 31, 2024	$ Variance (under) / over	% Variance
REVENUE				
Rents/HAP/Subsidy Income	11,986,313	11,702,568	283,746	2%
MTW Non-HAP Income	1,450,273	912,080	538,193	37%
Vacancy Loss	(76,254)	(34,433)	(41,821)	55%
Admin Fee Income	883,412	783,007	100,405	11%
Managmeent Fees	515,046	472,975	42,071	8%
Interest Income	108,647	85,255	23,392	22%
Partnership/Incentive Fees	401,675	306,333	95,342	24%
Other Income	1,095,145	719,430	375,714	34%
Misc Tenant Income	36,239	29,849	6,389	18%
Total Revenue	$ 16,400,496	$ 14,977,064	$ 1,423,432	9%
EXPENSES				
Administrative	262,898	786,317	(523,420)	-199%
Operational	414,600	433,372	(18,772)	-5%
Payroll	2,365,603	2,621,532	(255,928)	-11%
Utilities	978,099	1,020,044	(41,945)	-4%
Maintenance	1,115,680	1,148,357	(32,677)	-3%
Taxes & Insurance	836,684	884,195	(47,511)	-6%
Interest	562,168	532,188	29,980	5%
Amortization of Finance Costs	-	140	(140)	0%
Tenant Programs	160,844	187,792	(26,948)	-17%
HAP	4,715,151	4,741,277	(26,126)	-1%
Total Operating Expenses	$ 11,411,728	$ 12,355,214	$ (943,486)	-8%
NET OPERATING INCOME	**$ 4,988,768**	**$ 2,621,850**	**$ 2,366,918**	**47%**

KEENE HOUSING Consolidated

INCOME STATEMENT - variances

Actuals compared to Budget

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 $5m, over budget by $2.4m.

OPERATING REVENUES are $16.4m a net increase of $1.4m as compared to the budget of $15m.

OPERATING EXPENSES are $11.4m a decrease of $943k as compared to the budget of $12.4m.

REVENUE	VARIANCES for Revenue categories (Less)/Higher than Budget	
Rent/HAP/Subsidy Income	283,746	This budget is related to tenant rents, voucher subsidy, commerical rental income and is tracking higher than budget at this point.
MTW Non-HAP Income	538,193	This budget is the portion of MTW funds that is internally allocated to fund the budget for capital improvements, resident services and youth services. KH will request reimbursement from HUD for the eligible projects that have been completed. KH has requested $1.4m in 2024 at this point. The budget is $1.4m to transfer funds out.
Vacancy Loss	(41,821)	The Vacancy Loss is a reduction to revenue (if the actuals are lower than the budget than this is a increase to revenue).
Admin Fee Income	100,405	HUD Admin Fees are over budget. The Section 8 admin fees are over budget by $56k,(the actuals are based on the actual admin expensed each month). MS admin fee is over budget by $27k and Special Purpose Voucher admin fee is over budget by $17k.
Interest Income	23,392	Interest earned on operations and reserve balances.
Partnership/Incentive Fees	95,342	Over budget.
Management Fees	42,071	Over budget slightly across all properties.
Other Income	375,714	Other Income is higher than budget. There was the final contribution from the 105 Castle St commerical tenant NH Cares that was not in the budget. The insurance claim payment of $476k and was received in March 2024 and YTD budget includes only half of the budget.
Misc Tenant Income	6,389	On budget.
Total Operating Revenue	1,423,432	Higher than Budget

Keene Housing	KEENE HOUSING Consolidated INCOME STATEMENT - variances Actuals compared to Budget

EXPENSES	VARIANCES for Expense categories (Less)/Higher than Budget	
Administrative/Operational	(542,192)	Most of this under budget is related to the Pre-Development fees paid in 2023 and 2024 which were reimbursement from the LP at closing 8/2024.
Payroll/Benefits	(255,928)	Benefit Expenses are under budget by $170k. Salaries are under budget by $86k. There had been 4 vacancies and hires since 1/2024. Currently, there is no vacancy.
Utilities	(41,945)	Fuel Expense is under budget by $29k (CST $29k). Electric is under budget by $15k (over at KAHP $28k and under at CST $21k). Water & Sewer is on budget.
Maintenance	(32,677)	There are maintenance line items that are over budget by $109k . There are also a few maintenance line Items under budget by $142k.
Taxes & Insurance	(47,511)	Property Tax is under budget by $7k and Insurance are under budget by $38k.
Interest/Taxes/Amort/Investor Fee	29,840	
Tenant Programs	(26,948)	Tenant programs activities under budget by $38k, landlord incentive program are over budget by $9k.
HAP	(26,126)	HAP disbursements are over budget in the MTW voucher program by $79k, MS vouchers are over budget by $82k, NEDs vouchers are under budget by $186k, offsetting the lower income received when AHPP were moved from NEDs to MTW in April.
Total Operating Expenses	(943,486)	Lower than Budget
Net Variance for Net Income	**$2,366,918**	**Higher than Budget**

*All entities have year end as of 12/31 except CST and BBE are 10/31 year ends.

*Excludes inter-agency transfers, partnership distributions and depreciation.

KEENE HOUSING

INCOME STATEMENT - SUMMARY BY ENTITY

	ACTUALS	BUDGET	Changes Compared to Approved Budget		
	Operational Surplus/ (Deficit)	Operational Surplus/ (Deficit)	Revenue (Less)/Higher than budget	Expenses (Less)/Higher than budget	Notes on variances
KEENE HOUSING AND COMPONENT UNIT ENTITIES					
Central Office (Locals)	159,065	45,131	78,741 Higher Revenue	(35,193) Lower Expenses	
Monadnock Affordable (MAHC)	778,871	212,816	19,544 Higher Revenue	(546,511) Lower Expenses	
Keene Affordable (KAHP)	1,187,565	634,015	625,958 Higher Revenue	72,407 Higher Expenses	
Meadow Road	73,902	36,580	9,350 Higher Revenue	(27,972) Lower Expenses	
Ash Brook Apartment	76,116	38,848	12,378 Higher Revenue	(24,890) Lower Expenses	
Emerald Street	22,152	1,413	718 Higher Revenue	(20,022) Lower Expenses	
Hampshire House	23,441	2,659	5,192 Higher Revenue	(40,134) Lower Expenses	
Cottage St Apartments	9,811	12,290	(6,568) Lower Revenue	(4,088) Lower Expenses	
Section 8 Voucher Program (MTW)	1,495,029	910,386	599,723 Higher Revenue	15,080 Higher Expenses	
Mainstream Voucher Program	(48,295)	(41,390)	61,927 Higher Revenue	68,832 Higher Expenses	
Special Purpose Vouchers (NEDs, AHPP,FYI	(28,260)	(43,368)	(184,028) Lower Revenue	(199,137) Lower Expenses	
Riverbend (and LIHTC)	96,420	48,828	27,444 Higher Revenue	(20,148) Lower Expenses	
TOTALS	$3,845,817	$1,858,207	$1,250,378 Higher Revenue	($761,776) Lower Expenses	
PARTNERSHIPS					
Low Income Tax Credits Properties (LIHTC)					
Evergreen Knoll	81,520	49,303	3,052 Higher Revenue	(29,166) Lower Expenses	
Brookbend West	217,878	169,555	11,261 Higher Revenue	(37,061) Lower Expenses	
Stone Arch Family	56,097	70,798	6,953 Higher Revenue	21,654 Higher Expenses	
Stone Arch Senior	57,035	69,548	(14,269) Lower Revenue	(1,756) Lower Expenses	
LIHTC with 10/31 year ends					
Brookbend East	332,522	263,357	13,308 Higher Revenue	(55,857) Lower Expenses .	
Central Square (multifamily)	397,900	141,082	152,750 Higher Revenue	(104,069) Lower Expenses	
TOTALS	1,142,951	$763,642	$173,054 Higher Revenue	($206,255) Lower Expenses	
GRAND TOTALS	**4,988,768**	**2,621,850**	**1,423,432 Higher Revenue**	**(968,031) Lower Expenses**	

*Excludes inter-agency transfers, partnership distributions and depreciation.

Keene Housing-Active Contracts

Type of Service	Vendor	Original Contract Dates	Current Expiration Date	Renewal Options	2024 ANNUAL Contract Limits	2024 ANNUAL Contract Specific Amounts
Capital Needs Assessment	GDS Associates	12/18/19- 12/17/22	12/17/2024	remaining renewal options: 0	as needed	
Background Checks	MRI	1/1/24-12/31/24	12/31/2024	remaining renewal options: 4 automatically	as needed	
Operating Support from KH/MTW	Keene Housing Kids Collaborative	01/1/21 -12/31/24	12/31/2024	remaining renewal options: 0		
Admin Support from KH	Keene Housing Kids Collaborative	01/1/21 -12/31/24	12/31/2024	remaining renewal options: 0		7034.42/Month
Energy Consulting Services	Nova Consulting Group	2/20/20 - 2/20/21	2/20/2025	remaining renewal options: 0	<$50,000.00	
Trash Removal	Waste Management	05/01/22 - 04/30/25	4/30/2025	remaining renewal options: 2 (2026,2027)		
Snow Removal	Connecticut Valley Yard Works	10/01/22-05/01/24	5/1/2025	remaining renewal options:2 (2025, 2026)	Forestview & North & Gilsum	$57,474
Snow Removal	AGM Landscaping	10/01/22-05/01/24	5/1/2025	remaining renewal options:2 (2025, 2026)	BB,HH, Elm, Pine, Wes,Damon,AB,MR, BBE & Bw	$197,342
Snow Removal	Arlen Landscaping	10/01/22-05/01/24	5/1/2025	remaining renewal options:2 (2025, 2026)	Marlborough, Marlboro St, Dover, Water, Cottage , Rox Ct, ES	$24,308
Electrical Services	Elm City Electric	05/15/22- 05/14/25	5/14/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Janitorial	Jan-Pro Cleaning Systems	06/24/22- 06/23/23	6/23/2025	remaining renewal options: 1 (2025)		$54,000
Propane Gas Heating Services	L&G Propane	07/01/22 - 06/30/25	6/30/2025	remaining renewal options: 2 (2026,2027)		Fixed Pricing 1.4475/gal
Elevator Service	Pine State Elevator	09/01/21- 08/31/23	9/11/2025	remaining renewal options: 0	monthly	
Heating/AC/AH	Gary Jackson Heating	09/16/21 - 09/15/23	9/15/2025	remaining renewal options: 1 (2026)	as needed	

Capital Needs Assessment	GDS Associates	12/18/19- 12/17/22	12/17/2024	remaining renewal options: 0	as needed	
Background Checks	MRI	1/1/24-12/31/24	12/31/2024	remaining renewal options: 4 automatically	as needed	
Legal - RE Law & Federal Reg	Ballard Spahr	11/01/22-11/30/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Printing/Binding	Silver Direct	11/1/22-/31/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Legal - RE & Landlord/Tenant Law	Bragdon, Dowd & Kossayda	11/01/22 - 10/31/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Legal - RE Law & Federal Reg	Reno Cavanaugh	11/01/22 - 10/31/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Legal - RE Law & Federal Reg	Sheehan Phinney Bass & Green	11/01/22 - 10/31/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Legal - Labor & Employment Law	Sheehan Phinney Bass & Green	11/01/22 - 10/31/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Legal - RE Law & Federal Reg	Hawkins Delafield & Wood	11/01/22 - 11/30/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Legal - RE Law & Federal Reg	PretiFlaherty	11/01/22-11/30/25	10/31/2025	remaining renewal options: 2 (2026, 2027)	as needed	
Lawn Care	AGM Landscaping	04/01/23-11/30/23	11/30/2025	remaining renewal options: 1 (2025)	FV, NG, DC, Rox Ct, Elm, Pine, Bassett, HH, RB, EK, SAV	$105,525
Lawn Care	Arlen Landscaping	04/01/23-11/30/23	11/30/2025	remaining renewal options: 1 (2025)	West, Water, Winchester, Dover, Marlboro, School, Mckinley, ES, Cottage	$23,100
Lawn Care	Homegrown Lawn Garden & Landscaping	04/01/23-11/30/23	11/30/2025	remaining renewal options: 1 (2025)	HA, AB, MR, BBE, BBW	$73,100
Graphic Design	Silver Direct	02/01/24 - 1/31/26	1/31/2026	remaining renewal options: 3 (2027,2028, 2009)	< $15,000.00	
Interpert Support	DT Interperting	3/10/21-3/10/26	3/10/2026	remaining renewal options: 0		
Snow Removal	C.M. Minkler	10/01/24-05/01/26	5/1/2026	remaining renewal options: 0	Harper Acres & Winchester Street	$34,000
Architect/Engineering Services	Stevens & Associates	07/01/24-06/30/26	6/30/2026	remaining renewal options: 1 (2026)	as needed	

Capital Needs Assessment	GDS Associates	12/18/19- 12/17/22	12/17/2024	remaining renewal options: 0	as needed	
Background Checks	MRI	1/1/24-12/31/24	12/31/2024	remaining renewal options: 4 automatically	as needed	
Architect/Engineering Services	Warrenstreet Architects	07/01/24-06/30/26	6/30/2026	remaining renewal options: 1 (2026)	as needed	
Architect/Engineering Services	CJ Architects	07/01/24-06/30/26	6/30/2026	remaining renewal options: 1 (2026)	as needed	
Architect/Engineering Services	Banwell Architects	07/01/24-06/30/26	6/30/2026	remaining renewal options: 1 (2026)	as needed	
Audit Services	Otis Atwell	10/06/21-9/30/23	9/30/2026	remaining renewal options: 0	LITHC only	
Development Consulting	TAG Associates	10/01/21- 9/30/23	9/30/2026	remaining renewal options: 0	<$50,000.00	
Development Consulting	Evernorth (Formerly NNEHIF)	10/01/21 - 09/30/23	9/30/2026	remaining renewal options: 0	<$50,000.00	
Environmental Services	LE-Environmental	01/01/22 - 12/31/23	12/31/2026	remaining renewal options: 0	<$50,000.00	
IT Support	True North Networks/Visory	1/1/21-12/31/26	12/31/2026	remaining renewal options: 0		
Technical Assistance	Edgemere Consulting	02/01/24 - 1/31/27	1/31/2027	remaining renewal options: 2 (2028, 2009)	<$50,000.00	
Laundry Service	CSC Service Works	2/16/22-2/16/27	2/16/2027	remaining renewal options: 0		
Copier/Printer Leases	SymQuest/Konica Minolta	8/31/2024	8/31/2029	remaining renewal options: 0		$1,005/Month

Keene Housing KIDS COLLABORATIVE

You're Invited!

9th ANNUAL

FRI OCT 11 7-8:30AM

BENEFIT BREAKFAST

HEALTHY OUTCOMES FROM POSITIVE EXPERIENCES

Join us for a complimentary, delicious breakfast and hear from **Keynote Speaker, Dr. Robert Sege**, Pediatrician and director of the Center for Community-Engaged Medicine at Tufts Medical Center, and a Professor of Medicine and Pediatrics at Tufts University School of Medicine.

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HOPE
HEALTHY OUTCOMES FROM POSITIVE EXPERIENCES

ENDOWMENT for Health

SEPTEMBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Office Closed Labor Day	3 SAVS Garden Meeting	4 CST Bingo	5 CST, N & G Adult and Ash Brook Garden Meetings	6 Bennett Block Garden Meeting	7
8	9 Brookbend and Meadow Road Garden Meetings	10 SAVS Garden Meeting	11 CST Bingo	12 CST, N & G Adult and Ash Brook Garden Meetings	13 Bennett Block Garden Meeting	14
15	16 AARP Fraud Prevention Workshop Brookbend and Meadow Road Garden Meetings	17 SAVS Garden Meeting	18 CST Bingo SAVS Healthy Eating for Healthy Living	19 Board of Commissioners Meeting	20 Staff Appreciation Picnic Bennett Block Garden Meeting SAVS Craft Group	21
22	23 Brookbend and Meadow Road Garden Meetings Harper Planning Meeting	24 Staff Fair Housing Training SAVS Garden Meeting	25 CST Bingo	26 CST, N & G Adult and Ash Brook Garden Meetings	27 Bennett Block Garden Meeting	28
29	30 Brookbend and Meadow Road Garden Meetings					

Keene Housing

October 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SAVS Garden Meeting	2 CST Bingo	3 CST, N & G Adult and Ash Brook Garden Meetings	4 Bennett Block Garden Meeting	5
6	7 Brookbend and Meadow Road Garden Meetings	8 SAVS Garden Meeting	9 CST Bingo	10 CST, N & G Adult and Ash Brook Garden Meetings	11 Bennett Block Garden Meeting	12
13	14 Brookbend and Meadow Road Garden Meetings	15 SAVS Garden Meeting	16 CST Bingo	17 CST, N & G Adult and Ash Brook Garden Meetings	18 Bennett Block Garden Meeting	19
20	21 Brookbend and Meadow Road Garden Meetings	22 SAVS Garden Meeting	23 CST Bingo	24 Board of Commissioners Meeting	25 Bennett Block Garden Meeting	26
27	28 Brookbend and Meadow Road Garden Meetings	29 SAVS Garden Meeting	30 CST Bingo	31 CST, N & G Adult and Ash Brook Garden Meetings		

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