

Community Survey Results

Housing Needs Analysis
Keene, NH



Community Survey

Respondent Characteristics

- 55% of respondents were aged 55+, with the largest single group being those aged 65-74
- 87% of respondents were White, while 11% preferred not to answer. All other groups were 2% of respondents
- Most respondents were employed at least part-time (61%), and 29% were retired
- Most respondents (71%) owned their home; 20% were renters
- Over half of respondents (54%) had a household income between \$45,000-\$135,000/year, although 25% of respondents reported a household income of <\$45,000/year



Community Survey

Key Findings

As part of this housing needs analysis, a community survey was conducted. Thanks to outreach efforts by the City and its partners engagement with the survey was robust, with 354 respondents, equivalent to about 1.5% of the population of Keene. Over half of respondents were aged 55+.

Key findings are summarized below:

The biggest housing challenges faced by survey respondents are cost-related. When asked what they found most challenging about their current living situation, the top three issues listed by respondents were cost of property taxes (54%), cost of utilities (50%), and cost of rent/mortgage (23%). And 16% listed repairs they could not currently afford as their top challenge.

Most respondents have housing that met their needs – but significant portion do not. 80% of respondents reported that their current housing meets their needs at present. However, 37% of respondents reported that their housing would not meet their needs for the next 10 years, and 20% reported that their current housing is in need of major improvements or repairs to remain livable. 22% of respondents said that the COVID-19 pandemic impacted their housing situation.

Over half of survey respondents spend 30% or more of their household income on housing costs. A majority of respondents (54%) meet the definition of cost-burdened, paying 30% or more of their household income on housing costs. This includes 16% of respondents who spend more than 50% of their household income on housing. Generally renters are at a higher risk of being cost burdened than those who own a home.

Most respondents living in older housing, but home quality is generally high. 53% of survey respondents live in housing that is 60+ years old, and the largest single group of respondents were those living in housing over 100 years old (27%). Only 13% of respondents reported living in housing built within the last 25 years. Despite the age of the housing stock, however, 78% of respondents reported that their housing was in either good or excellent condition.

Most respondents' homes have heating, fewer have cooling amenities. Respondent housing tended to have features to help keep it warm, with 76% of respondents reporting their homes having wall or ceiling insulation and 70% with central heating. Relatively fewer have access to air conditioning, with 51% reporting window AC units and 19% with central air conditioning. Half of respondents reported having insulation or weatherization on their doors and windows.

Most respondents' housing impacted by weather or aging-related issues. The most common housing issues faced by respondents were weather-related damage (13%), deterioration of housing (11%), electrical issues (9%), and flooding (9%). Only 27% of respondents did not experience any of the issues listed in the survey.

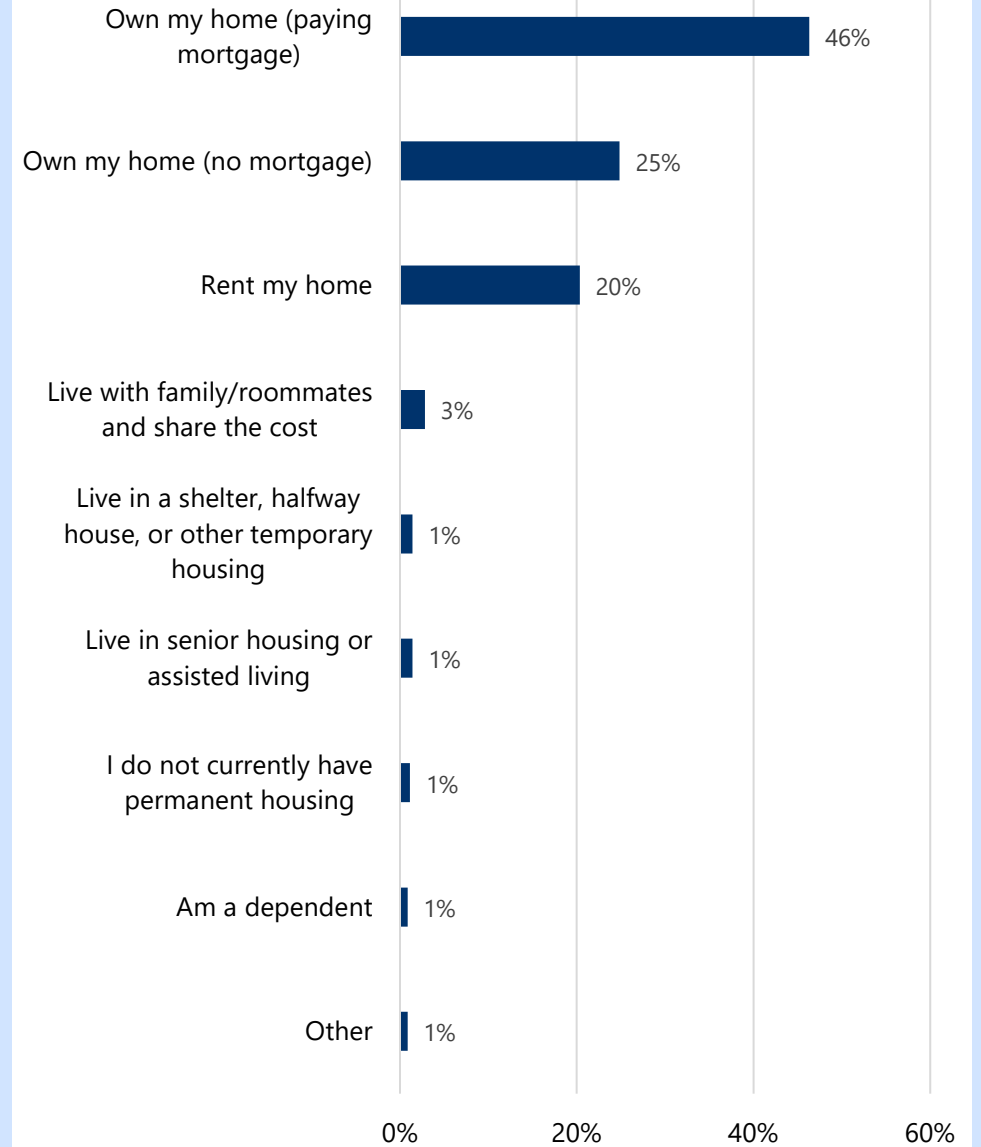
Necessary repairs the biggest single health and safety concern among respondents. Over a quarter of respondents listed necessary repairs, aging housing, or infrastructure concerns as their biggest health and safety concern with their housing. 90% of respondents had repairs they would make to their housing if extra funds were available.

Full Survey Results

Question 1 – Housing situation

A significant majority of survey respondents (71%) own their home

What is your Current Housing Situation?



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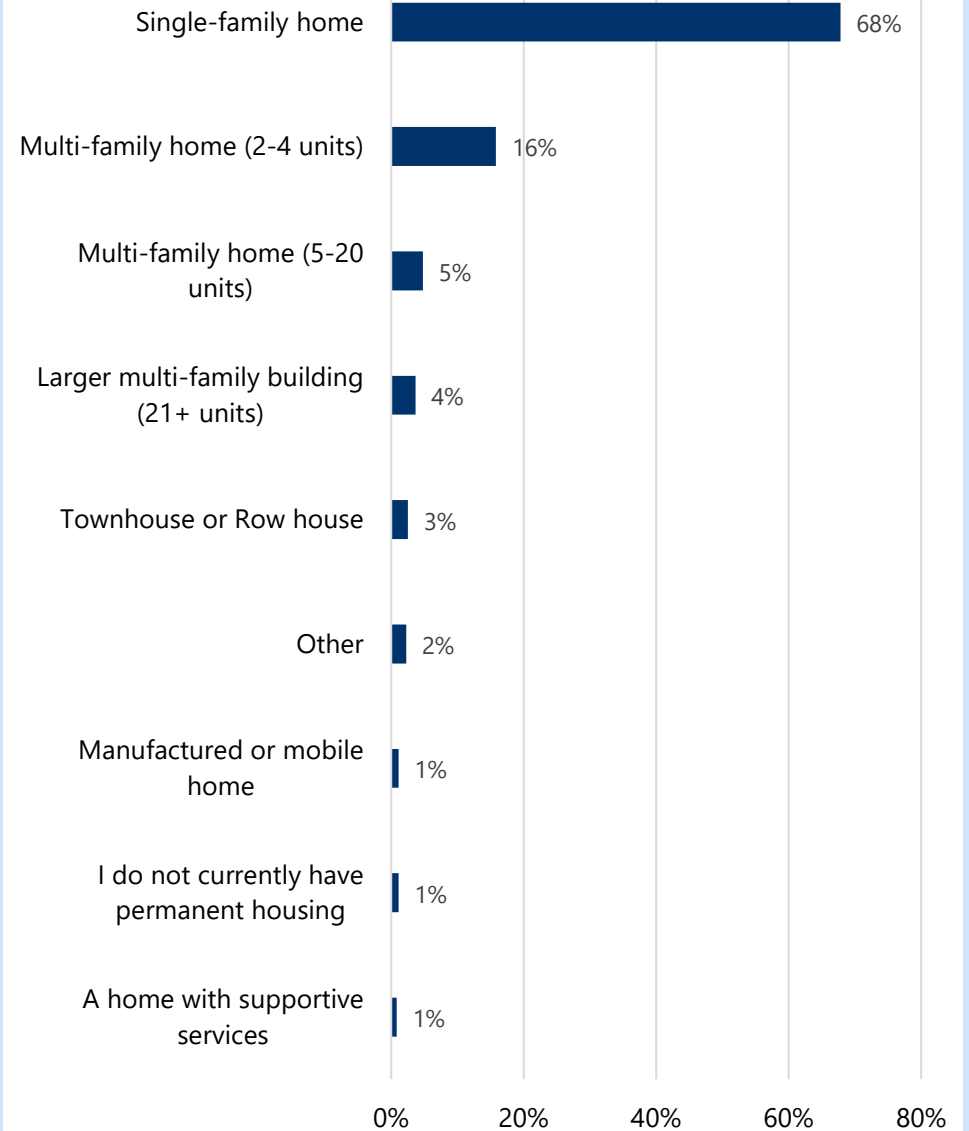
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 2 – housing type

Over 2/3 of respondents live in single family homes

25% of respondents live in multifamily homes, mostly smaller (4 or fewer units) multifamily buildings

What type best describes the your current housing?



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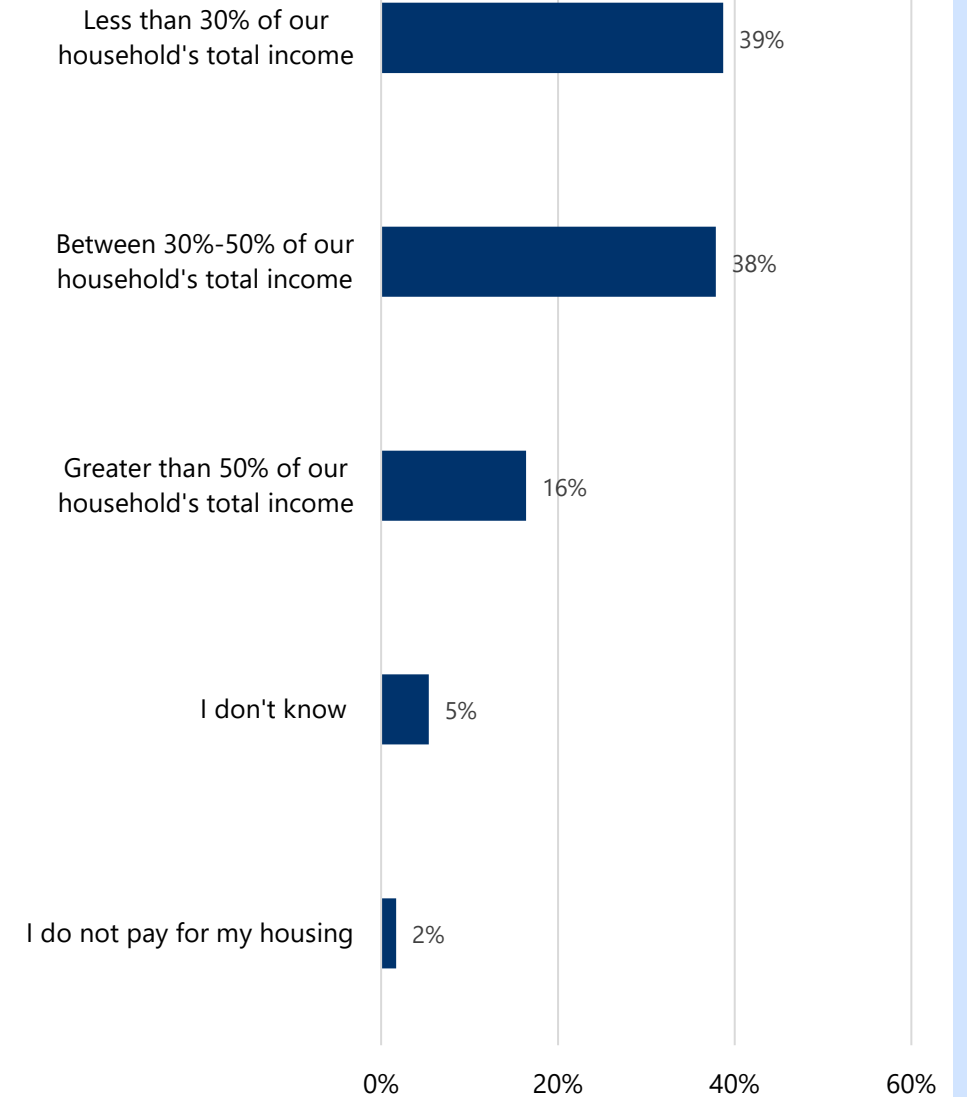
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 3 – housing costs

Over half (54%) of respondents spend 30%+ of income on housing, meeting the definition of being cost burdened

16% of respondents pay more than half their household income toward housing costs

What best describes your current housing costs as a share of your household income?



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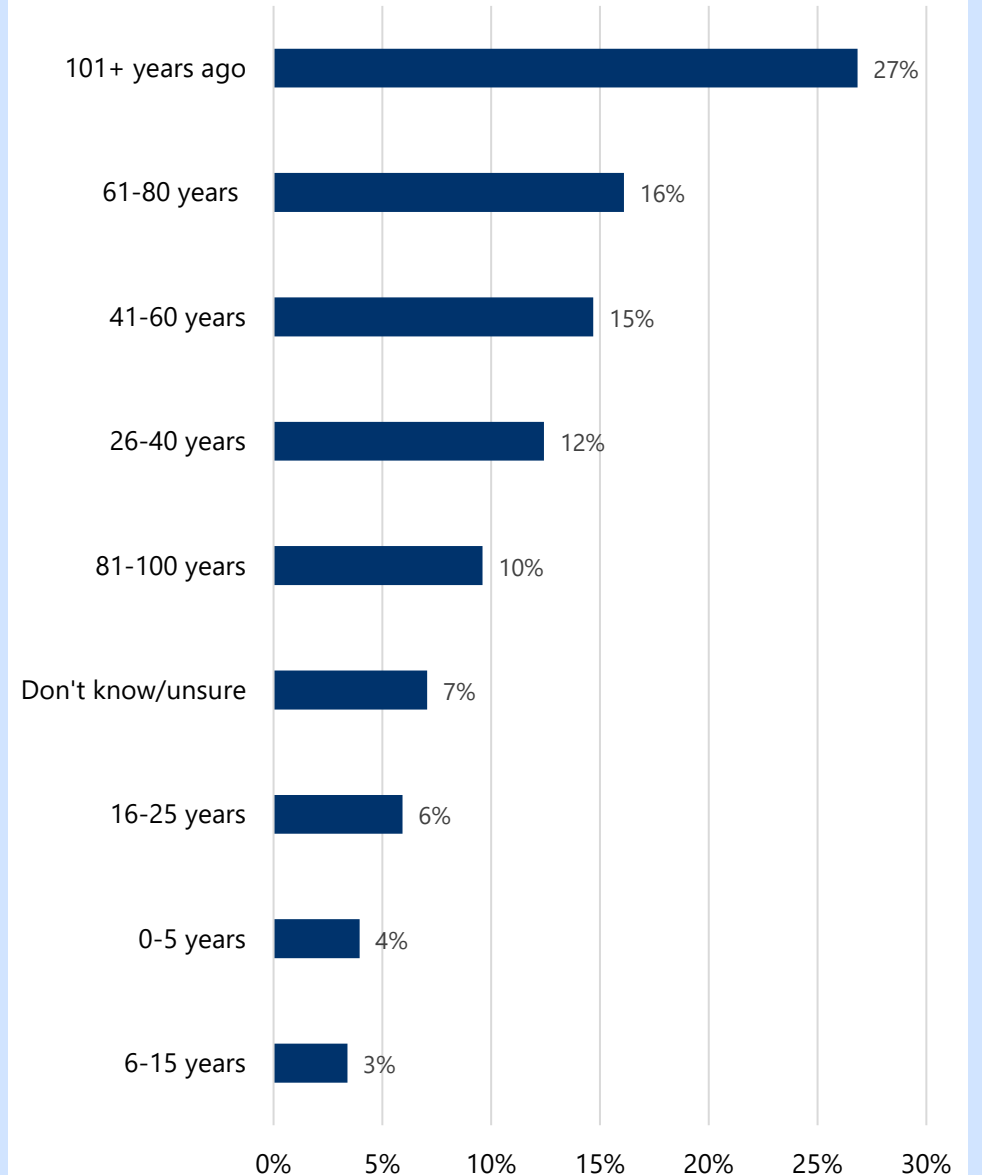
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 4 – housing age

Keene has a relatively old housing stock, with over half of respondents (53%) living in housing 60+ years old

The largest single group of respondents were those living in housing build over a century ago, with more than a quarter of all responses

How long ago was your housing built?



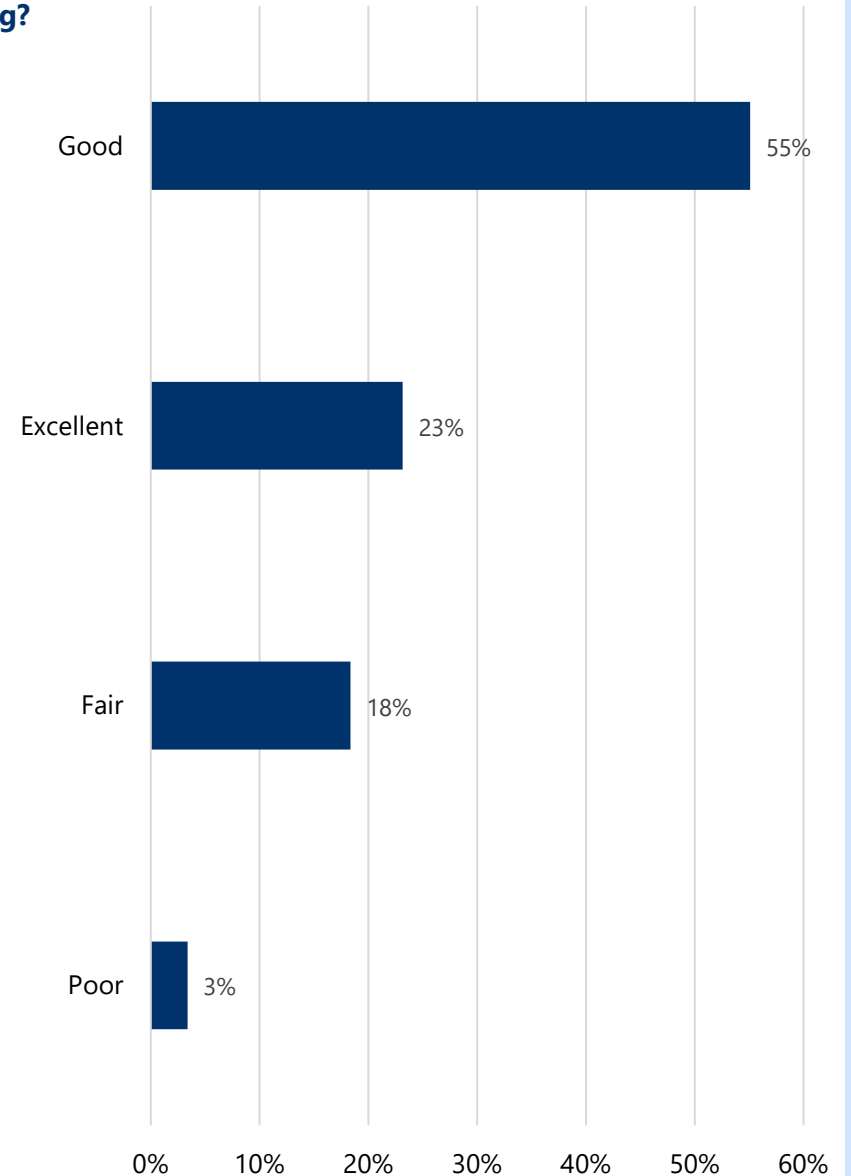
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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 5 – housing condition

Despite age and costs of housing, a large majority (78%) of respondents reported that their housing is in either good or excellent condition

What best describes the condition of your current housing?



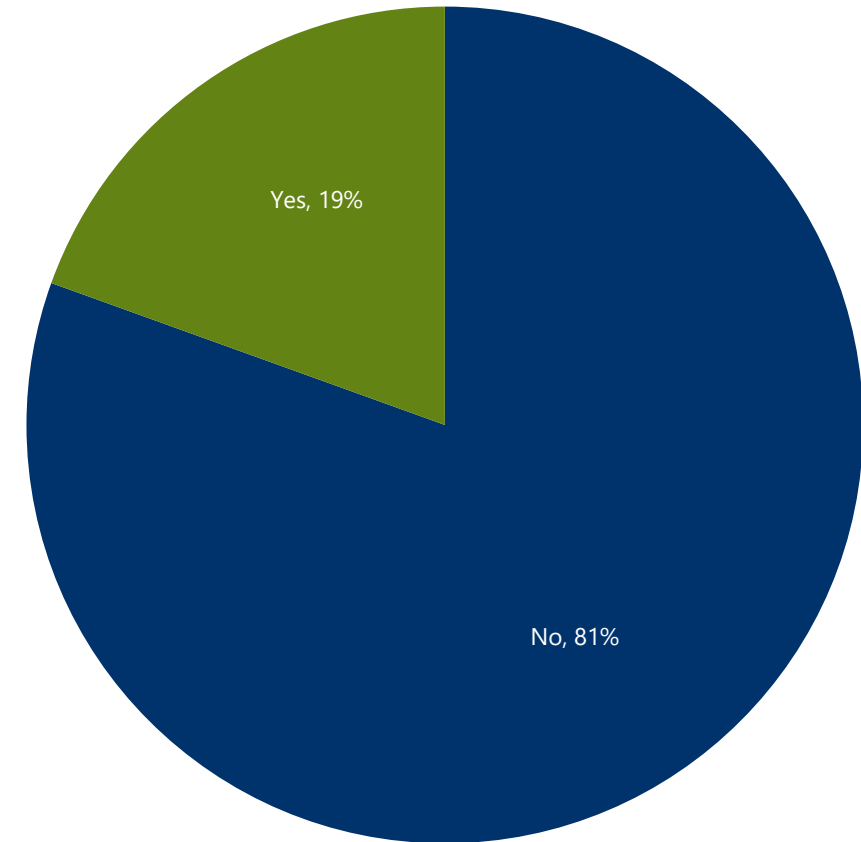
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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 6 – looking for housing

Most survey respondents (81%) were not looking for a new place to live at the time they took the survey

Are you actively looking for a new place to live?



N=354

Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 7 – housing needs

A large majority (80%) of survey respondents say their current housing meets their needs today

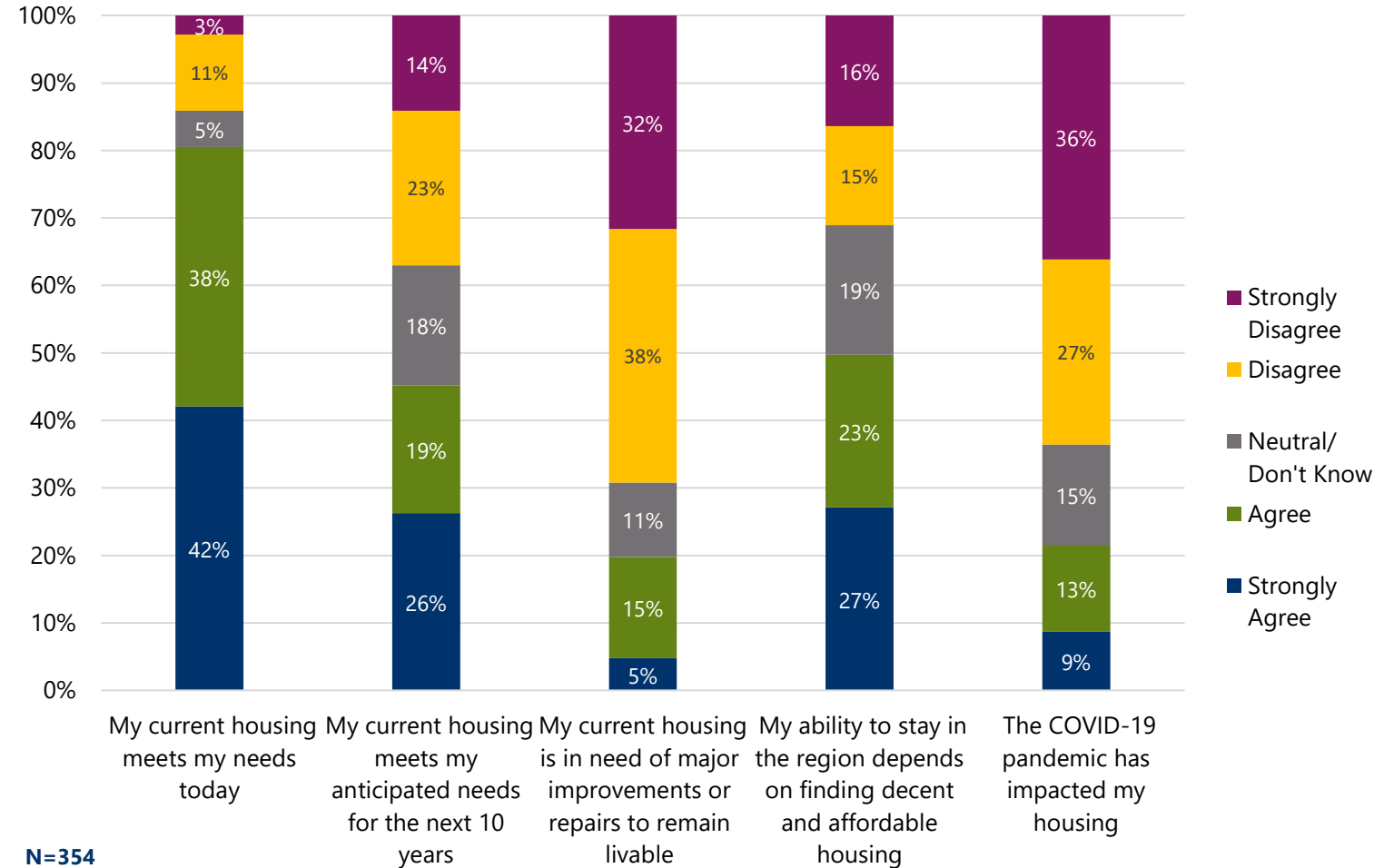
However, only 45% of respondents agreed that their current housing would meet their needs for the next 10 years

20% of respondents reported that their housing needed major improvements or repairs

Half of respondents reported that their ability to stay in the region depends on finding affordable and decent housing

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What is your level of agreement with each housing needs statement?



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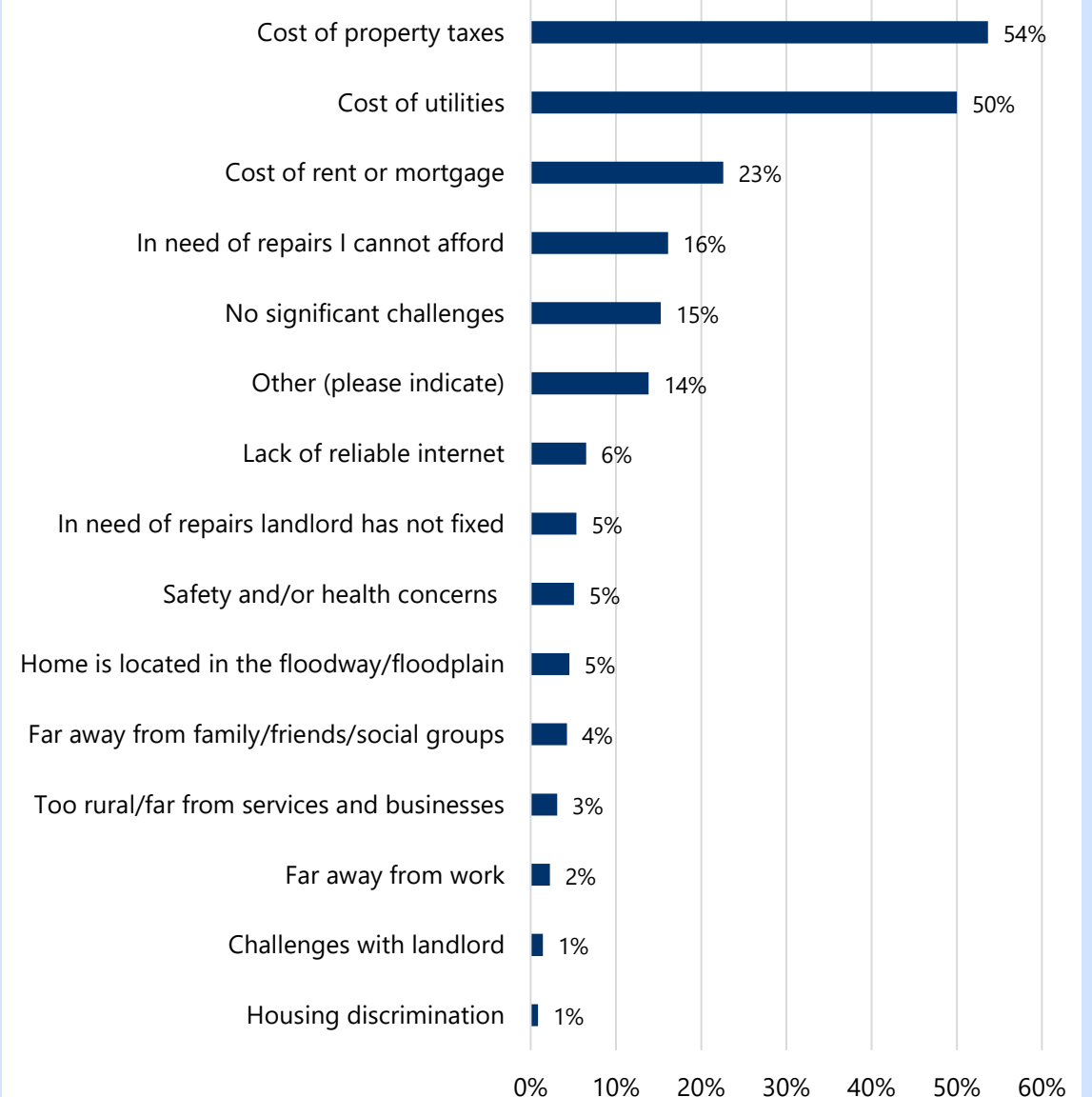
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 8 – housing challenges

The biggest challenges faced by survey respondents were housing costs, with the top 3 reported challenges being the cost of property taxes, follow by utilities and rent/mortgage

16% of respondents reported their current housing needed repairs they could not afford, and another 5% reported that they had necessary repairs not yet fixed by a landlord

What do you find most challenging about your current living situation?



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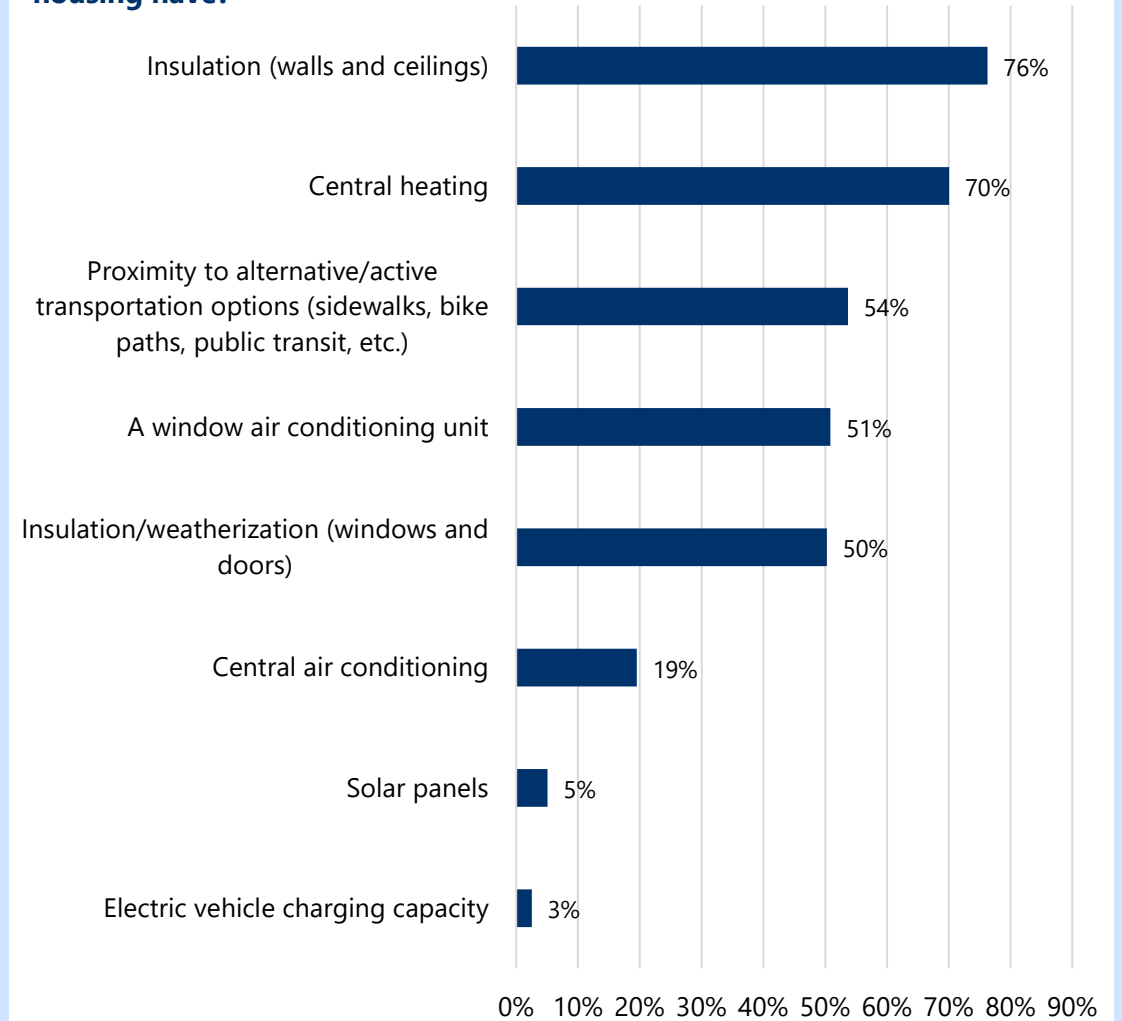
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 9 – housing amenities

The most common features in respondent housing were wall and ceiling insulation (76%) and central heating (70%). Window/door insulation or weatherization was less common, with half of respondents reporting those amenities in their housing

Only 19% of respondents reported having central air conditioning, while 51% had a window unit

Which of the following features or amenities does your housing have?



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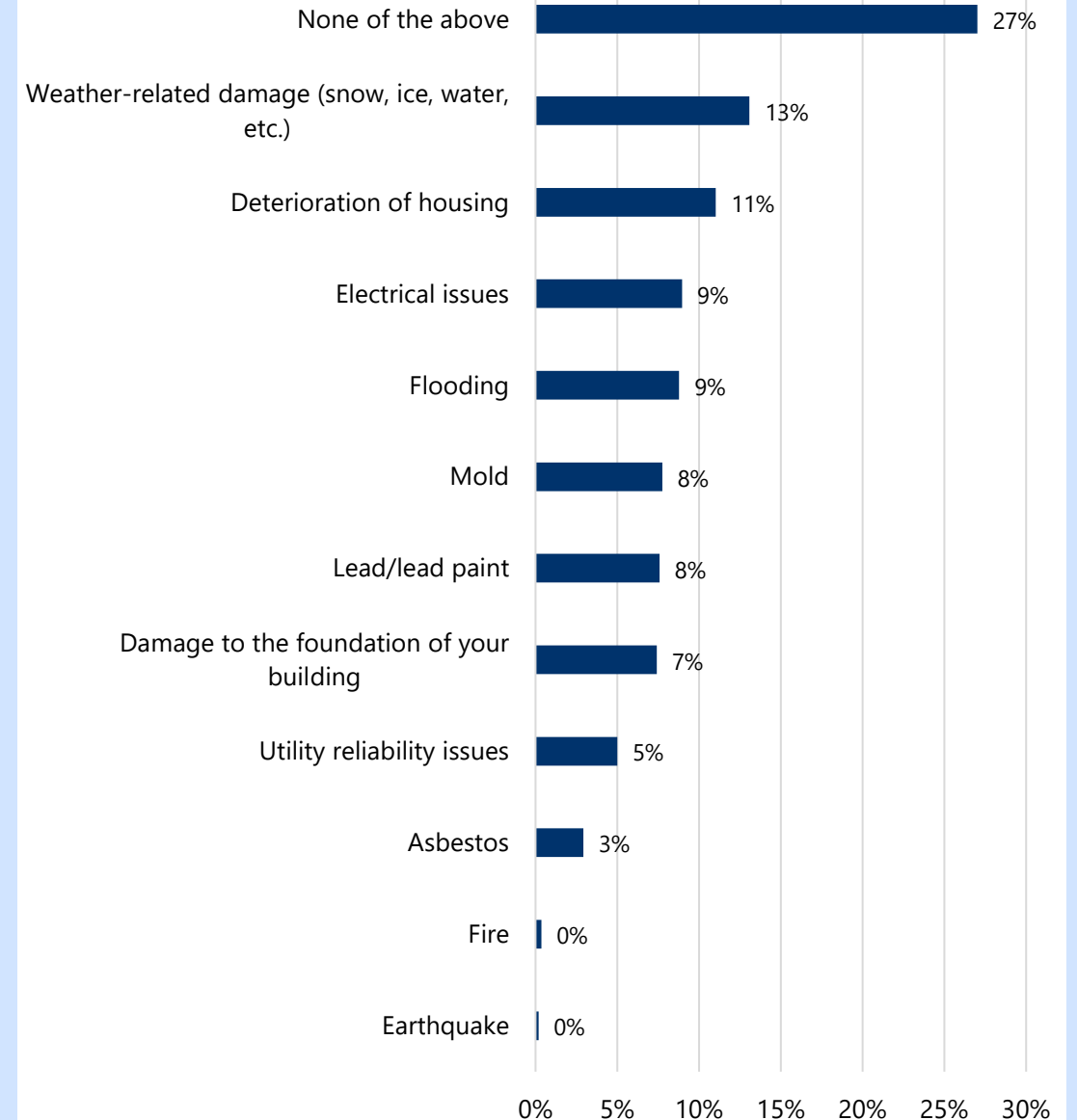
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 10 – housing issues

Only 27% of respondents reported that their housing was impacted by none of challenges listed in the survey

The most common issues were weather-related damage (13%) and housing deterioration (11%)

Has your current housing been impacted by any of the following?

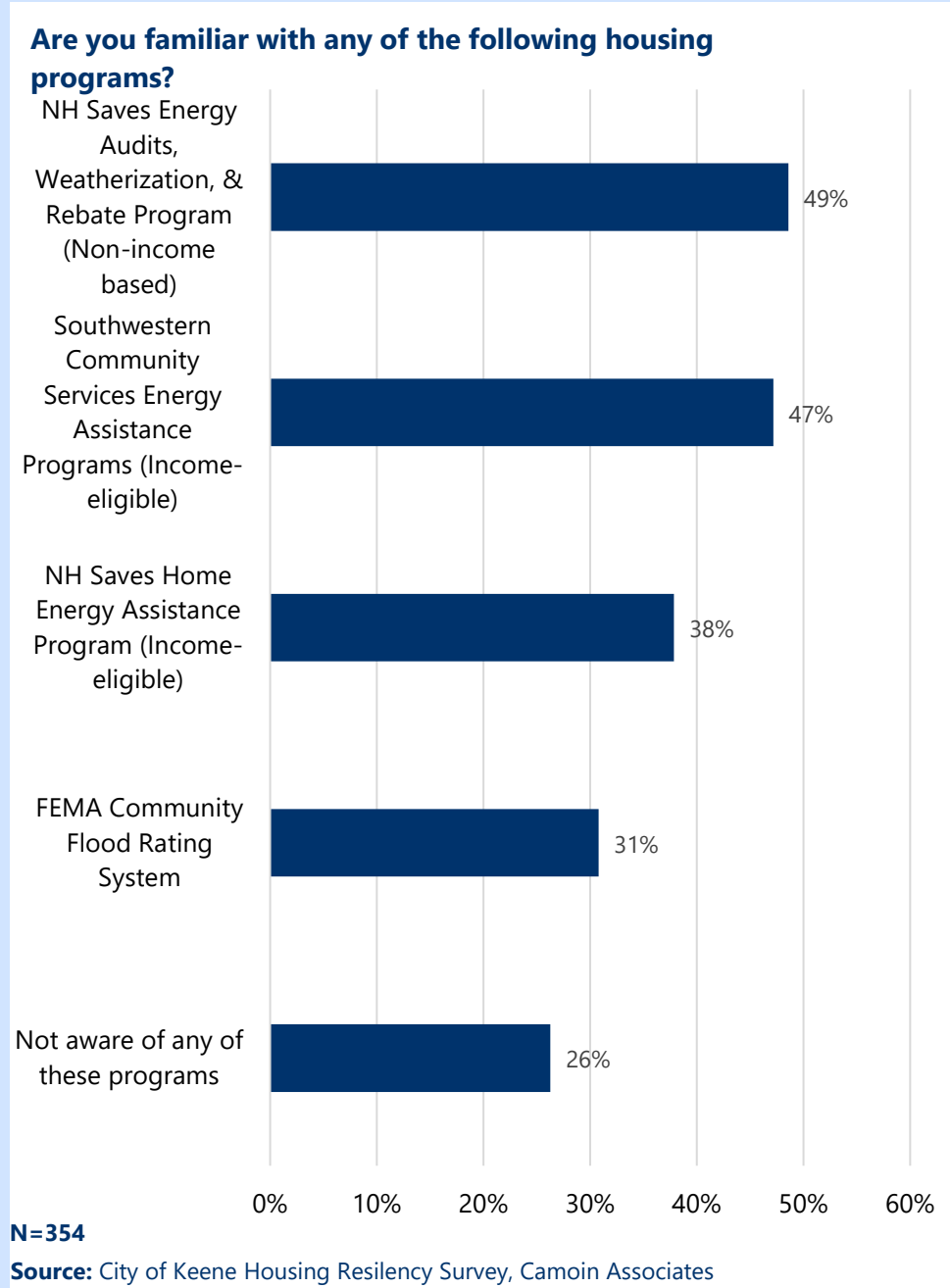


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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 11 – housing program familiarity

Most survey respondents had heard about at least one of the housing programs noted in the survey – only 26% had heard of none

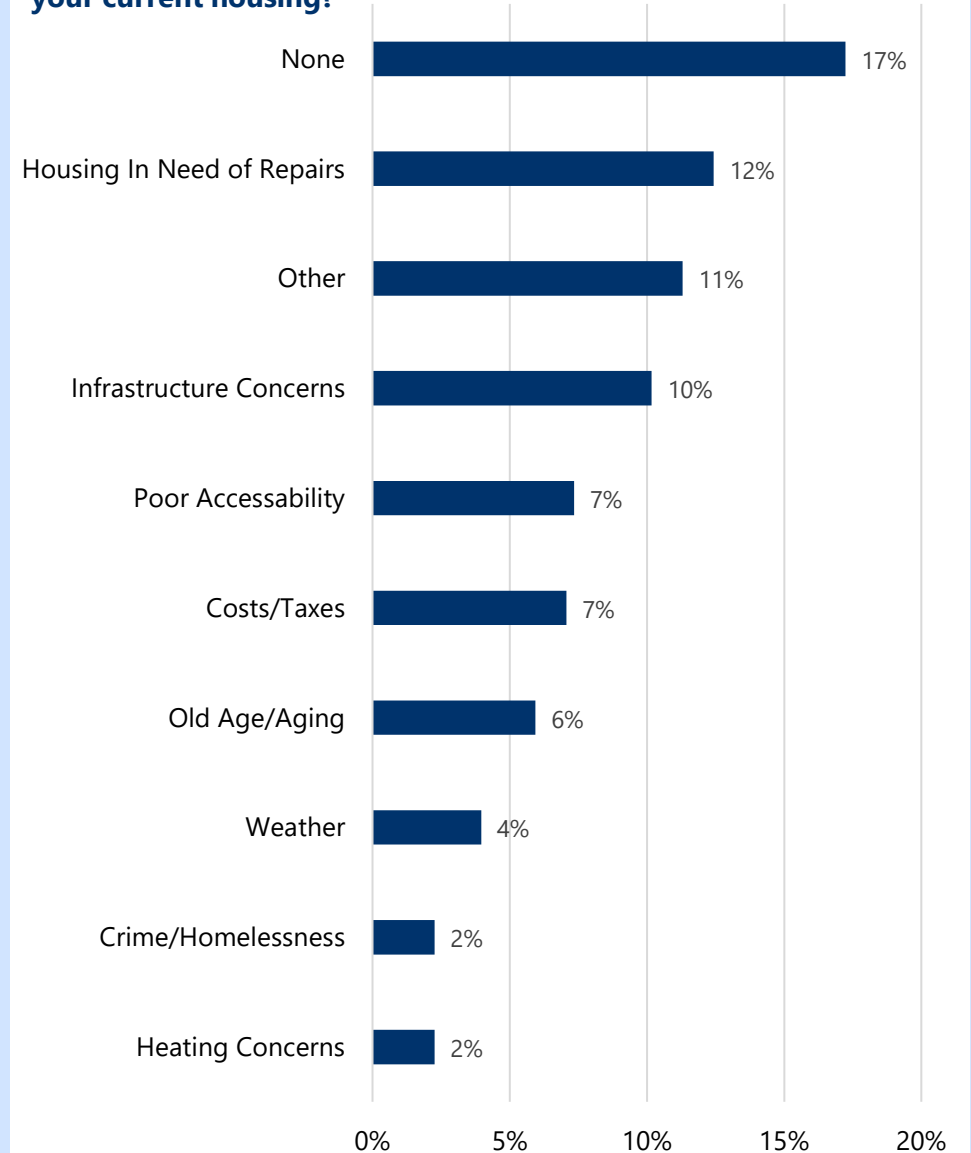


Question 12 – health and safety concerns

The biggest health and safety concerns reported by survey respondents were repairs (12%), other – which covered a wide range of issues including more detail on concerns listed (11%), and infrastructure concerns

17% of respondents did not report any major health or safety concerns with their housing

What is your biggest health and safety concern with your current housing?



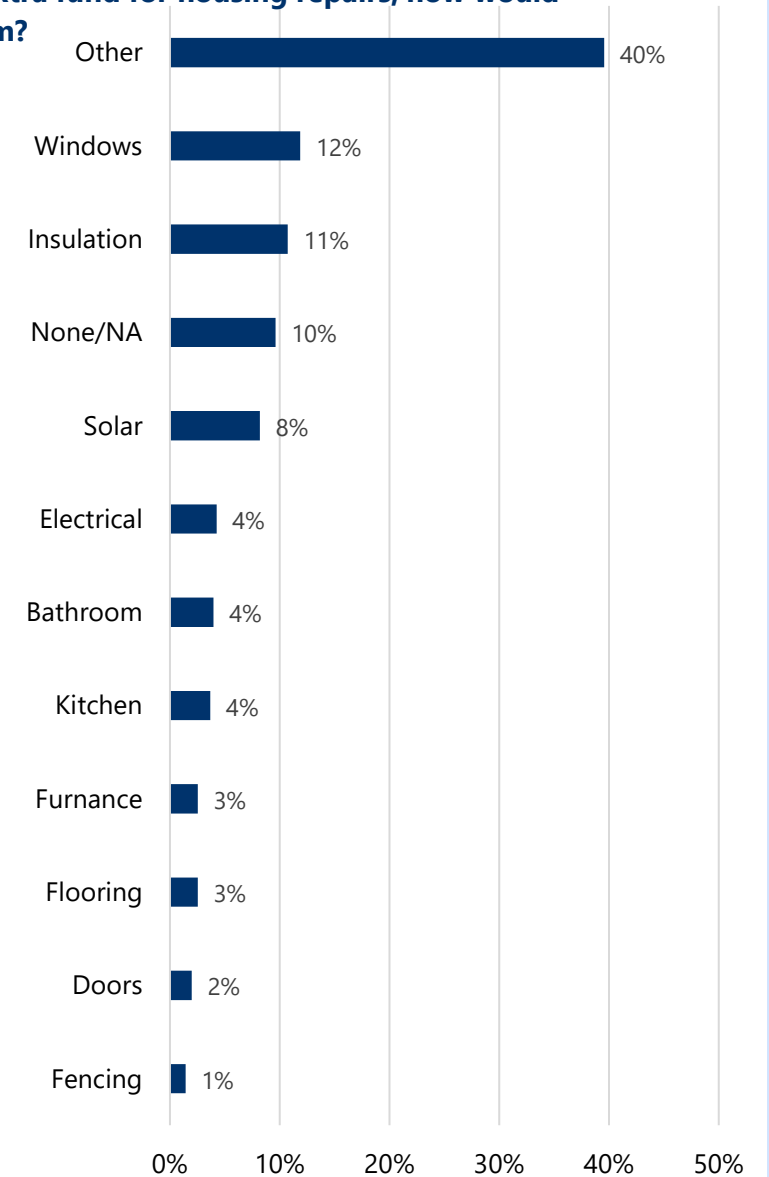
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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 13 - repairs

With 40% of respondents reporting “other”, there were a wide variety of uses listed for funds for housing repairs, including replacing infrastructure as well as a variety of functional and cosmetic upgrades.

If you had extra fund for housing repairs, how would you use them?



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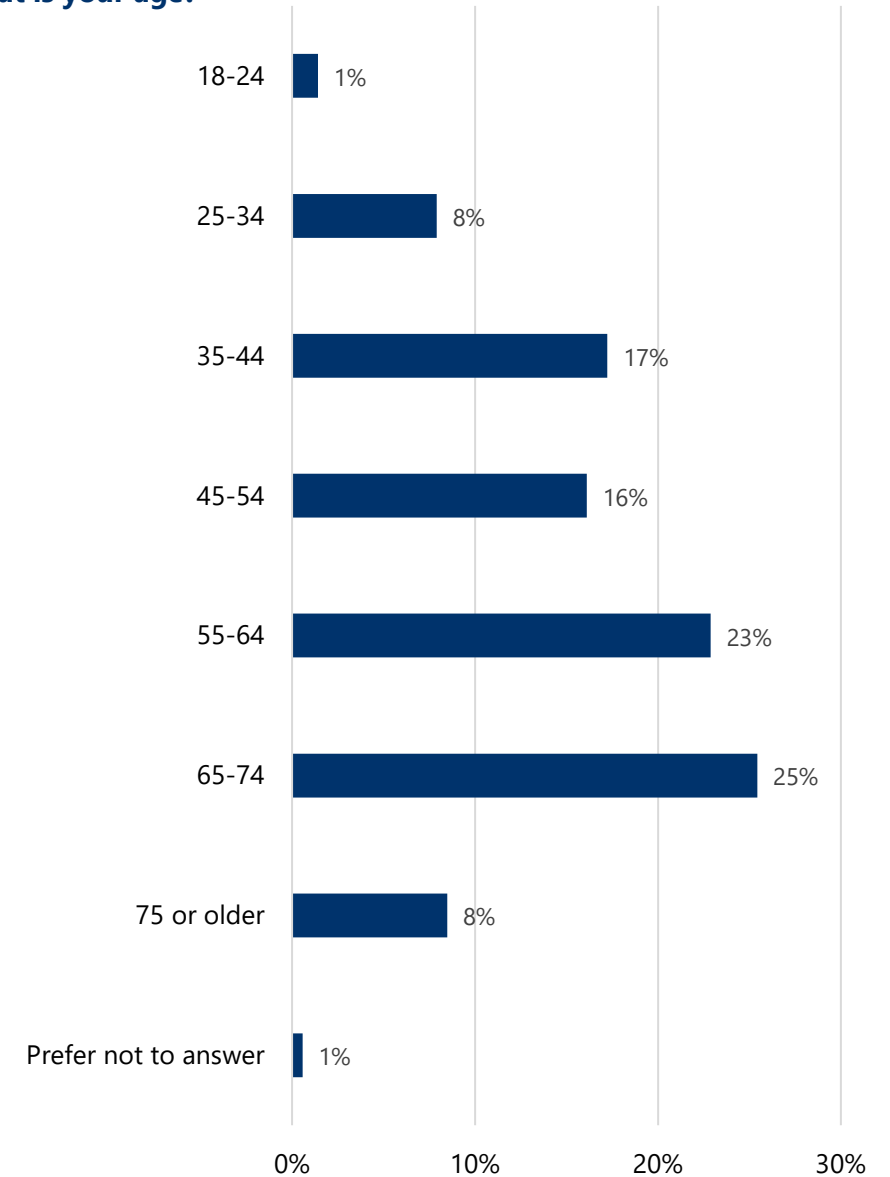
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 14 - age

55% of respondents were aged 55+, with the largest single group being those aged 65-74

The smallest share of respondents were those 34 and younger

What is your age?



N=354

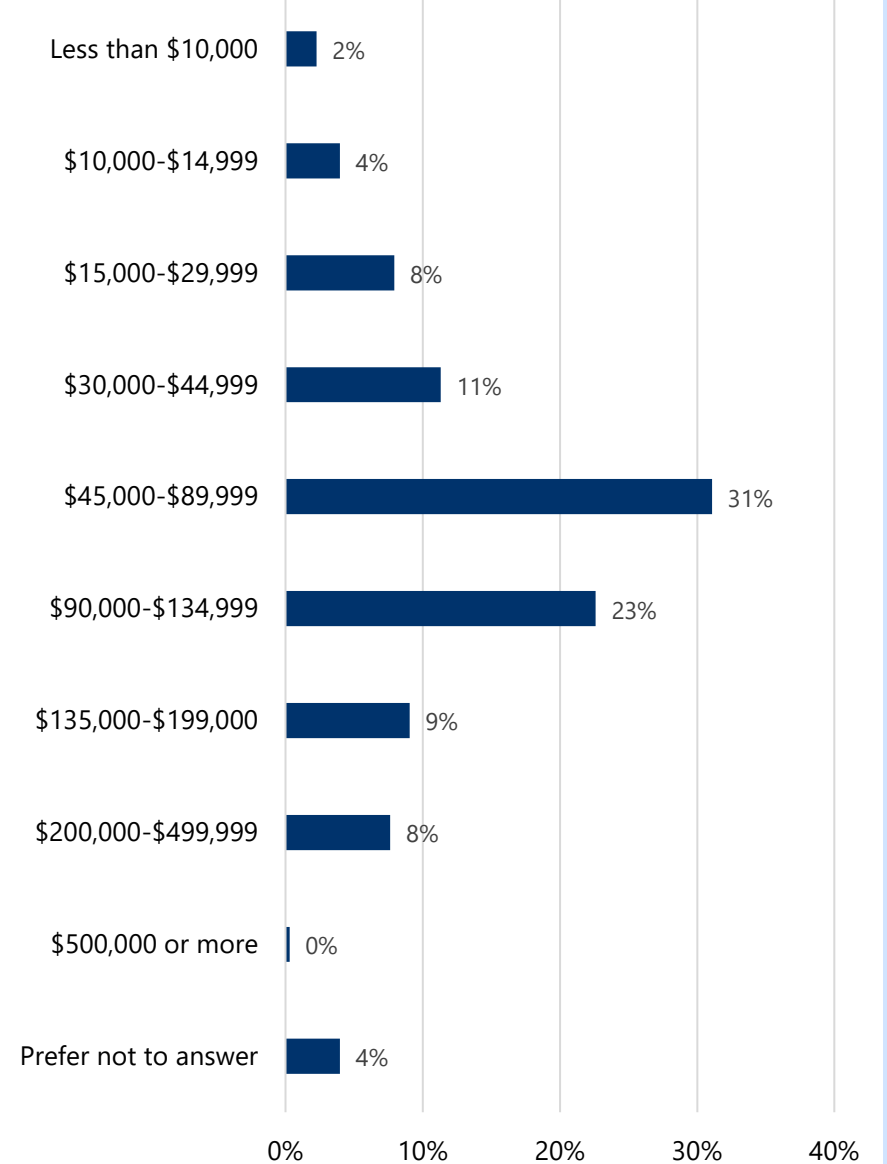
Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 15 – household income

Over half of respondents (54%) had a household income between \$45,000-\$135,000/year

25% of respondents had a household income of less than \$45,000/year

What is your approximate annual household income?



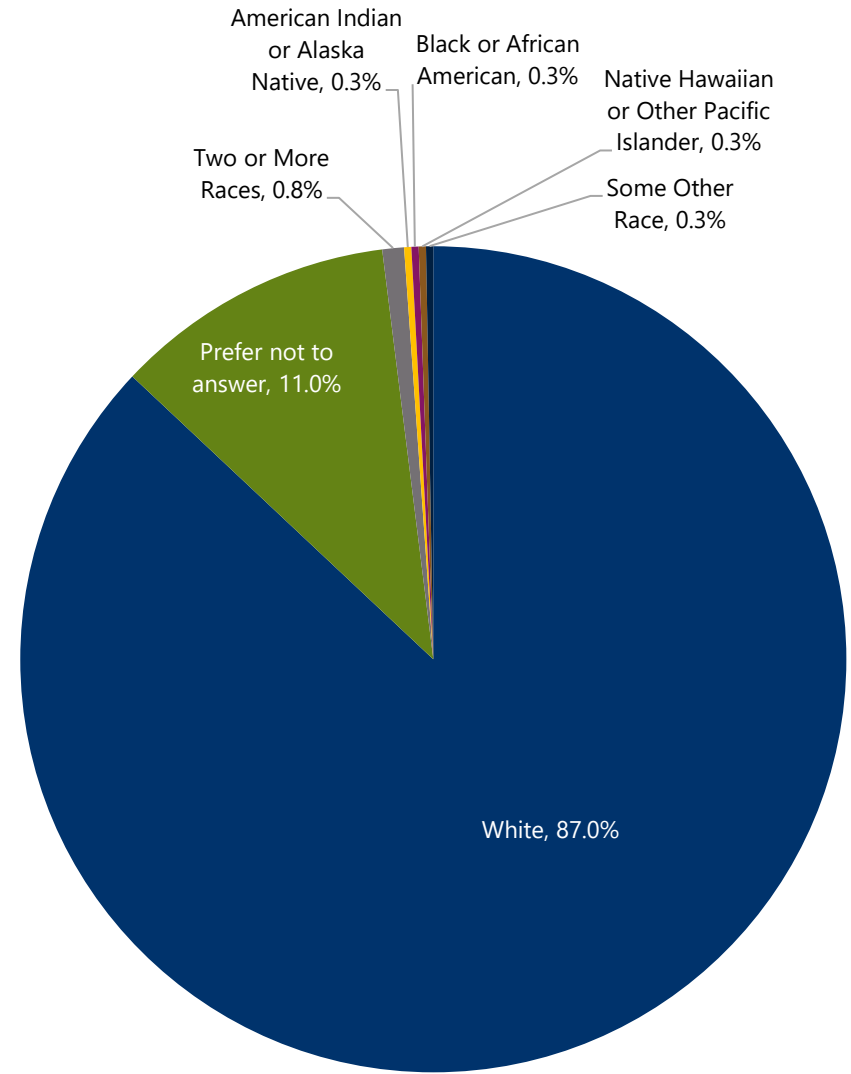
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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 16 – race/ethnicity

87% of respondents were White, while 11% preferred not to answer. All other groups were 2% of respondents.

What best describes your race/ethnicity?



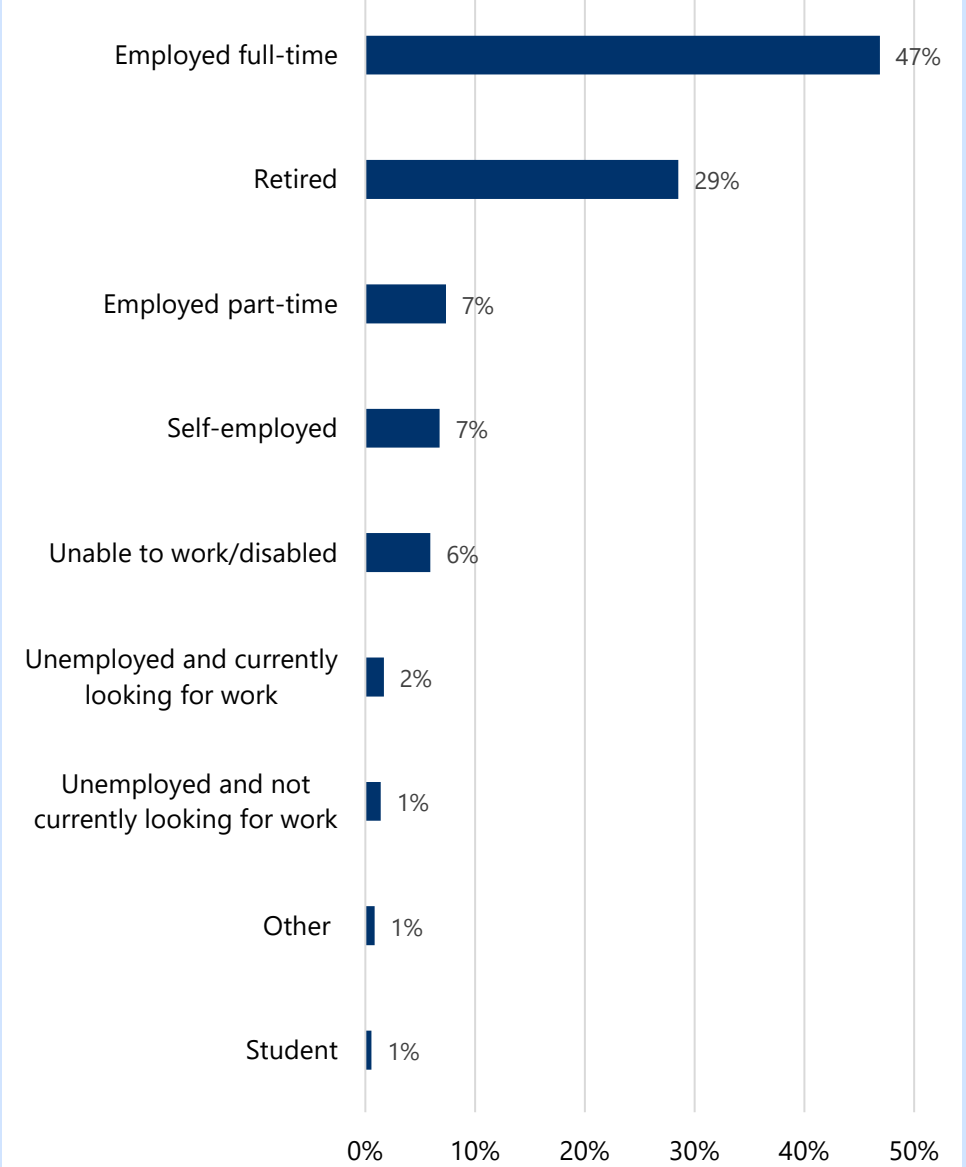
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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 17 – employment status

Most respondents were employed at least part-time (61%), and 29% were retired.

What is your employment status?



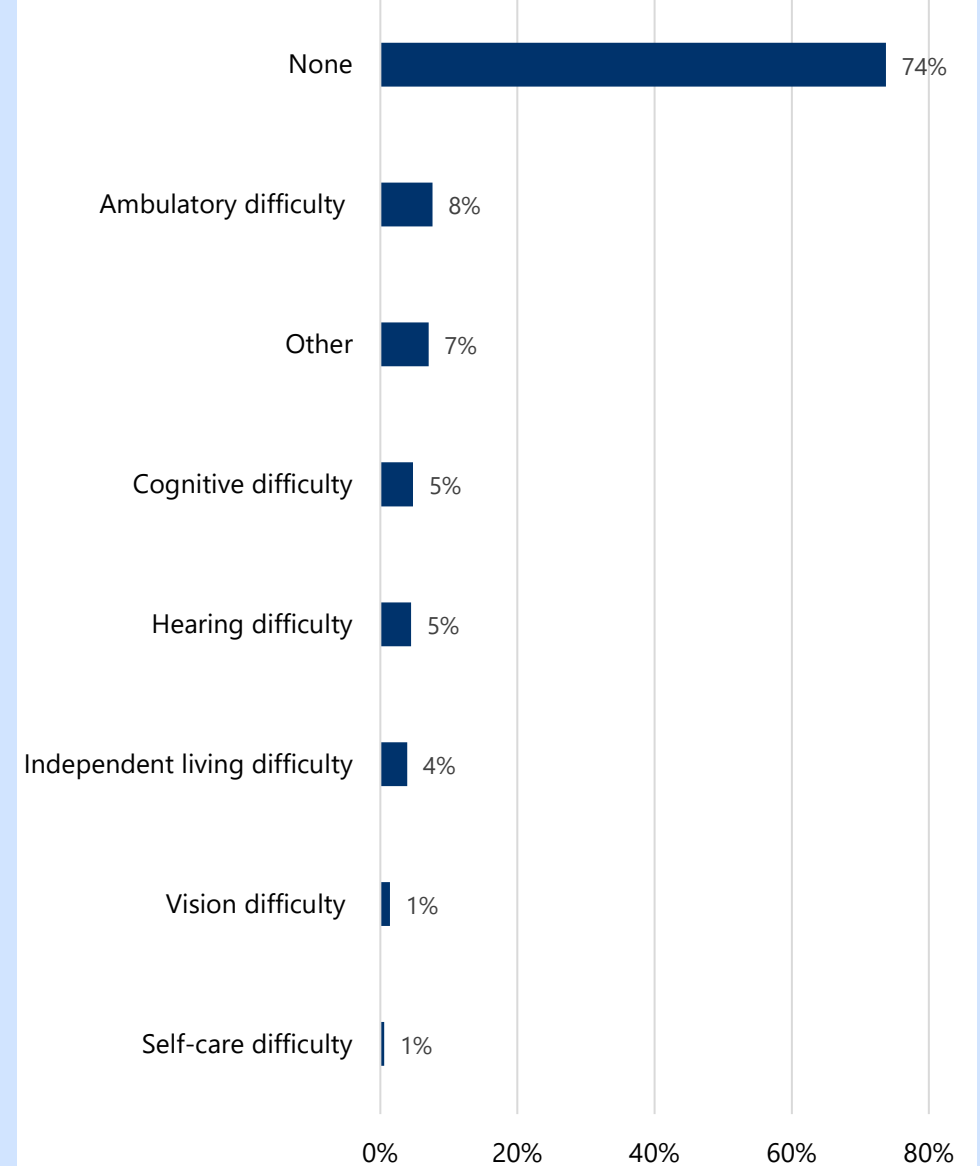
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Source: City of Keene Housing Resiliency Survey, Camoin Associates

Question 18 – disability status

26% of respondents reported having some kind of disability status, with ambulatory difficulty most common (8%).

What best describes your disability status?



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Source: City of Keene Housing Resiliency Survey, Camoin Associates

