

Year in Review



Mutual Housing Association of Greater Hartford (MHAGH)

creates communities of opportunity by developing and managing high quality, affordable housing while engaging residents in leadership and educational opportunities.



2015



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This past year has been incredibly exciting at Mutual Housing. With two projects under construction, Park Terrace I and Summit Park, and another on the drawing boards, The Hub @ 929, our Real Estate Department has been very busy. In Property Management, we completed an assessment of our operations and have done some restructuring to that department. As technology improves, we must adapt our operations to make sure that we are operating as efficiently as possible while still maintaining superior housing standards. A great example of this technology is our new rental website which allows potential Mutual Housing applicants

to take a video tour through our apartments. In our Education Department we have an improved Home Buyer Education program and have launched a new and improved Ready to Rent program. At the end of 2015 the MHAGH staff and board embarked on a Strategic Planning process to set the direction of the organization over the next five years. That strategic plan, to be finished in May, will lay the foundation for growth, good governance and increased resident engagement to insure that Mutual Housing can continue its history of success for many years to come. Thank you to our Board, Staff,

Residents and Funders for your continued support as we continue to Revitalize Neighborhoods and Build Success!

Catherine MacKinnon

Catherine T. MacKinnon
Executive Director

Homebuyer Education

Mutual Housing's monthly eight-hour homebuyer education program is a successful course for those who desire a more thorough understanding of the home buying process, as it increases the likelihood of a successful homeownership experience. In a step-by-step format, participants examine their housing needs, analyze their financial situations, and learn strategies to improve financial management, in an effort to better prepare for home ownership.

Ready to Rent (R2R)

This 6 week course is designed to prepare tenants for a successful residency with MHAGH. Class sessions focus on managing finances, establishing a budget, tenant and landlord responsibilities, and the housing search process.

MHAGH has a record of R2R successes, most notably our resident **Jamilah**, who relocated from the South to help care for her grandmother and father. After receiving intensive financial counseling and identifying obstacles which she overcame, Jamilah is now a resident at Summit Park. Jamilah has achieved financial stability!



Our Work

Since 1988, MHAGH has engaged in a wide variety of developments including the conversion of a 100-year-old school, the historic renovation of a city block, the preservation of at-risk affordable housing developments and the new construction of architecturally compatible and beautiful apartments.

In 2015, MHAGH has two exciting real estate projects under construction. **Park Terrace Mutual Housing** has been in the portfolio for 25 years but the 42 units needed some modern updates including new hardwood floors, granite countertops, and energy efficient lighting. With a grant from the Department of Housing, the new units are attractive, high-quality, and modern.

Also in 2015, MHAGH began construction on **Summit Park Mutual Housing**. These 42 units for families, seniors, and the formerly-homeless feature solar panels, high-efficiency gas boilers, hardwoods floors, granite countertops, and increased site lighting for safety. This strategic project adds stability to our existing portfolio in the Frog Hollow section of Hartford.

Before kitchen at Park Terrace



After Kitchen at Park Terrace

YouthBuild

MHAGH is a close partner with the Community Renewal Team, Inc. (CRT) and their existing Capital City YouthBuild Program, providing construction skills training for young people lacking high school degrees or work experience.

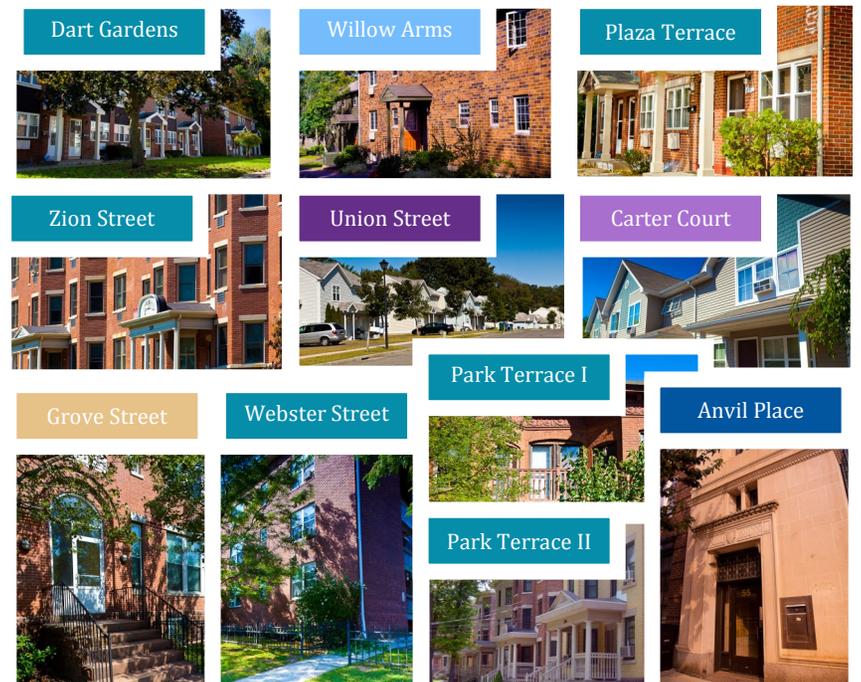
CRT students have been instrumental to the progress of construction of Park Terrace Mutual Housing.

Property Management

MHAGH managed 448 units in 12 properties in Greater Hartford in 2015, maintaining an average **96%** occupancy rate overall.

Community	Units
Hartford	273
Glastonbury	20
Manchester	25
New Britain	28
Simsbury	81
Windsor Locks	21

“Green” initiatives at MHAGH properties include zero-VOC paint, a paperless work order system, solar panel installation and LED lighting, recycling, incorporating green products and practices in apartment turnovers, eco-friendly cleaning products, and hardwood floors for unit renovations.



8 Homes Purchased

By low-income families receiving financial counseling



448 Units Managed

In 12 properties in Greater Hartford



84 Units

Planned for completion in 2016



\$1.3 Million

In total homeownership investment



Property Renovations

Granite countertops, hardwood floors, and more at Park Terrace I, as well as 534 units receiving repairs or maintenance



235

Households provided with education and/or financial counseling courses



We recognize our Board of Directors, residents, volunteers, foundations, corporations, businesses and other entities for their generous support this fiscal year.

Mutual Housing Association of Greater Hartford, Inc. Board of Directors 2015

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Park Terrace I Mutual Housing

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