

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

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



# Summary of Findings – City of Keene Preliminary Housing Inventory (2/27/20)

- **What is Affordable or Workforce Housing?**

- According to NH RSA 674:58, workforce housing is housing intended for sale and that is affordable to a household with an income of no more than 100% of the median income for a 4-person household for the metro-area or county in which the housing is located or rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for the metro-area or county in which the housing is located. It can include subsidized housing, as well as market-rate and mixed-income housing; however, it does not include age restricted housing or developments that have >50% of units with fewer than 2 bedrooms.
- Based on the median area incomes for Cheshire County in 2019, the estimated maximum affordable purchase price for is \$233,000, and the estimated maximum affordable monthly rent is \$1,040 for Cheshire County.

- **Keene has an abundance of housing that could be considered workforce/affordable.**

- Nearly 80% of all property with residential units has an assessed parcel value of \$233,000 or less, which is the maximum affordable purchase price for Cheshire County. This assessed value reflects the fair market value of property as of April 1, 2016.
- Of the City's single family homes, which account for approximately 45% of the housing stock, ~79% have an assessed value that is at or under the workforce housing purchase price limit of \$233,000.
- Of all the single family homes that sold for greater than \$50,000 in 2019, 69% sold for \$233,000 or less. This number was 82% in 2015.
  - In 2019, 70.4% (296 buildings) of the 396 residential properties that sold in Keene were single family homes.
- According to NH Housing's Annual Rental Cost Survey, the median monthly gross rental cost in Keene in 2019 was \$1,117, compared to \$1,271 statewide. This median rent of \$1,117 is 7% (77 dollars) greater than the workforce housing rent limit of \$1,040 for a 3-person household. It is important to note that there is limited data available on median rental costs, and that NH's Housing annual rental cost survey is based on a limited sample size. The U.S. Census Bureau through the American Community Survey's 5-Year Estimates for 2013-2017 estimates that gross rent in Keene is \$977, compared to \$934 in Cheshire County, and \$1,052 statewide.

- **Keene has a diverse housing stock.**

- There are 10,291 residential dwelling units located within 6,604 buildings of various types across the City. These buildings include single family homes, multifamily buildings, manufactured homes (aka mobile homes), residential condos, and apartments in mixed use buildings.
- The Census Bureau estimates that 49% of Keene's dwelling units are owner-occupied and 44.5% are renter occupied.
- Compared to the other 22 towns in Cheshire County, Keene offers higher density housing. 20.4% (2,102 units) of all dwelling units are located within buildings that contain greater than 8 dwelling units. Of these 2,102 units, 79% are in buildings that have greater than 20 units.
- There are ~18 housing developments (totaling 822 units / 8% of all dwelling units in the City) that have income restrictions and/or receive subsidies from the federal government to provide housing at a reduced rate.
  - 208 (25%) of these assisted units (located across 5 developments) are for households earning 50-60% of the median area income (MAI) or less; 263 (32%) of these units (located across 11 developments) are for household earning 80% MAI or less; and, 151 have unknown income requirements.
  - 344 (42%) of these units (located across 8 developments) are age restricted / elderly housing.
  - 9 of these developments receive Low Income Housing Tax Credits (LIHTC). These 9 developments contain a total of 276 units.

- **Keene's medium and higher density housing is located in close proximity to services and resources**

- 26% (2,628 units) of all residential dwelling units in the City are located in the Central Business (7% or 725 units), Central Business Limited (1% or 111 units), or High Density (17.4% or 1,792 units) Zoning Districts. These districts are located in either the downtown or areas directly surrounding the downtown of the City and provide easy access to a multitude of services and resources including convenient access to public transportation.
- Most of the City's dense residential developments are located in the downtown area with 54% of all residential buildings with Over 8 Units, and 54% of all residential buildings with 4-8 units being located in the districts listed in the above bullet.

- **Keene's regulations provide for significant housing opportunity**

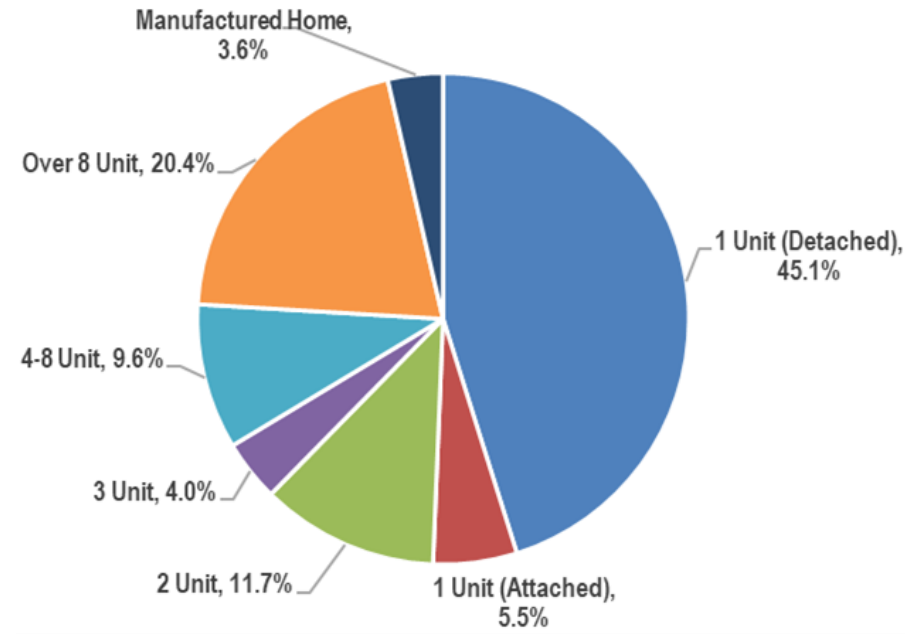
- Compared to surrounding communities in Cheshire County that have limited or no available sewer/water services, Keene is able to allow for greater density of housing. The City has used zoning as a tool to direct this denser growth towards the Downtown, while maintaining / promoting open space and protection of natural resources (e.g. surface waters and steep slopes) in areas outside the downtown.
- 79.4% of all buildings containing residential dwelling units are located in zoning districts that allow for minimum lot sizes between 10,000 sf (0.23 acre) and 6,000 sf (0.14 acre). Five of the City's 10 zoning districts that allow for single family homes (Low Density, Residential Preservation, Medium Density, High Density, Office), have minimum lot sizes of between 10,000 sf and 6,000 sf.
- 7 of the City's 10 zoning districts that allow for residential uses allow for multifamily homes.
- Keene's zoning regulations allow for attached accessory dwelling units (ADUs) (subject to conditions) in all zoning districts that allow for single family homes, and for detached ADUs in the Rural and Agricultural Districts.

# Housing Type

## DWELLING UNITS

- There is a **total of 10,291 dwelling units** located **within 6,604 buildings** in the City.
  - Most (~45%) of these dwelling units are 1-Unit (Detached) buildings, which, for the most part, are detached, single family homes.
  - 20.4% (2,102) of all dwelling units are located within buildings that contain greater than 8 dwelling units. Of these 2,102 units, 79% are in buildings that have greater than 20 units.
    - Large apartment complexes in the Downtown and East Side area include, but are not limited to: Washington Park (135 units), Colony Mill (89 units), American House (109 units), Central Square Terrace (90 units), and Cleveland Place (75 units). Those in West Keene include: Park Place (120 units), Parkwood (120 units), Century Apartments (96 units), and Hillside Village (140 units).
- Of the 567 1-Unit (Attached) buildings inventoried, 540 (95%) are residential condominiums. The remainder are single dwelling units that are located in a mixed use building.
- 8% of all dwelling units and 2% of buildings containing residential dwelling units are located either within mixed-use buildings or on lots that have non-residential buildings.
- Excluding condominiums, 4% (253) of the buildings inventoried are located on lots that contain multiple, detached residential buildings on the same lot.

Total Dwelling Units by Building Type - Keene, NH



## SIZE OF UNITS

- 1,444 sf is the median size** (based on gross living area) of the City's **1-Unit (Detached) dwellings**. 70.6% of these dwellings are less than 2,000 sf in gross living area.
- As this inventory relies primarily on the City's assessor records, information on unit size across all types of housing is not readily available. However, the size of 1-Unit (Detached) dwellings is provided in the table below, using gross living area. Gross living area is the total area of finished, above-grade residential space excluding unheated areas such as porches and balconies.

Size of 1-Unit (Detached) Dwellings – Keene, NH

Gross Living Area in SF	# of Units	% of Units
0-999	750	16.1
1,000-1,999	2,997	64.5
2,000-2,999	710	15.3
3,000-3,999	140	3.0
4,000-7,999	49	1.1
<b>Total:</b>	<b>4,646</b>	<b>100%</b>

Buildings Containing Dwelling Units – Keene, NH

Building Type	Total # Buildings Containing Dwelling Units	Total # Dwelling Units	% of Total Dwelling Units
1 Unit (Detached)	4,646	4,646	45.1%
1 Unit (Attached)	567	567	5.5%
2 Unit	602	1,204	11.7%
3 Unit	138	414	4.0%
4-8 Unit	193	985	9.6%
Over 8 Unit	85	2,102	20.4%
Manufactured Home	373	373	3.6%
<b>Total:</b>	<b>6,604</b>	<b>10,291</b>	<b>100%</b>

## OWNERSHIP

- There are 5,823 different owners of buildings that contain dwelling units in Keene.
- 86% of buildings containing dwelling units are owned by persons or entities with a Keene mailing address.
  - ~90% of 1-Unit (Detached); 72% of 1-Unit (Attached); 70% of 2-Unit; 67% of 3 Unit; 68% of 4-8 Unit; 64% of Over 8 Unit buildings and 95% of manufactured homes are owned by a person or entity with a Keene mailing address.
- Outside of NH, property owners represent 33 states with the most predominant being MA (1.4%), CT (0.8%), FL (0.6%), VT (0.3%), CA (0.27%), NJ (0.24%) and NY (0.18%).
- Approximately 6% (594 units) of all of Keene's dwelling units are owned by a handful of property owners (5 different entities). This number may be higher as property may be owned by the same person or entity under a different name.

## TENURE

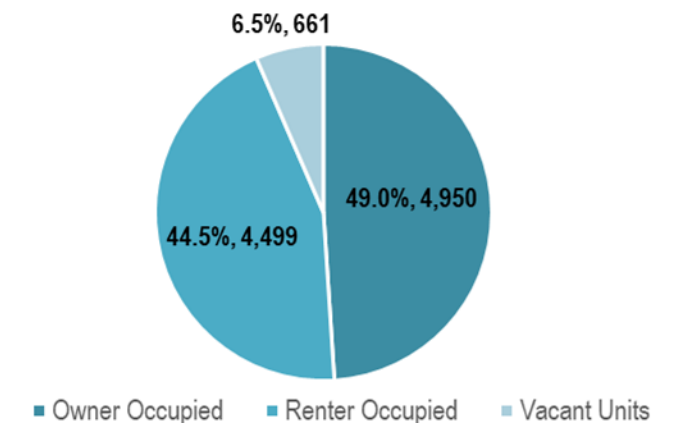
- The U.S. Census' American Community Survey (ACS 2014-2018 5-Year Estimates) estimates that 49% of all dwelling units in Keene are owner-occupied, and 44.5% are renter occupied.
- The ACS 2014-2018 estimates that 33% of all dwelling units have 3 bedrooms; 33% have 2 bedrooms; 17% have 4+ bedrooms; 14% have 1 bedroom; and 3% have no bedrooms.

Estimated Housing Tenure & Vacancy - Keene, NH

	2014-2018	%	Margin of Error +/-
<b>Occupied Units</b>	<b>9,449</b>	<b>93%</b>	<b>367</b>
Owner Occupied	4,950	52% of occupied	273
Renter Occupied	4,499	48% of occupied	341
<b>Vacant Units</b>	<b>661</b>	<b>7%</b>	<b>193</b>
Vacant For Sale	29	0.60% of vacant	44
Vacant For Rent	147	3.20% of vacant	93
Vacant Seasonal	145	1% of vacant	129
<b>Total Units:</b>	<b>10,110</b>		<b>344</b>

Source: ACS 2014-2018 Estimates

Housing by Tenure - ACS 2014-2018 Estimates



Source: ACS 2014-2018 Estimates

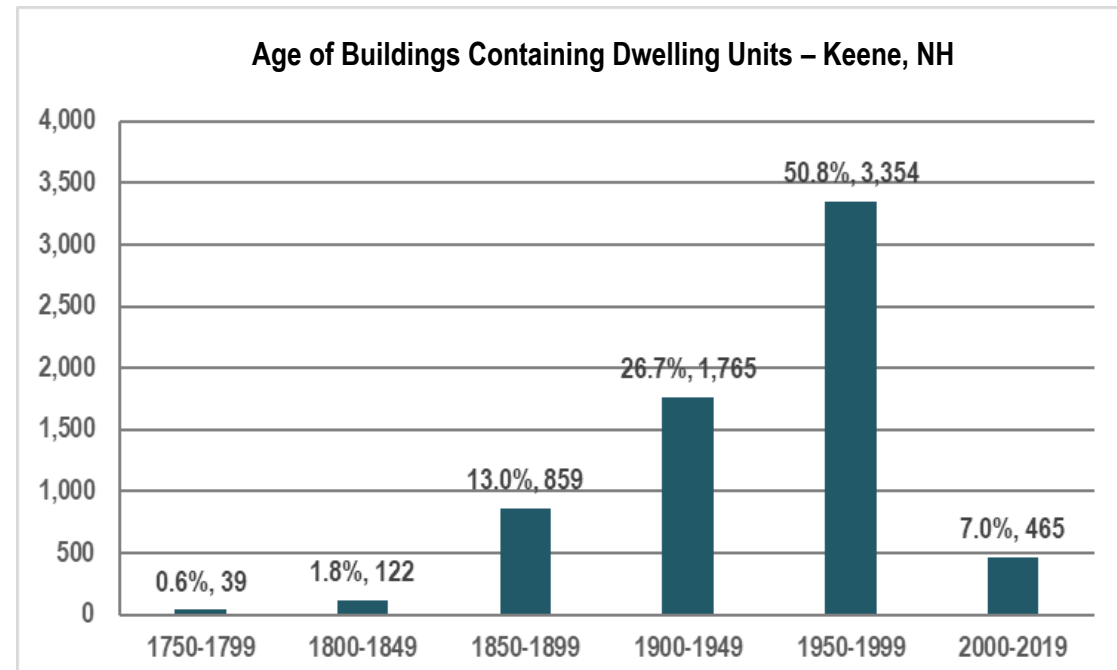
# Housing Depreciation

## WHAT IS HOUSING DEPRECIATION?

- With respect to municipal property assessment, depreciation is the loss in value of a building, relative to its replacement cost new, reproduction cost new, or original cost, whatever the cause of loss of value. Essentially, it is an estimate of condition based on the age of the property and how well it is maintained. This is a value applied to a building in relation to other buildings in the same municipality solely for local assessment purposes, and further information may be needed to determine the condition of a property.
- As a property ages it is expected that its depreciation will increase or its remaining useful life will diminish. How a property is maintained may increase or decrease this effect. Proper maintenance like replacing worn shingles on a roof, repairing rotted siding, repairing wear and tear on flooring, and/or updating mechanical systems may help to reduce the amount of depreciation on an aging property.
- It is important to note that depreciation is based on a combination of local factors and market conditions.

## AGE OF UNITS

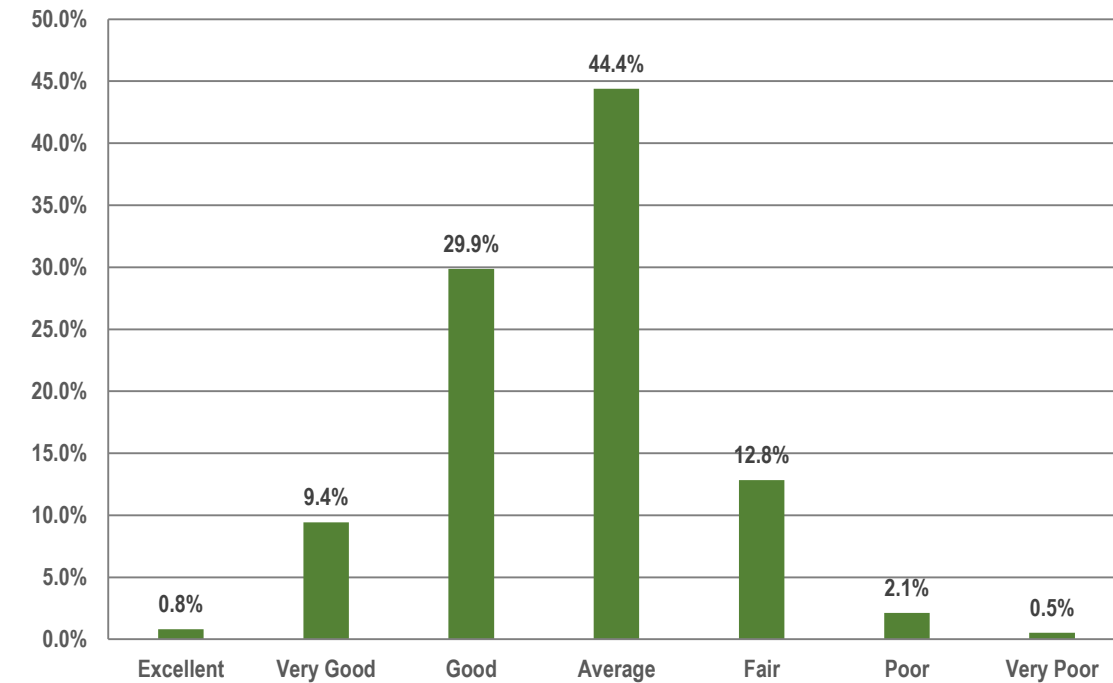
- Nearly 58% of buildings containing dwelling units were built after 1950, with 7% (465 buildings) having been built since 2000. However, Keene does have a significant stock of older homes, with 15.4% (1,020 buildings) built prior to 1900.



## HOUSING DEPRECIATION AS DETERMINED BY ASSESSING DEPARTMENT

- According to the depreciation code assigned to property by the City's Assessing Department, 84% of Keene's residential housing stock is in average condition or better. Only 2.6% (175 units) of housing is listed as being in poor or very poor condition.
- Based on the depreciation codes, the City's older housing stock (161 buildings built before 1850), appears to be in relatively good condition with 50% of properties in good condition or better and 28% in average condition.
- Based on the depreciation codes, the City's older housing stock (1,020 buildings built before 1900), appears to be in relatively good condition with 35% of properties in good condition or better and 41% in average condition.
- Of the buildings that are in fair to very poor condition, 61% are 1-Unit (Detached) dwellings, 16% are 2-Unit dwellings, 11% are manufactured homes, 5% are 1-Unit (Attached) dwellings, 4% are 3-Unit buildings, 2.6% are 4-8 Unit buildings, and 0.1% are Over 8-Unit buildings.

Housing Depreciation of Buildings with Dwelling Units – Keene, NH



Year Built	Depreciation of Buildings Containing Dwelling Units – Keene, NH														Total	
	Excellent		Very Good		Good		Average		Fair		Poor		Very Poor			
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1750-1799	3	5.6%	14	2.2%	9	0.5%	4	0.1%	7	0.8%	2	1.4%	-	-	39	0.6%
1800-1849	5	9.3%	15	2.4%	33	1.7%	41	1.4%	17	2.0%	10	7.1%	1	2.9%	122	1.8%
1850-1899	11	20.4%	62	10.0%	209	10.6%	371	12.7%	163	19.2%	40	28.4%	3	8.8%	859	13.0%
1900-1949	8	14.8%	116	18.6%	466	23.6%	778	26.5%	320	37.7%	54	38.3%	23	67.6%	1,765	26.7%
1950-1999	22	40.7%	404	64.8%	1,171	59.4%	1,378	47.0%	337	39.7%	35	24.8%	7	20.6%	3,354	50.8%
2000-2019	5	9.3%	12	1.9%	85	4.3%	359	12.2%	4	0.5%	-	-	-	-	465	7.0%
<b>Total:</b>	<b>54</b>	<b>0.8%</b>	<b>623</b>	<b>9.4%</b>	<b>1,973</b>	<b>29.9%</b>	<b>2,931</b>	<b>44.4%</b>	<b>848</b>	<b>12.8%</b>	<b>141</b>	<b>2.1%</b>	<b>34</b>	<b>0.5%</b>	<b>6,604</b>	<b>100.0%</b>

# Housing Affordability

## WHAT IS AFFORDABLE HOUSING?

- NH RSA 674:58 defines Affordable Housing as housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that do not exceed 30% of a household's gross annual income. This is consistent with the U.S. Housing and Urban Development Department definition.

## WHAT IS WORKFORCE HOUSING?

- In 2008, the state adopted the Workforce Housing Statute (RSA 674:58) which requires communities to provide "reasonable and realistic opportunities for the development of workforce housing."
- Workforce housing is defined as housing which is intended for sale and which is affordable to a household with an income of no more than 100% of the median income for a 4-person household for the metro-area or county in which the housing is located, or rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for the metro-area or county in which the housing is located.
- Workforce housing can include, but is not limited to, subsidized and affordable housing, as well as market-rate and mixed-income housing. However, workforce housing does not include developments that exclude minor children from >20% of the units and/or developments that have >50% of units with fewer than 2 bedrooms.

## 2019 WORKFORCE HOUSING PURCHASE & RENT LIMITS:

2019 Workforce Housing Limits	Ownership		Renters	
	Income	Est. Max. Affordable Purchase Price*	Income	Est. Max. Affordable Monthly Rent*
	100% of 2019 HUD Median Area Income for Family of 4		60% of 2019 HUD Median Area Income Adjusted for a Family of 3	
<b>Cheshire County</b>	\$77,300	<b>\$233,000</b>	\$41,470	<b>\$1,040</b>

\*Estimates a max purchase price using 30% of income, 5% down payment, 30-yr mortgage at 4.31%, 0.5 points, PMI and estimated 2019 taxes for the area and hazard insurance; or gross monthly rental cost (e.g. rent + utilities) using 30% of income

- The City of Keene is one of 23 municipalities within Cheshire County; however, it houses 30% (23,409 people) of Cheshire County's population (77,117) and has a population density of 619 persons per square mile of land area compared to 108.2 persons per square mile for the County.
- Based on the American Community Survey (ACS) 5-Year Estimates from 2013-2017, 29% of the County's total estimated housing units is located in the City of Keene.
- According to the ACS 2013-2017 estimates, the median household income in Keene is \$74,207, and the median family income is \$74,207. The median household income is the average income of all people in a housing unit, and the median family income is the average income for a family of 2 or more related persons in a household.

## SALE PRICE OF 1-UNIT DETACHED DWELLINGS\*

- Between 2015 and 2019, the vast majority (74% or 850 buildings) of 1-Unit (Detached) dwellings that sold were purchased for \$233,000 or less (excluding properties that sold for less than \$50,000). These homes may be considered within the Workforce Housing purchase price limits of \$233,000 for a family of 4 in Cheshire County with an annual household income of \$77,300. A total of 1,147 1-Unit (Detached) dwellings were sold in Keene in this 5-year time period, excluding homes that sold for less than \$50,000.
- In 2019, the percentage of homes that sold at \$233,000 or less was 69%, compared to 82% in 2015.
- Because ownership information is not readily available, this analysis of purchase price was focused on 1-Unit (Detached) dwellings, which are predominantly single family dwellings and account for ~45% of Keene's housing stock.
- 75% (1,147) of the 1,538 dwelling units/residential buildings sold between 2015 and 2019 were 1-Unit (Detached) Dwellings.

## RENTAL HOUSING\*

- As the City does not maintain a comprehensive inventory of rental price information, data on rental costs was obtained from the NH Housing and Finance Authority (NHHFA), which conducts an annual survey of gross monthly rental cost at the town scale.
  - According to this survey, the median gross rental cost in Keene in 2019 was \$1,117 compared to \$1,075 for Cheshire County and \$1,271 statewide. This median of \$1,117 is \$77 (7%) greater than the workforce housing rent limit of \$1,040 for a 3-person household living in Cheshire County with an annual median area income of \$41,470.
- Gross rental data is also available from the American Community Survey 5-Year Estimates. The 2013-2017 ACS estimates that gross rent in Keene is \$977, compared to \$934 in Cheshire County, and \$1,052 statewide.
- According to the U.S. Census' ACS 2014-2018 5-Year Estimates, 44.5% of Keene's housing stock is composed of Renter-Occupied units.

## ASSESSED VALUE OF RESIDENTIAL BUILDINGS\*

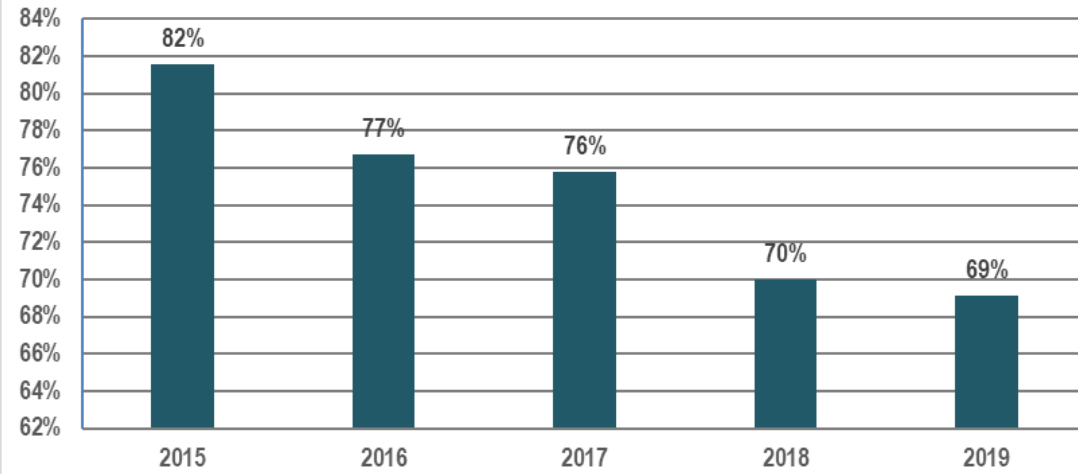
- The City's assessed value of parcels, land and buildings reflects the fair market value of property as of April 1, 2016, which was the date of the City's last valuation. The City is due for its next valuation in April of 2021.
- In Keene, 79.6% of all property (including land and buildings) with residential units has an assessed value of \$233,000 or less. 79% of 1-Unit (Detached) buildings; 93.5% of 1-Unit (Attached) buildings; 85.7% of 2-Unit buildings; 77.5% of 3-Unit buildings; 24.4% of 4-8 Unit buildings; 0% of Over 8 Unit buildings; and 100% of manufactured homes have total assessed parcel valuations of \$233,000 or less.

**\*NOTE:** It is important to distinguish that State's workforce housing purchase price limit of \$233,000 for Cheshire County accounts for factors other than the sale price of a home such as insurance and property taxes. For the purposes of this analysis, staff did not account for these additional factors in evaluating the availability of workforce housing/affordable housing. Staff used \$233,000 as an upper threshold for determining the number of buildings that have an assessed value and or sale price that is within the State's definition of workforce housing. Similarly, staff did not account for monthly utilities in its evaluation of gross monthly rent in comparison to the workforce housing rental limits supplied by NH Housing or Cheshire County.

# Housing Affordability

## SALE PRICE OF 1-UNIT (DETACHED) DWELLINGS

Percent of 1-Unit (Detached) Dwellings Sold in Keene at or Below NH's Workforce Housing Purchase Price Limit 2015-2019\*



\*The Workforce Housing Purchase Price Limit in 2019 was \$233,000. The data in this chart is not adjusted for inflation.

Sale Price of 1-Unit (Detached) Dwelling Units 2015-2019 - Keene, NH

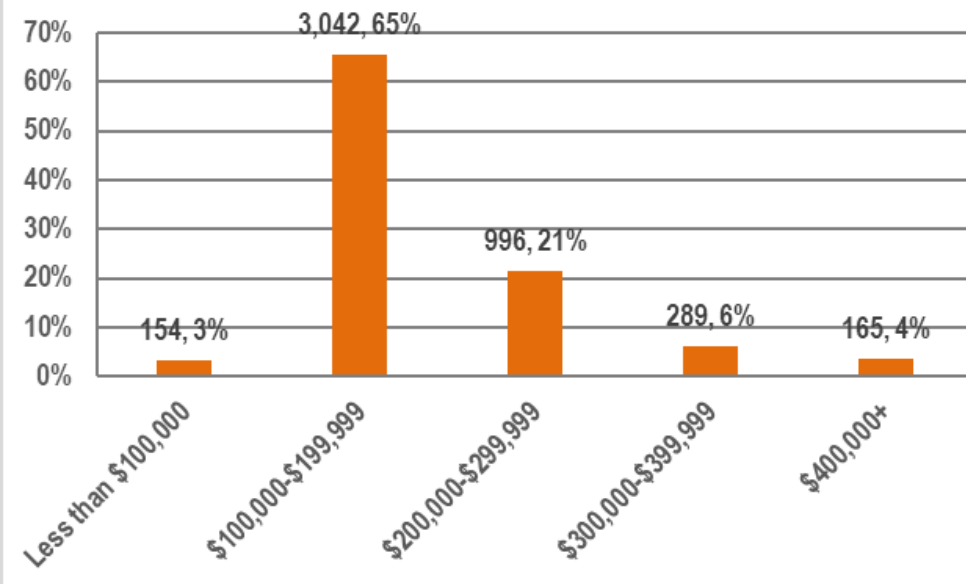
Sale Price*	2015		2016		2017		2018		2019		Total	
	# Units	%	# Units	%	# Units	%	# Units	%	# Units	%	# Units	%
\$50,000-\$99,999	14	7.4%	19	8.8%	11	4.9%	15	6.3%	12	4.3%	71	6.2%
\$100,000-\$149,999	64	33.7%	62	28.8%	61	27.4%	46	19.2%	40	14.3%	273	23.8%
\$150,000-\$199,999	52	27.4%	64	29.8%	81	36.3%	82	34.2%	109	39.1%	388	33.8%
\$200,000-\$249,999	29	15.3%	35	16.3%	22	9.9%	50	20.8%	48	17.2%	184	16.0%
\$250,000-\$299,999	15	7.9%	17	7.9%	21	9.4%	18	7.5%	32	11.5%	103	9.0%
\$300,000-\$349,999	8	4.2%	10	4.7%	12	5.4%	14	5.8%	23	8.2%	67	5.8%
\$350,000-\$399,999	5	2.6%	1	0.5%	7	3.1%	4	1.7%	6	2.2%	23	2.0%
\$400,000+	3	1.6%	7	3.3%	8	3.6%	11	4.6%	9	3.2%	38	3.3%
<b>Total:</b>	<b>190</b>	<b>100%</b>	<b>215</b>	<b>100%</b>	<b>223</b>	<b>100%</b>	<b>240</b>	<b>100%</b>	<b>279</b>	<b>100%</b>	<b>1,147</b>	<b>100%</b>

\*Not adjusted for inflation

Source: City of Keene Assessor Database

## ASSESSED PARCEL VALUE BY BUILDINGS

Total Assessed Parcel Value of 1-Unit Detached Dwellings (April 2016 Valuation)



Assessed Parcel Value by Building Type (Based on April 1, 2016 Valuation) – Keene, NH

Total Parcel Assessed Value Range	Building Type														Total	
	1 Unit (Attached)		1 Unit (Detached)		2-Unit		3-Unit		4-8 Unit		Manufactured Home		Over 8 Unit			
	# Units	%	# Units	%	# Units	%	# Units	%	# Units	%	# Units	%	# Units	%	# Units	%
Less than \$100,000	167	29%	154	3%	6	1%	0	0%	0	0%	371	99%	0	0%	698	11%
\$100,000-\$199,999	339	60%	3,042	65%	422	70%	78	57%	20	10%	2	1%	0	0%	3,903	59%
\$200,000-\$299,999	46	8%	996	21%	135	22%	43	31%	71	37%	0	0%	2	2%	1,293	20%
\$300,000-\$399,999	12	2%	289	6%	17	3%	6	4%	37	19%	0	0%	2	2%	363	5%
\$400,000+	3	1%	165	4%	22	4%	11	8%	65	34%	0	0%	81	95%	347	5%
<b>Total:</b>	<b>567</b>		<b>4,646</b>		<b>602</b>		<b>138</b>		<b>193</b>		<b>373</b>		<b>85</b>		<b>6,604</b>	

# Housing Affordability

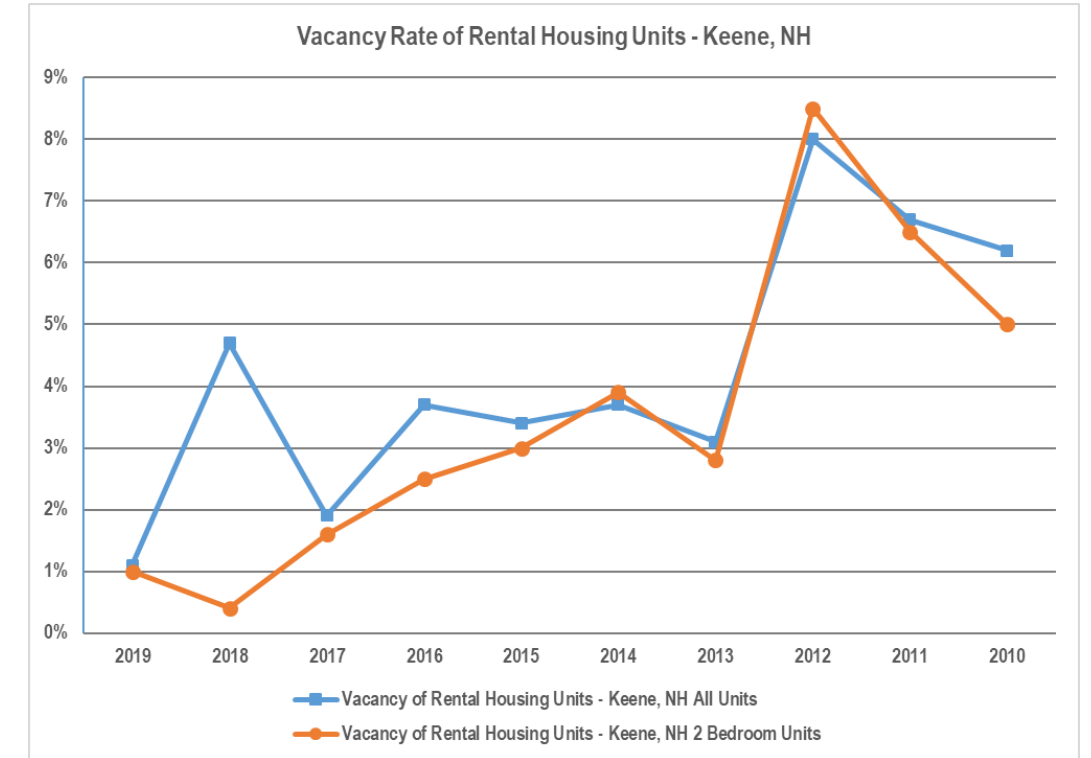
## RENTAL HOUSING

### Median Gross Monthly Rent 2015-2019

Year	Keene		Cheshire County		NH	
	Median Gross Rent	Sample Size	Median Gross Rent	Sample Size	Median Gross Rent	Sample Size
2019	\$1,117	236	\$1,075	509	\$1,251	9,700
2018	\$1,046	263	\$985	563	\$1,177	8,962
2017	\$979	266	\$968	514	\$1,143	10,830
2016	\$1,034	325	\$1,000	732	\$1,113	13,650
2015	\$1,064	399	\$1,015	787	\$1,069	14,559

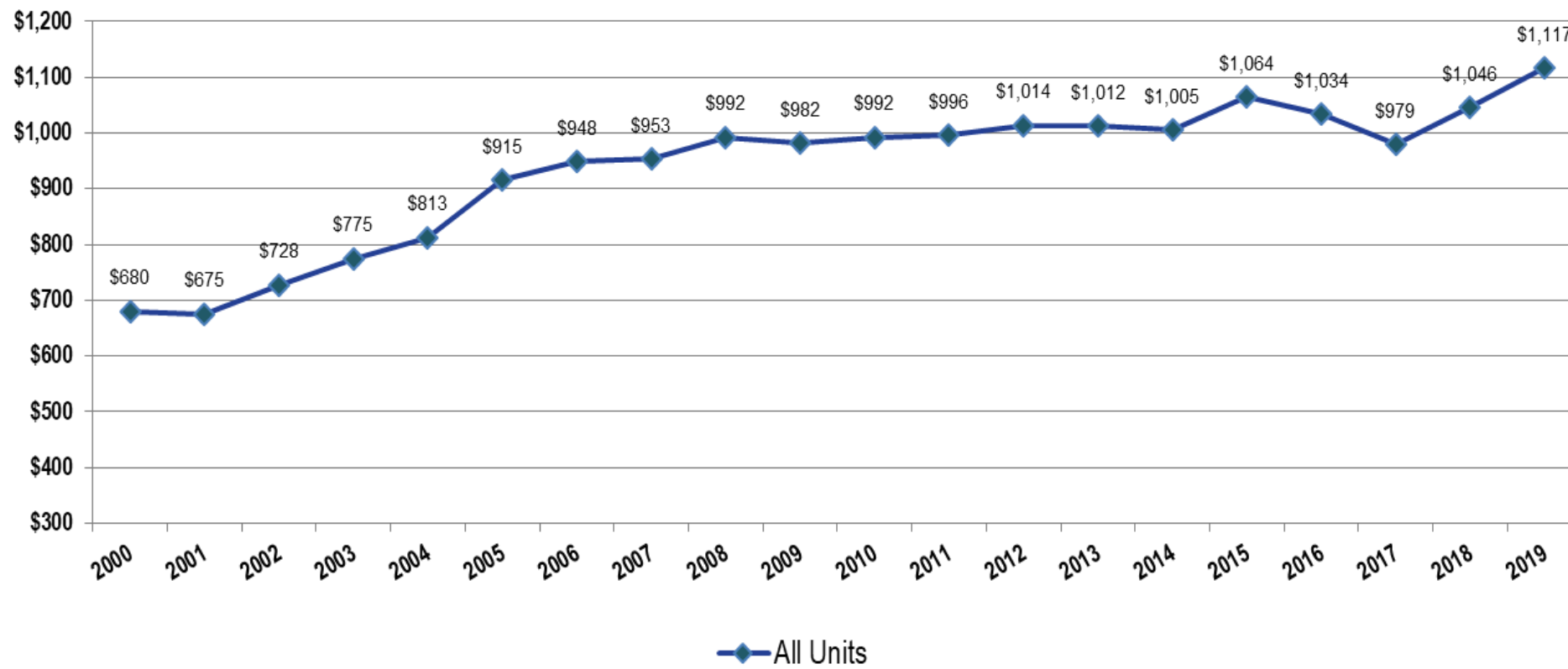
Source: NH Housing's Annual Residential Rental Cost Survey

### Vacancy Rates for Rental Housing 2010-2019



Source: NH Housing's Annual Residential Rental Cost Survey

### Median Gross Monthly Rent 2000-2019 – Keene, NH



### Rental Housing Vacancy Rate 2010-2019

Year	Keene	Cheshire County	NH
2019	1.1%	0.9%	0.8%
2018	4.7%	4.3%	2.1%
2017	1.9%	2.1%	1.7%
2016	3.7%	4.9%	1.8%
2015	3.4%	4.1%	2.8%
2014	3.7%	4.2%	2.7%
2013	3.1%	2.7%	3.4%
2012	8.0%	6.7%	3.2%
2011	6.7%	7.0%	3.9%
2010	6.2%	7.1%	5.0%

Source: NH Housing's Annual Residential Rental Cost Survey

# Housing Affordability

## ASSISTED HOUSING DEVELOPMENTS

- The table below lists rental properties that offer income restrictions or rent subsidies for low-income families and seniors. It does not provide information on the Housing Choice Voucher (Section 8) Program, which provides rental assistance to individual households through rental vouchers.
  - Within the City there are ~18 housing developments and a total of 822 units that have income restrictions and/or receive subsidies from the federal government to provide housing at a reduced rate. These properties are primarily owned or managed by Keene Housing, Cheshire Housing Trust, Southwestern Community Services, or EJL Management.
- 208 (25%) of these assisted units (located across 5 developments) are for households earning 50-60% of the median area income (MAI) or less; 263 (32%) of these units (located across 11 developments) are for household earning 80% MAI or less; and, 151 have unknown income requirements.
- 344 (42%) of these units (located across 8 developments) are age restricted / elderly housing . .
- 9 of these developments receive Low Income Housing Tax Credits (LIHTC). These 9 developments contain a total of 276 units.

Development	Address		Type	Total Units	Income Restrictions	Owner/Manager
Central Square Terrace	4-7	Central Square	Age Restricted (Elderly)	90	50-60% of MAI	Keene Housing Authority
Cleveland Place	21	Roxbury Plaza	Age Restricted (Elderly)	75	Unknown	EJL Management Company
Autumn Leaf Village	7-25	Ivy Dr	Age Restricted (Elderly)	56	Unknown	EJL Management Company
Stone Arch Senior Housing	835	Court St	Age Restricted (Elderly)	33	Unknown	Keene Housing Authority
Keene East Side Housing	111	Railroad St	Age Restricted (Elderly)	30	Unknown	Southwestern Community Services
Westmill Senior Housing	110	Railroad St	Age Restricted (Elderly)	26	Unknown	Southwestern Community Services
Railroad Square Senior Housing	49	Community Way	Age Restricted (Elderly)	24	Unknown	Southwestern Community Services
Emerald Street House	32	Emerald St	Age Restricted (Elderly)	10	Unknown	Keene Housing Authority
Harper Acres	104-169	Castle St	General Occupancy	120	80% of MAI	Keene Housing Authority
The Highlands	11-29	Citizens Way	General Occupancy	40	Unknown	Southwestern Community Services
Brookbend East	27	Ivy Dr	General Occupancy	40	50-60% of MAI	Keene Housing Authority
Forest View Apartments	8-28	Harmony Lane	General Occupancy	38	80% of MAI	Keene Housing Authority
Brookbend West	82	Meadow Rd	General Occupancy	35	50-60% of MAI	Keene Housing Authority
North & Gilsum		North & Gilsum St	General Occupancy	29	80% of MAI	Keene Housing Authority
Scattered Sites	Various	Addresses	General Occupancy	24	Unknown	Keene Housing Authority
Stone Arch Village Housing	829	Court St	General Occupancy	24	50-60% of MAI	Keene Housing Authority
Ashbrook	191-195	Key Rd	General Occupancy	24	80% of MAI	Keene Housing Authority
Cityside Family Housing	92	Water St	General Occupancy	24	Unknown	Southwestern Community Services
Hampshire House	86	Winter St	General Occupancy	19	50-60% of MAI	Cheshire Housing Trust
Meadow Road Apartments	72, 72, 76	Meadow Rd	General Occupancy	18	80% of MAI	Keene Housing Authority
Bennett Block	32	Washington St	General Occupancy	14	80% of MAI	Keene Housing Authority
218-228 Winchester St	218-228	Winchester St	General Occupancy	7	80% of MAI	Cheshire Housing Trust
Damon Court	45	Damon Court	General Occupancy	6	Unknown	Keene Housing Authority
5862 Dover St	58-62	Dover St	General Occupancy	4	80% of MAI	Cheshire Housing Trust
657 Marlboro St	657	Marlboro Rd	General Occupancy	4	80% of MAI	Cheshire Housing Trust
25 Pine St	25	Pine St	General Occupancy	3	80% of MAI	Cheshire Housing Trust
135 Elm St	135	Elm St	General Occupancy	2	80% of MAI	Cheshire Housing Trust
Elm City Cooperative	71-75	Cottage St	Special Needs	3	Unknown	Monadnock Community Service Center

\*Cells highlighted in yellow are Low Income Housing Tax Credit Developments

Source: NHHFA, May 2019



# Housing by Affordability

## RESIDENTIAL CONDOMINIUMS

- There are 540 residential condominium units in the City spread across 18 sites/developments. The table below displays the addresses and number of units located within each of these developments. The table also displays the range of assessed building values for these units. The assessed value in the table represents the April 1, 2016 valuation.
- 93% of the 540 condominium units have building values that are less than \$204,000.

Residential Condominiums	Address	Dwelling Units	Total Assessed Building Value			
			\$3,100-\$103,099	\$103,100-\$203,099	\$203,100-\$303,099	\$303,100-\$403,099
137 Court	137 Court St	4			4	
24 Old Walpole Rd	24 Old Walpole Rd	2		2		
Brookside	30-32 Maple Ave	48	48			
Carriage House	35-39 Church St	14		14		
Chestnut Green	710 Main St	40	40			
Court St Condos	792-818 Court St	80	80			
Cracker Factory	16 Church St	2			2	
Farmstead Development	238 Base Hill Rd	82		82		
Howard St	142-144 Howard St	2	2			
Meadowlands	Stonehouse Ln	36		36		
Meadowview Knolls	Skyline Dr, Skyview Cr, Sugar Maple Ln, Wesley Ln	52		38	14	
Pearl St Estates	127-129 Pearl St	6		6		
Railroad Land Condos	51 Railroad St	8			4	4
River St Association	174-190 River St	9		9		
Summit Ridge	Summit Ridge	8			8	
The Wright Estate	Windsor Ct	89	10	78	1	
Union Square Townhouses	24-38 Union St	14		14		
Willowbrook	110 Arch St	44		44		
<b>Total:</b>		<b>540</b>	<b>179</b>	<b>324</b>	<b>33</b>	<b>4</b>

# Housing Location

## HOUSING BY ZONING DISTRICT

- The majority (52.7%) of the City's residential buildings are located in the Low Density Zoning District. This district is intended primarily for detached single family dwellings. 66% (3,058 units) of all 1-Unit Detached dwellings are located in Low Density.
- 96% of all residential buildings are located in districts intended primarily for residential uses. There are 7 of these districts and they include: Rural, Low Density, Low Density 1, Residential Preservation, Medium Density, High Density, and High Density-1.
- 26% (2,628 units) of all residential dwelling units in the City are located in the Central Business (7% or 725 units), Central Business Limited (1% or 111 units), or High Density (17.4% or 1,792 units) Zoning Districts. These districts are located in either the downtown or areas directly surrounding the downtown of the City and provide easy access to a multitude of services and resources including convenient access to public transportation. Most of the City's dense residential developments are located in this area with 54% of all residential buildings with Over 8 Units, and 54% of all residential buildings with 4-8 units being located in these districts.

Zoning District	Residential Building Type														Total	
	1 Unit (Detached)		1 Unit (Attached)		2 Unit		3 Unit		4-8 Unit		Over 8 Unit		Manufactured Home			
Rural	717	15.44%	1	0.18%	12	1.99%	-	0.00%	2	1.04%	2	2.35%	373	100%	1,107	16.77%
Low Density	3,058	65.83%	265	46.74%	122	20.27%	18	13.04%	15	7.77%	2	2.35%	-	-	3,480	52.70%
Low Density 1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	0.03%
Residential Preservation	86	1.85%	1	0.18%	62	10.30%	6	4.35%	8	4.15%	-	-	-	-	163	2.47%
Medium Density	467	10.05%	62	10.93%	202	33.55%	36	26.09%	34	17.62%	9	10.59%	-	-	810	12.27%
High Density	227	4.89%	201	35.45%	159	26.41%	63	45.65%	86	44.56%	22	25.88%	-	-	758	11.48%
High Density 1	-	-	-	-	-	-	-	-	-	-	10	11.76%	-	-	10	0.15%
Agricultural	20	0.43%	-	-	2	0.33%	-	-	-	-	-	-	-	-	22	0.33%
Office	6	0.13%	4	0.71%	6	1.00%	4	2.90%	5	2.59%	3	3.53%	-	-	28	0.42%
Neighborhood Business	22	0.47%	-	-	8	1.33%	1	0.72%	4	2.07%	-	-	-	-	35	0.53%
Central Business	2	0.04%	27	4.76%	7	1.16%	3	2.17%	11	5.70%	21	24.71%	-	-	71	1.08%
Central Business Limited	1	0.02%	-	0.00%	1	0.17%	2	1.45%	7	3.63%	3	3.53%	-	-	14	0.21%
Commerce	29	0.62%	5	0.88%	18	2.99%	5	3.62%	21	10.88%	12	14.12%	-	-	90	1.36%
Corporate Park	2	0.04%	-	-	-	-	-	-	-	-	-	-	-	-	2	0.03%
Industrial	3	0.06%	1	0.18%	3	0.50%	-	-	-	-	-	-	-	-	7	0.11%
Industrial Park	2	0.04%	-	-	-	-	-	-	-	-	-	-	-	-	2	0.03%
Business Growth and Re-Use	1	0.02%	-	-	-	-	-	-	-	-	1	1.18%	-	-	2	0.03%
<b>Total:</b>	<b>4,645</b>	<b>100%</b>	<b>567</b>	<b>100%</b>	<b>602</b>	<b>100%</b>	<b>138</b>	<b>100%</b>	<b>193</b>	<b>100%</b>	<b>85</b>	<b>100%</b>	<b>373</b>	<b>100%</b>	<b>6,603</b>	<b>100%</b>

# Special Housing

## COLLEGE HOUSING

- Keene State College is the only university or college within the City that provides on-campus housing. As of 2019, the College provides housing for 2,182 students within 11 residence halls.
- The College also owns property off-campus including 26 Proctor Court (single unit detached building) and 231 Main St (contains 3 residential apartments) that are not included in the table to the right.
- In academic year 2018-2019, Keene State College had 3,441 undergraduates and 46 graduate students enrolled.

Keene State College Residence Halls	
Name	# Beds
361 Main	11
Carle Hall	302
Fiske Hall	87
Holloway Hall	252
Huntress Hall	154
The Commons	348
One Butler Court	216
Owl's Nest	434
Pondside 1	104
Pondside 2	120
Pondside 3	154
<b>Total:</b>	<b>2182</b>

## LODGING HOUSES

- Within the City there are 3 properties that are known to operate as traditional lodginghouses. However, there may be other buildings within the City that are considered lodginghouses with respect to zoning, fire or building codes, etc.
  - 86 Winter St (Hampshire House) – 18 beds + 1 manager apartment, owned/managed by Cheshire Housing and is available for persons with incomes at or below 50-60% of the area median income.
  - 57 Winchester St (College Student Rentals) – 16 beds / 13 Bedrooms
  - 85 Winchester St (College Student Rentals) – 8 beds / 5 Bedrooms, owned by Keene Cribs
- Other properties are listed as “rooming houses” in the City’s Assessor database; however, these properties, which are listed below, are not operated in the traditional function of a lodginghouse.
  - 26 Water St – Prospect House is operated as a sober home
  - 106 Roxbury St – Phoenix House is a residential drug/alcohol treatment facility
  - 139 Roxbury St, 76 Beaver St, and 17 Lamson St (Hundred Nights) operate as homeless or transitional shelters.