

SPECIAL HUMAN AFFAIRS COMMITTEE

MAY 2, 2022

7:00 PM

Aldermanic Chamber and Zoom

To Join Zoom meeting: <https://us02web.zoom.us/j/85769884618?pwd=dGVaaks0S2RxVnR1V1ZzK3Nucjd0QT09>
Meeting ID: 857 6988 4618 Passcode: 846005

To Join by Telephone: 1-929-205-6099 Meeting ID: 857 6988 4618 Passcode: 846005

If there is a problem with the audio, please dial 603-589-3329 to advise.

ROLL CALL

SECOND PUBLIC HEARING - CONTINUED

DRAFT ACTION PLAN FY2023 ANNUAL ACTION PLAN FOR THE CDBG AND HOME PROGRAMS

TESTIMONY

REGULAR MEETING

PUBLIC COMMENT

COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS – RESOLUTIONS

NEW BUSINESS – ORDINANCES

TABLED IN COMMITTEE

R-22-025, Amended

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Patricia Klee
Alderman-at-Large Melbourne Moran, Jr.
Alderman Thomas Lopez
Alderman Richard A. Dowd
Alderman Derek Thibeault
Alderman-at-Large Gloria Timmons

AUTHORIZING THE MAYOR TO APPLY FOR AND EXPEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR FISCAL YEAR 2023

GENERAL DISCUSSION

PUBLIC COMMENT

REMARKS BY THE ALDERMEN

ADJOURNMENT



RESOLUTION

AUTHORIZING THE MAYOR TO APPLY FOR AND EXPEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR FISCAL YEAR 2023

CITY OF NASHUA

In the Year Two Thousand Twenty-Two

RESOLVED by the Board of Aldermen of the City of Nashua

That the Mayor be, and hereby is, authorized to file an application with the U.S. Department of Housing and Urban Development (“HUD”) for the annual Community Development Block Grant (“CDBG”) under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, and the HOME Investment Partnership Program under the provisions of Title II of the Cranston-Gonzales National Affordable Housing Act, and to execute all understandings, assurances and agreements as required therein;

That the following CDBG activities shall be carried out with an annual grant of \$664,000; estimated program income of \$45,000; and reprogrammed funds in the amount of \$55,000, as described herein, for a total of \$764,000. All activities are more fully described and shall be consistent with the proposals contained in the communication from Deb Chisholm to the Human Affairs Committee dated February 11, 2022 and further amended by deleting the struck through language and inserting the italicized language:

Reprogrammed Funds:

FY22 PLUS Co – ADA compliant bathroom	\$10,000.00
FY22 Nashua Center – HVAC	\$45,000.00

Activities to be funded in FY23:

1. Public Services - \$99,600

Support of public service programs principally benefiting low-moderate income beneficiaries of Nashua. This pool of funds shall be applied to CDBG eligible activities identified through the Citizens Advisory Commission for Community Grants process. Public Services shall not exceed ~~15%~~ *the cap of \$99,600* of the entitlement award plus prior year program income.

RESOLUTION

R-22-025

2. Project Delivery - \$125,000
Construction management related to physical CDBG projects and Housing Improvement Program, including but not limited to the direct cost of the Urban Programs Department staff for conducting environmental reviews, drafting scope of work, preparation of bid documents, bidding, construction management and Davis Bacon compliance.
3. CDBG Grant Administration - \$141,800
General administration and planning costs of carrying out the CDBG and other related HUD projects by the Urban Programs Department, including but not limited to regulatory compliance monitoring, IDIS management, preparation of required grant reports, advertising, recording fees, etc. Amount ~~shall not exceed 20% of the entitlement award plus actual program income received during the program year~~ is capped at \$141,800.
4. Owner-Occupied Housing Improvement Program (“HIP”) - ~~\$50,000~~ \$55,797
Financial and technical assistance to eligible low-moderate income, owner-occupants in for essential repairs of 1-4 family residential properties. Financial assistance provided in the form of 0% deferred payment loans and/or grants for certain emergency work, as described in the Program’s Guidelines. Minor rehab work, including code and safety corrections, repairs, accessibility, etc. Emergency work, costing at least \$1,000 and up to \$5,000, may be offered in the form of a grant rather than a loan to owners at or below 30% AMI. Owners earning above 30% AMI may be offered assistance in the form of a loan. Repayment of prior HIP loans during the fiscal year, in excess of annual estimated program income, shall be distributed between this Program and the Rental Improvement Program.
5. Rental Improvement Program - ~~\$125,000~~ \$50,000
Program offering 0% interest, deferred payment loans for essential repairs of residential rental properties containing 1-8 units, occupied by income eligible tenants. Financing and other terms more fully described in the Program’s Guidelines. Properties located in the City’s lowest income census tracts will receive priority.
6. Municipal Project - Pine Street Pedestrian Crosswalk - ~~\$30,797~~ \$100,000
Create a mid-block pedestrian crossing to help the low to moderate income affordable housing community cross Pine Street and safely enter Mine Falls Park.
7. PLUS Company - \$15,623
Flooring replacement at 19 Chestnut Street.
8. Adult Learning Center - \$75,000
Approximately half of the funding needed for roof replacement at 4 Lake Street.
9. Boys and Girls Club - \$14,000
Replacement of a portion of blocked sewer pipe at One Positive Place.
10. Nashua Children’s Home - \$23,195
Insulation at the 125-year old 86 Concord Street home, and sewer repair at 125 Amherst Street facility.
11. Nashua Soup Kitchen and Shelter - \$30,000
Flooring for the Soup Kitchen at 2 Quincy Street.

RESOLUTION

R-22-025

12. Area Agency/Gateways - \$8,985

Replace fencing at 4 Beard Street group home.

13. Opportunity Networks - \$25,000

Replace windows at 116 Perimeter Road facility.

14. Contingency – \$0

Reserve funds that may be applied to any of the activities described herein for unforeseen costs. Funds may be directed to other unforeseen eligible community needs, subject to Board of Aldermen approval.

That all open and active CDBG activities from previous Action Plans be carried forward and entered in the FY23 Action Plan as applicable; and

That the following HOME activities be carried out with an annual grant of \$427,000:

1. HOME Grant Administration - \$42,700

Administration of the HOME Program by the Urban Programs Department, including determining eligibility, technical assistance to participants, compliance with program regulations, underwriting, preparation and review of construction specs, environmental review, long-term monitoring and reporting to HUD.

2. Community Housing Development Organization (CHDO) Reserve - \$64,050

Mandatory set aside, equal to 15% of the annual grant, for specific activities to be undertaken by a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, capacity and experience as it relates to the project they are developing.

3. Homebuyer Assistance Program - \$55,000

Direct financial assistance toward down payment and closing costs for eligible low-income homebuyers purchasing a home in Nashua, including counseling, underwriting and other direct costs.

4. Affordable Housing Development - \$265,250

Acquisition, rehabilitation and /or conversion of residential and/or non-residential buildings to create affordable rental and/or home-owner housing, occupied by HOME-eligible households. Projects may be developed by non-profit, for-profit, public or private entities.