



# FHO News

A newsletter for our friends and supporters

It has been quite a year for Fellowship Housing! Seems it is about time we updated you and some of our friends and colleagues about some of our news. As part of doing so, we have started this new venture of a newsletter. Please let us know how we are doing, and any suggestions or contributions are very appreciated!

## EXECUTIVE AND MANAGEMENT SERVICES



Nancy Egner—the new Executive Director—started in her position in June of 2016, and Page Cannon - the previous and founding director for 35 years – retired as of July 1, 2016! Therefore, there was one month to overlap, which was fantastic. In the subsequent year, Nancy has met many wonderful people, and made many good connections with other providers and community people, though many more to meet and connect with!

During this transitional year, an entirely new senior management team has formed. Emily Owens is our Business Operations Director and Ed Austin is our Program Services Director. We have learned together and have developed into a very good working team. Moreover, we are blessed to have very good staff working with us.

## HOUSING AND RESIDENTIAL PROGRAM SERVICES

The residential programs of Fellowship Housing have continued to go strong. The staffed group home, headed by our house manager Rachel Moon, has had almost full occupancy for the last year, with 98% occupancy, with two people moving out and two new ones moving in. The six apartment buildings housing 50 people also continue to go well. The overall occupancy rate is about 95% for all six buildings, with about 7 change overs in the last year. In addition, we have had capital needs assessments done on all our residential properties, to help us in maintaining them and plan for large renovations and upkeep into the future. Also, we have had very favorable reviews and inspections by our partners, Housing and Urban Development, and New Hampshire Housing Finance Authority, and New Hampshire Department of Health and Human Services.

The focus over the last year has been on learning and strengthening our infrastructure. Some of these include:

- adding three new Board Members,
- organizing some new Board committees, including a personnel committee and development committee to add to the financial committee and nominating committee,
- established a 3 year strategic plan, together with a consultant Mary Ellen Jackson,
- added a much needed new computer system, security system, and new phone system,
- together with new auditing consultants, working on updating some of our financial reporting and documentation practices,
- Some facility updating and renovations at all our properties, particularly at Fellowship House.



Meet Ana! She is the new Fellowship House cat!! She really has come to enjoy her 12 new housemates!

## Fellowship Housing Opportunities, Inc.

## Why Fellowship Housing is needed

### A look at our larger community and housing in Concord New Hampshire.

Within our larger community, we see that Concord continues to be a very vibrant and growing city and the Downtown Main Street Project was completed this summer. It is beautiful! Correspondingly, at least five buildings in the downtown area have been or will be converted into luxury condominiums or apartments, renting for \$1200 and more a month. Fellowship Housing does worry about where the people that cannot afford such rents will live, such as the people we serve. The average disability check our tenants receive each month is about \$900 - \$950 a month. Their services, shopping, and public transportation are available in Concord, but not so much outside downtown. Fellowship Housing does hope there is a place for all in Concord if they choose to be here.

### FY 2017 Fair Market Rent Documentation System for All Bedroom Sizes For Merrimack County and Concord area

(Data care of New Hampshire Housing Finance Authority )

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>
Final FY 2017 FMR	\$707	\$825	\$1,035
Final FY 2016 FMR	\$678	\$817	\$1,019
Percentage Change	4.3%	1.0%	1.6%

### DID YOU KNOW??

Did you know that three of the twelve current residents at Fellowship House have called that home for over 18 years?!

And of the apartment buildings, 4 people have lived with FHO for over 10 years, and another 4 have lived in their homes with FHO for over 20 years!

## Looking Ahead

Looking ahead, Fellowship Housing is hoping to undertake some new growth in the next year as we do see the need is great.

- **Assessment and planning.** Working with our newly created strategic plan to help guide us in the thinking and planning for the future of Fellowship Housing Opportunities, Inc.!
- **Looking further at the needs of our current tenants.** Part of that planning is looking how to meet the changing needs of our current tenants, as well as expansion and growth opportunities. For example, a number of our current tenants who have lived with Fellowship Housing for 10-15 years are aging, and having increasing difficulties with stairs and tubs and the like. Maybe a future property should include an elevator and more accessible housing is part of our thinking.
- **Increase our capacity.** Looking to add to our housing stock we currently have. We hope to add 10-20 additional apartment/housing units over the next couple years.
- **New Populations to serve.** Providers serving other populations - such as disabled veterans, those recovering from addiction, and families with a mentally ill member – have asked if Fellowship Housing could assist their people in obtaining affordable housing. All opportunities and challenges we are investigating! The need continues to be great, for our current population as well as others.

## Fellowship Housing Opportunities, Inc.

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