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Keene's Middle Neighborhoods



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DRAFT – 2/27/20

City of Keene, NH Preliminary Housing Inventory

BACKGROUND

This document was compiled on February 24, 2020 by the City of Keene Community Development Department to provide a high-level understanding of Keene's housing supply for the purposes of informing future studies. The primary source of data for this analysis was the City of Keene Assessor Records. However, data from the NH Housing and Finance Authority, and the U.S. Census Bureau's American Community Survey 5-Year Estimates was also utilized and is sourced within this document.

The information contained in this document is specific to property or buildings containing residential dwelling units. Excluded from this analysis are homeless shelters, college dormitories / property owned by Keene State College, assisted living facilities, nursing homes, residential drug/alcohol treatment facilities, hotels, and motels. The independent apartment units at Hillside Village were factored into this analysis, however. These excluded housing units are characterized in the section titled, "Special Housing," of this document.

GENERAL CENSUS DATA

	Keene	Cheshire County	NH
Total Population*	23,409	77,117	1,316,470
Median Age	34.7	42.5	42.7
Avg. Household Size of Owner Occupied Unit	2.38	2.48	2.57
Avg. Household Size of Renter Occupied Unit	1.86	2.03	2.15
Median Home Value (In 2017 dollars)	\$181,800	\$188,700	\$244,900
Median Gross Rent (In 2017 dollars)	\$977	934	\$1,052
Median Household Income (Avg. of all people in housing unit) (In 2017 dollars)	\$55,398	\$60,148	\$71,305
Median Family Income (Avg. for a family of 2+ related people in household) (In 2017 dollars)	\$74,207	\$76,112	\$86,949
Per Capita Income (In 2017 dollars)	\$30,769	\$32,072	\$36,914

Source: American Community Survey 5-Year Estimates, 2013-2017, *Decennial Census 2010



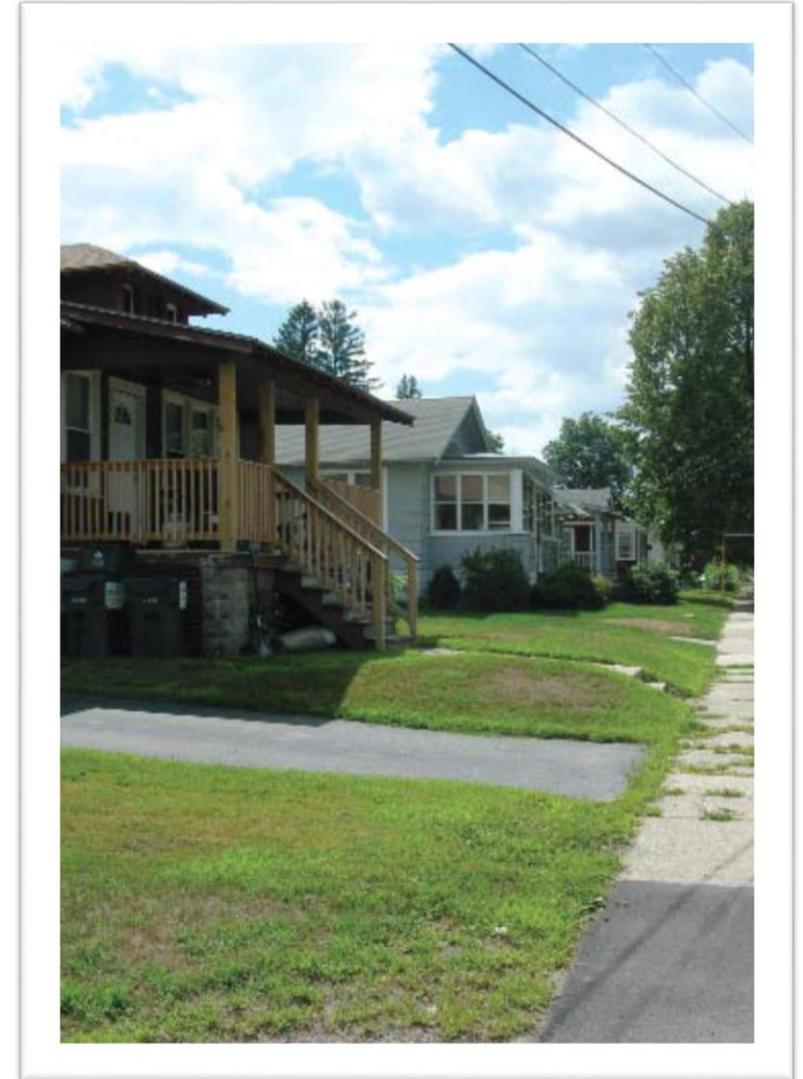
IAQ

(Infrequently Asked Question)

What is a “middle neighborhood”

Middle neighborhoods are places where home prices are generally affordable to the average household. But, these neighborhoods are often on the edge between growth and decline.

Supporting middle neighborhoods can preserve the local property tax base making it possible for municipalities to provide additional resources to low-and-moderate-income people and preserve a ladder to places of opportunity for tomorrow’s middle class.



City of Keene Economic Development Plan

Adopted October 04, 2019

Housing Programs and the Availability of Housing Goals and Objectives:

1. Programs to support the reuse of existing housing to include energy efficient upgrades.
2. Programs working with Keene State College and major employers to assist families to purchase one and two family homes when; they are within walking distance of the City of Keene (as an employer), Keene State College and major employers as well as Main Street. These would be owner occupied for a specified period.
3. Programs and funding at the state level to assist with property purchase and home renovations.
4. The revision or adoption of codes and ordinances related to property conditions and enforcement; to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures; and to improve the quality of life of our citizens.
5. Changes when needed to State Law to assist with the abatement of property conditions, and reduction of the impact on the court system of enforcement cases.
6. Changes in the proposed Unified Development Code, when densification or revised standards could provide a clear path to home ownership in the city core.

Goal

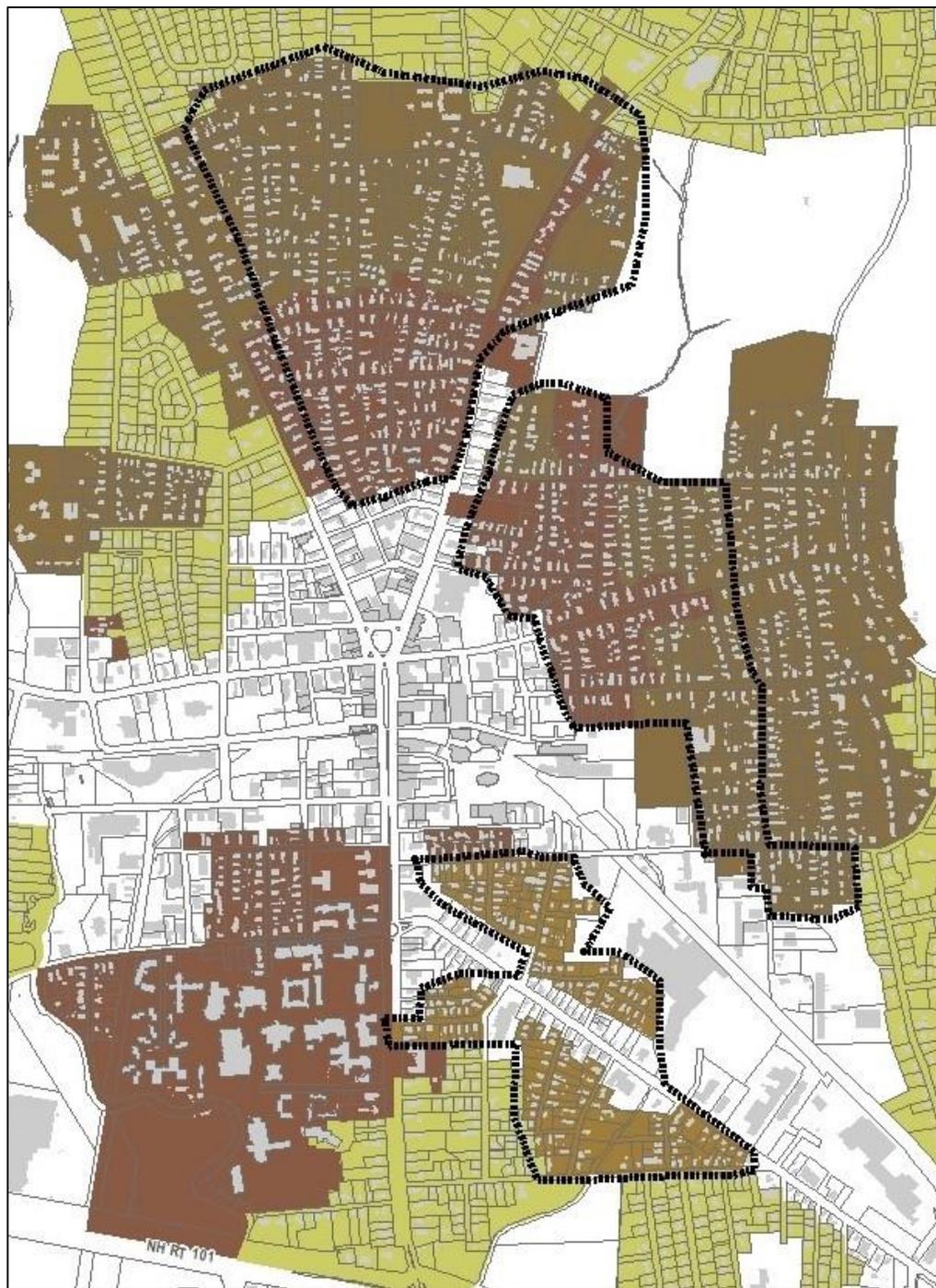
To improve the future of Keene's middle neighborhoods.

- Renovate buildings to resolve housing/safety deficiencies and improve the curb appeal
- Identify up to 100 properties (to gain purchasing advantages) and begin renovations in 2021.
- Improve energy efficiency (meet a Homescore of seven or better)
- Improve City streetscapes, parking, pedestrian access and lighting.
- Create home ownership and owner-occupancy opportunity in neighborhoods that have become predominately rental.
- Enhance walkable neighborhoods around downtown.

*An "ounce of **prevention**" neighborhood stabilization strategy.*

- Develop partnerships with local and statewide agencies and utilities for funding and project management opportunities
- Identify properties that need repair and owners who want to participate
- Carry out renovations using a project manager and local contractors





Capitalize upon the city's investment in the former Carpenter Street Field (soon to be the Pat Russell Park) as a cornerstone of the project.



Results

- Broad scale improvements that draw investment, improve housing and opportunity for Keene's residents
- Reinforce strong and safe neighborhoods
- More owner-occupied homes
- Reduce the Carbon Footprint and promote renewable energy
- Contributes to the City's Tax Base.



Possible Partners and Funding

SCS Weatherization
Local Banks & Businesses
Energy/Utility providers
Community Development Finance Authority
New Housing Housing
Keene State College



Next Steps

Partnership and funding agreements

Create an RFP to select a consultant

Contact Property owners to assist in program

