Keene City Council Workshop:
RSA 79-E Program

September 16, 2025

Presented by **Barrett Planning Group LLC**

KEENE COMMUNITY DEVELOPMENT

BARRETT PLANNING GROUP LLC

Agenda

Introduction to RSA 79-E

RSA 79-E in Keene

New Housing Provisions

Interview Results

Next Steps

RSA 79-E Program Workshop | September 16, 2025

What is RSA 79-E?

- Community Revitalization Tax Relief Incentive

- Provides temporary tax relief for **substantial rehabilitation** (or replacement) of **qualifying structures**

- Must provide one or more **public benefits**

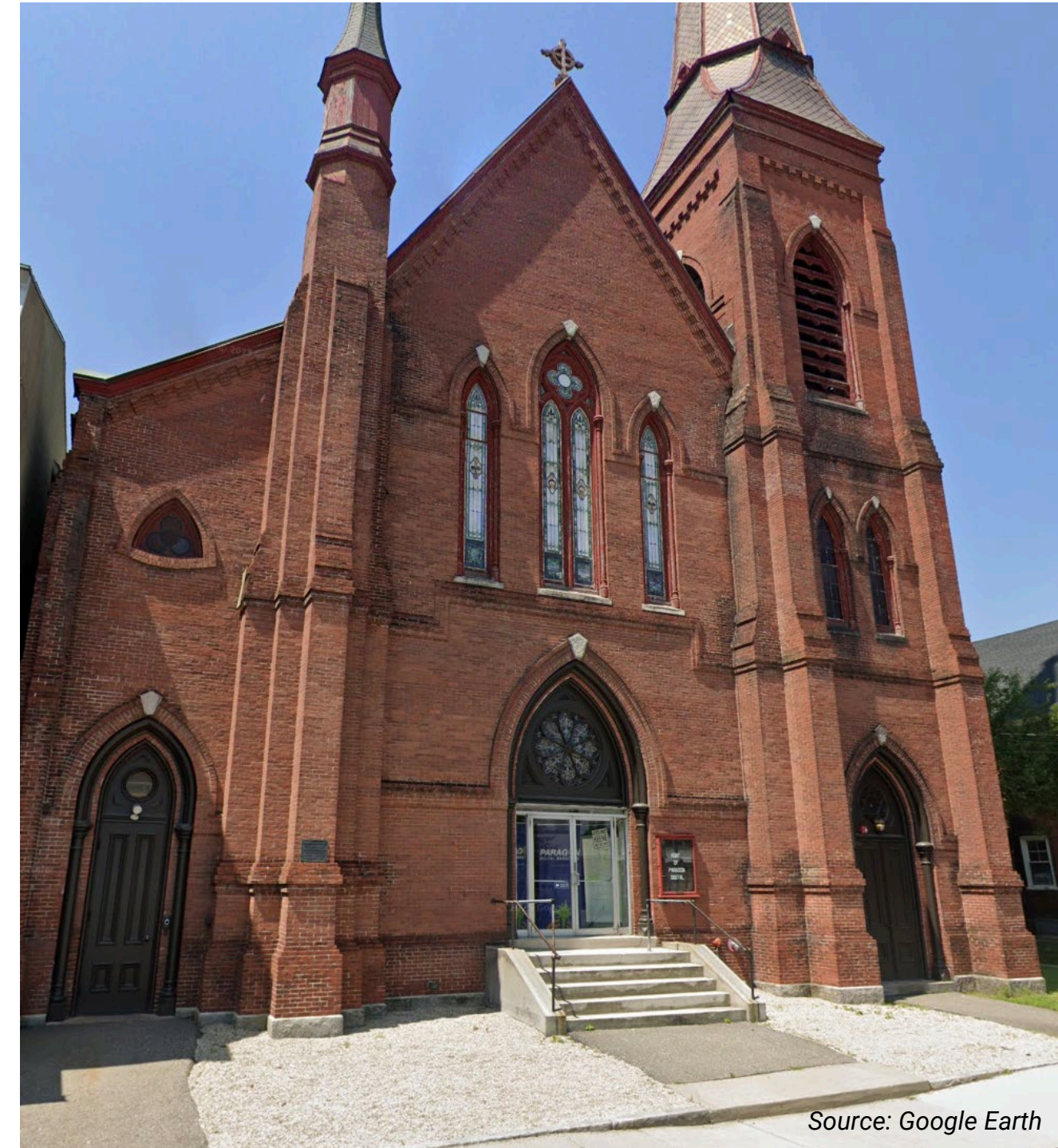- 1-15 years of tax relief

RSA 79-E in Keene

RSA 79-E in Keene:
34 Court Street

Paragon Digital Marketing and Platz Beer Garden

Two 79-E applications:

1. Five years for **substantial rehabilitation** of first floor of historic building for office space

2. Five years for **substantial rehabilitation** of second floor and mezzanine for beer garden

Source: Google Earth

RSA 79-E in Keene: 112 Washington Street

Burrell House Inn

Two 79-E applications:

1. Five years for **substantial rehabilitation** of main house

2. Five years for **substantial rehabilitation** of carriage house

Source: Google Earth

RSA 79-E in Keene:
310 Marlboro Street

@310

Two 79-E applications:

1. Five years for **substantial rehabilitation** of industrial building

2. Five years for **housing development**

Source: @310

New Housing Provisions

What are the new opportunities under RSA 79E?

| ZONE NAME	ELIGIBLE PROJECTS	TAX RELIEF
Residential Property Revitalization Zone (PRPZ)	any existing residential structure in established RPRZ that is **at least 40 years old** and **between 1 and 4 units**	up to 15 years
Housing Opportunity Zone (HOZ)	housing unit(s) or property located within established HOZ that provides required **affordability**	up to 10 years

Example: RPRZ

- $163,000 single-family home in a **Residential Property Revitalization Zone** in Keene is substantially improved

- Granted 5 years of tax relief

- $3,900+ in tax relief over the relief period

~$785
per year in tax relief during relief period

+$912
per year added to levy after relief period

● Do Nothing Scenario ● Rehab With Incentive
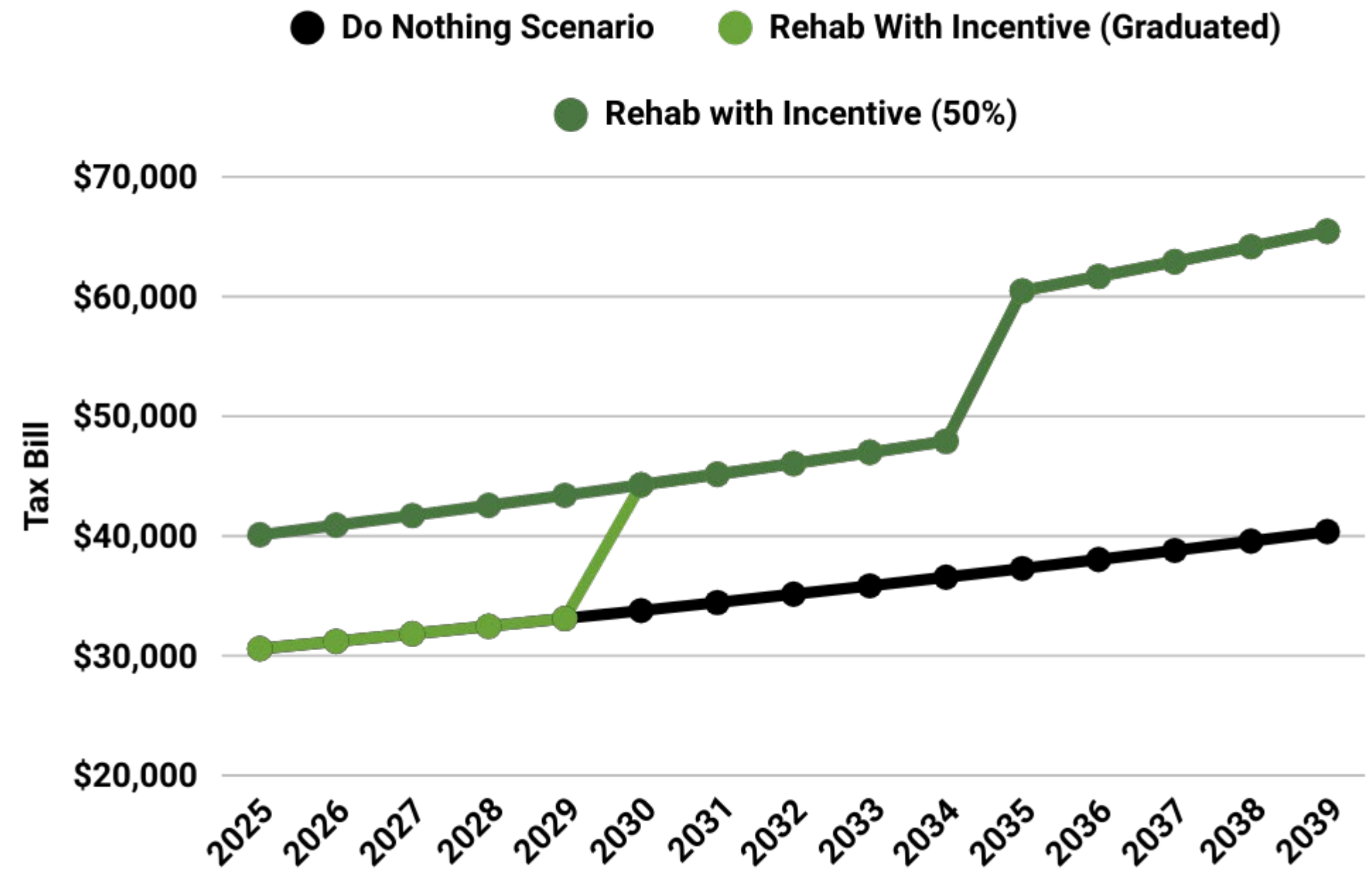
● Rehab Without Incentive
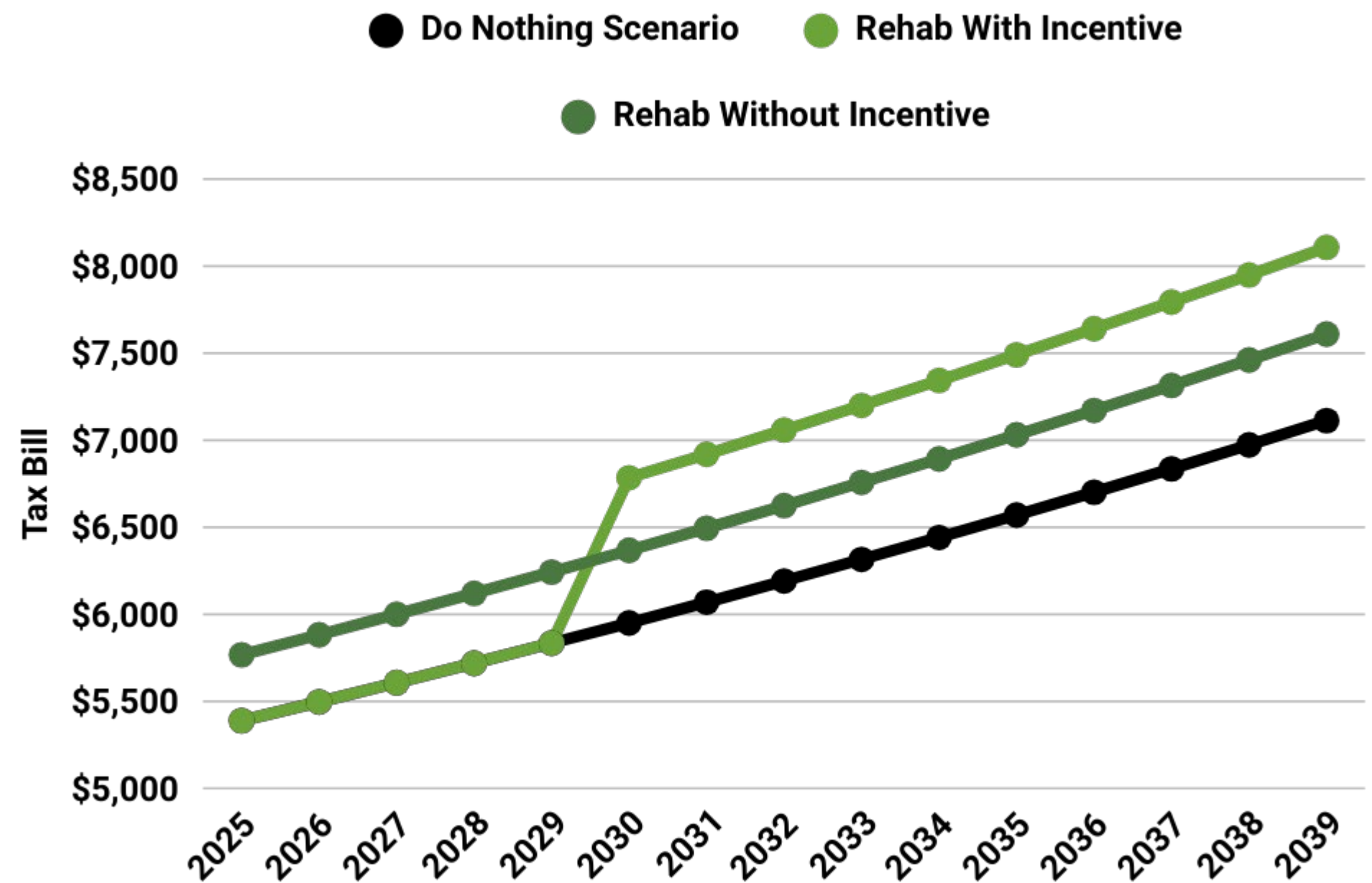
Example: HOZ

- Property in a Housing Opportunity Zone in Keene is currently assessed at $925,000

- Granted 10 years of tax relief for providing **45 new housing units**

- 15 units affordable for **households with income of 80% AMI or less**

~$20k per year in tax relief during relief period

+$25k per year added to levy after relief period

Legend: Do Nothing Scenario (black) · Rehab With Incentive (Graduated) (green) · Rehab with Incentive (50%) (dark green)

Y-axis: Tax Bill — $20,000; $30,000; $40,000; $50,000; $60,000; $70,000

X-axis: 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039

Affordability Requirements in Keene

FY 2025 Income and Rent Limits for Cheshire County, NH					
Cheshire County HUD Median Family Income - $107,000					
Income Limit	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5 Person**	**6 Person**
80% AMI	$61,900	$70,750	$79,600	**$88,400**	$95,500	$102,550
60% AMI	$46,440	$53,040	$59,700	**$66,300**	$71,640	$76,920
50% AMI	$38,700	$44,200	$49,750	**$55,250**	$59,700	$64,100
Rent Limit	**Efficacy**	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**	**5 Bed**
Fair Market Rent	$1,061	$1,180	$1,548	**$2,013**	$2,052	$2,360
80% AMI	$1,547	$1,658	$1,990	**$2,298**	$2,563	$2,829
60% AMI	$1,161	$1,243	$1,492	**$1,724**	$1,923	$2,122
50% AMI	$967	$1,036	$1,243	**$1,436**	$1,602	$1,768

Interview Results

Local and regional developers were asked about...

- Strengths and challenges of RSA 79-E

- Housing Opportunity Zones

- Residential Property Revitalization Zones

- Promotion and Utilization

- Keene's RSA 79-E Program

- Development in Keene

What are the potential pros and cons?

OPPORTUNITIES

- City Council has discretion

- Rehabilitated properties

- Long term increase in tax rolls

- Better projects

- Makes the difference for developers

- Ensuring specific community benefits

CHALLENGES

- Short term deferment of full tax bill (burden shared by other properties)

- End of relief period can be harsh for property owners

- HOZ: eligibility and monitoring requirements

- RPRZ: technical assistance for applicants

Next Steps

- Should the City adopt the new provisions?

- If so, where should these districts be established?

- Should the existing district be expanded?

- Are the current criteria still relevant?

- How can the City better market this program?

Station Activity

Thank you!

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