Keene Housing

Keene Housing
Board of Commissioners Meeting
March 19, 2026

Community Connections Craft Group at
Stone Arch Village Senior

Meeting Location:

Central Square Terrace
5 Central Square
Keene, NH 03431

Keene Housing

Board of Commissioners Meeting
Thursday, March 19, 2026
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Keene Housing

BOARD OF COMMISSIONERS MEETING
THURSDAY, MARCH 19, 2026
12:00 P.M.
CENTRAL SQUARE TERRACE
5 CENTRAL SQUARE, KEENE, NH

AGENDA

I. Call to Order

II. Roll Call

III. Approval of the February 19, 2026 Keene Housing Board Meeting Minutes

IV. Executive Director's Report

V. Management Report

VI. Finance Report

VII. Old Business

VIII. New Business

a. Approval of 2026 Capital Budget Revision (Resolution No. 817)

b. Approval of Fiscal Year 2025 Moving to Work Annual Report (Resolution No. 818)

IX. Public Comment

X. Non-Public Session
Convene to Non-Public Session to discuss:
A personnel matter pursuant to RSA 91-A:3, II (a); and
The acquisition, sale, or lease of land pursuant to RSA 91-A:3, II (d).

XI. Adjournment

Minutes of the Keene Housing Board of Commissioners Meeting
Thursday, February 19, 2026

Chairperson Coates called the Keene Housing Board of Commissioners meeting to order at 12:04 p.m. Roll was taken and Chairperson Coates declared a quorum present.

Commissioners in attendance:

Chris Coates, Chairperson
Emily Benson, Vice Chairperson
Susan Shaw, Commissioner
Amy Lehr, Commissioner

Absent:

Cody Morrison, Commissioner

Also in attendance:

Joshua Meehan, Secretary
Linda Griffin, Director of Finance
Amy Wright, Director of Administration
Amy Crocker, Director of Housing
Ellen Wishart, Director of Voucher Programs
Sandy Clark, Director of Facilities and Assets
Brian Scott, Senior Staff Accountant
Dawn Smith, Property Manager
Cindy LaBounty, Property Manager
Megan Hillock, Tenant Assistance Specialist
A resident of Stone Arch Village Senior

MINUTES:

Chairperson Coates called for approval of the January 22, 2026 Board of Commissioners meeting minutes. Commissioner Benson made a motion to approve the minutes as amended. Commissioner Lehr seconded the motion, which upon being put to vote, the minutes passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Secretary Meehan stated the Fiscal Year 2026 federal budget has been enacted with no cuts to the voucher program. The budget includes changes affecting the original 39 Moving to Work (MTW) agencies related to reserve recapture/offset policy. These MTW agencies will no longer have broad protection from offset recapture beyond a preserved four-month reserve safeguard. Keene Housing is well positioned under the revised rules because the agency has consistently managed reserves conservatively and doesn't typically have operating reserves in excess of four months.

Secretary Meehan officially received confirmation of $2,000,000 in Congressionally Directed Spending (CDS) secured through Senator Shaheen's office for the Roosevelt West project. These funds will reimburse approximately $2,000,000 of Monadnock Affordable Housing Corporation's (MAHC) sponsor loan investment (noting the sponsor loan in Roosevelt West was over $3,000,000), and that the reimbursement will allow MAHC to redeploy funds toward Fortune Commons in Jaffrey. Secretary Meehan also received notification that MAHC was awarded a $540,000 grant from InvestNH to acquire the Fortune Commons property.

HUD's inflation factor adjustments to Fair Market Rents resulted in Keene Housing receiving an estimated 21% increase in voucher program funding for the year. This additional funding will allow Keene Housing to move quickly to invest in deferred capital work, helping ensure reserves are not recaptured under the revised offset rules.

Secretary Meehan announced the Town of Jaffrey selected Keene Housing and Monadnock Economic Development Corporation's (MEDC) co-proposal for a mixed-use residential and commercial development on the site of the former W.W. Cross property. He is meeting with MEDC and the Town of Jaffrey soon to discuss next steps.

The lead remediation project at the properties formerly owned by Cheshire Housing Trust is being revised to replace affected materials rather than encapsulate them. As a result, a revised capital budget reflecting this change will be presented at next month's Commissioners meeting.

Secretary Meehan invited Ms. Clark to provide a capital projects update. Ms. Clark reported that Roosevelt East is approximately three months from its substantial completion date. The Roosevelt West foundation work has been delayed due to frozen ground conditions affecting frost wall installation. Lead remediation is underway at 135 Elm Street, and a phased remediation approach is planned for 218 and 228 Winchester Street. Requests for Proposals (RFPs) have been issued, or will be issued soon, for window and power washing services, heating/venting/HVAC work, and asphalt sealing and repairs across Keene Housing properties.

MANAGEMENT REPORT:

Ms. Crocker reviewed the Management Report.

VOUCHER DEPARTMENT REPORT:

Ms. Wishart reviewed the Voucher Department Report.

FINANCE REPORT:

Ms. Griffin reviewed the consolidated financial operations and variances to budget.

OLD BUSINESS:

No topics were presented.

NEW BUSINESS:

Approval of Executive Director Travel (Resolution No. 816)

The Keene Housing Board of Commissioners authorizes Executive Director Meehan to travel to Washington D.C. for the 2026 Moving to Work (MTW) Conference, which runs from April 8, 2026 – April 10, 2026, pursuant to the February 11, 2026 memorandum from Amy

Wright, Director of Administration to Joshua R. Meehan, Executive Director. Commissioner Benson made a motion to approve the resolution. Commissioner Shaw seconded the motion, which upon being put to vote, was passed unanimously.

PUBLIC COMMENT:

No topics presented. No topics presented.

NON-PUBLIC SESSION:

Commissioner Benson made a motion to enter non-public session for the purpose of discussing a real estate matter pursuant to RSA 91 A:3, II (d). Commissioner Shaw seconded the motion, which upon being put to vote, the motion to suspend Public Session passed unanimously.

Chairperson Coates suspended the Public Session at 12:44 p.m. on Thursday, February 19, 2026 to convene a Non-Public Session.

Commissioner Benson made a motion to reconvene Public Session. Commissioner Shaw seconded the motion, which upon being put to vote, the motion to reconvene Public Session passed unanimously.

PUBLIC SESSION RECONVENED:

Chairperson Coates reconvened the Public Session on Thursday, February 19, 2026 at 1:00 p.m. Chairperson Coates stated the Board of Commissioners voted during non-public session to seal the minutes of that session.

Commissioner Benson made a motion to adjourn the meeting. Commissioner Shaw seconded the motion, which upon being put to vote, was passed unanimously. There being no further business, Chairperson Coates adjourned the Board meeting at 1:02 p.m.

2/24/26

Joshua Meehan, Secretary of Keene Housing Board of Commissioners Date

Keene Housing

Resolution No. 817

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item: 2026 Capital Budget Revision

2. Date of Board Meeting: March 19, 2026

3. Proposed Board Resolution:

That the Keene Housing Board of Commissioners, authorize the adoption of the updated Keene Housing 2026 Capital Budget with a total of $2 million. The funding source is specific to MTW non-HAP available funds. The budget allows for the rehabilitation and preservation of KH's affordable housing stock, pursuant to the March 12, 2026 memorandum from Linda Griffin, Finance Director to Joshua Meehan, Executive Director.

4. All Backup Attached? Yes X No ☐

If no, what is missing and when will it be submitted: _____

5. Department Head Approval Signature _____ Date: _____

6. Statement of availability of funds by Director of Finance

Funds Budgeted and Available Yes X No ☐ Source per attached budget

Director of Finance Approval Signature _____ Date: 3/12/2026

7. Executive Director Approval Signature _____ Date: 3/12/2026

Keene Housing

INFORMATIONAL MEMORANDUM

To: Joshua R. Meehan, Executive Director
From: Linda Griffin, Finance Director
Cc: Sandy Clark, Director of Facilities and Assets
Subject: 2026 Capital Budget Revision
Date: March 12, 2026

This memorandum proposes a 2026 capital budget revision to the Keene Housing (KH) 2026 capital budget previously approved by the Board of Commissioners at the December 18, 2025 Commissioners' meeting.

The revision is in response to KH receiving an updated "Renewal Funding Inflation Factor" letter from HUD for the Moving to Work (MTW) Housing Choice Voucher (HCV) program. The 2026 funding for the KH HCV program is increasing by 21.12% or $1.8m.

KH's Restated and Amended MTW Agreement with the U.S. Department of Housing and Urban Development permits KH to use MTW funds on a host of approved activities including rehabilitation, preservation and expansion of KH's affordable housing stock.

The Board approved the 2026 capital budget, including $1.2m funded by MTW funds, in December 2025. This 2026 budget assumed MTW funds based on the current 2025 MTW funding. We are proposing that the 2026 capital budget be adjusted up by $721k bringing the new total to $2m. This adjustment allows for the escalating costs of materials and contractors for current rehabilitation projects. This additional funding also allows continued contributions to our new development projects of $1m.

RECOMMENDATION
Accordingly, I recommend that the Board consider this resolution, which states:

> **Resolution**: That the Keene Housing Board of Commissioners, authorize the adoption of the updated Keene Housing 2026 Capital Budget with a total of $2 million. The funding source is specific to MTW non-HAP available funds. The budget allows for the rehabilitation and preservation of KH's affordable housing stock, pursuant to the March 12, 2026 memorandum from Linda Griffin, Finance Director to Joshua Meehan, Executive Director.

CAPITAL IMPROVEMENT PLAN 2026

Property	Energy Items	Description	Funded by Resilient Building Group	ORIGINAL BUDGET approved	03 2026 BUDGET adjustment	Revised BUDGET Proposed	funding source
KAHP-Harper Acres	yes	CFL Bathroom (224units)	$6,720				Energy Rebate
KAHP-Harper Acres		Unplanned		$10,000		$10,000	MTW
KAHP-Harper Acres	yes	Hot Water Heaters (2@40 gal per buildings (4)= $20k)		$20,000		$20,000	MTW
KAHP-Harper Acres		Front Porch concrete slab repairs and railings		$10,000		$10,000	MTW
KAHP-Harper Acres		Security recorder (Camera)		$5,000		$5,000	MTW
KAHP-Harper Acres		Mill building automatic door		$7,000		$7,000	MTW
KAHP-Harper Acres		Camera inside building 105		$1,000		$1,000	MTW
KAHP-Harper Acres		Concrete pad with a shed store bikes #109		$10,000		$10,000	MTW
KAHP-Harper Acres	yes	Heat Pump project (Arch/Eng $50k)	$1,310,000	$50,000	$120,000	$170,000	Energy Rebate / MTW
KAHP-Harper Acres		Seal coating parking lot		$12,240		$12,240	MTW
KAHP-North & Gilsum		Tubs (2)		$15,000		$15,000	MTW
KAHP-North & Gilsum		Solar Contract Buy Out		$162,030		$162,030	MTW
KAHP-North & Gilsum		Sealing & striping parking lot		$25,000		$25,000	MTW
KAHP-North & Gilsum		Security recorder (Camera)		$5,000		$5,000	MTW
KAHP-North & Gilsum		Cameras - End and Back of buildings #112, 118, 130		$2,500		$2,500	MTW
KAHP-Bennett		Cameras - Stairways, lobby & elevators		$10,000		$10,000	MTW
SS2 -no details yet		LEAD project (started in 2025)		$470,872	$550,880	$1,021,752	MTW
Marlboro -CDBG Rehab		Rehab (including Lead) CDBG match		$250,000	$50,000	$300,000	CDBG / MTW
Water St.		Seal coating parking lot		$5,000		$5,000	MTW
KAHP-Damon Ct		Deck repair - Replace boards		$20,000		$20,000	MTW
SS2-Elm Street		Seal coating parking lot		$5,000		$5,000	MTW
KAHP-West St		Seal coating parking lot		$5,000		$5,000	MTW
218 & 228 Winchester		Dumpster pad and propane tank pad with fencing		$15,000		$15,000	MTW
Pine St		Gutters					MTW
		KAHP	**$1,316,720**	**$1,115,642**	**$ 720,880**	**$1,836,522**	
Meadow Rd		Kitchen/Stairs/Bathroom (2 units at turnover)		$30,000		$30,000	MTW
Meadow Rd	yes	Exhaust Fans, Insulation, Appliances, Thermostats	$53,902				Energy Rebate
Meadow Rd		Laundry drainage issue (If replaced) -		$15,000		$15,000	MTW
Cottage St		Rear ADA access/Asphalt Apron/Walkway and shed		$10,000		$10,000	MTW
Cottage St		Seal coating parking lot		$5,000		$5,000	MTW
Ash Brook		2 unit modernization at turnover		$20,000		$20,000	MTW
Ash Brook		Seal coating parking lot		$12,000		$12,000	MTW

CAPITAL IMPROVEMENT PLAN 2026

Property	Energy Items	Description	Funded by Resilient Building Group	ORIGINAL BUDGET approved	03 2026 BUDGET adjustment	Revised BUDGET Proposed	funding source
Emerald House		Fire alarm monitoring		$15,340		$15,340	MTW
Emerald House		Seal coating parking lot		$11,000		$11,000	MTW
		total KAHP/MAHC	**$1,370,622**	**$1,233,982**	**$ 720,880**	**$1,954,862**	
Riverbend Apartments		Kitchen/Bathroom replace (2 units at turnover)		$60,000		$60,000	RESERVES/CASH
Riverbend Apartments		Seal coating parking lot		$12,000		$12,000	RESERVES/CASH
Evergreen Knoll		Replace sprinkler heads		$37,000		$37,000	RESERVES/CASH
Evergreen Knoll		Asphalt seal coating and repair - Work from Minkler		$38,874		$38,874	RESERVES/CASH
Evergreen Knoll		Cameras - Back of units and garden area 4-6		$3,000		$3,000	RESERVES/CASH
Roosevelt East		Generator		$75,000		$75,000	RESERVES/CASH
SAV Family		Granite curb - Asphalt breaking		$25,000		$25,000	RESERVES/CASH
SAV Senior		Replace all sprinkler heads		$35,000		$35,000	RESERVES/CASH
SAV Senior	yes	Lighting , Appliance, Themostats	$54,315				Energy Rebate
SAV Senior		2 automatic doors (Reasonable accommodation)		$7,000		$7,000	RESERVES/CASH
SAV Senior		Fire alarm monitoring		$15,340		$15,340	RESERVES/CASH
SAV Office		Replace York gas furnace					RESERVES/CASH
Brookbend East		Fire alarm monitoring equipmnet		$15,340		$15,340	RESERVES/CASH
Brookbend West		Fire alarm monitoring equipmnet		$15,340		$15,340	RESERVES/CASH
CST		Door replacment (automatic 2) interior		$7,000		$7,000	RESERVES/CASH
CST		Fire alarm monitoring		$15,340		$15,340	RESERVES/CASH
CST		LH burner / burned combustion head replacement					RESERVES/CASH
Locals		Vehicle		$65,000		$65,000	CASH
		total capital purchases/renovations	**$1,424,937**	**$1,660,216**	**$ 720,880**	**$2,381,096**	

MTW (2026 FUNDING w/carryover)	estimate as of 12/08/2025		($1,291,578)	$ (720,880)	($1,954,862)	
SAV S, EK,CST,BBE/BBW	Replacement Reserves/Cash		($361,234)	$ -	($361,234)	
Energy Rebates	NH Saves	($1,424,937)	-			
MAHC/Locals	Cash		($65,000)		($65,000)	
Grants/Tax Credits	NH DOE/Solar Federal ITC		$0		$0	
	shortfall/(funds available)	$0	($57,596)	$0	$0	

Keene Housing

Resolution No. 818

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item:

   Approval of the FY 2025 Moving to Work Annual Report

2. Date of Board Meeting: March 19, 2026

3. Proposed Board Resolution:

   That the Board approves adoption of the FY 2025 Moving to Work Annual Report; authorizes any technical corrections to the document; and authorizes submission of the final Report to the U.S. Department of Housing and Urban Development.

4. All Backup Attached? Yes X No ☐

   If no, what is missing and when will it be submitted: _____

5. Department Head Approval Signature N/A Date: _____

6. Statement of availability of funds by Director of Finance

   Funds Budgeted and Available Yes ☐ No ☐ NA ☐ Source _____

   Director of Finance Approval Signature N/A Date: _____

7. Executive Director Approval Signature _____ Date: 3/12/26

Keene Housing

MEMORANDUM

To: Board of Commissioners
From: Joshua R. Meehan, Executive Director
Subject: Approval of the FY 2025 Moving to Work Annual Report
Date: March 12, 2026

This memorandum recommends that the Board of Commissioners approve the FY 2025 Moving to Work (MTW) Annual Report.

The purpose of the Annual Report is to demonstrate that Keene Housing (KH) is meeting its statutory and contractual obligations under the Amended and Restated Moving to Work Agreement with the U.S. Department of Housing and Urban Development (HUD). The Report provides an overview of KH's operations, programs, and MTW initiatives during Fiscal Year 2025 and documents how these activities support HUD's statutory MTW objectives: reducing costs and achieving greater cost-effectiveness in Federal housing expenditures, giving families incentives toward self-sufficiency, and increasing housing choices for low-income households.

The FY 2025 Report continues to follow HUD's revised MTW reporting format adopted in 2024. Under this structure, HUD relies primarily on standardized administrative data submitted electronically by MTW agencies throughout the year rather than requiring agencies to calculate and report outcomes through the previous MTW metrics system. While this approach reduces the administrative burden associated with tracking metrics that were often difficult to measure or interpret, it also limits HUD's ability to distinguish outcomes directly attributable to MTW initiatives from broader economic or community trends.

To help address this limitation, the revised format allows agencies to include narrative descriptions and examples illustrating the impact of MTW initiatives. In this year's Report, KH continues to provide narrative context and examples highlighting the outcomes of several initiatives and programs, including the THRIVE program (formerly Resident Self-Reliance), and Homes for School. These examples help illustrate how KH's MTW flexibility supports housing stability, economic mobility, and community well-being for the households we serve.

The Report also provides updates on KH's housing stock, leasing activity, waiting list information, and the status of MTW activities approved in previous years' MTW Annual Plans. As reflected throughout the document, KH continues to use its MTW flexibility to operate programs more efficiently and tailor policies to local conditions. These flexibilities allow KH to streamline program administration, test innovative approaches to housing assistance, and better address the region's housing needs.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: Pursuant to the March 12, 2026 memorandum from Executive Director Joshua R. Meehan to the Keene Housing Board of Commissioners, the Board approves adoption of the FY 2025 Moving to Work Annual Report; authorizes any technical corrections to the document; and authorizes submission of the final Report to the U.S. Department of Housing and Urban Development.

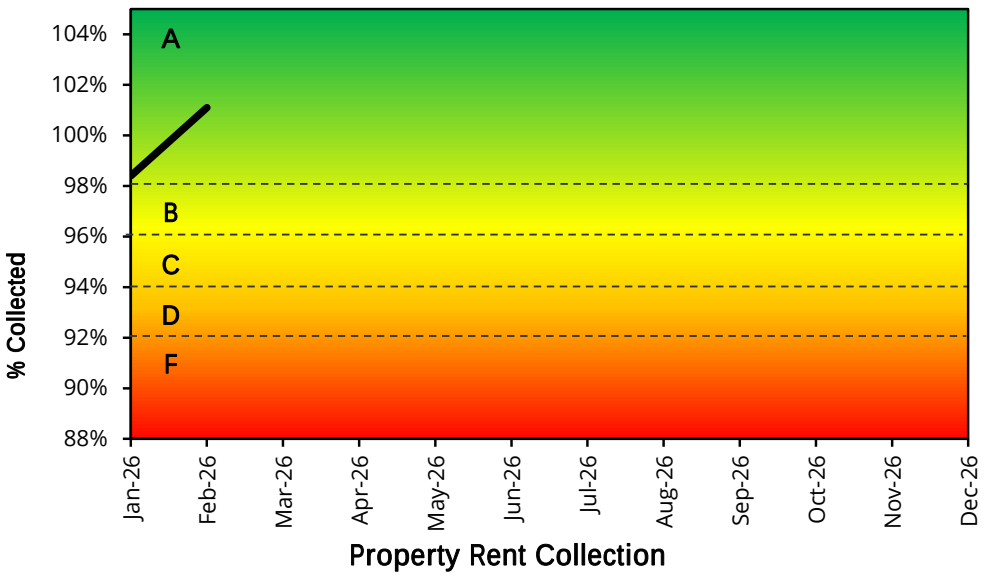
Keene Housing

HOUSING MANAGEMENT REPORT
FEBRUARY 2026

Residential Property Rent Collection Report
February 2026

Community	Month Billed	Month Collected	% Collected	Monthly Grade	YTD Billed	YTD Collected	% YTD Collected	YTD Grade
Ash Brook Apartments	$12,536	$12,750	101.7%	**A**	$24,968	$25,433	101.9%	**A**
Bennett Block	$5,442	$6,683	122.8%	**A**	$10,696	$11,377	106.4%	**A**
Brookbend East	$24,993	$24,553	98.2%	**A**	$49,196	$49,089	99.8%	**A**
Brookbend West	$16,949	$17,505	103.3%	**A**	$34,021	$36,064	106.0%	**A**
Central Square Terrace	$37,366	$36,501	97.7%	**B**	$73,216	$71,755	98.0%	**A**
Cottage Street	$2,041	$2,331	114.2%	**A**	$3,758	$3,758	100.0%	**A**
Evergreen Knoll LP	$22,549	$23,721	105.2%	**A**	$44,532	$45,016	101.1%	**A**
Forest View	$31,778	$34,253	107.8%	**A**	$63,720	$63,958	100.4%	**A**
Hampshire House	$7,132	$6,314	88.5%	**F**	$14,264	$12,883	90.3%	**D**
Harper Acres	$51,960	$51,889	99.9%	**A**	$103,357	$103,379	100.0%	**A**
Meadow Road Apartments	$9,685	$9,748	100.7%	**A**	$19,307	$19,678	101.9%	**A**
North and Gilsum	$22,850	$23,229	101.7%	**A**	$45,433	$46,045	101.3%	**A**
Riverbend Apartments	$17,172	$15,768	91.8%	**D**	$31,633	$30,153	95.3%	**C**
Scattered Sites	$14,255	$13,870	97.3%	**B**	$27,028	$26,931	99.6%	**A**
Scattered Sites 2	$10,663	$10,717	100.5%	**A**	$21,748	$21,288	97.9%	**B**
Stone Arch Village Family	$20,792	$21,995	105.8%	**A**	$42,012	$42,453	101.0%	**A**
Stone Arch Village Senior	$17,995	$18,060	100.4%	**A**	$35,951	$36,126	100.5%	**A**
Totals	**$326,158**	**$329,887**	**101.1%**	**A**	**$644,840**	**$645,386**	**100.1%**	**A**

Active Households Only

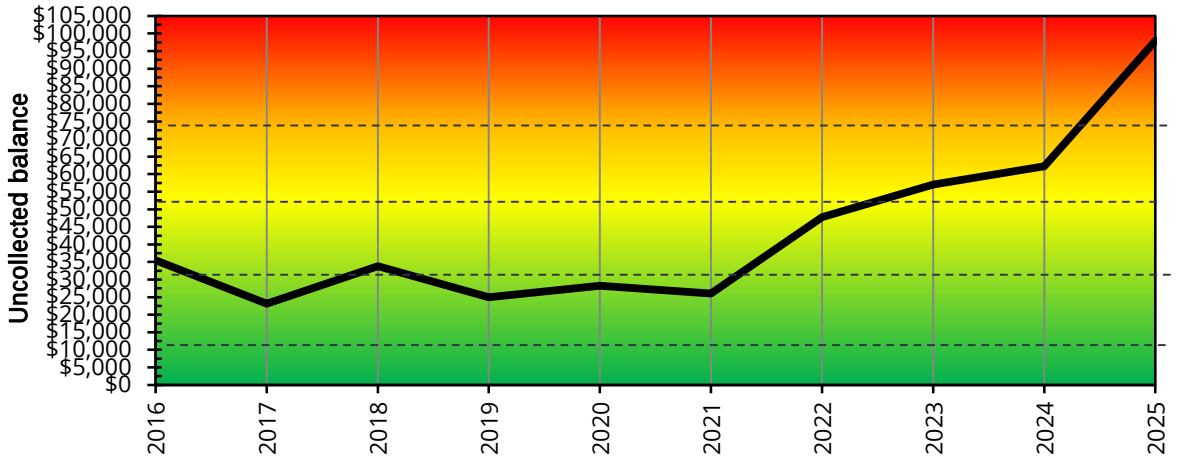


This report compares current tenant's rent billed to rent collected. The percent collected can exceed 100% when back rent is collected. Our goal is to collect at least 98% of rent billed.

Residential Property Uncollected Accounts - Inactive Tenants - Report
February 2026

Community	# of Households	Current	30 days	60 days	90 days	120 days and over	total
Ash Brook Apartments	1	$0	$0	$0	$0	$285	$285
Bennett Block	2	$0	$150	$0	$456	$0	$606
Brookbend East	4	$0	$0	$0	$0	$7,022	$7,022
Brookbend West	1	$315	$2,105	$1,607	$1,637	$514	$6,177
Central Square Terrace	1	$0	$0	$0	$0	$2,459	$2,459
Cottage Street	0	$0	$0	$0	$0	$0	$0
Emerald Street	1	$0	$66	$0	$0	$0	$66
Evergreen Knoll LP	1	$0	$0	$0	$0	$39	$39
Forest View	2	$0	$0	$0	$90	$1,175	$1,265
Hampshire House	0	$0	$0	$0	$0	$0	$0
Harper Acres	4	($35)	$228	$0	$0	$23	$216
Meadow Road Apartments	1	$0	$71	$0	$0	$0	$71
North and Gilsum	5	$0	$150	$20	$662	$4,840	$5,672
Riverbend Apartments	0	$0	$0	$0	$0	$0	$0
Scattered Sites	1	$865	$0	$0	$0	$0	$865
Scattered Sites 2	1	$0	$0	$273	$0	$0	$273
Stone Arch Village Family	1	($15)	$0	$0	$0	$0	($15)
Stone Arch Village Senior	1	($77)	$0	$0	$0	$0	($77)
Totals	**27**	**$1,053**	**$2,769**	**$1,900**	**$2,844**	**$16,358**	**$24,924**

Inactive Households Only



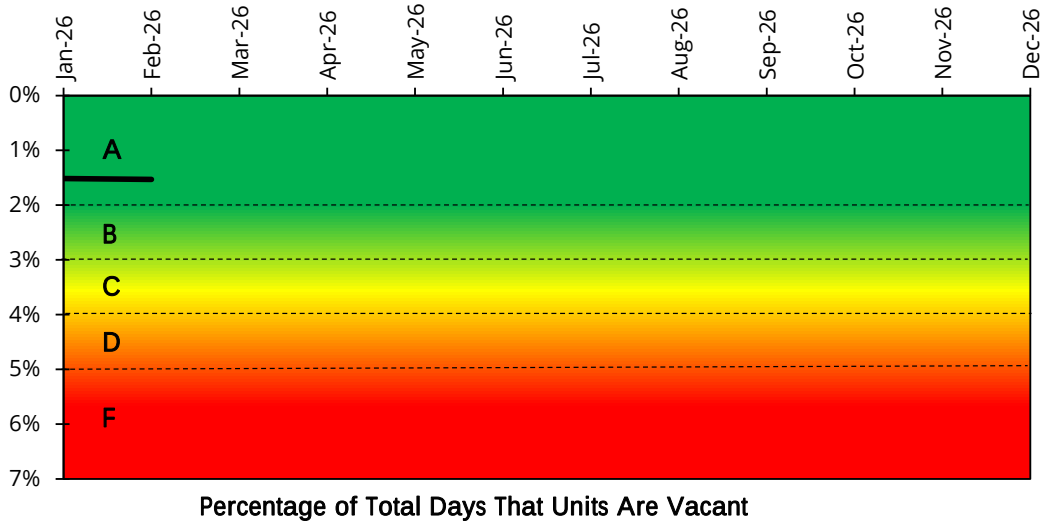
End of Year - Bad Debt write off

This report tracks the balance that is owed to KH and what remains upaid. Most of these tenants have moved from a KH property and are considered Inactive Tenants.

Monthly Vacancy Report

February 2026

Community	Units Available	Available Days	Vacant Days	Monthly Vacancy Percentage	Monthly Grade	YTD Vacancy Percentage	YTD Grade
Ash Brook Apartments	24	672	0	0.0%	**A**	0.0%	**A**
Bennett Block	14	392	16	4.1%	**D**	4.6%	**D**
Brookbend East	40	1120	0	0.0%	**A**	0.0%	**A**
Brookbend West	35	980	25	2.6%	**B**	1.2%	**A**
Central Square Terrace	90	2520	26	1.0%	**A**	0.7%	**A**
Cottage Street	3	84	0	0.0%	**A**	0.0%	**A**
Evergreen Knoll LP	32	896	0	0.0%	**A**	0.1%	**A**
Forest View	38	1064	0	0.0%	**A**	0.0%	**A**
Hampshire House	18	504	0	0.0%	**A**	0.0%	**A**
Harper Acres	112	3136	143	4.6%	**D**	4.4%	**D**
Meadow Road Apartments	18	504	0	0.0%	**A**	2.1%	**B**
North and Gilsum	29	812	3	0.4%	**A**	2.0%	**A**
Riverbend Apartments	24	672	0	0.0%	**A**	0.0%	**A**
Scattered Sites	18	504	23	4.6%	**D**	5.6%	**F**
Scattered Sites 2	30	532	0	0.0%	**A**	0.0%	**A**
Stone Arch Village Family	24	672	5	0.7%	**A**	0.4%	**A**
Stone Arch Village Senior	33	924	6	0.6%	**A**	0.3%	**A**
Report Totals:	**582**	**15,988**	**247**	**1.5%**	**A**	**1.5%**	**A**

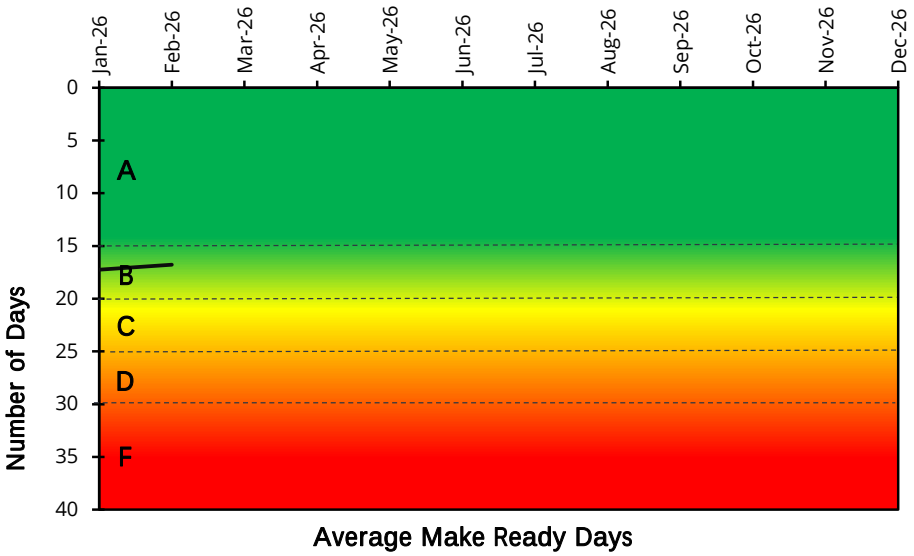


Percentage of Total Days That Units Are Vacant

This report measures vacancies across the portfolio; tracking when the unit became vacant until the resident moves in. The Report Totals are weighted to account for property sizes. Units offline for modernization are temporarily removed from the calculations. Our goal is to keep vacancies at or below 2%.

Unit Make Ready Days
February 2026

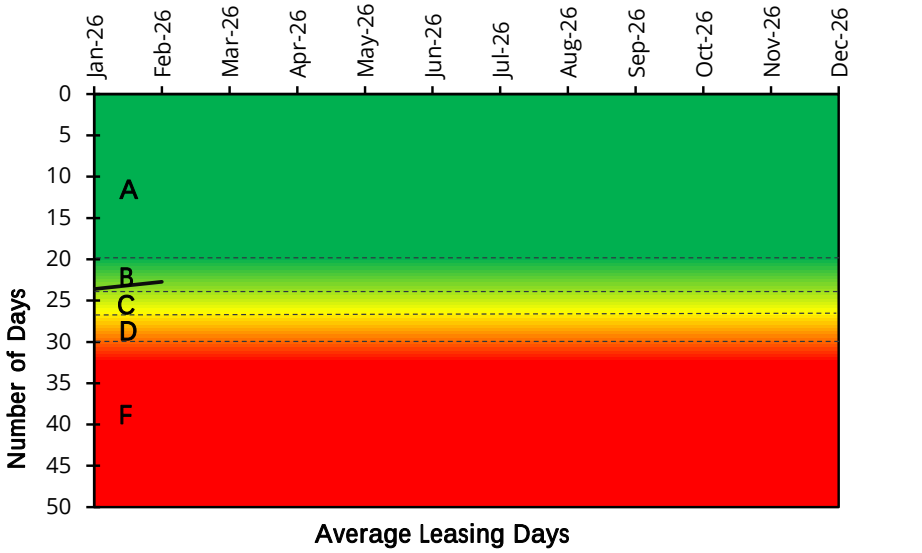
Community	Number of Units Made Ready	Avg. Make Ready Days	YTD Number of Units Made Ready	YTD Avg. Make Ready Days	YTD Grade
Ash Brook Apartments	0	-	0	-	**NONE**
Bennett Block	0	-	1	8	**A**
Brookbend East	0	-	0	-	**NONE**
Brookbend West	0	-	0	-	**NONE**
Central Square Terrace	0	-	1	11	**A**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	0	-	0	-	**NONE**
Forest View	0	-	0	-	**NONE**
Hampshire House	0	-	0	-	**NONE**
Harper Acres	3	21	4	21	**C**
Meadow Road Apartments	0	-	1	29	**D**
North and Gilsum	0	-	0	-	**NONE**
Riverbend Apartments	0	-	0	-	**NONE**
Scattered Sites	1	17	1	17	**B**
Scattered Sites 2	0	-	0	-	**NONE**
Stone Arch Village Family	0	-	0	-	**NONE**
Stone Arch Village Senior	1	3	1	3	**A**
Report Totals:	**5**	**16**	**9**	**17**	**B**



This report tracks the number of days Facilities & Assets (F&A) takes to prepare a newly vacated unit for the next tenancy; it measures the F&A start and end dates. Our goal is to make a unit ready in 15 days or less.

Leasing Days
February 2026

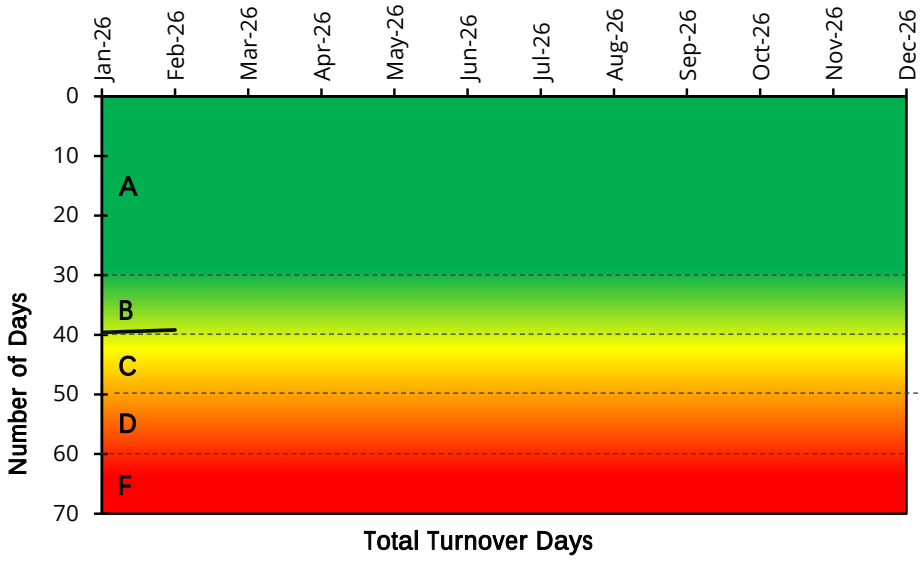
Community	Number of Units Leased	Average Leasing Days	YTD Number of Units Leased	YTD Avg Leasing Days	YTD Grade
Ash Brook Apartments	0	-	0	-	**NONE**
Bennett Block	1	22	2	38	**F**
Brookbend East	0	-	0	-	**NONE**
Brookbend West	0	-	0	-	**NONE**
Central Square Terrace	1	29	1	29	**D**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	0	-	1	16	**A**
Forest View	0	-	0	-	**NONE**
Hampshire House	0	-	0	-	**NONE**
Harper Acres	2	10	3	8	**A**
Meadow Road Apartments	0	-	1	12	**A**
North and Gilsum	1	49	1	49	**F**
Riverbend Apartments	0	-	0	-	**NONE**
Scattered Sites	1	13	2	23	**B**
Scattered Sites 2	0	-	0	-	**NONE**
Stone Arch Village Family	0	-	0	-	**NONE**
Stone Arch Village Senior	0	-	0	-	**NONE**
Report Totals:	**6**	**22**	**11**	**23**	**B**



This report tracks the number of days the Housing Department takes to lease a vacant unit. The lease-up process begins as soon as the F&A team finishes prep of the unit and ends once the Property Manager completes resident move in. Our goal is to complete lease-ups in 20 days or less.

Unit Turnover
February 2026

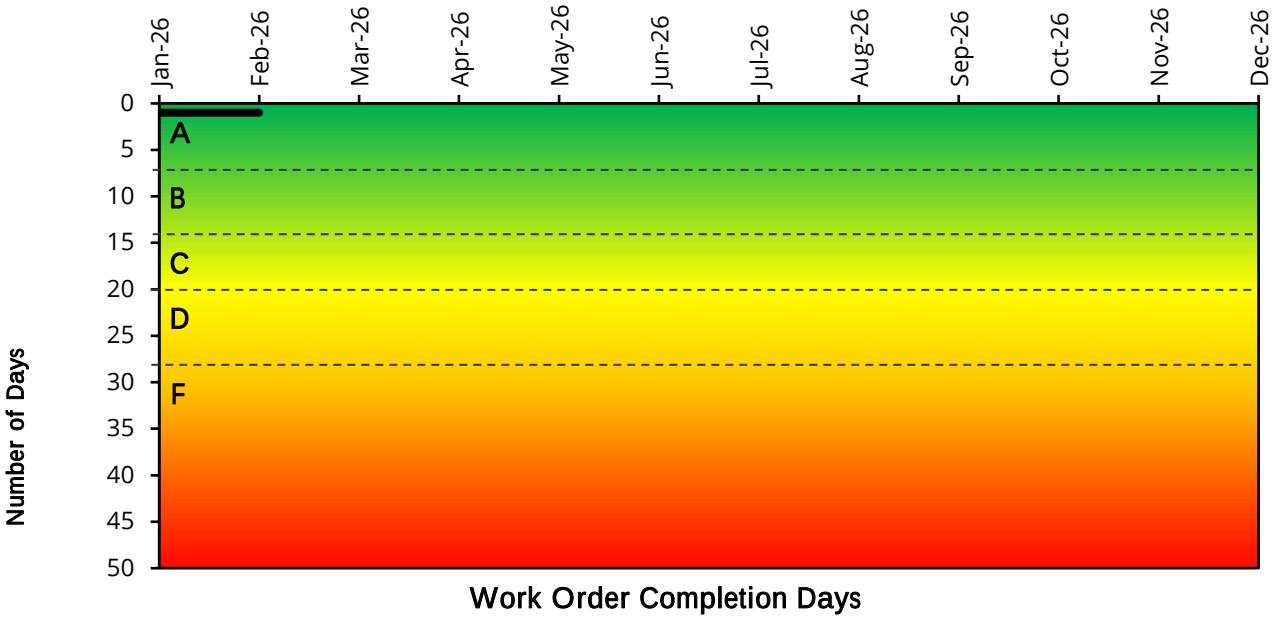
Community	Number of Units Turned in Month	Average Turnover Days	YTD Number of Units Turned	YTD Avg Turnover Days	YTD Grade
Ash Brook Apartments	0	-	0	-	**NONE**
Bennett Block	1	29	2	43	**C**
Brookbend East	0	-	0	-	**NONE**
Brookbend West	0	-	0	-	**NONE**
Central Square Terrace	1	39	1	39	**B**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	0	-	1	23	**A**
Forest View	0	-	0	-	**NONE**
Hampshire House	0	-	0	-	**NONE**
Harper Acres	2	28	3	26	**A**
Meadow Road Apartments	0	-	1	40	**B**
North and Gilsum	1	81	1	81	**F**
Riverbend Apartments	0	-	0	-	**NONE**
Scattered Sites	1	29	2	42	**C**
Scattered Sites 2	0	-	0	-	**NONE**
Stone Arch Village Family	0	-	0	-	**NONE**
Stone Arch Village Senior	0	-	0	-	**NONE**
Report Totals:	**6**	**39**	**11**	**39**	**B**



This report tracks the number of days it takes to refill a vacant unit, including F&A making the unit ready and the Housing Department leasing it to an eligible household. The faster we turn units over, the lower the vacancy rate. Our goal is to complete turnovers in 30 days or less.

Residential Property Non-Emergency Work Order Completion Days
February 2026

Community	Number of Work Orders	Avg Days to Complete	Monthly Grade	YTD Number of Work Orders	YTD Avg Days to Complete	YTD Grade
Ash Brook Apartments	5	1	A	11	1	A
Bennett Block	5	0	A	22	1	A
Brookbend East	17	1	A	27	1	A
Brookbend West	9	1	A	12	1	A
Central Square Terrace	97	0	A	134	0	A
Cottage Street	1	0	A	3	1	A
Emerald Street House	8	0	A	21	0	A
Evergreen Knoll LP	6	0	A	17	0	A
Forest View	17	0	A	47	0	A
Hampshire House	4	0	A	7	1	A
Harper Acres	41	1	A	75	1	A
Keene Housing Main Office	1	3	A	7	1	A
Meadow Road	9	0	A	15	0	A
North and Gilsum	26	1	A	46	1	A
Riverbend Apartments	4	0	A	12	0	A
Scattered Sites	8	0	A	22	1	A
Scattered Sites 2	11	0	A	27	1	A
Stone Arch Village Family	18	0	A	28	0	A
Stone Arch Village Senior	36	1	A	69	1	A
Report Totals:	**323**	**1**	**A**	**602**	**1**	**A**



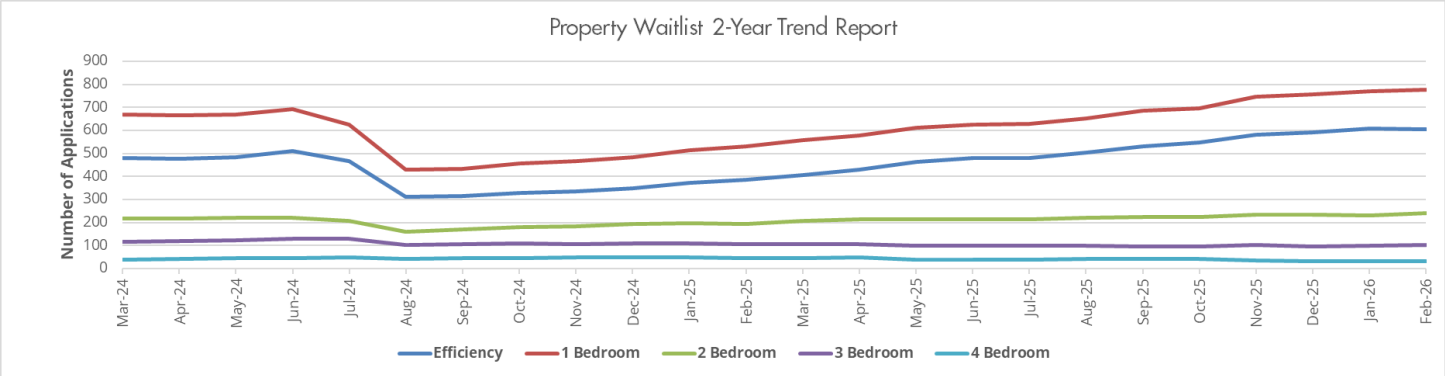
This report tracks the number of days it takes the Facilities and Assets team to complete non-emergency work orders. Our goal is to complete non-emergency work orders in 5 days or less.

Residential Property Emergency Work Order Completion Days
February 2026

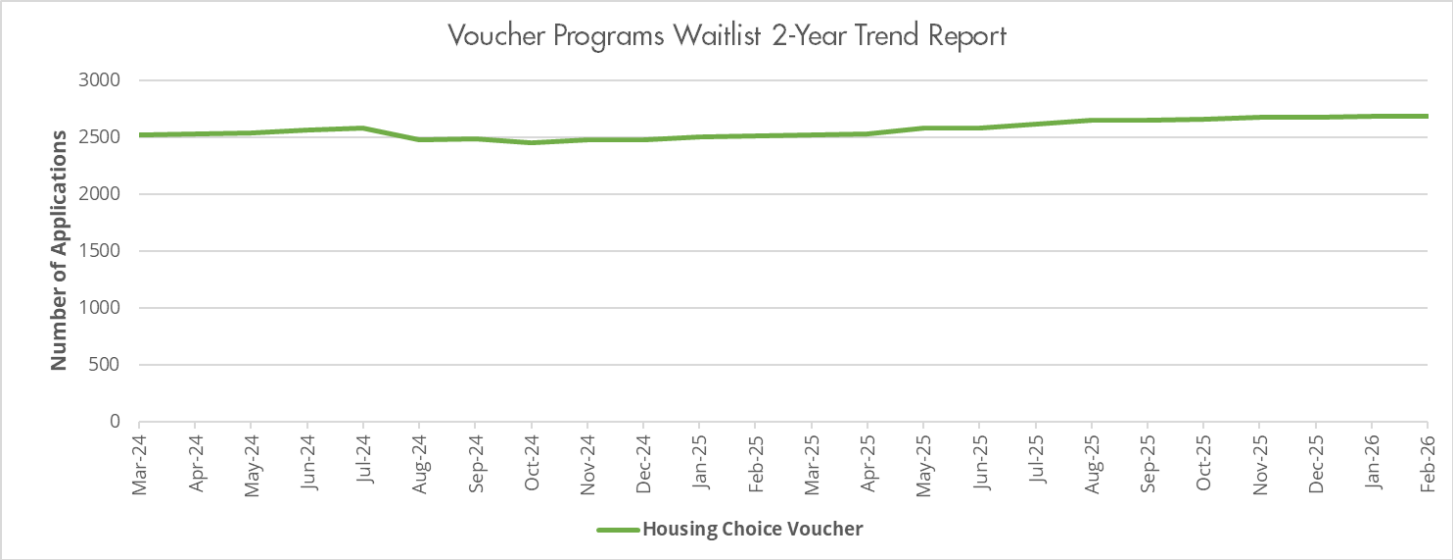
Community	Number of Work Orders	Average Days To Complete	Monthly Grade	YTD Number of Work Orders	YTD Average Days To Complete	YTD Grade
Ash Brook Apartments	-	-	NONE	1	0	P
Bennett Block	-	-	NONE	2	0	P
Brookbend East	2	0	P	4	0	P
Brookbend West	1	0	P	2	0	P
Central Square Terrace	3	0	P	10	0	P
Cottage Street	1	0	P	2	0	P
Emerald Street House	1	0	P	2	0	P
Evergreen Knoll LP	3	0	P	7	0	P
Forest View	1	0	P	9	0	P
Hampshire House	-	-	NONE	-	-	NONE
Harper Acres	8	0	P	16	0	P
Keene Housing Main Office	-	-	NONE	-	-	NONE
Meadow Road	3	0	P	6	0	P
North and Gilsum	3	0	P	5	0	P
Riverbend Apartments	1	0	P	3	0	P
Scattered Sites	2	0	P	3	0	P
Scattered Sites 2	1	0	P	3	0	P
Stone Arch Village Family	4	0	P	6	0	P
Stone Arch Village Senior	3	0	P	10	0	P
Report Totals:	**37**	**0**	**P**	**91**	**0**	**P**

This report tracks whether emergency work orders are completed within 24 hours. Emergency work orders are those which, if left unattended, would lead to significant KH and/or tenant property loss.

Waitlists Trend Report
February 2026



*Waitlist purge completed in August 2024



Keene Housing

VOUCHER PROGRAMS REPORT
FEBRUARY 2026

FY 2026 HAP & Leasing Utilization Schedule

Moving to Work (MTW)

Month	HAP Budget Authority	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$639,173	$482,771	76%	629	$768	102%	619	$279	$156,402
February	$639,173	$474,739	74%	620	$766	100%	619	$189	$164,434
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$1,278,346	$957,510	75%	1249	$767	101%	1,238	$468	$320,836

MTW without Transitional Housing Assistance Shelter Program (THASP)

Month	HAP Budget Authority	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$639,173	$464,839	73%	515	$903	83%	619	$279	$174,334
February	$639,173	$456,613	71%	500	$913	81%	619	$189	$182,560
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$1,278,346	$921,452	72%	1015	$908	82%	1,238	$468	$356,894

Non-Elderly Disabled (NED)

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$80,533	$79,512	99%	95	$837	95%	100	$50	$1,021
February	$80,533	$79,753	99%	96	$831	96%	100	$1,970	$780
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$161,066	$159,265	99%	191	$834	96%	200	$2,020	$1,801

Mainstream (MS)

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$87,070	$74,790	86%	92	$813	92%	100	$0	$12,280
February	$68,240	$77,947	114%	96	$812	96%	100	$200	($9,707)
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$155,310	$152,737	100%	188	$812	94%	200	$200	$2,573

Pathways

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$5,759	$5,759	0%	5	$1,152	42%	12	$0	$0
February	$5,387	$5,387	0%	5	$1,077	42%	12	$0	$0
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$11,146	$11,146	0%	10	$1,115	42%	24	$0	$0

Foster Youth to Independence

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$6,562	$3,871	151%	3	$1,290	60%	5	$0	($1,303)
February	$6,562	$5,134	200%	4	$1,284	80%	5	$0	($2,566)
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
Total	$13,124	$9,005	175%	7	$1,287	70%	10	$0	($3,869)

FY26 utilization targets are 98% in NEDs, 98% in MS, 95% in MTW without THASP, and 103% in MTW with THASP.

2025 Summary			
Program	**UMA**	**UML**	**% UML**
NED	1200	1153	96
Mainstream	1200	1126	94
MTW w/THASP	7428	7499	101
MTW w/oTHASP	7428	6194	83

Keene Housing

FINANCE REPORT
FEBRUARY 2026

Keene Housing	KEENE HOUSING Consolidated			
	BALANCE SHEET - summary			
	Ending balance as of February 28, 2026	Ending balance as of December 31, 2025	$ Variance Incr/(Decr)	% Variance
ASSETS				
Total Current Assets	30,704,532	30,340,208	364,325	1%
Total Fixed Assets	57,021,941	57,220,265	(198,324)	0%
Total Other Assets	1,517,600	1,517,600	0	0%
Total Assets	**$89,244,073**	**$89,078,073**	**$166,001**	**0%**
LIABILITIES and EQUITY				
Total Current Liabilities	1,323,539	1,594,487	(270,947)	-20%
Total Long Term Liabilities	30,720,202	30,823,232	(103,031)	0%
Total Liabilities	**$32,043,741**	**$32,417,719**	**($373,978)**	**-1%**
Total Equity	**$57,200,332**	**$56,660,354**	**$539,978**	**1%**
Total Liabilities & Equity	**$89,244,073**	**$89,078,073**	**$166,001**	**0%**

KEENE HOUSING AND COMPONENT UNIT ENTITIES			
Debt Current Ratio	11.0	9.1	

Debt Current Ratio shows how many times an entity can cover current debt with cash and cash equivalents.

Keene Housing	KEENE HOUSING Consolidated			
	INCOME STATEMENT			
	Actual	Budget	Variance	
	YTD Activity as of February 28, 2026	YTD Activity as of February 28, 2026	$ Variance (under)/over	% Variance
Total Operating Revenue	4,602,574	5,126,355	(523,781)	-11%
Total Operating Expenses	3,511,197	3,853,626	(342,429)	-10%
NET OPERATING INCOME	**$1,091,377**	**$1,272,729**	**(181,353)**	**-17%**

*Excludes inter-agency transfers, partnership distributions and depreciation.

Non-Operating Expense	Actual	Budget	Variance	
Total Depreciation Expense	$548,317	$549,460	($1,144)	0%

Keene Housing

KEENE HOUSING

INCOME STATEMENT CONSOLIDATED SUMMARY

	Actual	Budget	Variance	
	YTD Activity as of February 28, 2026	YTD Activity as of February 28, 2026	$ Variance (under)/over	% Variance
REVENUE				
Rents/HAP/Subsidy Income	3,785,711	3,767,332	18,379	0%
MTW Non-HAP Income	112,948	212,315	(99,366)	-88%
Vacancy Loss	(48,534)	(35,982)	(12,552)	26%
Admin Fee Income	225,464	229,924	(4,460)	-2%
Managmeent Fees	130,056	137,883	(7,827)	-6%
Interest Income	57,860	32,422	25,438	44%
Partnership/Incentive Fees	-	258,250	(258,250)	0%
Other Income	329,664	514,815	(185,151)	-56%
Misc Tenant Income	9,404	9,395	9	0%
Total Revenue	$ 4,602,574	$ 5,126,355	$ (523,781)	-11%
EXPENSES				
Administrative	218,881	240,504	(21,623)	-10%
Operational	105,752	136,659	(30,906)	-29%
Payroll	734,801	781,103	(46,302)	-6%
Utilities	358,895	265,704	93,191	26%
Maintenance	342,133	408,010	(65,877)	-19%
Taxes & Insurance	282,538	272,062	10,476	4%
Interest	145,626	174,444	(28,818)	-20%
Partnerships fees	117	11,409	(11,292)	-9651%
Tenant Programs	44,420	48,893	(4,474)	-10%
HAP	1,278,033	1,514,838	(236,804)	-19%
Total Operating Expenses	$ 3,511,197	$ 3,853,626	$ (342,429)	-10%
NET OPERATING INCOME	**$ 1,091,377**	**$ 1,272,729**	**$ (181,353)**	**-17%**

Keene Housing

KEENE HOUSING Consolidated

INCOME STATEMENT - variances

Actuals compared to Budget

This report provides a summary on the consolidated financial operations and variances to budget for Keene Housing and managed properties.

NET INCOME (before depreciation) is $1.1m, under budget by $181k.

OPERATING REVENUES are $4.6m a net decrease of $524k as compared to the budget of $5.1m.

OPERATING EXPENSES are $3.5m a decrease of $342k as compared to the budget of $3.9m.

REVENUE	VARIANCES for Revenue categories (Less)/Higher than Budget	
Rent/HAP/Subsidy Income	18,379	This budget is related to tenant rents, voucher subsidy, commerical rental income and is tracking a higher than budget at this point.
MTW Non-HAP Income	(99,366)	This budget is the portion of MTW funds that is internally allocated to fund the budget for capital improvements, resident services and youth services. KH will request reimbursement from HUD for the eligible projects that have been completed. KH has requested $54k as of 2/2026. The annual budget is $1.2m to transfer MTW funds out. We are requesting an increase of MTW funds to be transfer into capital budget due to additional funds available related to HUD's higher annual inflation factor than expected.
Vacancy Loss	(12,552)	The Vacancy Loss is a reduction to revenue (the actuals are higher than the budget then this is a decrease to revenue). KAHP vacancy loss for the year to date is over budget by $24k, vacancies are continuing in 2026 related to units needing Lead Abatement.
Admin Fee Income	(4,460)	On budget.
Interest Income	25,438	Interest earned on operations, reserve balances and investment income, over budget.
Partnership/Incentive Fees	(258,250)	Actual fees paid are under budget, there is a timing difference related to waiting for NHHFA to approve cash distributions and are expected to exceed the budget.
Management Fees	(7,827)	
Other Income	(185,151)	Other income budget includes Grant income whilch is under budget by $83k and Development Fee under budget by $73k. Timing.
Misc Tenant Income	9	On budget.
Total Operating Revenue	(523,781)	Lower than Budget

Keene Housing

KEENE HOUSING Consolidated

INCOME STATEMENT - variances

Actuals compared to Budget

EXPENSES	VARIANCES for Expense categories (Less)/Higher than Budget	
Administrative/Operational	(52,529)	Many of these expenses are running slightly under budget.
Payroll/Benefits	(46,302)	Benefit Expenses are under budget by $21k. Salaries are under budget by $25k. There is only one vacancy at this time.
Utilities	93,191	Water & Sewer and Fuel is on budget. Electric is over budget by $95K (KAHP $81k), due to timing.
Maintenance	(65,877)	There are maintenance line items that are under budget by $87k . There are also a few maintenance line Items over budget by $22k.
Taxes & Insurance	10,476	Property taxes are over budget by $11k. Insurance is on budget.
Interest/Taxes/Amort/Investor Fee	(40,110)	Interest expenses is under budget by $28k. Investor incentive fees are under budget by $12k, timing.
Tenant Programs	(4,474)	Landlord incentitive payment are under budget by $4k, timing.
HAP	(236,804)	HAP disbursements are under budget in the MTW voucher program by $211k, MS vouchers are under budget by $11k. The NEDs vouchers are under budget by $15k.
Total Operating Expenses	(342,429)	Lower than Budget
Net Variance for Net Income	**($181,353)**	**Lower than Budget**

*All entities have year end as of 12/31 except CST and BBE are 10/31 year ends.

*Excludes inter-agency transfers, partnership distributions and depreciation.

Keene Housing

KEENE HOUSING

INCOME STATEMENT - SUMMARY BY ENTITY

	ACTUALS	BUDGET	Changes Compared to Approved Budget	
	Operational Surplus/ (Deficit)	Operational Surplus/ (Deficit)	Revenue (Less)/Higher than budget	Expenses (Less)/Higher than budget
KEENE HOUSING AND COMPONENT UNIT ENTITIES				
Central Office (Locals)	(2,449)	728	(13,885) Lower Revenue	(10,708) Lower Expenses
Monadnock Affordable (MAHC)	271,645	614,182	(389,024) Lower Revenue	(46,486) Lower Expenses
Keene Affordable (KAHP)	(15,696)	100,358	(47,817) Lower Revenue	68,237 Higher Expenses
Meadow Road	4,826	19,313	(5,884) Lower Revenue	8,603 Higher Expenses
Ash Brook Apartment	30,717	31,195	(11,036) Lower Revenue	(10,558) Lower Expenses
Emerald Street	(6,529)	944	(75) Lower Revenue	7,398 Higher Expenses
Hampshire House	3,802	1,030	306 Higher Revenue	(2,467) Lower Expenses
Cottage St Apartments	1,296	622	8 Higher Revenue	(666) Lower Expenses
Section 8 Voucher Program (MTW)	284,633	96,667	(40,511) Lower Revenue	(228,477) Lower Expenses
Mainstream Voucher Program	(793)	(6,697)	(8,602) Lower Revenue	(14,505) Lower Expenses
Special Purpose Vouchers (NEDs, AHPP,FYI	1,586	(8,385)	(7,700) Lower Revenue	(17,671) Lower Expenses
Riverbend (and LIHTC)	16,838	15,030	(7,922) Lower Revenue	(9,730) Lower Expenses
TOTALS	$589,875	$864,987	($532,142) Lower Revenue	($257,030) Lower Expenses
PARTNERSHIPS				
Low Income Tax Credits Properties (LIHTC)				
Evergreen Knoll	28,640	13,876	4,165 Higher Revenue	(10,599) Lower Expenses
Brookbend West	59,346	48,342	1,557 Higher Revenue	(9,447) Lower Expenses
Stone Arch Family	23,231	16,934	(1,938) Lower Revenue	(8,236) Lower Expenses
Stone Arch Senior	5,755	13,113	(1,210) Lower Revenue	6,147 Higher Expenses
LIHTC with 10/31 year ends				
Brookbend East	146,345	128,750	4,181 Higher Revenue	(13,414) Lower Expenses
Central Square (multifamily)	238,184	186,727	1,607 Higher Revenue	(49,850) Lower Expenses
TOTALS	501,502	$407,742	$8,361 Higher Revenue	($85,399) Lower Expenses
GRAND TOTALS	**1,091,377**	**1,272,729**	**(523,781) Lower Revenue**	**(342,429) Lower Expenses**

*Excludes inter-agency transfers, partnership distributions and depreciation.

Keene Housing-Active Contracts

Services Provided	Firm	Original Contract Dates	Expiring Contract Date	Contract Extension Options						Status
				2025	2026	2027	2028	2029	2030	
Contracts that are expiring - will need to go out for proposals/bids										
Energy Consulting Services	Weston & Sampson Engineers, Inc.,	02/24/25-02/23/27	**terminate/reissue RFP**	-	-	-	-	-	-	RFP sent in February 2026 Vendor proposals due March 13, 2026
Electrity purchase/REC sales	Competitive Energery Serivces, LLC	1/22/2021-1/21/2026	**01/21/2026**	-	-	-	-	-	-	Merged scope with energy consulting
Heating/AC/AH	Gary Jackson Heating	09/16/21-09/15/23	**09/15/2026**		-	-	-	-	-	Start RFP process in March 2026
Audit Services	Otis Atwell	10/06/21-09/30/23	**09/30/2026**	-	-	-	-	-	-	Start RFP process in March 2026
Development Consulting	TAG Associates	10/01/21-09/30/23	**09/30/2026**	-	-	-	-	-	-	Start RFP process in June 2026
Development Consulting	Evernorth	10/01/21-09/30/23	**09/30/2026**	-	-	-	-	-	-	Start RFP process in June 2026
Janitorial	Jan-Pro Cleaning Systems	06/24/22-06/23/23	**06/23/2027**	-	-	-	-	-	-	
Lawn Care	AGM Landscaping	04/01/23-11/30/23	**11/30/2027**		-	-	-	-	-	
Lawn Care	Arlen Landscaping	04/01/23-11/30/23	**11/30/2027**		-	-	-	-	-	
Lawn Care	Homegrown Lawn Garden & Landscaping	04/01/23-11/30/23	**11/30/2027**		-	-	-	-	-	
Environmental Services	LE-Environmental	01/01/22-12/31/23	**12/31/2027**	-	-	-	-	-	-	
Background Checks software	MRI	01/01/24-12/31/24	**auto renew**	-	-	-	-	-	-	
Electrity purchase/PPA	Competitive Energery Serivces, LLC	3/1/2024-3/1/2029	**03/01/2029**	-	-	-	-	-	-	
Laundry Service - Bennet Block	CSC Service Works	07/08/24-07/07/29	**07/07/2029**	-	-	-	-	-	-	
Laundry Service - SAV Family	CSC Service Works	07/08/24-07/07/29	**07/07/2029**	-	-	-	-	-	-	
Laundry Service - Evergreen Knoll	CSC Service Works	08/01/2024-08/01/2029	**08/01/2029**	-	-	-	-	-	-	
Copier/Printer Leases	SymQuest/Konica Minolta	8/30/2024-08/29/2029	**08/29/2029**	-	-	-	-	-	-	
Elevator Service	Pine State Elevator	3/14/2025-03/13/2030	**03/13/2030**	-	-	-	-	-	-	
Program Fees from MAHC (KAHP)	Keene Housing Kids Collaborative	01/01/25-12/31/30	**12/31/2030**	-	-	-	-	-	-	
Program Fees from KH (BBE,BBW,MR,SAVF)	Keene Housing Kids Collaborative	01/01/25-12/31/30	**12/31/2030**	-	-	-	-	-	-	
Interpret Support	DT Interpreting	01/28/26-01/27/31	**01/27/2031**	-	-	-	-	-	-	
Construction Contracts managed by architects										
Construction - Lead abatement SS2	CK Landmark Construction//stevens & Assoc Architects		**12/31/2026**	-	-	-	-	-	-	
Construction - Roosevelt East	Cheshire Builders/Warrenstreet Architects		**05/31/2026**	-	-	-	-	-	-	
Construction - Roosevelt West	Cheshire Builders/Warrenstreet Architects		**01/31/2028**	-	-	-	-	-	-	
Contracts with remaining extensions/renewals options										
Graphic Design & Printing/binding	Silver Direct	02/01/24-01/31/26	**10/31/2026**	-	1 year renewal	1 year renewal	1 year renewal	-	-	
Propane Gas Heating Services	L&G Propane	06/24/22-06/23/25	**04/30/2026**	-	1 year renewal	-	-	-	-	
Trash Removal	Waste Management	05/01/22-04/30/25	**04/30/2026**	-	1 year renewal	-	-	-	-	
Electrical Services	Elm City Electric	05/15/22-05/14/25	**05/14/2026**	-	1 year renewal	-	-	-	-	
Snow Removal	Connecticut Valley Yard Works	10/01/22-05/01/24	**05/30/2026**	-	1 year renewal	-	-	-	-	
Snow Removal	AGM Landscaping	10/01/22-05/01/24	**05/30/2026**	-	1 year renewal	-	-	-	-	

Keene Housing-Active Contracts

Services Provided	Firm	Original Contract Dates	Expiring Contract Date	Contract Extension Options						Status
				2025	2026	2027	2028	2029	2030	
Snow Removal	Arlen Landscaping	10/01/22-05/01/24	**05/30/2026**	-	1 year renewal	-	-	-	-	
Snow Removal	C.M. Minkler	10/01/24-05/01/26	**05/01/2026**	-	1 year renewal	-	-	-	-	
IT Support	True North Networks/Visory	01/1/26-12/31/26	**06/30/2026**	-	6 month renewal	1 year renewal	1 year renewal	1 year renewal	1 year renewal	
Architect/Engineering Services	Stevens & Associates	07/01/24-06/30/26	**06/30/2026**	-	3 year renewal	-	-	-	-	
Architect/Engineering Services	Warrenstreet Architects	07/01/24-06/30/26	**06/30/2026**	-	3 year renewal	-	-	-	-	
Architect/Engineering Services	CJ Architects	07/01/24-06/30/26	**06/30/2026**	-	3 year renewal	-	-	-	-	
Architect/Engineering Services	Banwell Architects	07/01/24-06/30/26	**06/30/2026**	-	3 year renewal	-	-	-	-	
Legal - RE & Landlord/Tenant Law	Bragdon, Dowd & Kossayda	11/01/22-10/31/25	**10/31/2026**		1 year renewal	-	-	-	-	
Legal - RE Law & Federal Reg	Ballard Spahr	11/01/22-10/31/25	**10/31/2026**		1 year renewal	-	-	-	-	
Legal - RE Law & Federal Reg	Reno Cavanaugh	11/01/22-10/31/25	**10/31/2026**		1 year renewal	-	-	-	-	
Legal - RE Law & Federal Reg	Sheehan Phinney Bass & Green	11/01/22-10/31/25	**10/31/2026**		1 year renewal	-	-	-	-	
Legal - RE Law & Federal Reg	Hawkins Delafield & Wood	11/01/22-11/30/25	**10/31/2026**		1 year renewal	-	-	-	-	
Legal - RE Law & Federal Reg	PretiFlaherty	11/01/22-11/30/25	**10/31/2026**		1 year renewal	-	-	-	-	
Legal - Labor & Employment Law	Sheehan Phinney Bass & Green	12/01/22-11/30/25	**10/31/2026**		1 year renewal	-	-	-	-	
Subgrant Agreement (MTW)	Keene Housing Kids Collaborative	01/01/2026-12/31/2026	**12/31/2026**	-	1 year renewal	1 year renewal	1 year renewal	1 year renewal	-	
Technical Assistance	Edgemere Consulting	02/01/24-01/31/27	**01/31/2027**	-	-	1 year renewal	1 year renewal	-	-	
Capital Needs Assessment	Right-Trak Design, Inc	02/10/25-02/09/28	**02/09/2028**	-	-	-	2 year renewal	-	-	
Laundry Services	Peoples Linen Service, LLC	05/20/25-05/19/28	**05/19/2028**	-	-	-	3 months	-	-	

March 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 SAVS Bingo	3	4	5	6	7
8	9 SAVS Bingo	10 SAVS Potluck	11	12	13	14
15	16 SAVS Bingo Harper Planning Meeting	17 CST Planning Meeting	18 SAVS Planning Meeting	19 Board of Commissioners Meeting	20 Harper Art Class	21
22	23 SAVS Bingo Harper Craft Group	24 CST Craft Group	25 SAVS Craft Group	26	27	28
29	30 SAVS Bingo	31				

Keene Housing

April 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 SAVS Bingo	7	8	9	10	11
12	13 SAVS Bingo	14	15	16	17	18
19	20 SAVS Bingo	21	22	23 Board of Commissioners Meeting	24	25
26	27 SAVS Bingo	28	29	30		

Keene Housing