Keene Housing

Keene Housing
Board of Commissioners Meeting
August 20, 2026

Stone Arch Village Family

Meeting Location:

Harper Acres
105 Castle Street
Keene, NH 03431

Keene Housing

Board of Commissioners Meeting
Thursday, August 20, 2026
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Keene Housing

BOARD OF COMMISSIONERS MEETING
THURSDAY, AUGUST 20, 2026
12:00 P.M.
HARPER ACRES
105 CASTLE STREET, KEENE, NH

AGENDA

I. Call to Order

II. Roll Call

III. Approval of the July 30, 2026 Keene Housing Board Meeting Minutes

IV. Executive Director's Report

V. Management Report

VI. Voucher Programs Report

VII. Finance Report

VIII. Old Business

IX. New Business

a. Presentation of Keene Housing's Audited Financials by CliftonLarsonAllen LLP

b. Keene Housing Kids Collaborative Update

c. Approval of 2026 Capital Budget Revision (Resolution No. 827)

X. Public Comment

XI. 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).

XII. Adjournment

Minutes of the Keene Housing Board of Commissioners Meeting
Thursday, July 30, 2026

Chairperson Coates called the Keene Housing Board of Commissioners meeting to order at 12:08 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
- Cody Morrison, Commissioner

Absent:
- Amy Lehr, Commissioner

Also in attendance:
- Joshua Meehan, Secretary
- Linda Griffin, Director of Finance
- Amy Crocker, Director of Housing
- Ellen Wishart, Director of Voucher Programs
- Sandy Clark, Director of Facilities and Assets
- Kelly Griffin, Director of Resident Services
- Amy Wright, Director of Administration
- Julia Morgan, Director of Planning and Development
- Brian Scott, Senior Staff Accountant
- Dawn Smith, Property Manager

MINUTES:

Chairperson Coates called for approval of the June 18, 2026 Board of Commissioners meeting minutes. Commissioner Benson made a motion to approve the minutes. Commissioner Morrison seconded the motion, which upon being put to vote, the minutes passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Secretary Meehan reported that the Road to Housing Act has become law. He explained that the legislation was approved by both chambers of Congress and became law after the President neither signed nor vetoed it within the required period. The Act does not include direct funding but makes several regulatory and programmatic changes affecting affordable housing development.

Secretary Meehan noted that the legislation expands the Rental Assistance Demonstration (RAD) program, which is related to the Restore Rebuild structure Keene Housing has utilized for Roosevelt East, Roosevelt West, and Fortune Commons. Although housing advocates had sought to make RAD permanent, the enacted legislation instead extends and expands the program. Secretary Meehan stated that the expansion is a positive development for Keene Housing's future housing initiatives.

He also discussed concerns regarding provisions affecting the Moving to Work (MTW) program. The final legislation includes reporting requirements that would require Keene Housing to provide historical data dating back to 1999, when the agency entered the original MTW cohort. Secretary Meehan explained that the requested information was never collected and cannot now be recreated. Keene Housing is working with Congresswoman Goodlander's office, Senator Shaheen's office, and HUD to identify a

legislative or administrative solution. HUD is aware of the issue and has postponed convening a planned working group on MTW reporting while it determines how to reconcile the statutory requirements with the unavailability of the requested historical data.

Secretary Meehan provided an additional update on the federal Build America, Buy America (BABA) requirements. He reported that Congresswoman Goodlander, along with a Republican congressional leader on housing matters, introduced legislation that would pause the application of BABA requirements to federally funded housing programs and make the exemption retroactive. Senator Shaheen has also participated in bipartisan efforts urging HUD to seek information from housing authorities, developers, and lenders regarding the challenges created by BABA compliance. Secretary Meehan stated that these efforts indicate meaningful progress; however, Fortune Commons is still expected to be subject to full BABA requirements, and Keene Housing will need to manage those requirements as the project proceeds.

Secretary Meehan then provided an update on the federal budget. He stated that Congress is unlikely to approve a full federal budget before the beginning of the federal fiscal year on October 1 and that a continuing resolution is anticipated. A continuing resolution would temporarily maintain current funding levels while Congress continues budget negotiations. He noted that the House had passed a continuing resolution extending into early December, although provisions included in the House version may not be accepted by the Senate.

Secretary Meehan expressed concern about the potential effect of a prolonged continuing resolution or the absence of a fiscal year 2027 appropriations bill on Fortune Commons. Senator Shaheen has included a Congressionally Directed Spending request for the project in her fiscal year 2027 appropriations recommendations. If Congress does not ultimately adopt a fiscal year 2027 budget, the funding request could be delayed or lost, particularly given Senator Shaheen's upcoming departure from office. Secretary Meehan noted that a future officeholder would not necessarily be required to continue supporting the request.

Secretary Meehan reported that Fortune Commons continues to advance and that several major funding applications have been submitted. Keene Housing has applied for approximately $1 million through the Federal Home Loan Bank of Boston's Affordable Housing Program and an additional approximately $1 million in Community Development Block Grant funding. The preliminary application for nine percent Low-Income Housing Tax Credits has also been submitted.

Secretary Meehan explained that these funding sources represent the principal components of the project's capital stack. Staff will continue preparing the complete nine percent tax credit application for submission in late September. He stated that the project is progressing well and that the recent applications represent important milestones toward securing the financing necessary to proceed with development.

Secretary Meehan concluded his report by announcing that Roosevelt East is fully leased. He recognized the Housing staff for completing the lease-up and also acknowledged the

Voucher Programs staff for their important role in the process. Secretary Meehan congratulated the team and expressed appreciation for the substantial effort required to bring the new development to full occupancy.

MANAGEMENT REPORT:

Ms. Crocker reviewed the Management Report. She explained the Monthly Vacancy Report is skewed because the Bennett Block vacancy has been filled temporarily by a resident from the Winchester Street Lead Project. Keene Housing typically does not have residents sign a new lease when they are placed in a temporary unit, so the unit will continue to appear vacant on the report and may impact the grade. The unit has shown as vacant since May 31, 2026, but Keene Housing is not able to fill it permanently due to the temporary placement.

VOUCHER DEPARTMENT REPORT:

Ms. Wishart reviewed the Voucher Department Report.

FINANCE REPORT:

Mr. Scott reviewed the consolidated financial operations and variances to budget.

OLD BUSINESS:

No topics were presented.

NEW BUSINESS:

Approval of 3rd Amended FY2026 Annual MTW Plan (Resolution No. 826)

The Keene Housing Board of Commissioners approves and adopts Keene Housing's third amended Fiscal Year 2026 Annual Moving to Work Plan and further authorizes the Executive Director to make any technical corrections necessary pursuant to the memorandum dated July 7, 2026 from Joshua Meehan, Executive Director, to the Board of Commissioners. Commissioner Benson made a motion to approve the resolution. Commissioner Morrison seconded the motion, which upon being put to vote, was passed unanimously.

Informational Memo: Safety/Risk Management Report

Ms. Wright reviewed the Safety/Risk Management Report outlined in the Informational Memo dated July 20, 2026.

Resident Services Quarterly Dashboard Report

Ms. Griffin reviewed the April 1, 2026 – June 30, 2026 Resident Services Quarterly Dashboard Report.

Moving to Work (MTW) THRIVE Quarterly Dashboard Report

Ms. Griffin reviewed the April 1, 2026 – June 30, 2026 MTW THRIVE Dashboard Report.

MTW Homes for School Quarterly Dashboard Report

Ms. Griffin reviewed the April 1, 2026 – June 30, 2026 MTW Homes for School Quarterly Dashboard Report.

PUBLIC COMMENT:

No members of the public were present.

NON-PUBLIC SESSION:

No motion was made to move to Non-Public Session.

Commissioner Morrison made a motion to adjourn the meeting. Commissioner Benson seconded the motion, which upon being put to vote, was passed unanimously. There being no further business, Chairperson Coates adjourned the Board meeting at 12:36 p.m.

Joshua Meehan, Secretary of Keene Housing Board of Commissioners

8/13/26
Date

Keene Housing

Resolution No. 827

REQUEST FOR BOARD AGENDA ITEM

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

2. Date of Board Meeting: August 20, 2026

3. Proposed Board Resolution:

Resolution: That the Keene Housing Board of Commissioners, authorize the adoption of the second revised Keene Housing 2026 Capital Budget with a total of $2.6 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 August 14, 2026 memorandum from Brian Scott, Senior Staff Accountant, 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 N/A 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: 8/17/2026

7. Executive Director Approval Signature _____ Date: 8/17/26

Keene Housing

MEMORANDUM

To: Joshua R. Meehan, Executive Director
From: Brian Scott, Senior Staff Accountant
Cc: Sandy Clark, Director of Facilities and Assets
Subject: 2026 Capital Budget Revision
Date: August 14, 2026

This memorandum proposes a second revision to the Keene Housing (KH) 2026 capital budget previously revised and approved by the Board of Commissioners at the March 19, 2026 Commissioners' meeting.

The revision is in response to increased project costs for the deleading and modernization project at 228 Winchester Street. The project initially focused on lead paint remediation. But as the work progresses, the scope is expanding to remove all lead-containing components and comprehensively rehabilitate and modernize the property, including energy-efficient exterior upgrades, insulation, siding, windows, interior finishes, baseboard heaters, kitchen countertops, plumbing improvements, and other modernization work.

KH's Restated and Amended Moving to Work (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 revised 2026 capital budget, including $2.0m funded by MTW funds, in March 2026. This memorandum proposes that the 2026 revised capital budget be adjusted up by $600k bringing the new total to $2.6m. This adjustment allows for increases in scope as well as escalating costs of materials and contractors on the current lead remediation project at 228 Winchester Street.

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 second revised Keene Housing 2026 Capital Budget with a total of $2.6 million. The funding source is MTW non-HAP available funds. The revised budget allows for the rehabilitation and preservation of KH's affordable housing stock, pursuant to the August 14, 2026 memorandum from Brian Scott, Senior Staff Accountant, to Joshua Meehan, Executive Director.

CAPITAL IMPROVEMENT PLAN 2026

Property	Energy Items	Description	Revised Approved BUDGET - 3/2026	8/2026 BUDGET adjustment	Requested Revised BUDGET - 8/2026	funding source
KAHP-Harper Acres	yes	CFL Bathroom (224units)				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)	$170,000		$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)	$1,021,752	$600,000	$1,621,752	MTW
Marlboro -CDBG Rehab		Rehab (including Lead) CDBG match	$300,000		$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
		KAHP	**$1,836,522**	**$600,000**	**$2,436,522**	
Meadow Rd		Kitchen/Stairs/Bathroom (2 units at turnover)	$30,000		$30,000	MTW
Meadow Rd	yes	Exhaust Fans, Insulation, Appliances, Thermostats				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
Emerald House		Fire alarm monitoring	$15,340		$15,340	MTW
Emerald House		Seal coating parking lot	$11,000		$11,000	MTW
		total KAHP/MAHC	**$1,954,862**	**$600,000**	**$2,554,862**	

CAPITAL IMPROVEMENT PLAN 2026

Property	Energy Items	Description	Revised Approved BUDGET - 3/2026	8/2026 BUDGET adjustment	Requested Revised BUDGET - 8/2026	funding source
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				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
Brookbend East		Fire alarm monitoring equipment	$15,340		$15,340	RESERVES/CASH
Brookbend East		Replace ADA Door and trim			$0	RESERVES/CASH
Brookbend East		Demo and excavate old catch basin; install stone & filter fabric liner; pavement			$0	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
Locals		Vehicle	$65,000		$65,000	CASH
		total capital purchases/renovations	**$2,381,096**	**$600,000**	**$2,981,096**	

MTW (2026 FUNDING w/carryover)	estimate as of 8/14/2026	($2,012,458)	($542,404)	($2,554,862)
SAV S, EK,CST,BBE/BBW	Replacement Reserves/Cash	($361,234)	$0	($361,234)
MAHC/Locals	Cash	($65,000)	$0	($65,000)
	shortfall/(funds available)	($57,596)	$57,596	$0

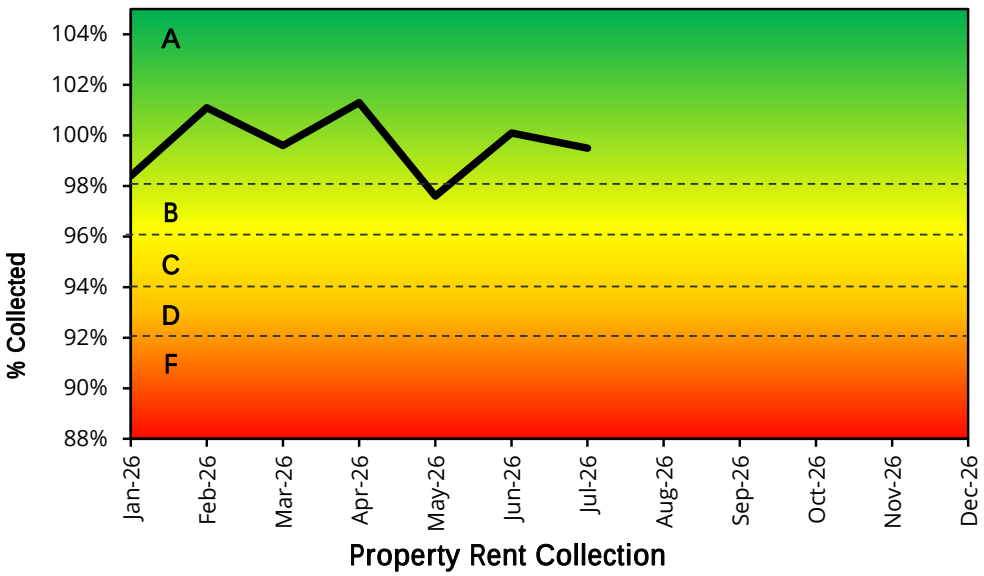
Keene Housing

HOUSING MANAGEMENT REPORT
JULY 2026

Residential Property Rent Collection Report
July 2026

Community	Month Billed	Month Collected	% Collected	Monthly Grade	YTD Billed	YTD Collected	% YTD Collected	YTD Grade
Ash Brook Apartments	$13,251	$13,248	100.0%	**A**	$89,275	$89,740	100.5%	**A**
Bennett Block	$4,787	$4,787	100.0%	**A**	$34,889	$36,074	103.4%	**A**
Brookbend East	$23,078	$19,762	85.6%	**F**	$155,091	$150,292	96.9%	**B**
Brookbend West	$14,542	$14,334	98.6%	**A**	$108,817	$111,699	102.6%	**A**
Central Square Terrace	$36,118	$36,240	100.3%	**A**	$250,190	$250,541	100.1%	**A**
Cottage Street	$1,023	$1,019	99.6%	**A**	$10,810	$10,806	100.0%	**A**
Evergreen Knoll LP	$19,380	$19,975	103.1%	**A**	$134,687	$135,534	100.6%	**A**
Forest View	$27,739	$27,506	99.2%	**A**	$195,264	$195,929	100.3%	**A**
Hampshire House	$7,315	$7,694	105.2%	**A**	$50,636	$49,239	97.2%	**B**
Harper Acres	$54,198	$54,845	101.2%	**A**	$365,437	$366,982	100.4%	**A**
Meadow Road Apartments	$7,929	$8,036	101.3%	**A**	$60,350	$61,143	101.3%	**A**
North and Gilsum	$23,557	$23,067	97.9%	**B**	$156,532	$156,480	100.0%	**A**
Riverbend Apartments	$17,872	$19,110	106.9%	**A**	$112,146	$111,713	99.6%	**A**
Scattered Sites	$14,855	$14,229	95.8%	**C**	$99,964	$98,157	98.2%	**A**
Scattered Sites 2	$11,850	$12,095	102.1%	**A**	$76,918	$76,299	99.2%	**A**
Stone Arch Village Family	$20,894	$20,887	100.0%	**A**	$145,635	$147,408	101.2%	**A**
Stone Arch Village Senior	$18,973	$19,046	100.4%	**A**	$129,162	$129,655	100.4%	**A**
Totals	**$317,361**	**$315,880**	**99.5%**	**A**	**$2,175,803**	**$2,177,692**	**100.1%**	**A**

Active Households Only

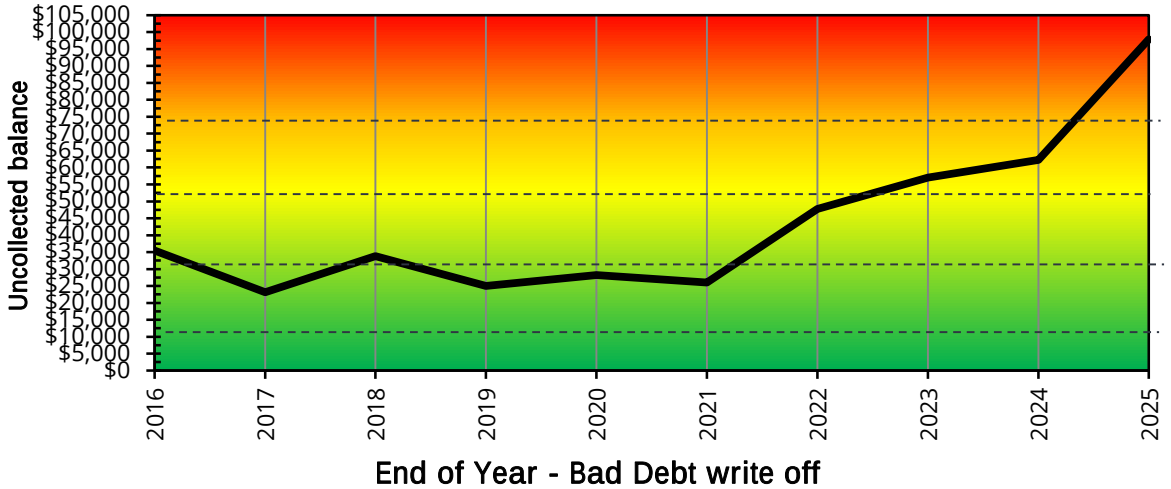


This report compares current tenant's rent billed to rent collected. The percent collected can exceed 100% when back rent is collected. Our goal is to collect at least 98% of rent billed.

Residential Property Uncollected Accounts - Inactive Tenants - Report
July 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	1	$0	$0	$0	$0	$606	$606
Brookbend East	6	$10	$1,546	$1,486	$5	$7,874	$10,921
Brookbend West	1	$0	$0	$0	$0	$10,698	$10,698
Central Square Terrace	3	$0	$436	$0	$0	$5,586	$6,022
Cottage Street	0	$0	$0	$0	$0	$0	$0
Emerald Street	1	$0	$0	$0	$0	$66	$66
Evergreen Knoll LP	2	$786	$307	$46	$0	$0	$1,139
Forest View	4	$500	$1,860	$1,610	$3,660	$3,702	$11,332
Hampshire House	0	$0	$0	$0	$0	$0	$0
Harper Acres	4	$0	$168	$0	$0	$131	$299
Meadow Road Apartments	1	$0	$0	$0	$0	$20	$20
North and Gilsum	5	$0	$0	$0	$0	$5,937	$5,937
Riverbend Apartments	1	$0	$0	$0	$0	$3,826	$3,826
Scattered Sites	1	$0	$0	$0	$0	$865	$865
Scattered Sites 2	1	$0	$0	$0	$0	$273	$273
Stone Arch Village Family	1	$0	$0	$0	$899	$0	$899
Stone Arch Village Senior	0	$0	$0	$0	$0	$0	$0
Totals	**33**	**$1,296**	**$4,317**	**$3,142**	**$4,564**	**$39,868**	**$53,187**

Inactive Households Only

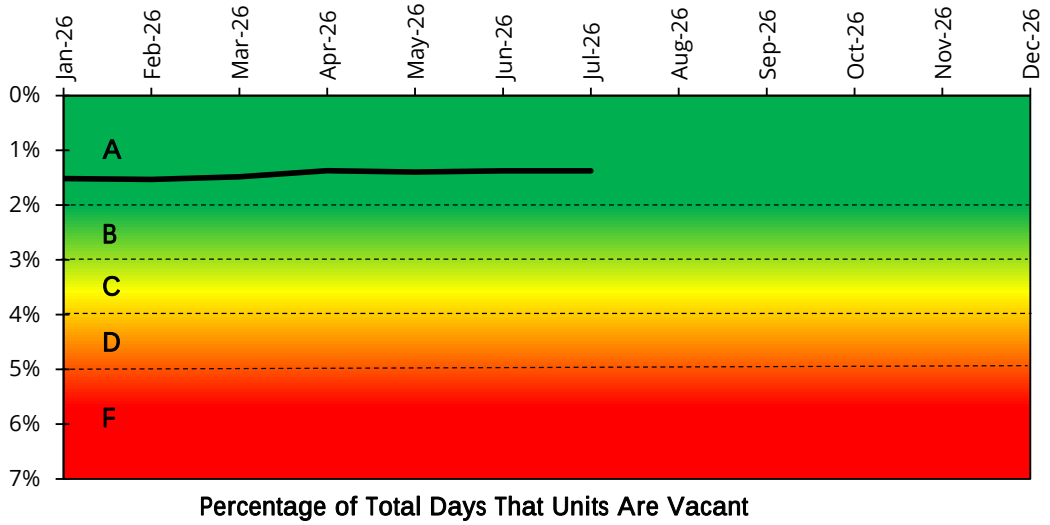


This report tracks the balance that is owed to KH and what remains upaid. Most of these tenants have moved from a KH property and are considered Inactive Tenants.

Monthly Vacancy Report

July 2026

Community	Units Available	Available Days	Vacant Days	Monthly Vacancy Percentage	Monthly Grade	YTD Vacancy Percentage	YTD Grade
Ash Brook Apartments	24	744	0	0.0%	**A**	0.0%	**A**
Bennett Block	14	434	31	7.1%	**F**	3.3%	**C**
Brookbend East	40	1240	0	0.0%	**A**	0.9%	**A**
Brookbend West	35	1085	31	2.9%	**B**	0.9%	**A**
Central Square Terrace	90	2790	9	0.3%	**A**	0.7%	**A**
Cottage Street	3	93	0	0.0%	**A**	0.0%	**A**
Evergreen Knoll LP	32	992	79	8.0%	**F**	1.9%	**A**
Forest View	38	1178	29	2.5%	**B**	1.1%	**A**
Hampshire House	18	558	0	0.0%	**A**	0.0%	**A**
Harper Acres	112	3472	70	2.0%	**B**	3.1%	**C**
Meadow Road Apartments	18	558	0	0.0%	**A**	0.6%	**A**
North and Gilsum	29	899	0	0.0%	**A**	1.3%	**A**
Riverbend Apartments	24	744	0	0.0%	**A**	0.7%	**A**
Scattered Sites	18	558	0	0.0%	**A**	1.5%	**A**
Scattered Sites 2	30	589	0	0.0%	**A**	1.5%	**A**
Stone Arch Village Family	24	744	0	0.0%	**A**	0.9%	**A**
Stone Arch Village Senior	33	1023	0	0.0%	**A**	0.5%	**A**
Report Totals:	**582**	**17,701**	**249**	**1.4%**	**A**	**1.4%**	**A**

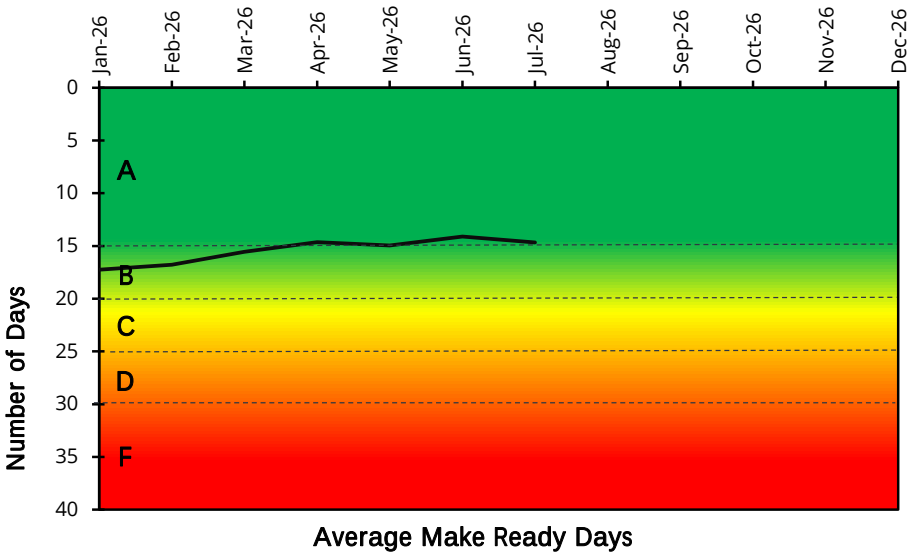


Percentage of Total Days That Units Are Vacant

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
July 2026

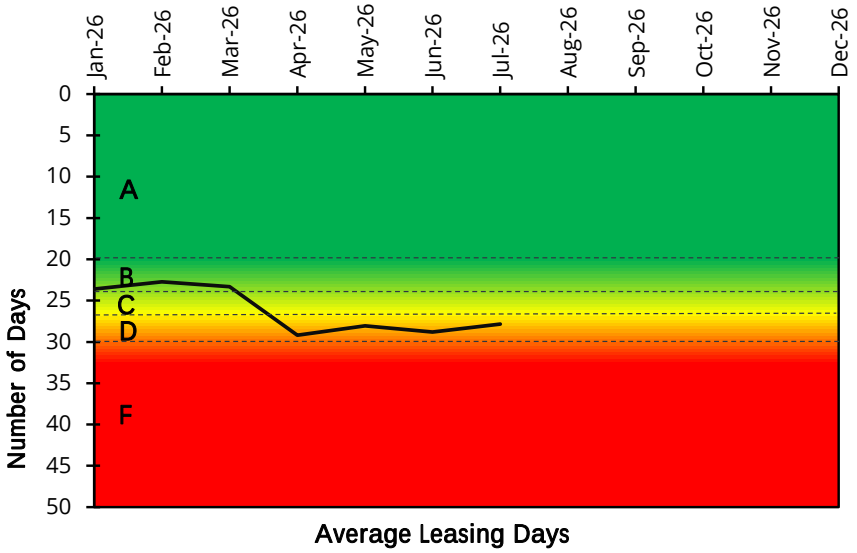
Community	Number of Units Made Ready	Avg. Make Ready Days	YTD Number of Units Made Ready	YTD Avg. Make Ready Days	YTD Grade
Ash Brook Apartments	0	-	0	-	**NONE**
Bennett Block	0	-	2	8	**A**
Brookbend East	0	-	2	16	**B**
Brookbend West	0	-	1	21	**C**
Central Square Terrace	0	-	5	8	**A**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	1	35	2	27	**D**
Forest View	1	28	3	27	**D**
Hampshire House	0	-	0	-	**NONE**
Harper Acres	2	13	9	16	**B**
Meadow Road Apartments	0	-	1	29	**D**
North and Gilsum	0	-	2	11	**A**
Riverbend Apartments	0	-	1	8	**A**
Scattered Sites	0	-	1	17	**B**
Scattered Sites 2	1	1	1	1	**A**
Stone Arch Village Family	0	-	1	19	**B**
Stone Arch Village Senior	0	-	2	3	**A**
Report Totals:	**5**	**18**	**33**	**15**	**A**



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
July 2026

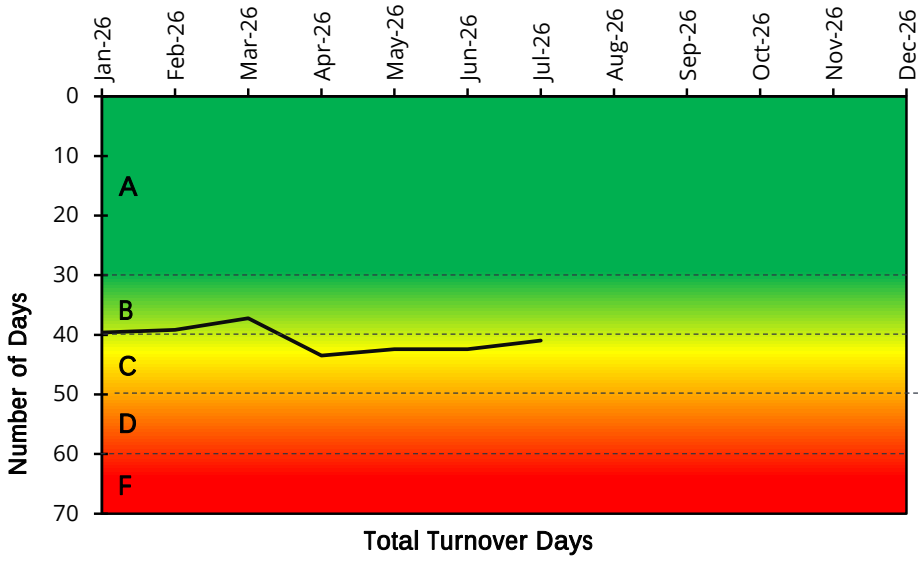
Community	Number of Units Leased	Average Leasing Days	YTD Number of Units Leased	YTD Avg Leasing Days	YTD Grade
Ash Brook Apartments	0	-	0	-	**NONE**
Bennett Block	0	-	2	38	**F**
Brookbend East	0	-	2	24	**B**
Brookbend West	0	-	1	11	**A**
Central Square Terrace	1	15	5	19	**A**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	0	-	1	16	**A**
Forest View	1	3	3	3	**A**
Hampshire House	0	-	0	-	**NONE**
Harper Acres	1	2	10	44	**F**
Meadow Road Apartments	0	-	1	12	**A**
North and Gilsum	0	-	3	26	**C**
Riverbend Apartments	0	-	1	32	**F**
Scattered Sites	0	-	2	23	**B**
Scattered Sites 2	1	62	1	62	**F**
Stone Arch Village Family	0	-	1	25	**C**
Stone Arch Village Senior	0	-	2	14	**A**
Report Totals:	**4**	**21**	**35**	**28**	**D**



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
July 2026

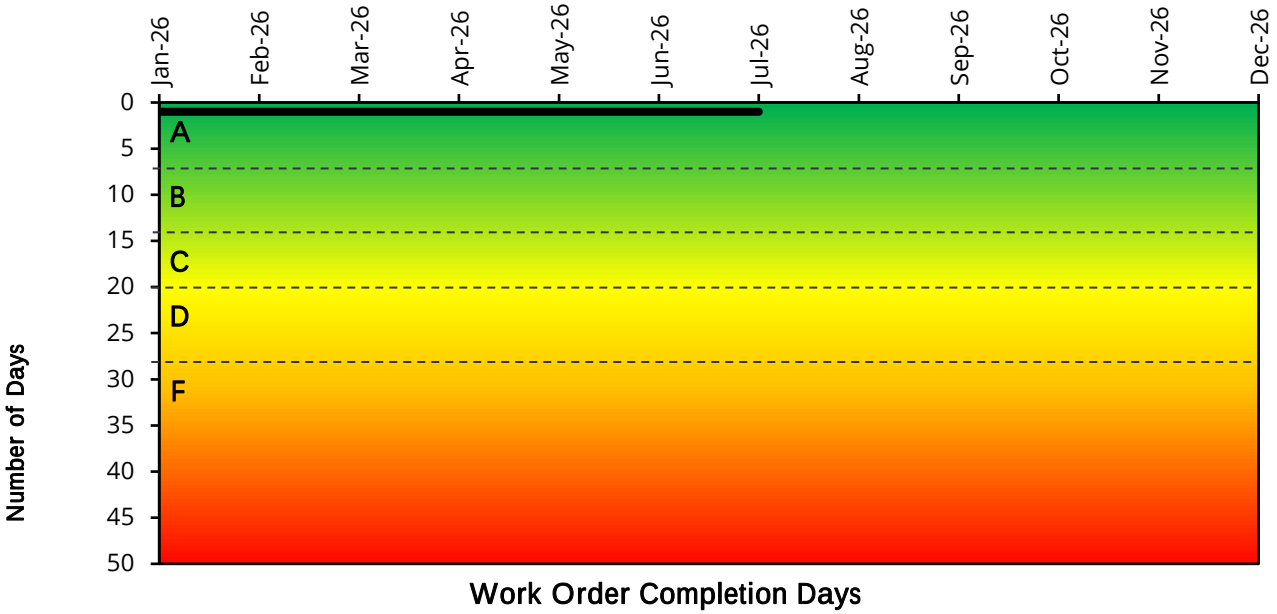
Community	Number of Units Turned in Month	Average Turnover Days	YTD Number of Units Turned	YTD Avg Turnover Days	YTD Grade
Ash Brook Apartments	0	-	0	-	**NONE**
Bennett Block	0	-	2	43	**C**
Brookbend East	0	-	2	39	**B**
Brookbend West	0	-	1	31	**B**
Central Square Terrace	1	19	5	25	**A**
Cottage Street	0	-	0	-	**NONE**
Evergreen Knoll LP	0	-	1	23	**A**
Forest View	1	30	3	29	**A**
Hampshire House	0	-	0	-	**NONE**
Harper Acres	1	8	10	58	**D**
Meadow Road Apartments	0	-	1	40	**B**
North and Gilsum	0	-	3	43	**C**
Riverbend Apartments	0	-	1	39	**B**
Scattered Sites	0	-	2	42	**C**
Scattered Sites 2	1	62	1	62	**F**
Stone Arch Village Family	0	-	1	43	**C**
Stone Arch Village Senior	0	-	2	16	**A**
Report Totals:	**4**	**30**	**35**	**41**	**C**



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
July 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	9	1	A	84	1	A
Bennett Block	9	0	A	81	1	A
Brookbend East	20	1	A	138	1	A
Brookbend West	10	0	A	105	1	A
Central Square Terrace	45	0	A	344	1	A
Cottage Street	3	0	A	11	1	A
Emerald Street House	3	0	A	50	0	A
Evergreen Knoll LP	10	0	A	102	1	A
Forest View	44	1	A	169	1	A
Hampshire House	2	0	A	18	1	A
Harper Acres	46	1	A	424	1	A
Keene Housing Main Office	6	1	A	34	1	A
Meadow Road	6	1	A	60	1	A
North and Gilsum	26	1	A	201	1	A
Riverbend Apartments	15	1	A	91	1	A
Roosevelt East	21	1	A	91	1	A
Scattered Sites	11	0	A	73	1	A
Scattered Sites 2	8	0	A	73	1	A
Stone Arch Village Family	12	1	A	99	0	A
Stone Arch Village Senior	26	1	A	248	1	A
Report Totals:	**332**	**1**	**A**	**2,448**	**1**	**A**



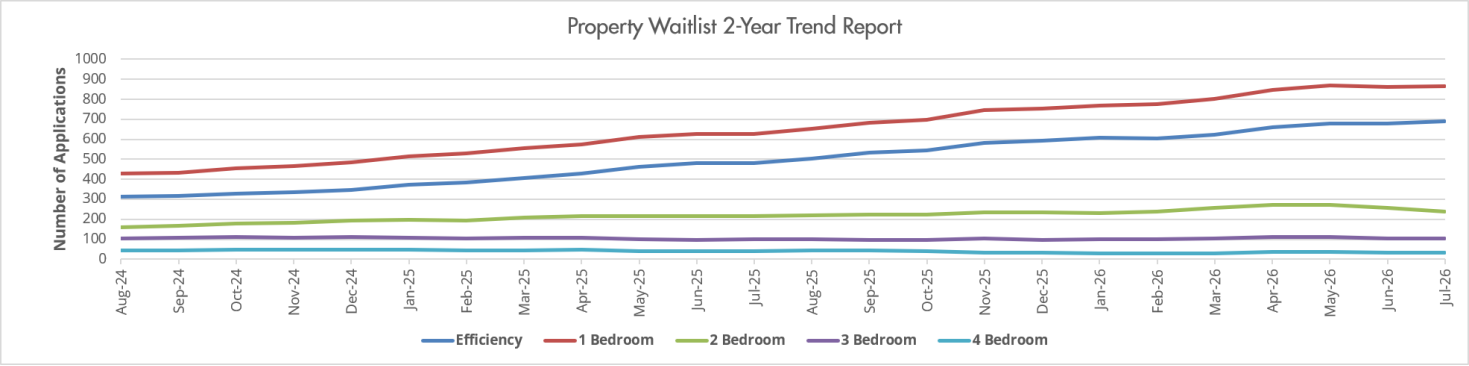
This report tracks the number of days it takes the Facilities and Assets team to complete non-emergency work orders. Our goal is to complete non-emergency work orders in 5 days or less.

Residential Property Emergency Work Order Completion Days
July 2026

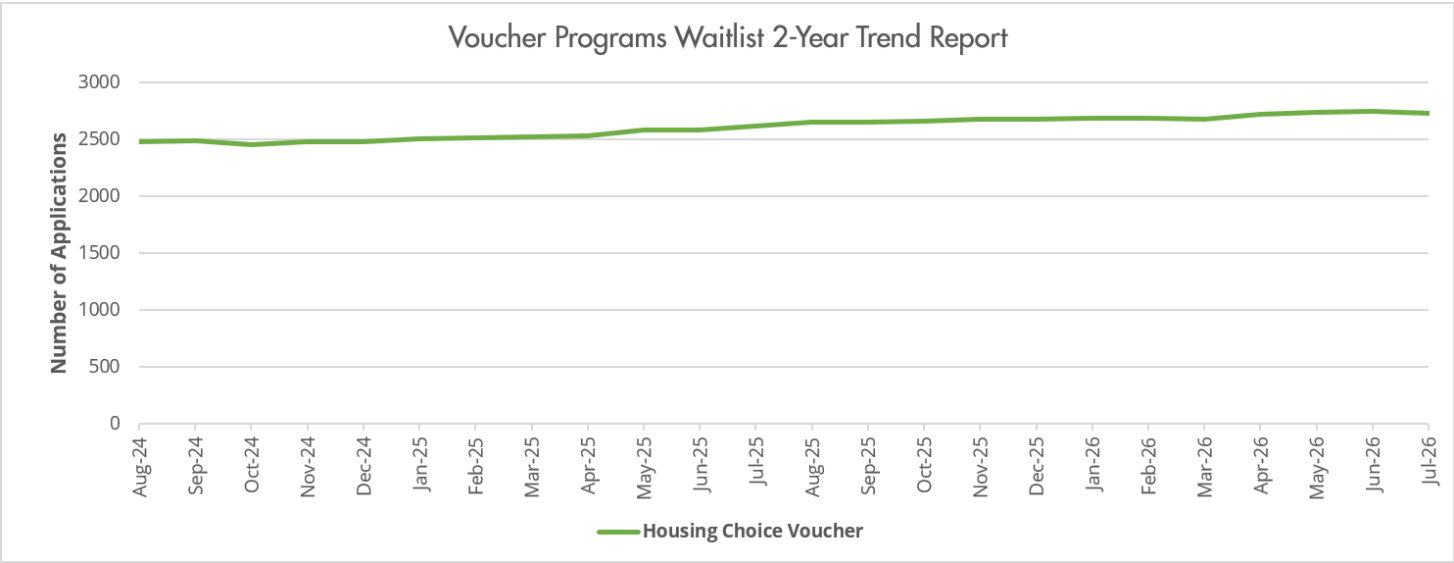
Community	Number of Work Orders	Average Days To Complete	Monthly Grade	YTD Number of Work Orders	YTD Average Days To Complete	YTD Grade
Ash Brook Apartments	-	-	NONE	9	0	P
Bennett Block	3	0	P	11	0	P
Brookbend East	2	0	P	13	0	P
Brookbend West	2	0	P	9	0	P
Central Square Terrace	6	0	P	35	0	P
Cottage Street	1	0	P	3	0	P
Emerald Street House	-	-	NONE	6	0	P
Evergreen Knoll LP	1	0	P	14	0	P
Forest View	1	0	P	18	0	P
Hampshire House	-	-	NONE	1	0	P
Harper Acres	5	0	P	52	0	P
Keene Housing Main Office	-	-	NONE	-	-	NONE
Meadow Road	2	0	P	13	0	P
North and Gilsum	3	0	P	19	0	P
Riverbend Apartments	3	0	P	14	0	P
Roosevelt East	1	0	P	3	0	P
Scattered Sites	2	0	P	9	0	P
Scattered Sites 2	-	-	NONE	6	0	P
Stone Arch Village Family	1	0	P	11	0	P
Stone Arch Village Senior	2	0	P	20	0	P
Report Totals:	**35**	**0**	**P**	**266**	**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
July 2026



*Waitlist purge completed in August 2024



Keene Housing

VOUCHER PROGRAMS REPORT
JULY 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	$639,173	$478,812	75%	647	$740	105%	619	$234	$160,361
April	$802,403	$485,496	61%	646	$752	104%	619	$243	$316,907
May	$802,405	$496,284	62%	644	$771	104%	619	$619	$306,121
June	$802,405	$495,355	62%	639	$775	104%	619	$430	$307,050
July	$802,405	$496,025	62%	656	$756	104%	619	$318	$306,380
August									
September									
October									
November									
December									
Total	$5,127,137	$3,409,482	67%	4481	$761	103%	4,333	$2,312	$1,717,655

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	$639,173	$459,469	72%	524	$877	85%	619	$234	$179,704
April	$802,403	$466,396	58%	542	$861	88%	619	$243	$336,007
May	$802,405	$477,131	59%	525	$909	85%	619	$619	$325,274
June	$802,405	$477,235	59%	521	$916	84%	619	$430	$325,170
July	$802,405	$477,708	60%	538	$888	87%	619	$318	$324,697
August									
September									
October									
November									
December									
Total	$5,127,137	$3,279,391	65%	3665	$895	85%	4,333	$2,312	$1,847,746

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	$86,577	$78,587	91%	98	$802	98%	100	$50	$7,990
April	$80,093	$78,124	98%	97	$805	97%	100	$0	$1,969
May	$79,145	$81,001	102%	97	$835	97%	100	$0	($1,856)
June	$81,102	$82,503	102%	100	$825	100%	100	$0	($1,401)
July	$81,102	$80,255	99%	102	$787	102%	100	$0	$847
August									
September									
October									
November									
December									
Total	$569,085	$559,735	98%	685	$817	98%	700	$2,070	$9,350

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	$79,725	$82,420	103%	94	$877	94%	100	$200	($2,695)
April	$78,407	$80,637	103%	96	$840	96%	100	$0	($2,230)
May	$78,407	$84,177	107%	96	$877	96%	100	$0	($5,770)
June	$76,286	$88,255	116%	98	$901	98%	100	$0	($11,969)
July	$76,286	$87,718	115%	99	$886	99%	100	$0	($11,432)
August									
September									
October									
November									
December									
Total	$544,421	$575,944	106%	671	$858	96%	700	$400	($31,523)

Pathways

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$5,759	$5,759	100%	5	$1,152	42%	12	$0	$0
February	$5,387	$5,387	100%	5	$1,077	42%	12	$0	$0
March	$6,244	$6,244	100%	5	$1,249	42%	12	$0	$0
April	$6,244	$6,244	100%	5	$1,249	42%	12	$0	$0
May	$6,400	$6,400	100%	5	$1,280	42%	12	$0	$0
June	$6,400	$6,400	100%	5	$1,280	42%	12	$0	$0
July	$6,085	$6,085	100%	5	$1,217	42%	12	$0	$0
August									
September									
October									
November									
December									
Total	$42,519	$42,519	100%	35	$1,215	42%	84	$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	$6,652	$5,648	166%	5	$1,130	100%	5	$0	($2,242)
April	$3,602	$6,130	180%	5	$1,226	100%	5	$0	($2,724)
May	$3,602	$5,580	-43%	5	$1,116	100%	5	$0	($18,535)
June	$3,602	$5,580	141%	5	$1,116	100%	5	$0	($1,632)
July	$3,602	$5,580	141%	5	$1,116	100%	5	$0	($1,632)
August									
September									
October									
November									
December									
Total	$34,184	$37,523	134%	32	$1,182	91%	35	$0	($30,634)

Homes for School

Month	Actual HAP Received	HAP Expense	HAP Utilization	UML	Avg. PUC	% Leased	UMA	HAP Recovery	Excess (Deficiency)
January	$15,812	$15,812	100%	13	$1,216	65%	20	$0	$0
February	$13,635	$13,635	100%	13	$1,049	65%	20	$0	$0
March	$12,759	$12,759	100%	12	$1,063	60%	20	$0	$0
April	$13,259	$13,259	100%	12	$1,105	60%	20	$0	$0
May	$13,266	$13,266	100%	12	$1,106	60%	20	$0	$0
June	$13,263	$13,263	100%	12	$1,105	60%	20	$0	$0
July	$13,578	$13,578	100%	10	$1,358	50%	20	$0	$0
August									
September									
October									
November									
December									
Total	$95,572	$95,572	100%	84	$1,143	60%	140	$0	$0

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
JULY 2026

Keene Housing	KEENE HOUSING Consolidated			
	BALANCE SHEET - summary			
	Ending balance as of July 31, 2026	Ending balance as of December 31, 2025	$ Variance Incr/(Decr)	% Variance
ASSETS				
Total Current Assets	33,104,292	31,014,254	2,090,038	6%
Total Fixed Assets	67,852,131	63,446,277	4,405,854	6%
Total Other Assets	1,517,600	1,517,600	0	0%
Total Assets	**$102,474,023**	**$95,978,131**	**$6,495,892**	**6%**
LIABILITIES and EQUITY				
Total Current Liabilities	1,758,832	2,324,670	(565,838)	-32%
Total Long Term Liabilities	40,215,795	36,292,156	3,923,639	10%
Total Liabilities	**$41,974,627**	**$38,616,826**	**$3,357,801**	**8%**
Total Equity	**$60,499,396**	**$57,361,305**	**$3,138,091**	**5%**
Total Liabilities & Equity	**$102,474,023**	**$95,978,131**	**$6,495,892**	**6%**

KEENE HOUSING AND COMPONENT UNIT ENTITIES			
Debt Current Ratio	8.6	6.5	

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 July 31, 2026	YTD Activity as of July 31, 2026	$ Variance (under)/over	% Variance
Total Operating Revenue	16,915,192	17,327,141	(411,950)	-2%
Total Operating Expenses	11,747,821	12,839,354	(1,091,533)	-9%
NET OPERATING INCOME	**$5,167,370**	**$4,487,787**	**679,583**	**13%**

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

Non-Operating Expense	Actual	Budget	Variance	
Total Depreciation Expense	$1,679,336	$1,692,092	($12,756)	-1%

Keene Housing

KEENE HOUSING

INCOME STATEMENT CONSOLIDATED SUMMARY

	Actual	Budget	Variance	
	YTD Activity as of July 31, 2026	YTD Activity as of July 31, 2026	$ Variance (under)/over	% Variance
REVENUE				
Rents/HAP/Subsidy Income	11,784,514	12,010,007	(225,493)	-2%
MTW Non-HAP Income	955,619	1,828,141	(872,522)	-91%
Vacancy Loss	(165,139)	(104,179)	(60,960)	37%
Admin Fee Income	728,641	806,404	(77,763)	-11%
Management Fees	460,199	482,592	(22,393)	-5%
Interest Income	171,786	102,217	69,568	40%
Partnership/Incentive Fees	750,091	408,875	341,216	45%
Other Income	2,192,209	1,764,686	427,523	20%
Misc Tenant Income	37,273	28,398	8,875	24%
Total Revenue	$ 16,915,192	$ 17,327,141	$ (411,950)	-2%
EXPENSES				
Administrative	729,879	793,369	(63,490)	-9%
Operational	430,663	464,340	(33,677)	-8%
Payroll	2,477,604	2,682,651	(205,047)	-8%
Utilities	870,723	750,128	120,595	14%
Maintenance	1,094,829	1,362,036	(267,207)	-24%
Taxes & Insurance	848,595	812,269	36,326	4%
Interest	415,105	453,672	(38,568)	-9%
Partnerships fees	119,679	36,209	83,470	70%
Tenant Programs	174,634	182,749	(8,114)	-5%
HAP	4,586,110	5,301,932	(715,821)	-16%
Total Operating Expenses	$ 11,747,821	$ 12,839,354	$ (1,091,533)	-9%
NET OPERATING INCOME	**$ 5,167,370**	**$ 4,487,787**	**$ 679,583**	**13%**

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 $5.2m, over budget by $680k.

OPERATING REVENUES are $16.9m, a decrease of ($412k) as compared to the budget of $17.3m.

OPERATING EXPENSES are $11.7m, a decrease of $1.1m as compared to the budget of $12.8m.

REVENUE	VARIANCES for Revenue categories (Less)/Higher than Budget	
Rent/HAP/Subsidy Income	(225,493)	This budget is related to tenant rents, voucher subsidy, commercial rental income and is tracking lower than budget at this point.
MTW Non-HAP Income	(872,522)	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 $956k as of 7/2026. The original annual budget was $1.2m to transfer MTW funds out. We requested from the Board an increase of MTW funds to be transferred into the capital budget due to additional funds available related to HUD's higher annual inflation factor than expected. The Board approved to increase the funding to $2.4m. These funds will be requested over the next few months.
Vacancy Loss	(60,960)	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 $70k, vacancies are continuing in 2026 related to units needing Lead Abatement.
Admin Fee Income	(77,763)	HUD Admin Fees are Under budget $78k. The Special Purpose Voucher admin fees are over budget by $10k. MS admin fee is under budget by $2k, and the Section 8 admin fees are under budget by $86k (the actuals are based on the actual admin expensed each month).
Interest Income	69,568	Interest earned on operating cash balance and reserve balances is over budget.
Partnership/Incentive Fees	341,216	Partnership fees over budget by $312k.
Management Fees	(22,393)	Timing.
Other Income	427,523	Other income budget includes Grant income expected from development of Roosevelt East and Roosevelt West which is over budget at this time by $761k and Development Fee under budget by $255k. Timing.
Misc Tenant Income	8,875	On budget.
Total Operating Revenue	(411,950)	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	(97,167)	Software/licensing under budget by $9k; energy consulting under budget $25k; legal under budget $15k; CNA contracts under budget $15k. Many of these expenses are running slightly under budget.
Payroll/Benefits	(205,047)	Benefit Expenses are under budget by $82k. Salaries are under budget by $101k. There were two vacancies in earlier months.
Utilities	120,595	Water & Sewer is on budget. Fuel is over budget by $9k. Electric is over budget by $118K (KAHP $88k).
Maintenance	(267,207)	There are maintenance line items that are under budget by $276k . There are also a few maintenance line Items over budget by $20k.
Taxes & Insurance	36,326	Property taxes are over budget by $36k, due to timing. Insurance is on budget.
Interest/Taxes/Amort/Investor Fee	44,902	Interest expenses is under budget by $22k. Partnership taxes under budget $16k. Investor incentive fees are over budget by $83k, timing.
Tenant Programs	(8,114)	Timing.
HAP	(715,821)	HAP disbursements are under budget in the MTW voucher program by $681k, MS vouchers are over budget by $4k. The NEDs vouchers are under budget by $39k.
Total Operating Expenses	(1,091,533)	Lower than Budget
Net Variance for Net Income	**$679,583**	**Higher than Budget**

*All entities have year end as of 12/31 except CST, BBE, and Roosevelt East 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)	97,889	(14,923)	72,813 Higher Revenue	(39,999) Lower Expenses
Monadnock Affordable (MAHC)	2,487,503	1,649,839	764,701 Higher Revenue	(72,962) Lower Expenses
Keene Affordable (KAHP)	181,351	283,404	(100,683) Lower Revenue	1,370 Higher Expenses
Meadow Road	64,927	61,700	(11,493) Lower Revenue	(14,720) Lower Expenses
Ash Brook Apartment	96,064	102,961	(36,167) Lower Revenue	(29,270) Lower Expenses
Emerald Street	(1,247)	3,027	(168) Lower Revenue	4,107 Higher Expenses
Hampshire House	23,956	2,536	2,179 Higher Revenue	(19,240) Lower Expenses
Cottage St Apartments	6,390	3,628	(1,080) Lower Revenue	(3,843) Lower Expenses
Section 8 Voucher Program (MTW)	1,026,838	1,389,964	(1,064,139) Lower Revenue	(701,013) Lower Expenses
Mainstream Voucher Program	(57,509)	(27,169)	(31,143) Lower Revenue	(803) Lower Expenses
Special Purpose Vouchers (NEDs, AHPP,FYI	(38,856)	(32,923)	(49,506) Lower Revenue	(43,573) Lower Expenses
Riverbend (and LIHTC)	75,086	52,157	(15,635) Lower Revenue	(38,564) Lower Expenses
TOTALS	$3,962,390	$3,474,202	($470,321) Lower Revenue	($958,509) Lower Expenses
PARTNERSHIPS				
Low Income Tax Credits Properties (LIHTC)				
Evergreen Knoll	90,927	36,281	17,338 Higher Revenue	(37,308) Lower Expenses
Brookbend West	211,565	162,822	12,820 Higher Revenue	(35,923) Lower Expenses
Stone Arch Family	3,492	60,287	(2,434) Lower Revenue	54,361 Higher Expenses
Stone Arch Senior	7,685	44,117	2,226 Higher Revenue	38,658 Higher Expenses
LIHTC with 10/31 year ends				
Brookbend East	334,017	285,388	11,251 Higher Revenue	(37,377) Lower Expenses
Central Square (multifamily)	542,461	419,297	17,698 Higher Revenue	(105,465) Lower Expenses
Roosevelt East	14,831	5,392	(529) Lower Revenue	(9,968) Lower Expenses
TOTALS	1,204,980	$1,013,586	$58,371 Higher Revenue	($133,023) Lower Expenses
GRAND TOTALS	**5,167,370**	**4,487,787**	**(411,950) Lower Revenue**	**(1,091,533) Lower Expenses**

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

Keene Housing-Active Contracts

Services Provided	Firm	Original Contract Dates	Expiring Contract Date	2026	2027	2028	2029	2030	Status
Contracts that are expiring - will need to go out for proposals/bids									
Heating/AC/AH	Gary Jackson Heating	09/16/21-09/15/23	**09/15/2026**	-	-	-	-	-	New contract awarded to Pinnacle Rock Mechanical; start 9/16
Audit Services	Otis Atwell	10/06/21-09/30/23	**09/30/2026**	-	-	-	-	-	
Development Consulting	TAG Associates	10/01/21-09/30/23	**09/30/2026**	-	-	-	-	-	RFP sent out 8/7
Development Consulting	Evernorth	10/01/21-09/30/23	**09/30/2026**	-	-	-	-	-	RFP sent out 8/7
Trash Removal	Waste Management	05/01/22-04/30/25	**04/30/2027**	-	-	-	-	-	
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	03/01/24-03/01/29	**03/01/2029**	-	-	-	-	-	
Enterprise Internet & DDoS Protection	Spectrum Business	07/20/26-07/19/29	**07/19/29**	-	-	-	-	-	
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	08/01/24-08/01/29	**08/01/2029**	-	-	-	-	-	
Copier/Printer Leases	SymQuest/Konica Minolta	08/30/24-08/29/29	**08/29/2029**	-	-	-	-	-	
Elevator Service	Pine State Elevator	03/14/25-03/13/30	**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 West	Cheshire Builders/Warrenstreet Architects		**01/31/2028**	-	-	-	-	-	
Heat Pump project - Harper Acres	Keith Plumbing & Heating / Stevens & Assoc Architects		**Summer 2026**	-	-	-	-	-	

Keene Housing-Active Contracts

Services Provided	Firm	Original Contract Dates	Expiring Contract Date	2026	2027	2028	2029	2030	Status
Contracts with remaining extensions/renewals options									
Propane Gas Heating Services	L&G Propane	06/24/22-06/23/25	**04/30/2026**	1 year renewal	-	-	-	-	Pending
Snow Removal	AGM Landscaping	10/01/22-05/01/24	**05/30/2026**	1 year renewal	1 year renewal	-	-	-	Pending
Architect/Engineering Services	Warrenstreet Architects	07/01/24-06/30/26	**06/30/2026**	3 year renewal	-	-	-	-	Pending
IT Support	True North Networks/Visory	01/1/26-12/31/26	**09/30/2026**	6 month renewal	1 year renewal	1 year renewal	1 year renewal	1 year renewal	Renewed 3 months effective June 2026; RFP sent out July 2; awarded to Mainstay
Graphic Design & Printing/binding	Silver Direct	02/01/24-01/31/26	**10/31/2026**	1 year renewal	1 year renewal	1 year renewal	-	-	
Legal - RE & Landlord/Tenant Law	Shaheen & Gordon	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 - 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	01/01/26-12/31/26	**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	-	-	
Electrical Services	Elm City Electric	05/15/22-05/14/25	**05/14/2027**	1 year renewal	1 year renewal	-	-	-	
Snow Removal	C.M. Minkler	10/01/24-05/01/26	**5/30/2027**	1 year renewal	1 year renewal	-	-	-	
Snow Removal	Connecticut Valley Yard Works	10/01/22-05/01/24	**05/30/2027**	1 year renewal	1 year renewal	-	-	-	Added new contract for Roosevelt East for 26-27
Snow Removal	Arlen Landscaping	10/01/22-05/01/24	**05/30/2027**	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	-	-	
Energy Consulting / Electrity purchase/REC sales	Competitive Energery Serivces, LLC	04/20/26-04/19/28	**04/19/2028**	-	-	3 year renewal	-	-	
Laundry Services	Peoples Linen Service, LLC	05/20/25-05/19/28	**05/19/2028**	-	-	3 months	-	-	

August 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 SAVS Bingo Riverbend and Meadow Road Garden Meetings	4 SAVS and Evergreen Garden Meetings	5 Harper and Brookbend Garden Meetings	6 Ash Brook Garden Meeting	7	8
9	10 SAVS Bingo Riverbend and Meadow Road Garden Meetings	11 SAVS and Evergreen Garden Meetings	12 Harper and Brookbend Garden Meetings	13 Ash Brook Garden Meeting	14	15
16	17 SAVS Bingo Riverbend and Meadow Road Garden Meetings	18 SAVS and Evergreen Garden Meetings	19 Harper and Brookbend Garden Meetings	20 Board of Commissioners Meeting	21	22
23	24 SAVS Bingo Riverbend and Meadow Road Garden Meetings	25 SAVS and Evergreen Garden Meetings	26 Harper and Brookbend Garden Meetings	27 Ash Brook Garden Meeting	28	29
30	31 SAVS Bingo Riverbend and Meadow Road Garden Meetings					

Keene Housing

September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SAVS and Evergreen Garden Meetings	2 Harper and Brookbend Garden Meetings	3 Ash Brook Garden Meeting	4 Staff Appreciation Picnic	5
6	7 Office Closed Labor Day	8 SAVS and Evergreen Garden Meetings	9 Harper and Brookbend Garden Meetings	10 Ash Brook Garden Meeting	11	12
13	14 SAVS Bingo Riverbend and Meadow Road Garden Meetings	15 SAVS and Evergreen Garden Meetings	16 Harper and Brookbend Garden Meetings	17 Board of Commissioners Meeting	18	19
20	21 SAVS Bingo Riverbend and Meadow Road Garden Meetings	22 SAVS and Evergreen Garden Meetings	23 Harper and Brookbend Garden Meetings	24 Staff Fair Housing Training Ash Brook Garden Meeting	25	26
27	28 SAVS Bingo Riverbend and Meadow Road Garden Meetings	29 SAVS and Evergreen Garden Meetings	30 Harper and Brookbend Garden Meetings			

Keene Housing