New Offices!!

100% score for HUD Section 8 Management Assessment Program (SEMAP) – AGAIN!

CDBG applications Funded by DHCD – AGAIN!

HCEC assisted 1,534 clients
HRA has been a HUD certified counseling agency since 2016 providing information, counseling and referrals to individuals and families.

DHCD also assists HCEC by providing housing stabilization services.

Assisting 1,534 clients in FY18

- tenants - 51%
- other agencies - 17%
- Homeless households - 18%
- Homebuyers - 8.7%
- Homeowners - 4.1%
- Landlords - 1.2%
Foreclosure prevention services
- HRA partners with the Western Mass. Foreclosure Prevention Center run by WayFinders
- Referred 6 families using RAFT funds to cure foreclosures.

HomeBASE program
- Homelessness prevention and re-housing services
- A year of housing stabilization services.
- Housing Counseling—46 received individual counseling
- HRA served 41 families in FY18
R - Residential
A - Assistance for
F - Families in Transition

Average Assistance Per Family - $2,395.30

Total of approximately $311,389.03 in RAFT funding used

HRA assisted 130 families in FY18
FY18 RAFT SPENDING

- Rental arrears 27%
- First/last months rent 16.5%
- Monthly rent Stipend 13.1%
- Security Deposits 11.2%
- Mortgage arrears 2.2%
- Miscellaneous 15.4%
- Furniture 6% & Utilities 8.6%
Sources of funding for HCEC in FY 2018 included:

- HCEC, RAFT and HomeBASE
  - Funding provided by Massachusetts Department of Housing and Community Development
- HUD Housing Counseling
  - Funding through CHAPA New England Consortium
- Division of Banks, through partnership with WayFinders
Highland Village HRA Inventory
98 Units
- State-aided family (27 units)
- Stratton Manor (20 units)
- Squakheag Village (20 units)
- Winslow Wentworth (17 units)
- Stoughton Place (14 units)

RDI Inventory
120 Units
- Crocker Cutlery (48 units)
- Moltenbrey (26 units)
- Ashfield House (18 units)
- Orange Teen Housing (10 units)
- Orange Recovery House (8 units)
- Prospect & Grove (6 units)
- Smikes House (2 units)
- Wisdom Way Solar Village (2 RDI-owned units)

SHA Inventory
46 Units
- Highland Village
Revised procedures to ensure timely compliance for all certifications

Upgraded Property Management software to allow cross-departmental collaboration. Enables the sharing of common information reducing duplicative work on all Leased Housing / Property Management residents.
PROPERTY MANAGEMENT

- Winslow Wentworth Building Emergency Exit Ramp
LEASED HOUSING

445 Mobile Section 8 Vouchers

Franklin County
Hampshire County
Hampden County
Worcester County
Berkshire County
Out of state

- Franklin County
- Hampshire County
- Hampden County
- Worcester County
- Berkshire County
- Out of state
FY 2018– 579 Federal Section 8 Housing Choice Vouchers

100% score on the HUD Section 8 Management Assessment Program (SEMAP)

Family self-sufficiency program
- 33 families currently enrolled
- 19 families increased their income since enrollment
- 1 graduated due to goal completion
LEASED HOUSING

- 146 Applicants pulled from the Section 8 waitlist in FY18
- 73 Responded and were eligible to receive a S8 Voucher
- 26 of those were veterans
Funds Committed in FY18

MONTAGUE- $122,575
DEERFIELD- $119,312
BERNARDSTON- $89,184
LEVERETT- $66,878
COLRAIN- $24,795
CONWAY- $60,780
GILL- $33,512
WENDELL- $29,812
SHELBURNE- $32,375
BUCKLAND- $33,227
ERVING- $20,705
HAWLEY- $10,175

TOTAL FUNDS $643,330 COMMITTED
Social Service Programs

- Keeping Franklin County Warm
  - Administered by Community Action
  - Fuel Assistance Program– Over 187 households have been served during FY18 in this program

- Early Literacy Education & Care
  - Administered by Montague Catholic Social Ministries/Montague

- Home Delivered Meals
  - Administered by LifePath/Montague
Social Service Programs

- Montague Youth Leadership Skills Program
  - Administered by The Brick House/Montague

- Western MA Recovery Learning Community
  Support for people in recovery and other at-risk populations that will benefit from community connections and peer-to-peer support around emotional distress, especially those living in public and other affordable housing in the downtown area of Turners Falls
Strathmore Mill Demolition Design Project
Bid-ready plans, specifications and permits prepared for the demolition and abatement of 8 buildings in the Strathmore Mill Complex. Design planning for building demolition and structural considerations for those to be preserved.

Rutters Park Design
Design modifications to address changes in ADA playground surface requirements to be completed prior to implementation of FY18 CDBG Park Reconstruction planned for April–June ’19. The phase one project will include a new fenced playground, age appropriate play areas, four new play structures, improved open space, new pavilion, seating areas, electric power supply, and new accessible van parking space.
COMMUNITY DEVELOPMENT

- CDBG- Additional HUD requirements of DHCD and awardees have increased administrative requirements for HRA

- Use of CDBG for opportunities beyond Housing Rehabilitation, Social Service Provision and Infrastructure such as economic development projects

- Franklin County continues to demonstrate need in terms of age of housing stock, area median income, and other factors
Review and cleanup of payroll software to sync HR policies to payroll practices

Roll out updated HR Handbook in FY18

Internal control manual developed and under review

Account reconciliation process started

Monthly Closing in timely manner

P&L Budget by Business unit to Actual reporting and review
**FCRHRA Chart of Accounts Changes - Stats**

<table>
<thead>
<tr>
<th>Description</th>
<th>Old Chart of Account Stats</th>
<th>New Chart of Account Stats</th>
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</thead>
<tbody>
<tr>
<td>Individual Inactive Accounts</td>
<td>11752</td>
<td>288</td>
</tr>
<tr>
<td>Individual Active Accounts</td>
<td>4623</td>
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<td>Total Accounts</td>
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<td>Individual accts w/balances 6/30/18</td>
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<tr>
<td>Funds as per HRA Due &amp; From set up</td>
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<td>Old Vendor Listing</td>
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<tr>
<td>Old &amp; Current Cash Accounts</td>
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</tr>
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THE FABULOUS HRA TEAM IN OUR NEW HOME