A public hearing was conducted by the Human Affairs Committee on Monday, February 11, 2019, at 7:00 p.m. in the Aldermanic Chamber.

Alderman-at-Large Lori Wilshire, Chairman, presided.

Members of the Committee present: Alderman June M. Caron, Vice Chair
Alderman Patricia Klee
Alderman Mary Ann Melizzi-Golja

Members of the Committee absent: Alderman Linda Harriott-Gathright

Also in Attendance: Carrie Schena, Urban Programs Department Manager

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FY20 COMMUNITY DEVELOPMENT BLOCK GRANT & HOME INVESTMENT PARTNERSHIP ANNUAL PLANS
(Comments on Past Performance and Identifying Future Needs for the Fiscal Year 2020 CDBG & HOME Program Annual Action Plan)

Chairman Wilshire

Tonight we have the public hearing on the Community Development block grant and I’d like to invite Carrie to join us please. This is our annual CDGB process and this year we have $1.4 million dollars in requests and only about $693 to allocate, so it is going to be a tough year. I just want to point that out; all good causes, all good organizations looking for funding, we will do our best. Did you have anything to add Carrie before we ask for public comment?

Carrie Schena, Urban Programs Department Manager

Not really, I mean if you want me to just give a brief overview of the programs. So each year the City receives Community Development Block Grant Funds and HOME Investment Partnership Program funds. We put out a request for proposals each year for the CDBG funds. Typically we used to receive our allocation in about February from HUD, that has been delayed over the past few years. Last year it was May when we received our number, so we will work on an estimated number. We don’t know what the allocation will be, it’s a formula. They are anticipating or the word is that nationally CDBG will be level funded at the Congressional level. That doesn’t mean we will get the exact same amount. The formula takes into consideration population, poverty density, housing density, things like that; so it does vary from year to year.

What I have presented is just a round-off of last year’s entitlement to give us a number to work on. As we develop the action plan, we should have a contingency for if the grant comes in a little higher or lower how those funds might be allocated. Sometimes communities say – well if we have a little more money we will fund this project. Others say – we just disburse it proportionally; there are various ways we can address that.
Tonight’s Public Hearing is to get input on what we think the priorities should be and that is from the community on this year’s Action Plan. This is the fifth year of the Consolidated Plan which is the big plan that we do, it is a 5-year plan and it involves a lot of community input and that sets the priorities and identifies the needs for how these funds should be spent over a 5-year period. As I mentioned this is the last year of that 5-year plan. We have done well in meeting a lot of the goals in the plan given the funding that we have received. Unfortunately the funding typically has been reduced each year, rather than increased. We haven’t been able to meet all the targets, I think we will also never really truly solve all of the goals or the needs in the community. But we have pretty much kept on target to what that 5-year plan identified.

This coming summer we will start that process again so just a little plug that we will be looking for community input to develop another 5-year plan. But tonight’s Hearing is just to speak about our 1-year plan that will be submitted as soon as we get that number from HUD. Typically the funding doesn’t come in until the fall on a good day; so although we are starting the process now, sometimes it is almost a full year before we have the money and can really get the projects rolling out in the community. That’s it.

Chairman Wilshire

Ok for those of you who haven’t signed up, I guess I should get the sign-up sheet, could I have my yellow sign-up sheet. If any of you haven’t signed up, there is a sheet in the back if you want to speak; probably most of you have already, ok. Please give your name and organization for the record.

TESTIMONY IN FAVOR

Rocky Morelli, Opportunity Networks  Ok the benefits of being early. I am Rocky Morelli, I am the Executive Director of Opportunity Networks. I guess I am the new kid on the block; this is our first appearance in front of this group making this request. In other ways I am an old kid on the block, I grew up in Nashua, born in Nashua. I have been the Executive Director of Opportunity Networks for 31 years. We are a Nashua-based non-profit; we go back to 1980 when we were started by a local parents group that also started at the same time or in a similar period the Mount Hope School and the PLUS Company – Kim is over there.

At our inception we were known as the STEP Program; in the 80’s we changed to Nashua Employment & Training Works and then in 2006 we went into a merger with the Souhegan Valley Association and became Opportunity Networks. We work with individuals, primarily adults and students transitioning out of high school that have development disabilities or other acquired disabilities. We tend to focus on trying to find people employment. In many cases it is supported employment where we develop jobs for them and put the necessary supports in place for them to be able to maintain some level of part-time employment and in some cases full-time employment.

We believe strongly it promotes workplace diversity which we think is good for all communities. We have had a great success rate; I believe we are working with somewhere in the vicinity of 40 local employers and supporting 50 individuals from Nashua but a total of 170 some odd individuals overall. One of the greatest impacts that we also bring to a community, it is not only do we support the individual with the disability but it creates a situation where there is a lot less pressure on their families that they have to provide care for them so that they are able to maintain regular scheduled, regular jobs, regular lifestyles, that allow them to stay active in their current situation without having to make drastic changes to their family structure.

We are asking for building repairs. We do a lot of work throughout the community, we are big on inclusion and integration but we do work out of our facility. Our facility, we moved in 30 years ago in 1988 so it is kind of a little bit rundown and we think it is important that we make some repairs. The way that our funding works, we receive a lot of State and Federal funding, a lot of Medicaid dollars.
It is hard for us to budget money for capital repairs and those types of things, that’s why we seek your assistance.

The other area that we tend to do a lot of focus on these days is really working with people to live healthy lifestyles. When people have disabilities they can be very lethargic in their routines, they don’t always make good, healthy choices and we are spending a lot of time focusing on those types of activities which we also think bring savings to the health care systems, other parts of the community and really make it so that the awareness of health and wellness is an important piece for everyone throughout the community. We have developed relationships with a number of the local health facilities, Conway Ice Arena, those types of things. So it is very important and those are the things we focus.

So I thank you for this opportunity to just explain a little more to supplement our application which has other information in it, but I appreciate the opportunity so thank you.

Chairman Wilshire

Thank you very much, keep up the good work. Good evening, how are you?

Norm Bouthilette, Boys & Girls Club Good evening, very good, yourself?

Chairman Wilshire

Good thanks.

Mr. Bouthilette  That’s good. Norm Bouthilette, Chief Executive Officers of the Boys & Club of Greater Nashua. First and foremost I just wanted to thank you for your help over the past several years. And for that matter the long-standing support that probably goes back decades of making our building safe and prepared and maintained for the 3,000 registered club members that belong to the Boys & Girl Club and the other 3,000 members that also join us from the community that are non-registered. On a given day, we have about 500 school-aged children that attend the Boys & Girls Club.

Of course, a 50,000 square foot building with a $3 million dollar budget and business plan of 70% of that $3 million is fundraised because it is so critical to make sure that we are serving the kids that need us the most. 66% of our kids are either at low, medium or high risk income children from very, very low moderate incomes. So that’s the important thing at the Club; last year we got the funds for the HVAC units which we are going to be working with a bid coming in another couple of weeks with Bob Rice and hopefully that project will be done by June if not earlier and that is our plan.

The project that we have on the table right now is not really an exciting project sort to speak but it is a very important project because we have a very serious drainage problem in the north side and the northwest of the Club. It is the Teen Parking lot and also the Kids Club Playground and it is on the side of the pool where we have a lot of water that comes down off the roof. We park our vans in the back and there are times when our vans have to be relocated and staff has to relocate their parking and it is a very serious standing water issue that occurs several days and sometimes weeks afterwards.

The project itself when it was scoped was about $140,000.00. Once you bring in, as we all know, get civil engineering and get the scope of the project it does get quite expensive. This proposal we are asking for $80,000.00. We felt that there are a couple phases in this and we certainly will help do our part with the engineering and design as well as some of the construction. I have photos as well that I will share with you in a few minutes of the four locations that we have. Recently on that last storm that we had, I know it is unusual, we had an awful lot of flooding in the City.
We had basically about 18 inches depth in the middle of our parking lot and we had pumps going to make sure that it was about 5 feet from the back of the Club, from the Teen Center where the water could have come in if we didn’t get the pumps going. So we have done that several times, it happens about four times a year it seems like on a quarterly basis. It is a point where the playground gets, the kids aren’t able to use the playground quite like they could all the time because the playground is under a lot of moist mud and water and so forth.

So that is what basically what the – the weekends too, because we have a lot of rentals and we have the team out there and so some of the programs can be limited from that water that remains there and is not properly drained and so forth. So part of the project will be to do some culverts but more importantly it is sort of like a reservoir that will be on the other side of one of the nulls in the back of the parking lot. So that is basically what we are looking for some help and I just hope that you can see these photos that I will pass out, it will explain very well and it will show you the photos of the water. Here you go Carrie, there are two there and one here.

I don’t know if I want to take the time to go over this or not but I will just wrap it up because there are quite a few other folks that are here and I don’t want to take too much time. But you can see the dumpsters are basically floating back there and you can see the vans where the water is going up to the tires. We have had staff that have gone out there at 8:30 or 9:00 because as you know we transport our kids home at night and so forth so it gets to be a very unhealthy situation in the back of the Club.

Chairman Wilshire

Norm I have a question, do you have catch basins back there at all?

Mr. Bouthilette What’s that?

Chairman Wilshire

Do you have catch basins in the back?

Mr. Bouthilette That’s a great question, yes we have, they are dry catch basins and they just don’t handle to be honest with you I don’t think they were properly engineered once upon a time and I’d rather not get into that history. And the other catch basin that is in the middle of the parking lot does extend out to where there’s a ballfield there and the end of the City street there, Simon Street, there is a catch basin there. But the situation is that we’ve had that looked at several times, but the one that is in the middle of our rear parking lot actually, I’d say it is about 8 feet deep, but it goes up. And so when the water comes down the side of Grand Ave. on the side by the gymnasium and so forth, that water just comes right into the parking lot and it has nowhere to go once that drain is set up. I’ve had the City many a times, they have been real helpful coming to I don’t know what the terminology is but to blow them out or whatever or to clean them up and jet them or whatever. It still hasn’t worked over the time.

We are kind of at wit’s end and if you can help us with this little cause, I know money is always – you know – there are so many great causes and great projects that sometimes fall in precedence over something like this. But any help would be beneficial for us to just try to do the best job possible in taking care of this particular matter. So other than that, thank you very much and if you ever want to come over for a site visit bring your galoshes. I did have a photo of a kid with a yardstick but I didn’t want to give you too many visuals.
Chairman Wilshire

Thank you Norm.

Alderwoman Melizzi-Golja

Norm do you have any more copies of this?

Mr. Bouthilette Yes I do.

Alderwoman Melizzi-Golja

May I have one more just to put with our minutes, thank you.

David Villotti, Nashua Children’s Home, Madam Chairman and members of the Committee, I am David Villotti, Executive Director of Nashua Children’s Home, 125 Amherst Street. Nashua Children’s Home provides residential care for – we were founded in 1903 first of all as the Nashua Orphanage Association so we’ve been around in Nashua for a number of years providing services to at-risk children and their families.

Our largest and longest standing program is our residential program which provides for 46 boys and girls between the ages of 6 and actually up to 21 years of age. These are kids that are sometimes horrifically abused, sometimes involved in delinquent behavior, certainly a great need. They are referred by our State’s Child Protective & Juvenile Justice Agency. So that is our largest program.

We also provide educational programming for 30 students that are identified with special education needs, referred by local school districts. Then we have our transitional living program which operates almost entirely on charitable contributions which provides housing and on-going staff support and encouragement to 9 young adults that are 18 year olds that have aged out of the Child Protective Juvenile Justice System and face the challenges of adult living on their own absent any financial support from their families of origin.

The proposal we have for you tonight and we certainly appreciate all the support from this Committee for block grant funding for various projects for Nashua Children’s Home throughout the years is to replace the windows in our girl’s home at 86 Concord Street. We are asking for $45,600.00. It is a large, old brick mansion there, one that goes back to the 1890’s as far as its inception. We have owned that property since 1993 and certainly none of the windows have been replaced at that time. It provides housing for 12 adolescent girls and there is greatly a need for energy efficiency and a number of other factors to have those windows replaced.

I wanted to talk a bit about the value of Nashua Children’s Home to this City and its tax payers and I wanted to talk a little bit about the realities of Court Ordered placements for youngsters in the Child Protective or Juvenile Justice System. When these youngsters go to Court and there is an order to place them in residential care, they may not be placed at Nashua Children’s Home. They may be placed at the Spaulding Youth Center in Northfield, they may be placed at the Easter Seals New Hampshire in Manchester; they may be placed at the Mount Prospect Academy in Plymouth; they may be placed at other various organizations throughout the State. When that happens and those youngsters are identified with special education needs, this City and its tax payers as far as special education funding is on the hook for $45,000.00 which is interestingly the amount we are asking for the assistance for but it is that amount that the City needs to pay to those organizations for special education programming for those students.

It really happens without any control by the Nashua School District as far as where those kids will be placed. So they really need to just simply write the check if that youngster is ordered to the Mount Prospect Academy in Plymouth and that Nashua kid goes to Plymouth and they are educated at that
facility. The Nashua School District writes a check for $45,000.00. Conversely, if that same student is placed at Nashua Children’s Home, for residential programming and continues to attend their same educational programming in the Nashua Public Schools, it costs the City and its tax payers $0 additional dollars. They continue to attend their same educational programming, transportation is often provided by Nashua Children’s Home for them to do that so there is cost savings of $45,000.00 per kid, per year. Typically about half of the kids at Nashua Children's Home are City of Nashua residents, typically about 80% of those youngsters are identified with special education needs.

So doing the math, you can see that there is a significant cost savings per year, every year to this City and its tax payers by the very existence of Nashua Children’s Home. Beyond that, it is also really the best service we can provide for youngsters to keep them local. What we know, having done this work for so long, is that the number one factor and the success of kids coming out of residential care is the ability to help them maintain membership with their families and to maintain connections with their home community; not the community up in Plymouth or the community in Portsmouth. Because what we do know is that when those kids age out, they will be coming back to this community, to this City and they are going to be best off if they maintain those connections over the years.

So we are able to provide a service to this City and its taxpayers and its families and its at-risk youth by keeping kids local and keeping them local at a cost that is much less than if they were placed in a facility. So once again we ask for your support for this project. We think that it is something that is well in need, and thank you again for all of your support over the years. Thank you.

Donna Arias, The Young Council  Good evening, thank you for having us out here. I am the new Executive Director for the Youth Council and I just wanted to give a quick overview of our organization and then the proposal we put in. So we are a small non-profit that has a nice 125 year old building downtown; we’ve been here for 45 years. We provide services to at-risk youth and their families, we provide counseling. A lot of the kids that we take really couldn’t afford to get counseling otherwise. We run a suspension center for Nashua kids grade 5 through 8 and we also provide Court Diversion for first time offenders which has some significantly lower recidivism rate which of course is also a cost savings.

So we put in a $40,000.00 bid to replace our 30 year old heating system on the second and third floors of the building which really obviously having heat in New Hampshire in the wintertime allows us to provide services or we could not be open. It was interesting because the day after we put in the proposal the heat went out on both floors. They were able to work something and get it working again, they came right out the next day, which we were lucky in the cold weather to have that happen but the concern is that if we really don’t do something about it we may not make it through another winter. So thank you for your consideration and help with us in this critical need.

Kim Shottes, The PLUS Company  Thank you for the opportunity to speak with you this evening. I am Kim Shottes the Executive Director of the PLUS Company which is located right over there at 19 Chestnut Street. We bought our building about 7 years ago and actually received CDBG funds for half of our parking lot back then. The other half apparently didn’t need it – no.

We provide supports and services to adults with developmental disabilities and acquired brain disorders. We serve over 400 individuals and we use our Chestnut Street offices sort of home base for folks. People come, begin and end their days there, some people may spend a good part of their day there particularly if they are elderly and medically frail. We are calling our proposal – “they’re old and we’re cold” because we are also looking for an HVAC system. The units are up on our roof, we actually have 6 units, we had to replace one earlier this year. So we are looking to have 5 replaced. The interesting thing is because they are up on the roof, it is much cheaper to do them all at once because they have to bring a crane in. So every time you bring a crane in, obviously if you do one-offs, it would just cost more money. We are requesting $77,500.00 to have those 5 units replaced.
We are hoping that you will take that into consideration. Are there any questions?

Krishna Mangipudi: Thank you for giving me this opportunity to come up in front of you and talk to you about an organization that we are trying to bring into town. My name is Krishna Mangipudi and I am a resident of Nashua and volunteer around the community. So in one of my peeking and poking around I identified a problem within our community where it seemed like there were people in the opportunity gap that could benefit from some help and with a little bit of incremental help I felt that they could then become self-sufficient.

I talked to several different organizations within the community including the Nashua Soup Kitchen and several other organizations. And what I totally suspected was indeed true and more recently there was a study that was commissioned by the City through a group of students from MIT; they also collected some collaborating data and confirmed what I had already started looking at. That is the basis for what I am trying to ask money for because I am here and as I was looking around I also came across a few other individuals, Steven Michaud and Kyle Schneck who through some funding from the City were trying to give out micro grants to individuals. And they had about a $60,000.00 or $70,000.00 budget which they had for about the last 6 or 7 years and were trying identify individuals that could benefit from micro funding. They did not have too much success with it. So they were sitting on some cash that they were trying to deploy in the community and so I saw this as an opportunity to kind of work with them and work together. The meeting of the minds kind of made this a 1+1 equals 2 kind of situation.

We identified an organization, we were trying to create or I was actually trying to create an organization on my own with a playbook that I had which is a pretty daunting task. Along the way I was also on a Committee that was commissioned the Mayor which was looking at different aspects of things that could benefit the community. And in those discussions with the community leaders what came out were three different initiatives. One of them was to look at micro grants as a viable option for looking into opportunities for other people that were falling through the opportunity gap.

So I was appointed on the Steering Committee, I built up a list of members or asked for members of that and we all together identified an organization called “E for All” that was already doing what we were envisioning, starting up and bootstrapping in the community. They were widely successful in Massachusetts and most of you were at the presentation a few weeks ago. So I will save you a lot of that overview and just give you a quick overview of it. I would also like to recognize Jerimiah Hernandez who is here on behalf of E for All; he is one of the employees. When we put this all together he would be spearheading some of the effort that we would be doing in the community here.

So again long story short, we identified E for All and we approached them and we have been looking at this organization for about 6 or 8 months now to confirm that whatever they gave us was really true and they were doing what they claimed to be doing only to find out that they were doing a lot better than that. So again a few statistics, the organization has been around for 6 years, they are working on Lowell and Lawrence, Fall River and New Bedford, and in Lynne. Within those communities they have created about 400 entrepreneurs in the last 5 years. Do I have those numbers right?

Jerimiah Hernandez: I am Jerimiah Hernandez for the record there you go I learned the last time I was here. 300 entrepreneurs and 6 programs, two that you missed were Holyoke and Cape Cod and we are looking to expand into other communities. They have launched over 600 new jobs in all of those communities and on the South Coast one we are 3 years into our program with 232 new jobs in our community. So absolutely accelerating economic and social impact in communities just like yours throughout Massachusetts.
Mr. Mangipudi  Some more numbers so these businesses are generating over $8 million dollars in revenue per year and these organizations and people that have started these small businesses were previously unbankable, meaning that no bank would ever approach them and give them the money for the businesses that they started. They are now in a position where they have $11 million dollar capital that they have gone after. And so again like I said this is just astounding numbers. And a few other numbers too, of all the start-ups, 73% of them are women owned; 59% were previously unemployed people, these are entrepreneurs now, and then 57% of them are minority owned and 52% are owned by immigrants. So this is exactly that kind of demography that we are trying to reach within Nashua whether it be the community or some of the other organizations that I talked about. I think it is a good fit in bringing that organization here and setting it up as a public and private partnership, it will only benefit our community. So the money that we are looking for is about $80,000.00 to offset the $150,000.00 that we were asking for initially. Thank you for the initial $70,000.00 that you granted to us. What we want to do with that money is to bootstrap ourselves and start out in this community and bring the kind of results that we just talked about. Any questions?

Alderman Caron

So I am looking at their proposal and it says $80,000.00 but you list it as $40,000.00 did you cut that in half?

Mr. Mangipudi No we did not, we were looking at $150,000.00 over 3 years and so $70,000.00 was allocated in the past. So what we are looking there for from this year is $40,000.00 of additional money.

Alderman Caron

Ok thank you.

Chairman Wilshire

Thank you very much, thank you Jerimiah.

Michael Reinke, Nashua Soup Kitchen  Hi my name is Michael Reinke I am the Executive Director for the Nashua Soup Kitchen and Shelter here in town and I speaking to our proposal of the CDBG funding. Just a little bit about us, the Nashua Soup Kitchen & Shelter has been in our community since 1981 is when the kitchen opened up; 1984 is when the shelter opened up. The two organizations merged in 1989. The first building we purchased for shelter over on Ash Street was in 1986, the second building I believe was in 1992. In that time the building on Ash Street has generally housed 14 single men with the exception of during the winter months when we add an additional 6 single adult men and 3 families. The building on Kinsley Street has housed 5 single women and 2 families. So at any given point in time they are housing respectively 20 to 30 different individual human beings. These are buildings that were never designed to be shelters, they were designed to be single family homes, maybe duplexes. So we estimate that in the 30 years they have been operating as shelters, they have probably received about 100 years' worth of use.

I know that some of the members of the Committee have actually taken a tour of the buildings, I would encourage you to take a tour of the buildings again. But they have shown those 100 years of use; the best thing is that keep people warm, they keep people safe. But we believe that we can rise to a new bar in terms of how we provide services for our most vulnerable citizens in Nashua, those people who don’t have a place to stay the night. So we are asking for funding both because there is a huge need. The facilities we have, again, they are adequate but we believe that they could be a whole lot better. We are asking because we actually save the City of Nashua money as in if we provide shelter to folks, that means when they don’t necessarily need to go to the City of Nashua’s Welfare Department and be put up in a hotel which costs whatever hotel rates are.
But I think probably most importantly we are asking because we believe that we as a community owe it to our most vulnerable citizens to have a place not just where it is – Oh we are going to keep you out of the cold – but a place where you can call home; especially for kids. If you look at, there is something called a “coordinated entry line” where if you are homeless you can call this line and say – where can I go to have some place that will provide me a place to stay? And even though in general in terms of homelessness across the country, the greatest population tends to be single, adult men. I have been actually working in shelters since 1987 and most of the people that you see tend to be single adult men. In Nashua, the greatest unmet need are single women and families and that is because there are 2 other providers of emergency shelter for single men there is the Rescue Mission and also Maple Street through Harbor Homes, provides shelter for single adult men. We, the Nashua Soup Kitchen and Shelter are the only provider of dedicated space to single women, we have 5 beds and we are the only provider of emergency shelter for families. There are several other organizations in town, the Front Door Agency, Marguerite’s Place, Mary’s Place, Family of Promise over in Hudson that provide transitional, long-term housing for families that are homeless. We are the only place that says – ok tonight if you need a place to stay, you can stay here.

So what we are looking to try to do is we have talked at length with St. Patrick’s Church and Diocese of Manchester over on Spring Street to take an old elementary school building that was originally built in 1982, I'm sorry 1892 but hasn't been used an elementary school in about 40 years. It has had a couple of uses since then, currently it provides a place for the Gate City Bike but it hasn’t been used as a school in about 40 years. We’d like to turn it into a shelter for single men, single women and families. This would at least double the number of beds we would be able to provide to single women. This would at least double the number of families that we would be able to serve. But before we do any of that, there is an issue with the building which is that if you were building a building 100 or so years ago, they tended to use a lot of asbestos. So we looked at it and we got an estimate from a very reputable company about how much it would cost to abate the asbestos and we basically said – we will take care of the renovations, we will take care of making this a warm safe and wonderful place for families to stay, for kids to stay. But we could use some help with the asbestos abatement because it is a pretty big deal as you see.

So our application is just around abating asbestos. We feel pretty confident about this project; we have a 40-year lease with the Diocese of Manchester, it is a 40-year lease that they are letting us use the building for free so that is a pretty big gift on the part of the Diocese of Manchester. But even if for some reason our project weren’t to go through, we think abating the asbestos would be good for the City of Nashua because again that building has not been used and it right in the heart of downtown hasn’t been used fully as a building for about 40 years. So if we were to abate this asbestos regardless it would be helpful to the City of Nashua because then that building could be brought to new life. Anybody who goes into that building is going to need to take the asbestos and deal with it and so we think it is a great investment for the City of Nashua whether we are providing emergency shelter for families, single women and single adult men or whatever else we are doing, it would be great to see that building – it was built over 100 years ago – it would be great to see that building passed down to people 100 years from now and say – Look at this wonderful building, look what we could do with it. It is about a 5,000 square foot, so it's actually 21,000 square feet for the entire building.

Chairman Wilshire

Now you said you have this shelter specifically for women and families, have you had to turn anyone away this winter?

Mr. Reinke

We do actually, we get calls every week from families seeking emergency shelter. Sometimes those families will end up going to the City of Nashua Welfare Department and Bob Mack and his
wonderful stuff to receive some kind of assistance. Sometimes they may not be eligible; sometimes they may not be from Nashua specific, but maybe from Hudson, maybe from Merrimack, maybe from Litchfield or Hollis. Then they are coming to us or we will say – actually all our family rooms are full you need to find somewhere else. That means that you have families doubling up, tripling up – I once had a family come in, this was in April/May and mom and two kids were living with 5 adults and 7 kids in a 2 bedroom trailer. They said they were able to do that because it was February but is April now and we need a place to stay. So people will sometimes make do but there’s a huge need out there and it is not being met.

Chairman Wilshire

Can you guess how many nights or how many times you’ve had to turn away people just this year?

Mr. Reinke

If you look at the numbers from Coordinated Entry in terms of the number of single women who have called and have not had a place to stay it is a little bit over 40 and if you look at the families that have called it is between 40 and 50. I don’t remember the exact number but it was a little bit higher than the single women. That’s a snapshot; there are more people that call and just say – I need a place to stay and we are like – we don’t have a place to stay for you. And part of it is that the City of Nashua in general is doing well. If you own a home in Nashua you probably saw the value of your property go up which is great. But if you are a single mom with a kid or two kids and you need a place to stay; a 2 bedroom apartment according to Department of Housing & Urban Development, the average rent for a 2 bedroom in Nashua went from a little bit, I’m going to ask Carrie for help, a little bit over $1,200.00 a month last year to now over $1,400.00 this year. This is a $200.00 increase but it is more than a 10% increase in terms of rent. It makes it really, really difficult for, especially for families with kids. Is that about right?

Chairman Wilshire

Do you have any questions for Michael? Thank you very much. Thanks for being here.

TESTIMONY IN OPPOSITION - None

TESTIMONY IN FAVOR

TESTIMONY IN OPPOSITION

Chairman Wilshire

And that concludes our public hearing. Is there anyone that didn’t sign up to speak that would still like to speak? Seeing none I will call the public hearing closed at 7:47 and open the regular meeting of the Human Affairs Committee.

The public hearing was declared closed at 7:47 p.m.

Alderwoman Mary Ann Melizzi-Golja
Committee Clerk, pro tem
A meeting of the Human Affairs Committee was held Monday, February 11, 2019, at 7:47 p.m. in the Aldermanic Chamber.

Alderman-at-Large Lori Wilshire, Chairman, presided.

Members of the Committee present: Alderman June M. Caron, Vice Chair
Alderman Patricia Klee
Alderman Mary Ann Melizzi-Golja

Members of the Committee absent: Alderman Linda Harriott-Gathright

Also in Attendance: Carrie Schena, UPD Manager
Bobbie Bagley, Director of Health & Community Services
Patricia Crooker, Public Health Network Services Coordinator
Jessica Hillman, Public Health Associate (CDC)

PUBLIC COMMENT - None

COMMUNICATIONS

From: Carrie Schena, UPD Manager
Re: Development FY2020 Annual Action Plan

There being no objection, Chairman Wilshire accepted the communication and placed it on file.

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS

R-19-105

Endorsers: Mayor Jim Donchess
Alderman Jan Schmidt
Alderman Mary Ann Melizzi-Golja
Alderman June M. Caron
Alderman Tom Lopez
Alderman-at-Large Brandon Michael Laws
Alderman Patricia Klee
Alderman Linda Harriott-Gathright
Alderman Ken Gidge
Alderman-at-Large Michael B. O'Brien

RELATIVE TO THE ACCEPTANCE AND APPROPRIATION OF $25,000 FROM JSI RESEARCH AND TRAINING INSTITUTE INTO PUBLIC HEALTH AND COMMUNITY SERVICES GRANT ACTIVITY “FY19 ENVIRONMENTAL HEALTH TRACKING”

MOTION BY ALDERWOMAN MELIZZI-GOLJA TO RECOMMEND FINAL PASSAGE
ON THE QUESTION

Chairman Wilshire

The motion before is to recommend final passage but I know we have some wonderful people here from public health. Would you care to join us, whoever you brought, come on down. Sit wherever you would like. Director Bagley when you get seated could you introduce your fellow public health workers?

Bobbie Bagley, Director of Health & Community Service

Good evening and thank you. Bobbie Bagley, Director of the Division of Public Health & Community Services. I have with me Patty Crooker who is our Public Health Network Services Coordinator and Jessica Hillman who is our Public Health Associate from the CDC.

Chairman Wilshire

Welcome. Could you give us a little information about this grant?

Ms. Bagley

Yes, the Division of Public Health Community Services responded to a request that went out from JSI or CHI which is the Community Health Institute or the John Smith Institute in response to an environmental health lead tracking grant. This is in response to the New Hampshire Senate Bill 247 that addresses preventing childhood lead poisoning from paint and water that was passed in April of 2018. Because this is such an important issue in our region we submitted an application for this grant and we were awarded the opportunity to provide this education and awareness on lead project as a public health campaign. I have Patti and Jessica here who will talk a little bit more about the project, they are co-leads in this and did the writing. Jessica Hillman took a big piece of putting this proposal together with support from us at the Division as a part of her role working with us over the next two years at our Health Department as a CDC Associate.

I am going to turn it over to them to explain a little bit more about the project, what our role will be and what the expectation of the project is.

Patricia Crooker, Public Health Network Services Coordinator

Hi, Good evening. So the purpose of the proposal is to be able to expand some of our environment health capacity within the region, public health region. In looking at areas we could do, lead is one area that we are below the recommendations that now exist for getting blood lead screenings for children under 6 years old. The research we’ve done, we are a high prevalence area because of the age of the housing stock as well as the number of families that are on assistance through Medicaid and Housing.

We really want to be able to educate not only the communities but also specifically healthcare providers and childcare providers on what the regulations are; how they can get their children screened and have a campaign for parents to be able to advocate for themselves to get their children screened, be it at clinics such as ours or at their provider’s offices. So the proposal is to develop a marking campaign as well as tool kits for health care providers and child care providers and hold monthly lunch and learn education opportunities to get folks to really do more screening in that population under 6 and be able to assess the levels that we are actually seeing since we are missing about 40% of the recommended screened population.
Jessica Hillman, Public Health Associate (CDC)

So we are also hoping to hold a conference on blood lead level testing to increase education and awareness for providers on the importance of screening for blood lead levels and we are hoping that all of these components of the educational campaign, the tool kits, working with the community is really going to make a difference in Nashua.

Chairman Wilshire

Good stuff, congrats.

Alderman Klee

I just have a quick question. I know this to educate people and so on but may I ask or would you even know what the cost of screening – so if I am a parent with young children and I want to get them screened through not necessarily through your office or through your office, what is the cost to a parent. I am just wondering if that stops people actually doing the screening. Obviously they may not know about it too, but then once they do find out about it?

Ms. Crooker

Blood lead screening is covered by insurance it is also required through Medicaid if people meet certain criteria to get that screening done. And that is part of what the changes were in April of 2018, it really expanded not only the groups of people that they want to have tested but also lowered the threshold of the amount of lead that is in someone’s blood. So for the Health Department we do the screening for free for children and like I said the cost is covered by any insurance. I don’t what the cost would be if somebody had no insurance.

Alderman Klee

That’s my biggest question. So if they presented to the Health Department, you would do the screening but it’s not a free screening, they’d have to pay some?

Ms. Crooker

We would do the screening free

Ms. Bagley

We would do the screening free but in answer to your question as far as the exact cost if a person didn’t have health insurance I don’t know what that cost would actually be. As Patti mentioned it is covered by Medicaid Insurance and it is covered by the other health care insurances that families would carry but I don’t know what the exact cost would be again, but we could find that information out and submit to you.

Alderman Klee

I think this is great, I think we need to educate people but as part of the education is how can we help them to facilitate it and that is the other part of the equation on this.

Ms. Crooker

One of the things that we actually we are planning, we apply for a second year funding because this funding ended the end of June. However, our intention in planning for the second year will include a certain number
of hours for additional per diem nursing to be on staff to be able to do additional testing and to do that within all the communities of Greater Nashua, not just at the Health Department. So it will be provide another source of testing for folks as well.

Alderman Klee

Wonderful, thank you.

Alderwoman Melizzi-Golja

Yes thank you. First of all I think this is great and I think any of us who work with young children recognize the connection between developmental problems and those numbers you see when you occasionally get information about blood lead screening results. I know the numbers have been lowered, what is the new number that is like the red flag?

Ms. Crooker

It's 5. It used to be 10.

Alderwoman Melizzi-Golja

Right, ok and so if it is 5 or higher what happens? They re-screen?

Ms. Bagley

So this is going to be a progressive decrease in the levels that are acceptable so actually no lead in the blood is what we would like to see. So we are going down from, we've gone from 25 down to 10 down to – this is going to be progressive 7.5 down to 5 and then down to 3.3. So if a child right now, a child's lead level tests back at a 3.3 it would cause us to take some action with sending out some type of notification or letter to those parents and to landlords to make them aware of the fact that a child has been exposed to lead on that property.

A 5 will trigger a re-screening so right now we will do a capillary test which is like a like a finger prick and that will give us a reading. And then if that is over a certain level 5 then we will have to do venous to confirm the level on that. I'm sorry at a 10 we will do a venous to confirm the level of that and there is some other action taken as well with regards to some type of investigation from an Environmental Health Specialist in the home on a particular property.

Alderwoman Melizzi-Golja

And I have one other question, and it is just interesting that you are here this evening because I was in a conversation at the end of last week about a child's blood levels and just the impact of blood levels I am learning. Is there, along with education around the environment and keeping it clean and the hazards and the environment, is there parallel education going on around diet?

Ms. Bagley

Yes when the nurses do the home visit, the education that is included in that is how to reduce the child's continued exposure to lead, lead dust or hazards in the home as well as talking about nutrition and increasing the calcium or other foods that help reduce lead absorption into the blood stream. We are fortunate in Nashua in that we have this additional lead education awareness campaign along with what we have from the State for prevention efforts and testing and screening and in combination with what we have with our HUD program under Community Development. So that we have the nursing component which is
the education and the teaching to reduce exposure and then referrals can be made to a HUD program for them to actually go in and do work on the actual physical facilities itself. So it is a nice comprehensive project that we will have here with increasing the awareness and response to the change in the Senate Bill and providing that education and doing the home visits in the home with those families as well.

Alderwoman Melizzi-Golja

And years ago I had the privilege of working with some of the people at Hopkins and working in Baltimore. One of the things that we worked really hard at was educating parents about nutrition and it wasn't just - done allow your child to eat things with lead but these are the things you can do to help keep your child safe and low-fat/high calcium those sorts of things. And I think that part of the message isn't always out there, it's just clean the environment and look at how old the paint is and don't use paint from a shipyard to paint your deck or whatever

So I am glad to hear that this will give us some more comprehensive approach because I think that other part is equally as important.

Ms. Bagley

It is definitely so.

Ms. Crooker

And during this first section the planning period of this grant, one of the things we are doing is pulling together groups of stakeholders to have those conversations about what should be included in the marketing as well as the tool kit so that is something we can take back and definitely make sure we include a component of that when we are doing our campaign work.

Alderwoman Melizzi-Golja

I just have one more question. You said the Greater Nashua area, so I am envisioning the umbrellas of NRPC?

Ms. Crooker

Yes. We have a very similar layout, it is the Nashua and the 12 towns.

Alderwoman Melizzi-Golja

Thank you.

MOTION CARRIED

Chairman Wilshire

So regarding the CDBG grant typically one of the first things we do is allocate a portion of that for non-profit operating. It is not bricks and mortar like most CDBG money is, but it is for operations. Given that Alderman Caron is the liaison to the COC I think she is going to make a motion this evening.
Alderman Caron

Yes thank you Madam Chair.

**MOTION BY ALDERMAN CARON TO ALLOCATE $98,700.00 TO THE CAC FOR THE NON-PROFIT OPERATION AGENCY REQUESTS.**

**ON THE QUESTION**

Chairman Wilshire

You’ve heard the motion is there discussion on that motion?

Alderman Caron

Yes thank you. Because the Mayor is trying to get his budget to the Board of Aldermen sooner rather than later, the Commission has a deadline of February 21st. So we are trying to finish up with the agencies and if we could include this money in our totals when we allocate would make a lot easier for the group when meeting on the 14th, the 19th and the 21st to finalize. We have to have everything done on the 21st. So I would ask the Committee to approve my motion so that I can report that to them this week if possible. Thank you.

**MOTION CARRIED**

**NEW BUSINESS – ORDINANCES** - None

**GENERAL DISCUSSION**

Chairman Wilshire

Ok while we are here and it is all fresh in our minds I just want to make mention that we have our work cut out for us this year. We have our work cut out for us.

Alderman Klee

We take the $351,300.00 from the first three line items out right out of the $693,000?

Chairman Wilshire

So out of that you take out the first three lines on this spreadsheet that is what you are asking me? That is correct and that leaves .

Alderman Klee

$351,300.00 and that leaves with us with $342,179.00.

Chairman Wilshire

$342,000.00 and we have $1.158 million in requests.

Alderman Klee

$1.158 where is that coming from?
Alderwoman Melizzi-Golja

Right at the bottom.

Chairman Wilshire

Well I took out the other, so we have $1.4 million in requests right but I took out the 3 top lines so that’s where we ended up with..

Alderman Klee

If you add the rest of it it comes out to $1 million, still over a million dollars. $1,078,403.00 and there is only $342,000.00.

Chairman Wilshire

Available to distribute correct. And we have some big requests. We have the soup kitchen asking for $330,550.00.

Alderman Klee

That’s almost all of it.

Chairman Wilshire

That’s a lot of money when we have a very limited budget I can say that.

Alderman Klee

In the past we mentioned about giving partial, you know, I remember when we did the windows for the adult learning center. We asked them how much it would cost to do just a certain amount like the children’s area versus the whole thing.

Chairman Wilshire

And we will have an opportunity once we get into the weeds on this. Probably won’t do that tonight but I just wanted to bring it to everyone’s attention how tight this year is with the numerous requests, how tight this year’s budget requests are.

Alderman Klee

I know I was looking at this before we came and I really would like to kind of look more into the details, like something of the soup kitchen which is $330….

Chairman Wilshire

That’s the whole allocation right there. They could do that but then we’d just have to go home.

Alderman Klee

We can do anything else and my other question is the contingency, the to-be-determined and when and how is that determined? Or is that just what’s left over?
Alderman Wilshire

That’s what is left over after we …

Alderman Klee

That’ll be the .95.

Alderman Wilshire

.95 yeah, yeah probably. If that. So anyway I just wanted to point that out, I mean it is early in the process we still have a number of meetings to sit down and go over this. I don’t really plan to take any action tonight on this, unless someone has a desire to do so.

Alderman Klee

No.

Alderman Caron

I guess my concern is that some of these City requests which I think should be part of Capital Improvements rather than requests from CDBG where we don’t have that kind of money but you know that is for further discussion. But that is what kind of flips in my mind.

Alderman Klee

I absolutely agree with that. The truth is that some of things I looked at and thought – why don’t we have a Capital Improvement line item on these things?

Chairman Wilshire

For the Court Street roof you mean?

Alderman Klee

While I think it is critical that it does get worked on I think it is something that we as the City need to be looking at it as a line item. It is something I think that we have known about a little while too.

Chairman Wilshire

I’m sorry are you on Capital Improvements because is this on anybody’s radar?

Alderwoman Melizzi-Golja

I’m trying to think of Court Street because I’ve talked about Court Street in three different arenas, I don’t think it is but you know I think we need to look at all of this and how we fund City things. Because as some of us know, there are things that have been on Capital Improvements for 20 years and I think at some point we need to come back to base level and say – what do we need to do and what don’t we need to do and how are we going to fund things. And certainly some of the things that come through Capital Improvements are must-do’s and they are emergencies and they are things that need to be done.
There are other things that we do have to look at how we plan and do it differently because I mean some of the things we are doing now … I can remember with the School District they were on the Capital Improvements 15 years ago. And they just hang there. So I think we have to look at all of this and how we fund some of these City projects.

_Alderman Klee_

These 3 City Projects are over $386,000.00 we are looking at almost close to $387,000.00.

_Chairman Wilshire_

Right and one of them the owner occupied housing rehab program we fund that every year, that's one of the programs where low income people if their furnace dies and they can't afford it they would come to the City and the City would help them and then it would put a lien on their property until they paid it back or if they sold the property they'd have to pay it back. And there has been a little contention about that this year. But the new proposal in here this year is for rental rehab pilot program so we have the owner occupied but we have not had a rental rehab and this would probably have helped the woman that needed her mobile home plumbing fixed.

I don't know Carrie if you want to come up and talk about that a little bit, we'd like to hear what you have to say.

_Alderman Klee_

Yes I would.

_Chairman Wilshire_

Then we can mull it over and I mean we have cut back the owner occupied housing, I think we used to fund it 15 years ago at like $150,000.00 a year but that's when CDBG was going up not going down. Carrie would you want to talk about that rental rehab pilot program.

_Ms. Schena_

Sure I'd be happy to and to your point Madam Chair when I first started, I've just had my 11th year Anniversary here, the owner occupied program was funded at $150,000.00. even some years $175,000.00. The overall CDBG grant at that time was about $800,000.00 or somewhere between $700,000 and $800,000 and where we are at $658,000 now so we are slightly under. So it has definitely taken more than its proportions cut to that program. What is nice about it is that it is, and this is the owner occupied existing program, it is set up as a loan program, it is 0% interest, the loan is deferred until they sell the property.

One of the interesting pieces is that if that property were to foreclose or sell under and there weren't enough net proceeds, we essentially write the loan off. With the CDBG program we are able to design it that way. So no owner would ever have to dip into their pocket to repay something out of personal funds. That said, we do get a lot of those loans repaid. We estimate at the beginning of the year and it goes into the number kind of at the top of the spreadsheet of funds available what we think we are going to get for program income. Typically I usually estimate it around $40,000.00, this year I put in $30,000.00 just because it has been slow. As you see the housing market slow a little bit; although with the revaluation that just happened maybe now there will be a little more equity in people's homes and they'll want to go refinance or sell and we'll get a bunch of loans repaid this year. But it did slow down over the last couple of years so we have been conservative on that.

If we were to not hit that number of the estimated program income we’d have to figure out where we are
going to take it from. That is folded into the total awards that go out so we don’t want to be over-zealous with that number, it is better to get more than less. So the program is great because it does create program income which that base amount goes out into the overall pot. Any excess amount that comes back goes back into the loan pool. So we were looking at what we had for numbers, this year we’ve received I think about $37,000.00 in repaid loans and again our target is $40,000.00 for the whole year, which is where we are about halfway through so we are ok. I feel comfortable that we will meet this year’s target and again if we get loans in excess of $40,000.00 that will go back into the pot of money.

So although it is funded at $75,000.00 a year any excess loans help increase that pool and make it available because really $75,000.00 you know we can do maybe 3 or 4 homes with the needs that come in. They are usually about $20,000/$30,000.00 it really depends on the property. So two fiscal years ago or fiscal year, or federal fiscal year has a different number than our calendar year which has a different number from what we are talking – this is the time of year when I have four different numbers in my brain. But is Fiscal Year 18 funds – the loans that were repaid came in quite high so in the loan pool right now for Fiscal Year 18 that is where that weird number comes from, there is a balance of $61,784.89. So since that is coming up on being two fiscal years old or once we start our new action plan it will be one of the needs we were looking at was the rental rehab. And when we did the consolidated planning again I mentioned it earlier there’s a huge amount of public input that goes into developing that plan. We have several days where we convene and we bring in diverse populations so we try to get the financial sector involved; the School District, Police, Fire, you know, all the non-profits, everybody who really is on the front lines in our community and seeing what those needs of low income people are.

When we did that, something that ranked very high was rental rehab, the need to subsidize rehab. The problem is and what the non-profits were saying was that they have transitional housing programs that were mentioned earlier, many of them have voucher programs. They are looking to place people into permanent housing, but for what the voucher covers or what people can afford who are coming out of transitional housing, there is a huge gap between what the affordable rent is and what they can cover. So at the rates that those vouchers or those households can cover, the quality of the housing is just terrible. So we hear that time and time again that what is affordable is generally substandard. Michael Reinke from the Soup Kitchen mentioned what the fair market rent is right now. You know, that’s quite high I think some people don’t even have mortgages that high for single family homes.

So there is certainly a mismatch between what is affordable and what the quality is. So it is something that we said – you know we have these funds sitting here from a couple years ago and we could spend it on the owner occupied program, we would spend that down and then move to the next year’s allocation, but where we are in our 5th year of the consolidated plan, might we try something a little different year? And we don’t know, I’ve looked a lot of different or tried to look at a lot of different programs across the country and really it runs the gamut of how communities set this up which is one of the nice things about CDBG is that it does allow communities to set up programs to meet their own needs.

So some programs you know they had requirements for 10 years, 20 years, things like that but I would say for a pilot program just to keep it simple for the administrative burden and for implementing the program in the first year, sort of mimic it based on the owner-occupied program and so I believe that the proposal before you it has a loan program, it would be deferred payment and 0% interest. So we would still have to qualify the property, we have to look at the occupancy and make sure the tenants are low income and that they are paying an affordable rent; that is required by HUD. We have a lead program that was actually just mentioned a few moments ago and it is a very similar model, it’s based on the occupancy of the building so it doesn’t have to be an owner-occupied, it doesn’t have to be an investor owned, it can be either one.

This would actually pair nicely with that because we go in and a lot of times we can deal with the lead issues but we have the landlords saying – well do you have anything for the heating systems or my roof? There is a proposal included actually in this year’s application from a private landlord looking for funding for the roof and that inquiry came in and they asked if they could apply in this process and there was really nothing that
said that they couldn’t. But you know honestly funding individual landlords through this process and annually is probably not the most efficient way to do it. So that was how that precipitated, again I think it is something that would be good to try for a year when we do our consolidated planning it might be a nice time to evaluate where we are at. What is the need for the next 5 years, I’m sure the need still exists, but also what is going to be the demand on the program? Is it something that landlords are going to want to participate in? Is it something that they say is too much hassle and there ultimately ends up not being a demand.

Chairman Wilshire

There is a lot of red tape.

Ms. Schena

There is a lot of red tape unfortunately there is red tape, we do have to qualify the properties. Right now interest rates are fairly low so some landlords will find it easier to go the private route and tap into those markets. But the point is and I know there is always a little bit of contention around assisting landlords because it is a business and they should be profitable in factoring that in but the reality is that in a lot of these properties they are charging a minimum rent and they are on the low end and they don’t have the cash flow and in order to make those capital improvements that cost is going to be passed on to the tenants.

And really with CDBG we want to prevent that. We want to make sure that there is quality housing available at a very low rent that is affordable.

Chairman Wilshire

Not to mention that it would improve the housing stock in the community overall and even for the next tenants that are there.

Ms. Schena

Right. Yes and we have a lot of housing stock in this community and we have a lot of multi-families concentrated in kind of this downtown area and just by way of how the housing stock falls and when you look at the overlays, Nashua’s rental properties, the area is consistent with its lowest income population and consistent with where all the elevated blood lead levels are and that multitude of problems and it really you can pull up a map I can pull up census data and say – here it is these are the areas we have to focus. So by default I think the demand will likely by Tree Streets, French Hill, and Crown Hill where the housing is distressed housing.

Alderman Klee

Is there any specific projects that only qualify for it – like I obviously understand if there was a heating system or roof or trying to abate lead or some sort of that but what about even things like – I hate to bring them up and say it out loud but bed bugs or anything else of that nature. To be able to do something like that, would loans qualify for that or is that not because it is not a physical portion of the home?

Ms. Schena

Right the bed bugs would not be covered because it needs to be a rehab and it needs to meet the standard of rehab versus maintenance as well and that is a line we are always kind of teetering on especially in the owner occupied program. As Madam Chair mentioned there’s been some issue with that this year and some debate about how much we should be funding or not funding and HUD has a guidance that they have published to distinguish between maintenance and rehab because you know it was getting difficult for
programs to make that determination. Sometimes the rehab is an accumulation of deferred maintenance. If you
are not maintaining your property eventually it is going to be a big problem. But the program exists to
conduct rehab to make those capital improvement repairs. It is neither the proposed rental or the owner
program is designed for those really small maintenance type things. Bed bugs certainly wouldn’t be on the
list just because again it is not, it is more of operational I guess, you are not changing the physical structure.

Alderman Klee

Thank you

Chairman Wilshire

Well thank you. Anyone else have any questions for Carrie? Come on up, give your name and address for
the record.

PUBLIC COMMENT

Dan Stevens, 155 East Dunstable Road, Nashua I’ve been a landlord in Nashua for the past 40 years and I
met with Carrie about two months ago and we talked about this program that she just addressed. I am non-
owner occupied. In the past, right up until about ’07 I’ve always been able to just refinance the property at
the bank and pull cash out, even with it being non-owner occupied and then put the money back into the
property. I’ve done that many times. Since ’07 those funds have pretty much all dried up. Now I am also in
a situation where I recently retired so and now I am coming up with a problem where I can’t refinance the
building, you mentioned bed bugs, I just spent $2,000.00 on one of my apartments which is a Section 8
apartment. All my properties are Section 8 or low income. So there is not a profit margin there to speak of.
Now I am looking at about a $20,000.00 roof replacement job.

So I talked to Carrie about that to see if there was a program in the City like she mentioned where we could
draw funds and pay back when the property is sold. I just wanted to mention as a landlord I can tell you first
hand the funds have pretty well dried up going through banks and especially if you are my situation where
you retire and now your income isn’t what it used to be getting funds that way are almost impossible. It
becomes a situation where – how do I maintain the property. I am renting, like I said, to Section 8 with no
income. How do I maintain the property for the benefit of these people obviously for the good of the City we
need to maintain these properties.

So I think a program like she talked about you know for non-owner occupied, I think would be a great service
to the City and the people. I just wanted to address that.

Chairman Wilshire

Ok thank you Dan. Thank you Carrie.

REMARKS BY THE ALDERMEN

Alderwoman Melizzi-Golja

Carrie just thank you for all your work and I know we will be seeing more of you. Thank you.

Alderman Klee

Yes I was going to save this for tomorrow but it is not really very aldermanic of me to do this but I have a very
special birthday for my husband on Saturday. He’s turning a big number and I won’t tell anybody what it is
but I just want to wish him a Happy Birthday.
Chairman Wilshire

Happy Birthday Richard. I just wanted to that given that everything in the City is closing tomorrow afternoon and evening that I am going to be cancelling the Board of Alderman meeting tomorrow night. We will probably reschedule for the 19th but stay tuned, we will work on that tomorrow. But there will be no Board of Aldermen meeting tomorrow night. Stay home, stay warm. Stay off the roads.

POSSIBLE NON-PUBLIC SESSION - None

ADJOURNMENT

MOTION BY ALDERMAN CARON TO ADJOURN
MOTION CARRIED

The meeting was declared adjourned at 8:24 p.m.

Alderman Mary Ann Melizzi-Golja
Committee Clerk, pro tem