

Community Housing Needs Assessment

Strategy Review

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What is the City of Keene Housing Needs Assessment Study?

Phase I: Research, Analysis, and Public Input

Demographic
Analysis

Housing Market
Analysis

Community Survey
& Open House

Stakeholder
Interviews

Housing Resilience
Mapping

Phase II: Identifying Housing Needs

Critical Housing
Challenges and
Priorities

Housing
Affordability
Analysis

Household Types In
Need of Housing

Housing Needs by
Income Level, Price
Point, and Type

Phase III: Housing Strategy

Setting Goals and
Objectives

City Programs,
Policies, and
Regulations

Partnerships and
Funding Approaches

Implementation
Guidance

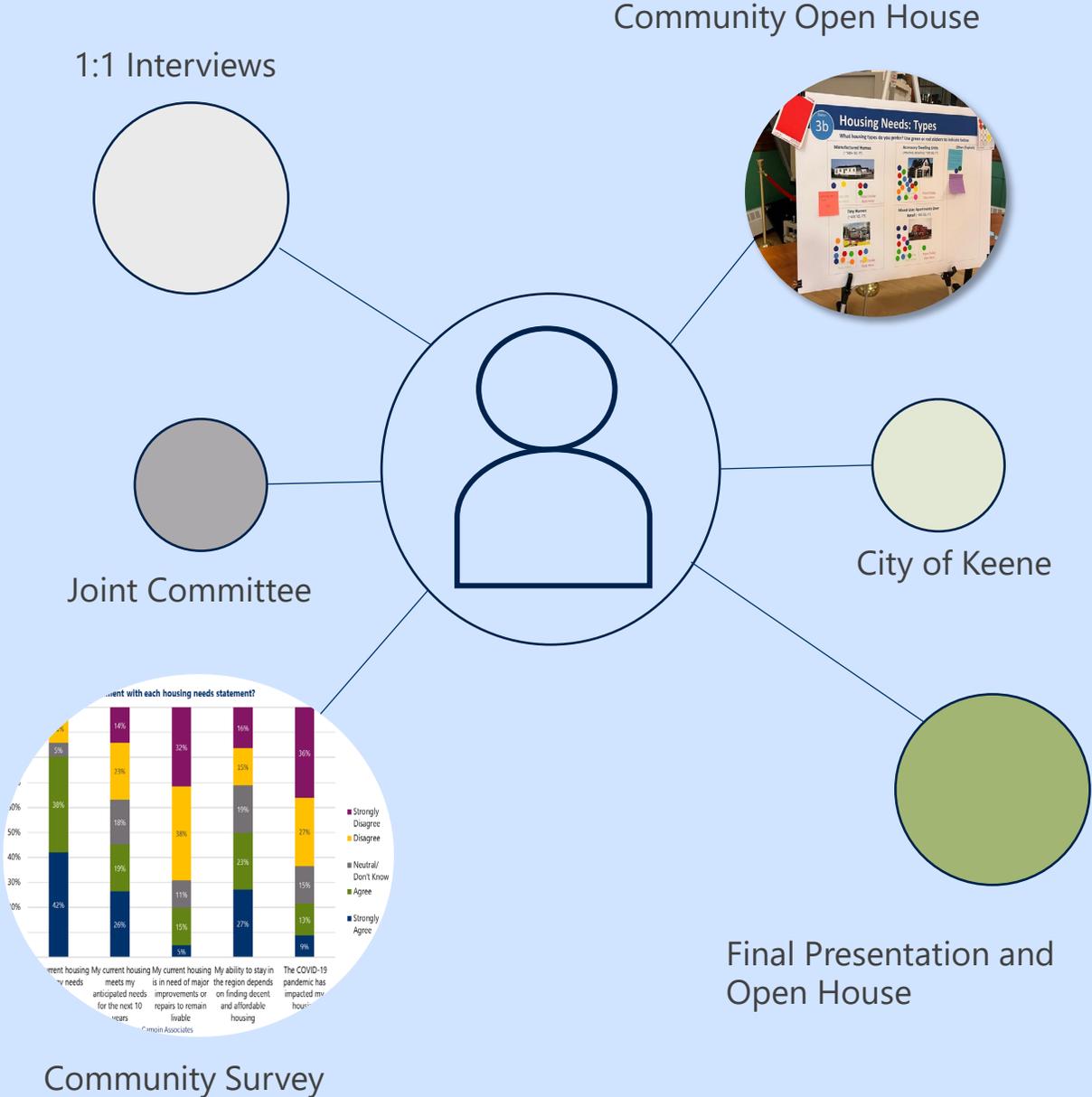
Engagement and Outreach

Interviewees:

- **Developers & land use consultants**
- **Southwestern Community Services**
- **Keene Housing**
- **Monadnock Interfaith Project**
- **Major employers**
 - Keene State College
 - C&S Wholesale Grocers
 - Cheshire Medical Center

Community Survey

- 354 respondents



Key Findings - Affordability

- **Typical Keene household can't afford typical home price**
- **Local wages are not in alignment with housing prices**
- **Rental rates (somewhat) more affordable – but still out of reach of many**

\$18,000

The additional income a typical Keene Household would need to afford a typical home

\$63,300

The “discount” on the sale price of a typical home that a typical worker employed in Keene would need to afford it

\$21

The hourly wage need to afford a typical rental unit in the City of Keene

QUANTIFYING THE NEED: CURRENT HOUSING NEEDS

Summary of City of Keene Housing Needs			
Type of Household Need	Owner Households	Renter Households	Total Households
Cost Burdened*	1,314	1,789	3,103
Displaced Workers	437	367	804
Future Population Growth**	187	134	321
Living in Housing that Will Become Obsolete**	149	125	274
Living in Substandard Housing	12	47	59
Total (Low Estimate)	1,938	2,290	4,228
Total (High Estimate)	2,099	2,462	4,561

Note: Low estimate includes only mutually exclusive sources of needs to avoid double counting

*Includes seniors

**Need over next 10 years

Source: Camoin Associates

There is a need for new, improved, or alternative housing arrangements for between 4,230 and 4,560 households in the next decade.

QUANTIFYING THE NEED: FUTURE WORKFORCE HOUSING NEEDS

Overall, it is estimated that the City of Keene will need to add approximately **1,400 new housing units over the next 10 years** to meet the identified housing needs.

City of Keene New Housing Unit Need (10 years)

Rental Units		
Household Income Bracket	Rental Rate	Units Needed
30% or Less of AMI (Less than \$28,350)	Less than \$709	173
31%-50% of AMI (\$28,350 to \$47,250)	\$709 to \$1,180	170
51%-80% of AMI (\$47,251 to \$75,600)	\$1,181 to \$1,889	123
81%-100% of AMI (\$75,601 to \$94,500)	\$1,890 to \$2,362	45
101%-120% of AMI (\$94,501 to \$113,400)	\$2,363 to \$2,834	24
Over 120% of AMI (More than \$113,400)	\$2,835 or more	73
Total Rental Units		608
Homeowner Units		
Household Income Bracket	Home Price	Needed
30% or Less of AMI (Less than \$28,350)	Less than \$96,700	49
31%-50% of AMI (\$28,350 to \$47,250)	\$96,700 to \$162,199	185
51%-80% of AMI (\$47,251 to \$75,600)	\$162,200 to \$258,899	148
81%-100% of AMI (\$75,601 to \$94,500)	\$258,900 to \$323,299	78
101%-120% of AMI (\$94,501 to \$113,400)	\$323,300 to \$388,899	90
Over 120% of AMI (More than \$113,400)	\$388,900 and above	241
Total Homeowner Units		791
Total Housing Unit Need		
Household Income Bracket	Total Units Needed	
30% or Less of AMI (Less than \$28,350)	222	
31%-50% of AMI (\$28,350 to \$47,250)	355	
51%-80% of AMI (\$47,251 to \$75,600)	271	
81%-100% of AMI (\$75,601 to \$94,500)	124	
101%-120% of AMI (\$94,501 to \$113,400)	114	
Over 120% of AMI (More than \$113,400)	313	
Total Units (10 Years)	1,399	
Total Units (Average Annual)	140	

Source: Camoin Associates

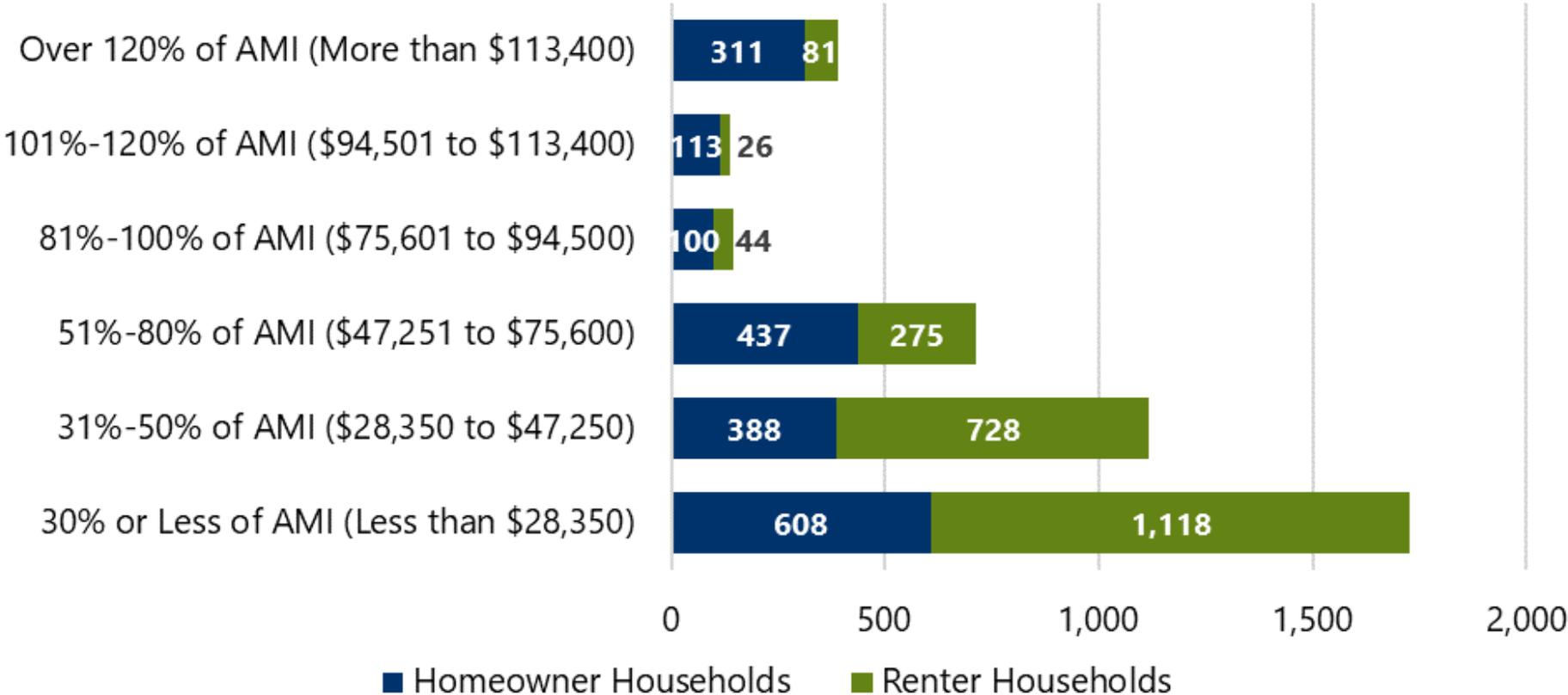
Estimated need for 600 rental units

Estimated need for 800 homeowner units

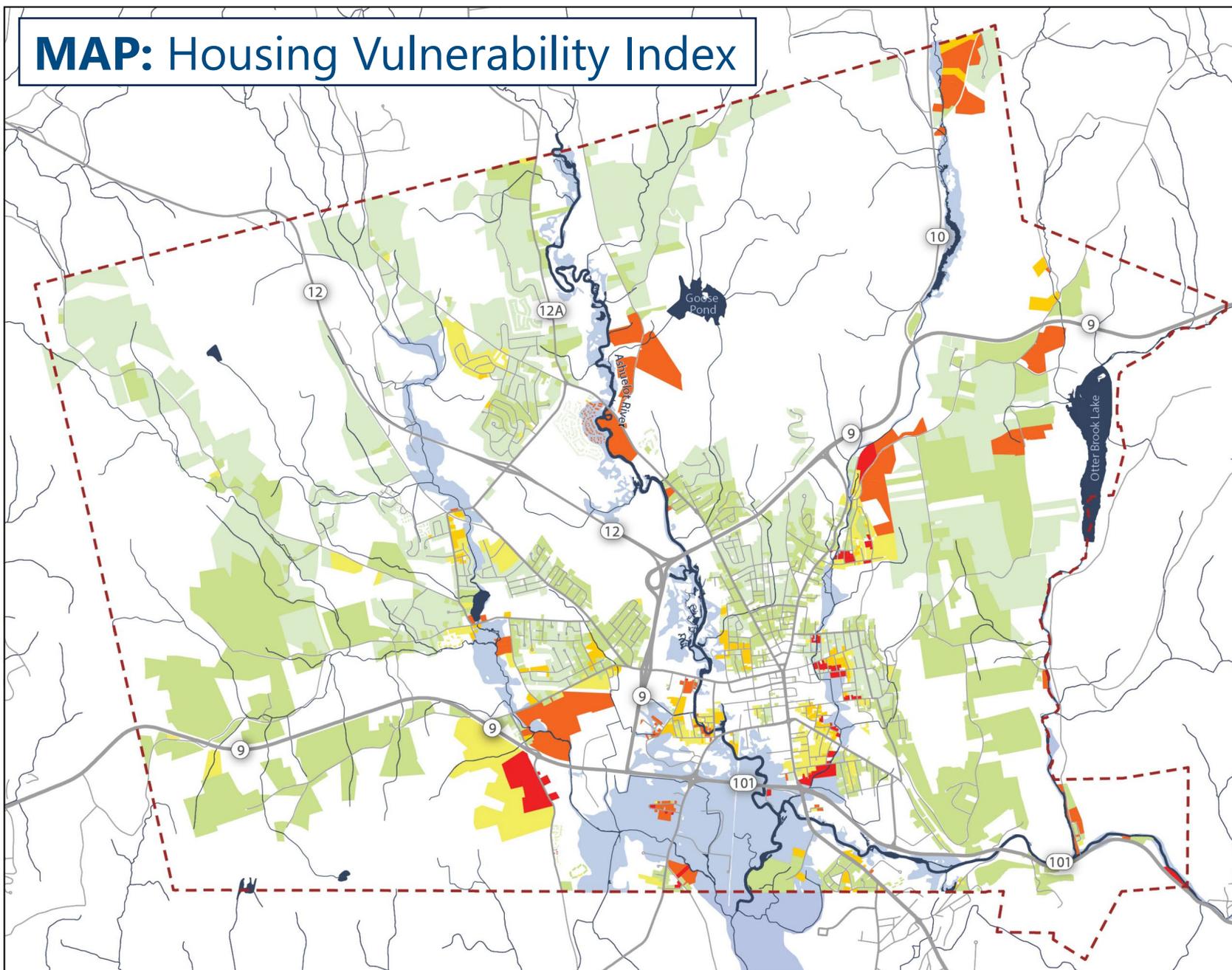
140 units/year for next decade

Key Findings – Housing Needs

City of Keene Housing Needs by Income Level and Housing Type



MAP: Housing Vulnerability Index



LEGEND

- Vulnerability Index
- Low Vulnerability
 - Moderate Vulnerability
 - High Vulnerability
-
- Surface Water
 - Rivers & Streams
 - FEMA 100YR Floodplain
 - City of Keene
-
- N
0 0.5 1
Miles

Structure: Goals, Strategies, Tactics

GOAL

Broad and Overarching



Strategies

Strategies

More specific but not the "how"



Tactics

Tactics

Tactics

Tactics

Detailed implementation steps

Tactics

Tactics

GOAL 1

Expand the City's Capacity to Implement Housing Programs, Policies, Projects and Initiatives

GOAL 2

Improve the Condition, Resiliency, and Utilization of the City's Housing Stock

GOAL 3

Promote the Development of a Mix of Housing Types at a Variety of Price Points

GOAL 4

Support Residents and Special Population Groups in Meeting their Housing Needs



Goal 1: Expand the City's Capacity to Implement Housing Programs, Policies, Projects and Initiatives

1A: Explore Establishing a **City Housing Trust Fund**

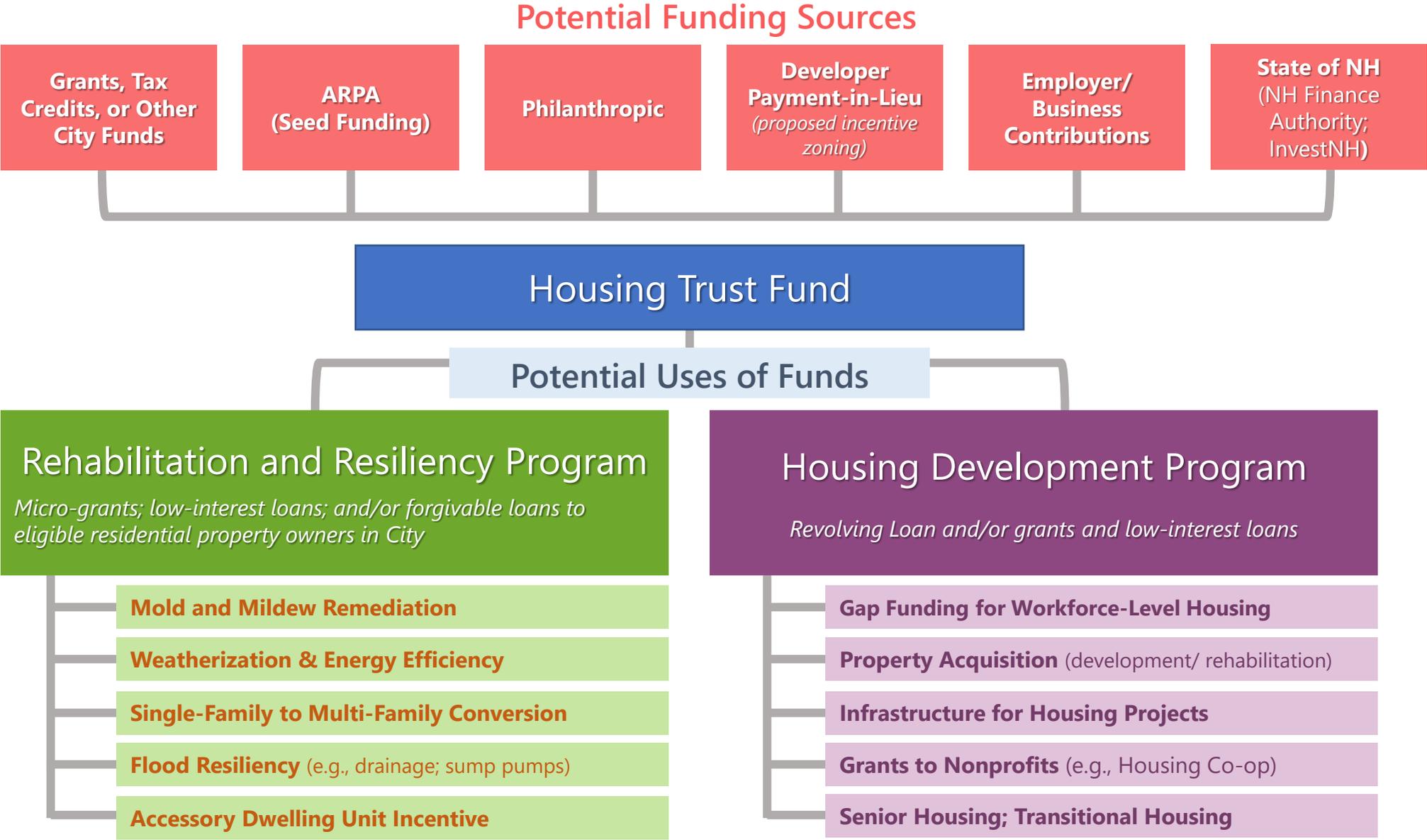
1B: **Collaborate Regionally** to Address Critical Housing Needs

1C: **Engage Employers** in Implementing Housing Solutions

1D: **Raise Awareness and Educate** Residents on the Community's Housing Needs

1E: Help to organize a **Community Land Trust**

SPOTLIGHT: HOUSING TRUST FUND



Goal 2: Improve the Condition, Resiliency, and Utilization of the City's Housing Stock

2A: Create a Citywide **Housing Rehabilitation and Resiliency Program**

2B: Support the Creation of a **Home Sharing Program**

2C: **Target Infrastructure** and other Interventions in Neighborhoods Vulnerable to Flooding

2D: Assess the Feasibility of a Locally-Controlled **Buy-Out Program.**

2E: Create a **Rental Registration Program**

2F: Focus on **Neighborhood and Community Approaches** to Address Disinvestment



Goal 3: Promote the Development of a Mix of Housing Types at a Variety of Price Points

3A: Identify Housing Development and Redevelopment **Opportunity Sites**

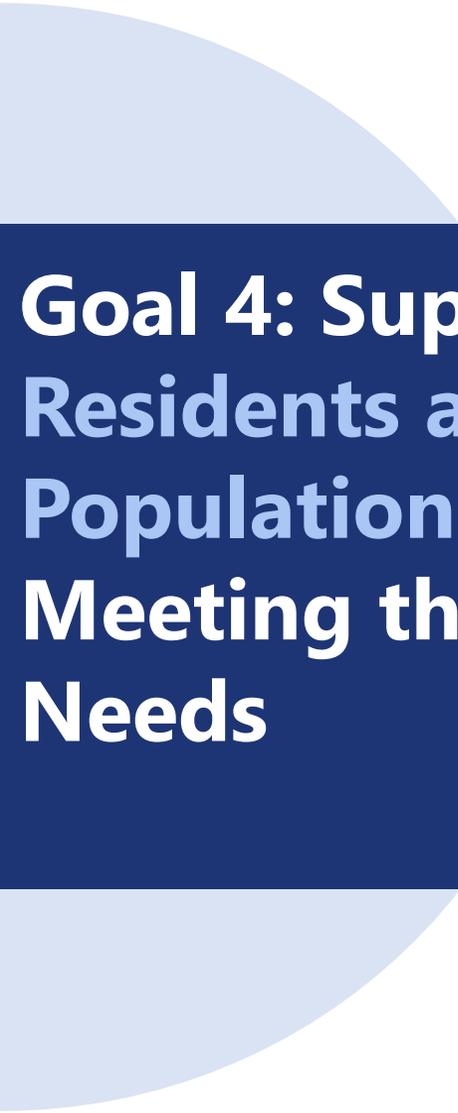
3B: Review and Align City **Land Use Regulations** to Support Housing Development

3C: Explore Adoption of **Incentive Zoning** with an In-Lieu Fee Option

3D: Through the housing trust fund, establish a **Housing Development Assistance Program** to Provide Gap Funding for Affordable and Workforce Housing Projects

3E: Explore Opportunities and Mechanisms to Support the Acquisition and Development/Rehabilitation of **Vacant and Underutilized Properties** for Housing

3F: Support Implementation of the **Housing Cooperative Model** in the City



Goal 4: Support Residents and Special Population Groups in Meeting their Housing Needs

4A: Support **Transitional Housing** in Region to Reduce Homelessness

4B: Identify Opportunities to Create **Senior Housing Facilities**

4C: Encourage Creation of **Options for Downsizing** Empty Nesters and Active Seniors

4D: **Educate Residents and Property Owners** on Available Local and State Housing Resources

Feedback - April 20 Community Open House

Participant Top Strategies by Goal Area:

Goal 1: Explore the establishment of a **housing trust fund**

Goal 2: Create a citywide **housing rehabilitation and resiliency program**

Goal 3: Identify **housing development and redevelopment opportunity** sites

Goal 4: **Support transitional housing** to reduce homelessness



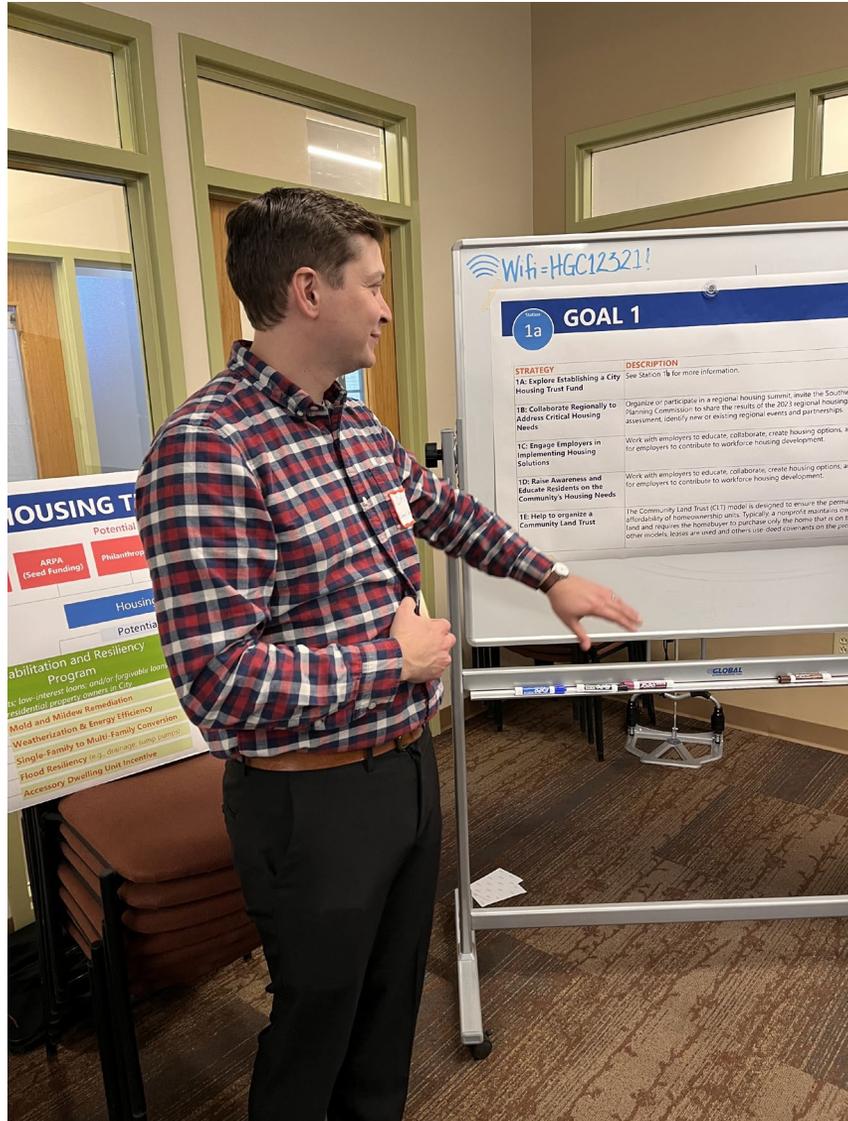
Next Steps

Q&A



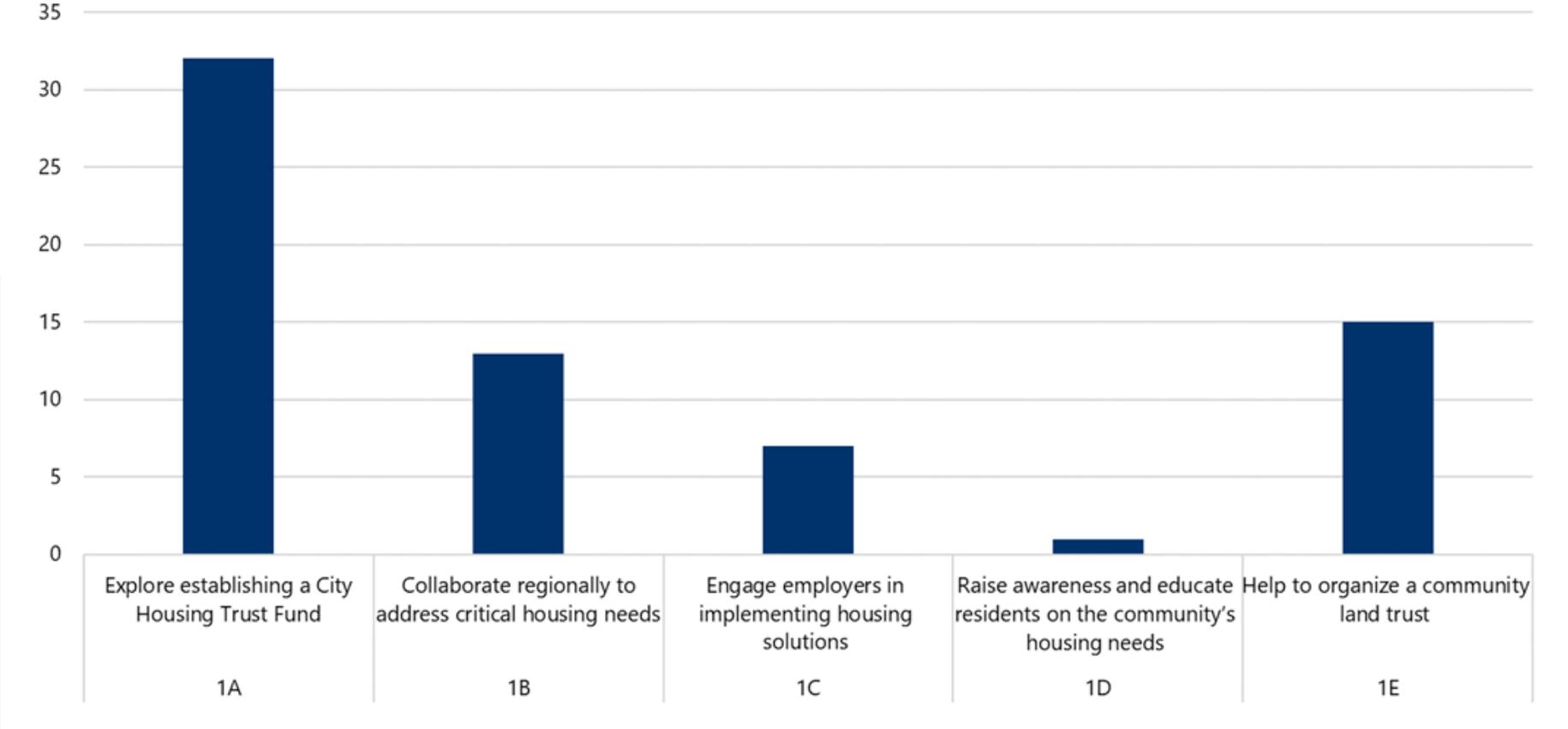
Community Feedback

Open House – April 20, 2023

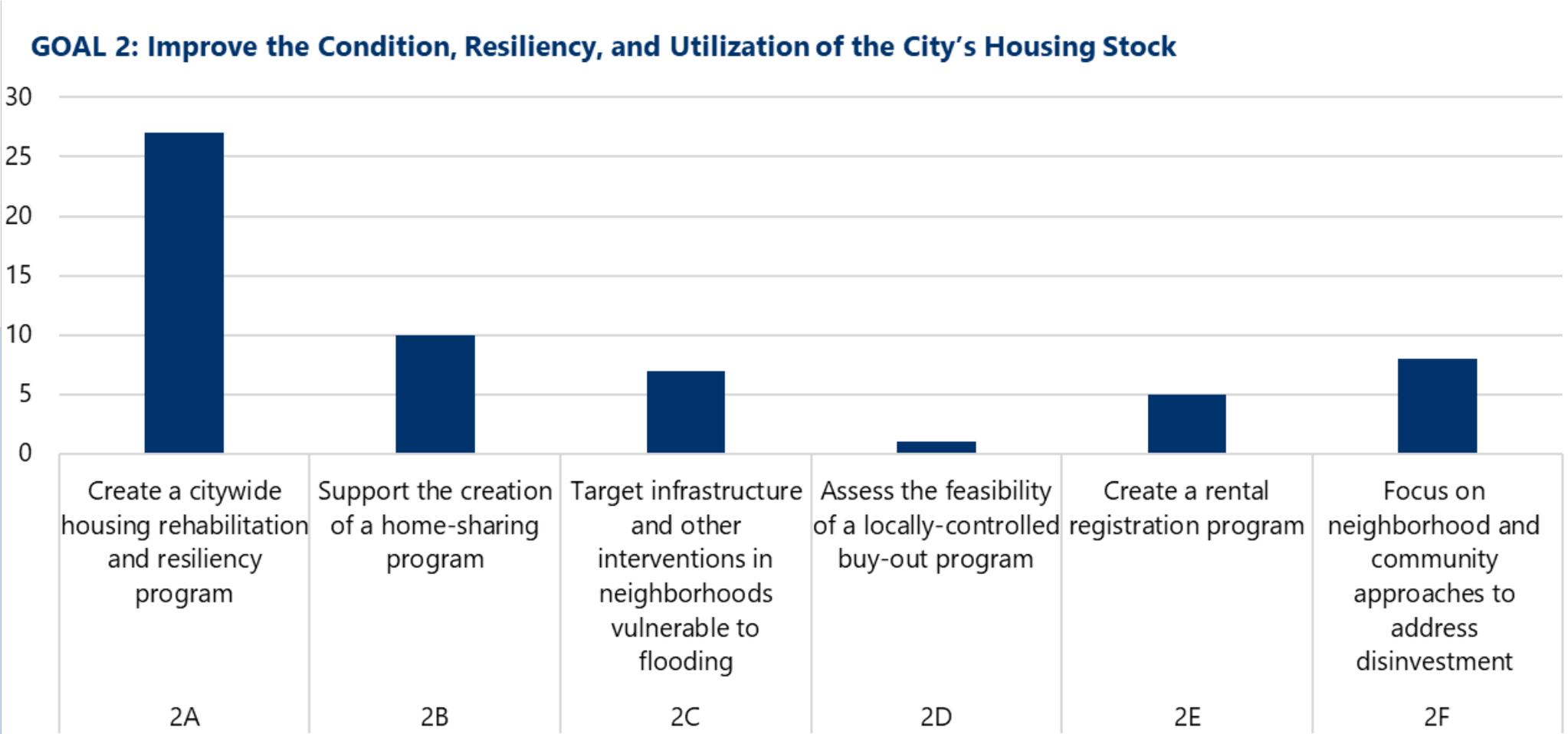


Latest community feedback...

GOAL 1: Expand the City's Capacity to Implement Housing Programs, Policies, Projects, and Initiatives

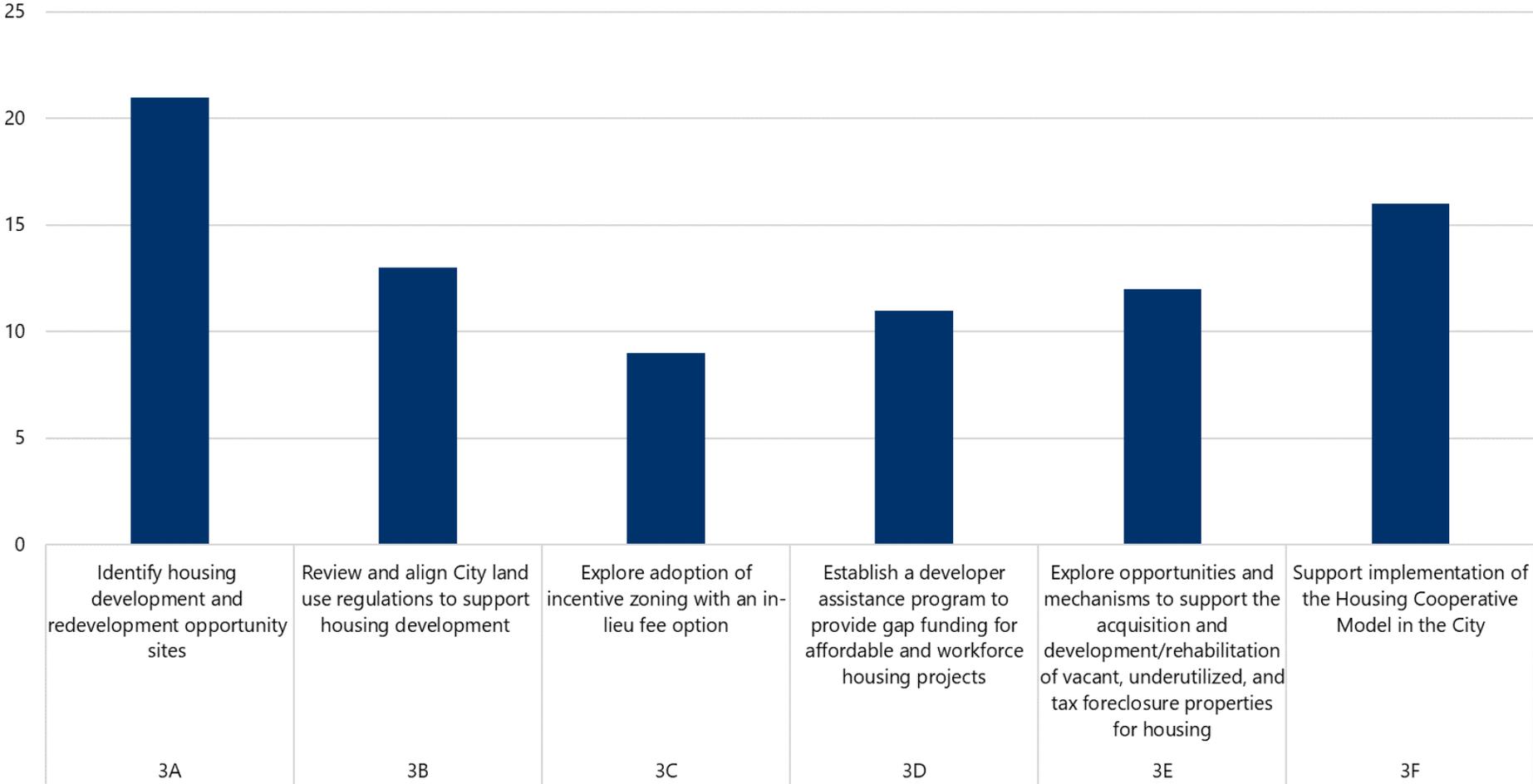


Latest community feedback...



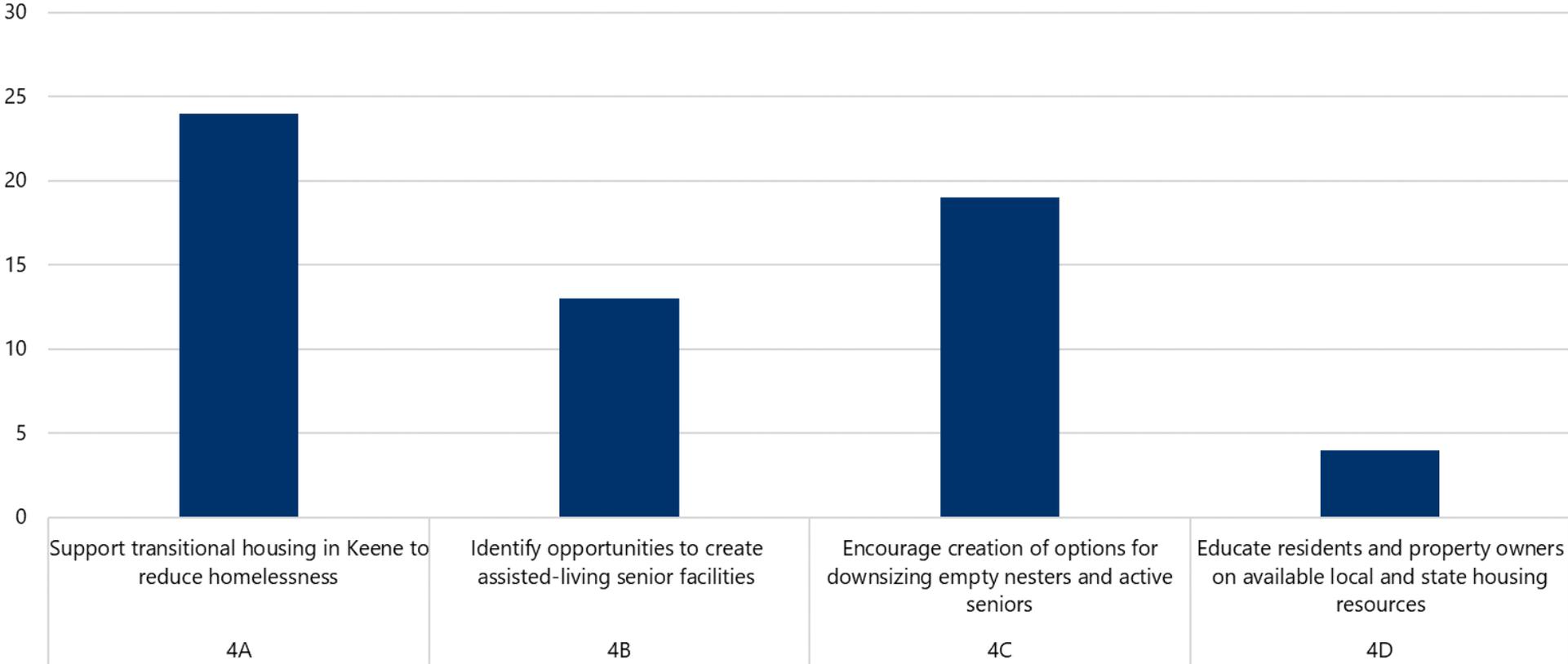
Latest community feedback...

Goal 3: Promote the Development of a Mix of Housing Types at a Variety of Price Points



Latest community feedback...

GOAL 4: Support Residents and Special Population Groups in Meeting their Housing Needs



Key Findings – Housing Needs

- There are **4,230 to 4,560** households needing new, improved, or alternative living arrangements within the City.

3,103 Cost Burdened Households

804 Displaced Worker Households

321 Future Household Growth

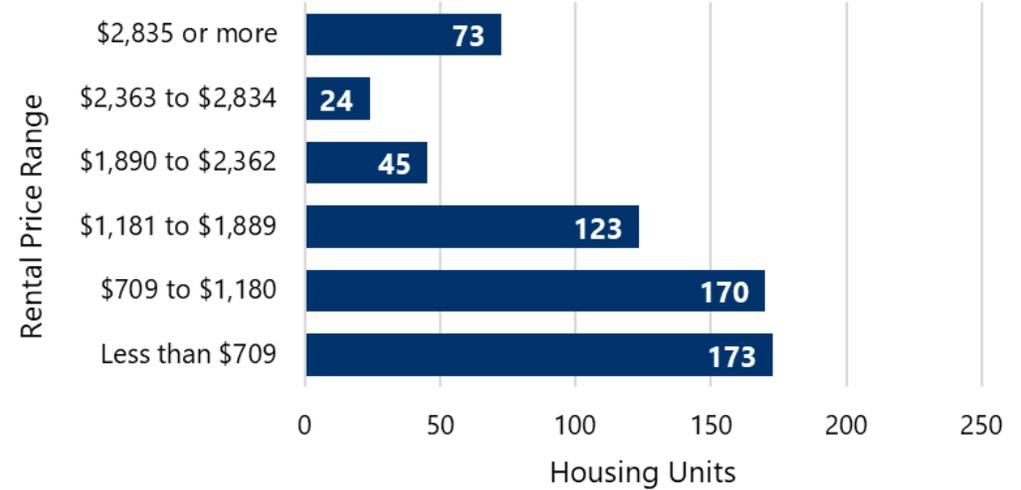
274 Households in Future Obsolete Housing

59 Households in Substandard Housing

Key Findings – Housing Needs

- **The City needs 4,230 to 4,560 Interventions**
- **But new housing needing to be built = 1,400 Units (next 10 years)**

New Rental Housing Unit Need - City of Keene (10 Years)



New Owner-Occupied Housing Unit Need - City of Keene (10 Years)

