



Also in Attendance: Carrie Schena, Urban Programs Manager  
Sarah Marchant, Director of Community Development  
Alderman Tom Lopez (arrived after roll call)

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ROLL CALL

Alderman Gathright

I am present, I am in the room alone and I can hear everyone.

Alderman Wilshire

Alderman Klee? Did we lose Alderman Klee.

Chairwoman Kelly

It did look like we lost her.

Alderman Gathright

Yeah we lost her.

Alderman Caron

Yes, I am here, I am alone and I can hear everything.

Chairwoman Kelly

I am here, I am alone and I can hear everyone.

Alderman Wilshire

Alderman Wilshire is here, I am alone and I can hear everyone. Alderman Klee?

Alderman Klee

Thank you. I am here, again, I am alone, I can hear everybody, again, and that's it I guess. Can you hear me?

Alderman Wilshire

Yes. We have 5 members in attendance and we have a quorum.

Chairwoman Kelly

I see also in attendance Director Marchant, Carrie Schena and I think that's it from the City. OK. Alright so we are going to open up the meeting to Public Comment. So if anyone from the public would like to speak, please raise your hand and I will call on you. I see a few more applicants here, so I assume you are going to wait and weigh in when we have that discussion. I see Marguerites Place, Opportunity Networks and the Soup Kitchen. So we can check with you guys when we make it to that portion of the meeting.

PUBLIC COMMENT – NoneChairwoman Kelly

So we are going to start off with a presentation from Director Marchant and Ms. Schena, they are going to just give us a little bit of an update on where we are with some of the affordable housing things. I'll turn it over to you, Director Marchant.

PRESENTATION

## Affordable Housing Update

Sarah Marchant, Director of Community Development

Thank you so much. Good evening everybody. I was just going to give a very brief overview of kind of what we've learned so far and where we are at and what our next steps are. So we had the housing study done at the end of the last fall and we had a couple meetings about the housing study. We learned some interesting things that are unique to Nashua; some things we already knew too. Some things that are unique to Nashua is that while we have a diverse amount of housing, we have diverse types of housing in the City, but what we don't actually have a lot of is rental housing for the upper and middle upper incomes. Because of that lack of housing, we have a high demand for that. We are actually compressing and putting a lot more pressure on our middle income and lower income families, because we are missing that key piece of housing that there is a large demand for. And that seems to be unique from Nashua. RKG Associates, who helped us with the housing study, kind of pointed that out and the work that they've done everywhere, that's not necessarily something that everybody has, right? Everybody is in a housing shortage but exactly how that plays out is a little different.

Some really important themes for us are to diversify some of our downtown incomes. We are attracting young people. We have a ton of great jobs that we need to support. But we need to do that without pushing out our existing residents. So we need to continue to add housing in the downtown, we need to add market rate and add some affordable housing. But in addition, and really talking about affordable housing and looking at affordable housing throughout Nashua, that's the key thing is that we don't want to concentrate poverty in one area. And so as we are looking ahead, some of the really important things that we are going to be looking at from a policy position, are how do we expand and encourage affordable housing outside of our core downtown area. How do we make sure that we have housing that is affordable in all of our neighborhoods, in all of the different types?

So those are some of the really important considerations going forward. Right now, we are in the middle of the Imagine Nashua Master Planning effort. It is the City's first long-term planning effort in almost 20 years, if you hadn't heard about it already. And one of the topic areas, the six topics, is housing. So we are having a lot of conversations about housing, what is important, what do people feel about housing and as we go forward in the next couple of months, we really are going to get more into the form of housing and how that works in spreading that affordable housing around. What is new housing or re-development, because we are largely developed, look and feel like in a way that works for the community as we continue to grow and be successful. So those are a lot of the conversations. If you haven't checked that out yet, it's [Imagine.NashuaNH.Gov](http://Imagine.NashuaNH.Gov).

The big next step right now while we are waiting for all of that good information to come in, is the creation of the revival of a housing trust fund legislation in this City. The City had a housing trust fund about 15 years ago and there was a specific amount of money put in and then the fund closed once it zeroed out. So we've put in Legislation to revive that. The Mayor and Alderwoman Kelly and others who sponsored and we have a very small but somewhat sustainable funding source to get us started with an old agreement that we have with Clock Tower when it first developed affordable housing.

They pay the City \$10,000.00 a year and so we have asked for that Legislation for that money to be directed into the fund. We have three years' worth right now, so \$30,000.00 to start. That is a very small amount and it is a very tiny piece of the pie but the goal is to start this housing trust fund and over the next year or two, really evaluate what are the other public/private partnerships and what are the other ways that we should be encouraging funding to get into this fund.

And then how do we expand how it is used? What are the best uses and sources for this fund? So we will be coming back to this Committee and the Full Board in about a year, year and a half with kind of a more concrete plan of exactly how we are going to long-term fund and make this sustainable and what is going to go in it. For now, the fund is to be used for helping with affordable housing, education, both rental and ownership versions. And to kind of give us an overall comprehensive start. So that Legislation is on its way through right now. I would be more than happy to answer any questions that anybody has.

Chairwoman Kelly

Thank you for giving us a quick update on that. I know it's been churning around in terms of what things we are doing and once that housing study came out. So I appreciate you giving us a quick update. Does anyone from the Committee have questions for Director Marchant?

Alderman Harriott-Gathright

I do have a question.

Chairwoman Kelly

Linda and then Lori, please.

Alderman Harriott-Gathright

Ok. So when this was, I guess, enacted several years ago what did people have to do, or I guess what were some of the guidelines for this particular project?

Director Marchant

The Affordable Housing Fund when it was adopted about 15 years ago, it was given a specific amount of money and it was used for a purpose at that time and I believe, let me go back and look, it was originally, it was excess revenue from the FY '01 Budget and it was for the purpose of assisting non-profit organizations to help develop affordable housing in Nashua. The new fund, as proposed, is to support the development of moderate and lower income housing. This would be more gap financing, we certainly are never going to have money in this fund to build a project, right? But if there's a project and it needs a gap closed because of the affordable component, that's the intent here to support the preservation of affordable units. So right now, there might be some out there that have some affordability clause that is expiring; usually they last 15 or 20 years. And so keeping these units on the books, so things along that line is what is proposed now. But before it just went to non-profits.

Alderman Harriott-Gathright

I have a follow-up.

Chairwoman Kelly

Go ahead.

Alderman Harriott-Gathright

Ok so it is not an individual type, OK, so it's more geared towards those that are building or renting or selling? Am I getting that right?

Director Marchant

Yes, in theory. Yes affordable housing funds are generally for the creation of new units on a large scale or to preserve existing units. You work with for-profit, non-profit developers to create or preserve affordable housing units. So it isn't for an individual; however that is a great question and point because there is new money in the State very specifically for people who are struggling with COVID and who need additional rental support. Now the program actually, I think, rolls out tomorrow. It is through the CAP Agencies, again, so for us that would be Southern NH Services, it's on-line and they will pay up to a year's worth of rent and utilities. And thank goodness the rules changed that actually includes internet now for all of us homeschooling parents. I know that that's really important. So if you need, if you make less than \$75,000.00 a year or if you have lost employment or revenue due to COVID, starting tomorrow you can reach out to your CAP Agency, again Southern New Hampshire Services, SNHS.Org and you can apply right through there for support for again, rental assistance, utility assistance and those kinds of things. So that is all available. I do think with the new funding that is coming out that there is going to be programs for homeowners who need mortgage assistance, but they are not available yet.

Alderman Harriott-Gathright

Thank you.

Chairwoman Kelly

Anything else, Alderman Harriott-Gathright?

Alderman Harriott-Gathright

No, thank you.

Chairwoman Kelly

Of course. Alderman Wilshire.

Alderman Wilshire

Thank you. So Sarah through you, Madam Chair, to Director Marchant, the money for the start up for this is going to be from Clock Tower project. Where has that payment been going all along?

Director Marchant

That's a great question. Several times we have come to you and it has been appropriated to different things. So a couple of years ago, you appropriated some of those dollars to go towards matching funds for the Transit Center Renovation. But mostly it has gone into the same bucket as you are going to be talking about tonight. It has gone towards the HOME, we were putting it out with kind of the HOME Funds or with the CDBG Funds and using it to close the gap. There's always more need than there is available. So what we are proposing going forward is, it is \$10,000.00 a year, we don't always get the \$10,000.00 every year on time, so it would go into this fund, certainly one piece of this fund.

Alderman Wilshire

It's not as much money as I hoped, thank you.

Director Marchant.

No, but it is a start.

Alderman Wilshire

It's a start.

Chairwoman Kelly

Alderman Klee?

Alderman Klee

Thank you.

Chairwoman Kelly

Are you all set Alderman Wilshire, I'm sorry.

Alderman Klee

Thank you, Madam Chair. Director Marchant, I know you said it was \$10,000.00 which is, we'd always love more. Is there hope that there will be more and that this will grow? So this is kind of starting out small with hope that there will be future monies and that kind of opens this up?

Director Marchant

That's a great question, yes. So this is one funding source. In the long run, one of the really important things that we are looking at, is to talk about inclusionary zoning ordinance which would require ... so for all large projects over a certain size in theory, so many of the units would have to be affordable. And if you weren't building them affordable, then you have to pay so much per unit into the fund. So that would be a way to get private dollars into the fund. And that's a great way to ensure that we are spreading out affordable housing throughout the City and not just concentrating it in one neighborhood. So that's one of the many ways we are looking at. There's a lot of programs around the country with partnerships between Government and private entities who need employees and are struggling to find housing, right? And we are seeing more of that here and so the creation of this fund lets us to start really having those conversations and exploring other kinds of options for getting dollars into this fund.

Alderman Klee

Just a quick follow up?

Chairwoman Kelly

Sure, Alderman Klee.

Alderman Klee

Thank you, Madam Chairwoman. So Director Marchant, correct me if I am wrong. We probably won't get a lot of use out of it at the very beginning, but as we build it up it will become something that will become quite useful in being able to build our City. You referred to the inclusionary type of zoning where we are going to try to create pockets throughout the entire City rather than one particular area. So by building this up with different funds, we will be able to do more later, not necessarily this year or next year, but hopefully sooner than later. And it kind of builds our growth and other people want to come into the City and work with us. Is that correct? That's what the hope is.

Director Marchant

That is correct.

Alderman Klee

Thank you.

Chairwoman Kelly

Are you all set, Alderman Klee? Great. You actually asked the question that I was going to ask.

Alderman Klee

I beat you for once.

Chairwoman Kelly

So OK, I think unless anyone else from the Committee has questions, we can move through the Agenda. But again thank you so much for opening up that discussion Sarah and letting us know what the next steps are with affordable housing. That's all I hear about but maybe I am just surrounded by people who want to talk about that. I am looking and I don't see anybody so we will move on to what is on the Agenda. Just give me a minute, my tab closed. Alright so we did our presentation, so we have Communications?

COMMUNICATIONS

From: Carrie Schena, Urban Programs Manager

Re: FY2022 HUD HUD Entitlement Amounts

***There being no objection, the communication was accepted and placed on file.***

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS

**R-21-119**

Endorsers: Mayor Jim Donchess  
Alderman-at-Large Ben Clemons  
Alderman Richard A. Dowd  
Alderman Jan Schmidt  
Alderman Linda Harriott-Gathright  
Alderman-at-Large David C. Tencza  
Alderman Patricia Klee  
Alderman Skip Cleaver  
Alderman-at-Large Michael B. O'Brien, Sr.  
Alderman Thomas Lopez  
Alderman-at-Large Lori Wilshire

**RELATIVE TO THE ACCEPTANCE AND APPROPRIATION OF \$29,777 FROM THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, EXOTIC SPECIES PROGRAM AND AUTHORIZING THE TRANSFER OF MATCHING FUNDS**

**MOTION BY ALDERMAN WILSHIRE TO RECOMMEND FINAL PASSAGE BY ROLL CALL**

ON THE QUESTION

Chairwoman Kelly

Alright the motion is for final passage. Director Marchant, are you here to talk about this?

Director Marchant

I am. Thank you. So this is a grant that we have been fortunate enough to get for several years in a row. This grant offsets the cost of treating the aquatic invasive species in the Nashua River. This is a smaller year, every other year, so last year we did the canal and Mill Pond as well. But that treatment plan is only every other year but the Nashua River is still an every year plan. So this year we will be treating, this grant will help us to treat about 90.5 acres of the Nashua River. The treatment is a Sonar 1 Fluridone. So it's going to focus on milfoil and will help with the wolffia. We saw most of that last year, it's that tiny, tiny little green plant, and it's actually one of the smallest flowering plants. So it's a tiny, tiny green plant and if you went to pick it up, it almost looks like quinoa in your hand, it's all these tiny, little things. So that is part of this treatment as well. And so just like the past several years, people will be notified, everything will be posted before the treatments; there will be three treatments over the summer. And so the contract does go across fiscal years as well. This is a grant from DES to help us complete that project.

Chairwoman Kelly

Thank you Director Marchant. Are there questions from the Committee? I see Alderman Klee's hand up.

Alderman Klee

Thank you very much. When I looked at the analysis of this particular bill, it talks about the \$44,665.00 and it says "of which \$20,691.00 will be included in Fiscal Year '92". Is that why this is only \$29,777.00?

Director Marchant

No. It's a great question. So the DES Grant only covers a portion of the total cost. Then we do divide those costs over the two Fiscal Years. So in this existing Fiscal Year we will get the permitting done and hopefully the first treatment will be paid for with this Fiscal Year. The other two treatments will be done in July and August and so those will be paid for out of the next Fiscal Year which you will find in Community Development's Budget when we get to the Budget Committee.

Alderman Klee

Thank you very much.

Chairwoman Kelly

Thank you, Director Marchant. Alderman Wilshire, did you have a question?

Alderman Wilshire

No.

Chairwoman Kelly

Alright. Are there any other questions from the Committee? Alright, I think we are all set for the call.

Alderman Wilshire

The motion before us is to recommend final passage of Resolution 21-119.

A viva voce roll call was taken which resulted as follows:

Yea: Alderman Harriott-Gathright, Alderman Klee, Alderman Caron,  
Alderman Wilshire, Alderwoman Kelly 5

Nay: 0

**MOTION CARRIED**

NEW BUSINESS – ORDINANCES - None

TABLED IN COMMITTEE – None

GENERAL DISCUSSION

Chairwoman Kelly

Alright so we are going to move on into General Discussion. I am going to use this part to go through the allocations and our goal tonight will be to hear from anyone here who would like to talk about their project. I know that Ms. Schena has done some follow up with the applicants as well which was noted in the documents. But we will just go through them. I will share my screen and we can start to kind of put some rough numbers in there. So I think what we will do is we will start off with the people from the applicant pool

that are here, if everyone is ok with that. I am going to go and have Michael Reinke from the Soup Kitchen start if that's OK with you Michael.

Michael Reinke, Nashua Soup Kitchen

That is great. Everybody sorry it's late and I just went out for a walk and saw (inaudible). So our proposal is to the project that we are doing at 35 Spring Street. This is an opportunity to not just provide better shelter than we are currently providing at 58 Ash Street and 29 Kinsley but really to provide an opportunity to give people a foundation that they can then take as a step to the next stage in their lives. We have been providing shelter in the City of Nashua for over 40 years, actually this is our 40<sup>th</sup> Year. We started in 1981 providing shelter at 58 Ash Street. If you've been in the building it has taken a lot of wear and tear over the course of those 40 years. We have been serving as many as 27 people in that building at any given time.

If you think about the wear and tear that your house has just with your family in it and then you multiply it times whatever that number is to get to the 27 people; that's a lot of people in the same building at any given time. And then our average length of stay for single adults is about a month. So a lot of turnaround, a lot of people coming in, a lot of people leaving. So the building is really worn out. And a few years ago, we were talking with St. Patrick's buying out the building that has been vacant for 40 years on Spring Street and said, "what do you want to do with it" and they said, "well we'd love to turn it into a shelter" and we said, "we would love to be a shelter in that space".

We came to you, I think, about two years ago and asked for funding to do asbestos and lead abatement because the building was built and they put asbestos tile down, they painted things with lead paint. The estimate at that time for doing asbestos and lead abatement was, I believe, \$325,000.00. You were gracious enough to give us an award of \$75,000.00. Since that time we have found some other things that need to happen with the building. It turns out that slate roofs are only warranted for 100 years and the building was built in 1893 so that's more than 100 years, so the roof needs to be replaced. The heating and cooling system, because of the building, the age of the building, the layout, more expensive than we thought. I don't know if anybody has done any home improvements over the last year, but the cost of doing home improvements both in terms of materials and in terms of labor has gone up. So the cost of doing this has gone up.

We are coming back and we are hoping that you can help us bridge the gap. We have raised, as of today, a little bit over \$6 million dollars for this project. We have another \$2.3 million dollars to go. We have several sources that we are looking to. But getting support from the City of Nashua, it would not just be important, it would help provide a sign to the other folks that this is a project that is important for Nashua. I heard as we were talking about several things including the need for affordable rental units. One of the things that I would want to mention is that this project would provide 11 units of affordable housing for single adults. These would all be efficiencies or one-bedroom units for single adults. That tends to be the type of housing that developers have a hard time making work in terms of numbers.

If you think about, OK, if I build a small unit I get a small profit; if I build a larger unit I get more profit. Developers have a hard time making those small units work. This would be 11 units for people, who quite honestly that you would see on the streets of Nashua, people that might be camping out under – by actually where we are trying to develop the old shoe store to be a new Performing Arts Center. People are camping out there because they don't have a place to go, you know, suddenly would say "no come here". If you have a little bit of income, you pay a little bit of rent. If you have no income, you don't pay any rent, because actually the units are going to be subsidized. We would be able to provide housing and we'd be able to provide support services. So there would be people who would be saying, "gee you're here because things aren't working out, let me work with you". It wouldn't just be a standard landlord/tenant relationship, it would be more of a supportive housing relationship.

The other thing that I would want to mention is that every year, I think on average, the City of Nashua spends between \$70,000.00 and \$80,000.00 on hotels for families that don't have a place to stay. In fact, we

had a call about a family like this today. There was a mom with a single kid and she needed a place to stay and City Welfare was saying, "Well do you have a space for them". At the spaces that we had for a single mom or single dad, with a young child, were taken at that point. But part of what this new facility would allow us to do would be to have flex space so that if there was a larger family, we could open up a room and take that sliding door and make two small spaces larger. Or we could take a large space and make it smaller. We could do that in a new facility, right now we can't. So right now, again, I was talking with City Welfare today and we are struggling about where can we find a place for this woman to go?

So this would provide some significant options in terms of affordable housing that we don't currently have in Nashua, that we don't have as an organization. I would also want to mention that it would provide emergency child care for families staying in our shelter or families needing emergency child care from other agencies. We are in conversation with the YMCA that they would be running the childcare facility in the new building to do that, and it would also have, I don't know if you've been to the post office recently but there's some raised bed gardens there so they are hoping that people would be doing some gardening there as well.

The last thing I would say is just that we did a similar campaign back in 2012 for our food serving facilities at 2 Quincy Street where we took all of the facilities we had at Chestnut and moved them over to Quincy. And I think anybody who has been in there recently, my guess is all of you have probably volunteered at one point or another. It is a great facility. We want to do the same thing for providing emergency shelter. We are the only emergency shelter for families, for single, adult women; many other people do transitional housing for families. We are the only emergency shelter for families in Nashua. Our goal is to get people in and get them out as quickly as possible. And my real point with all of this is that this is the last request that we are going to be coming to you with. We are not planning on doing a third capital campaign 3 years, 4 years, 10 years from now.

We are a Soup Kitchen, we are a shelter this is it. We did the soup, now we are doing the shelter and our hope is to say with this done, then we can just do what we do and you can fund all of the other wonderful projects and organizations out there. We are not going to be coming back to you saying, "Oh by the way, we need to add on a fifth floor" or something like that; that's not going to happen. So with that, I am happy to answer any questions.

#### Chairwoman Kelly

Thank you so much, Michael. It looks like there's going to be some questions for the Committee. So Alderman Wilshire, go ahead.

#### Alderman Wilshire

Thank you. Good evening, nice to see you Michael. The question is actually not to you but to the Chair to Carrie Schena. Is there no funding like HOME funds for emergency or that they haven't already tapped into, I don't imagine, but that the City can tap that maybe a non-profit couldn't. I don't know, I am stretching here, I know it, but anything out there.

#### Carrie Schena, Urban Programs Manager

Sure so if I may, Madam Chair, I'll answer that. Good evening, Carrie Schena, Manager of the Urban Program. I've been sitting here in the background. So in the Communication that I sent, I did actually identify, it recently became an opportunity so not to confuse everybody terribly but related to Clock Tower, again, but different funding than the one that Director Marchant just spoke about. Clock Tower was originally developed with HUD Funding under a program called HoDAG which no longer exists. However, Clock Tower does still repay that loan to the City and those funds are restricted. They are restricted to be used toward rehab, development or operation of rental housing.

So we had been receiving those funds into our HOME Program because it was very similarly related and HUD, when we had asked a few years ago, said that was OK. More recently they were kind of taking a look at things and asked if we could actually separate those funds out. And so initially when we were working with the Soup Kitchen, just due to some technicalities with the environmental HOME wasn't going to be an option. And so at the time when this HoDAG money was rolled into HOME we really didn't think that we had anything available to offer beyond the CDBG. With us separating it recently it has pulled out – it's a total of \$75,000.00 that we have on the books right now. We receive a \$25,000.00 a year payment on that loan, so that represents three years. And, again, that typically would have gone to a HOME project but now we do have it separated. And since it is a new funding source that wasn't previously identified or talked about, we can avoid that issue with the technicality on the environmental and move ahead. So I did include that in the Memo to say that this could be an option for that and I did speak with Michael about this prior to the meeting as well, so it's not a complete surprise.

And then another thing that we discussed is that if these funds are to come in each year, and maybe Michael can address that more depending on the timeline of the project, maybe some of these future receipts could be allocated toward the project as well to help close that gap.

Mr. Reinke

Chairwoman Kelly can I respond?

Chairwoman Kelly

Sure, go ahead.

Mr. Reinke

So just on that note, we don't necessarily need all of the funding today. So if, as Director of Urban Programs Schena was saying, we can get a commitment for funding for some amount now and then some amount over the next 3 years with the HoDAG funding, that would be exceptionally helpful. Likewise, if it was possible to get some amount of funding through the CDBG allocation this year and then maybe a supplemental next year or even some this year, next year and the year after, if we can put all of the pieces together that way, that would really work for us. We are looking for funding over the next, hopefully renovations are going to start in June. It's not going to be completed until next year. So we have some time to be able to pay the bills, if that makes sense.

Alderman Wilshire

One of the things, I guess, promising next year's funding, is not as comfortable as I'd like. I mean it is HUD money and just because we are entitlement community doesn't mean we are going to get it every year. We are just lucky to have gotten it and as long I've been on, it's gone down to half of what we used to get. So it keeps diminishing and I'd hate to promise you funds next year. I mean I'm not saying I won't if that's the will of the Committee or the Board, I would do that. It's just not a definite and the way things are going right now, I am not sure it will always be there. But hopefully it will because we really count on that bucket of money, as you know.

Mr. Reinke

Alderman Wilshire, I really understand that. My thought was only that I realize that, I think that if you look at all the requests, ours is probably the largest or certainly among the largest. And I know that there's many different projects out there. We are not planning on coming back to you next year, and the year after and for that matter at least as long as I'm here, we are not going to be coming back to you again. And so if there was a way to say here's a request that could be broken out over the next 3 years, and then that wouldn't be quite as much of a burden as it relates to the other very important and worthwhile requests that you get from

other agencies. So it might be a way to say that if we could get, I mean I realize it is a bit much, but if we could get a commitment of \$75,000.00 in CDBG funds this year and next year and then the year after. And then some HoDAG funds as well, I mean, that goes a long way to getting to us bridging the gap that we need.

Right now we have raised a little bit over \$6 million dollars. To be able to go New Hampshire Housing Finance Authority and say we have all the funding we need or we need to get to \$8.2. So if we could get a commitment for, you know, a portion of that from the City of Nashua; and our hope is that this is going to save the City of Nashua money not just for the next year or two but certainly for the next ten. That's as we see it as budget neutral.

Alderman Wilshire

One follow up. I don't know if taking people on tour of this facility one-on-one, I would wear a mask, I will double mask; I haven't been in the facility if that's something you are willing to offer?

Mr. Reinke

We would love to take you on a tour, yes.

Alderman Wilshire

OK.

Chairwoman Kelly

I have toured it and I would love to, yeah I think if you can set that up that would be lovely.

Mr. Reinke

We did have the opportunity to take the Director of City Welfare on a tour and I believe we were pleasantly surprised that the Mayor of the City of Nashua was able to join him. So we would love to take everybody on a tour if they would – actually what we did is we had the old shelter and then we did the new shelter as part of that.

Alderman Wilshire

I don't need to see the old shelter, I've been in there many times. But the new one, I'd really like to get a feel for it. So if Alderman Kelly could work that out for us, I don't know, probably others that might be interested.

Chairwoman Kelly

Yeah I can set that up for the Committee and maybe we just have an end this meeting conversation about when that might be or we can pick a few times and I can bring them up to Michael.

Mr. Reinke

Whenever it would work, we will make it happen.

Chairwoman Kelly

Michael you were actually operating that in an emergency capacity right now?

Mr. Reinke

Thank you, we did get a little bit of, not a little bit we got a lot of CARES, I think in New Hampshire we are calling it GOFERR money, which is part of the Legislation that was passed back in April. The old shelter, and again, Alderman Wilshire has been in the old shelter many times. It is very small, there's not a lot of space. And we had to keep it packed very tightly. So they said, that's not very safe in terms of pro-pandemic, probably not in general but certainly not in – and so they gave us some money to renovate the first floor. We removed all the asbestos, all the lead paint from the first floor, put in a new heating and cooling systems, did some work to make sure that we didn't have moisture leaking in from the surrounding area. And now it is serving as an emergency shelter for single adult men and single adult women; 14 beds for each.

It is not set up the way that we anticipated it will be when we are finished, but nevertheless, it is a huge, huge improvement from the facilities that we have traditionally operated at Ash Street. So from that perspective I am exceptionally happy to show it to folks.

Chairwoman Kelly

Thanks, I appreciate that. I bring it up just to be sure there are some logistics in terms of bringing us on a tour as well. But I also want to thank you for stepping in and helping with that need right now. So thank you. Alderman Klee? Are you all set Alderman Wilshire?

Alderman Wilshire

I did have one more question. Not really even a question, just a statement that, you know, I believe Michael what you said was that if the City shows investment, it helps with other funding. It is a big project and if your town doesn't buy in, you know.

Mr. Reinke

That's exactly the case.

Alderman Wilshire

And I get that, I totally get that. And I think we haven't done anything like this since 2012 or whatever. But don't make promises to not come back.

Chairwoman Kelly

I think that we have everyone on record a couple times saying you're not coming back.

Mr. Reinke

I am not coming back for either a Soup Kitchen or a shelter, how's that?

Alderman Wilshire

Thank you very much.

Chairwoman Kelly

Ok, you're all set Alderman Wilshire? Ok, Alderman Klee?

Alderman Klee

Thank you. And yes Michael, never say never. You never know what is going to happen, you could open something up and then all of a sudden you have this issue. I think my question is as much for you as it is for Carrie Schena. First I want to make sure that I understand this, this is for Carrie. There's \$75,000.00 for the Clock Tower Fund and then we will be getting the \$25,000.00 payback every year, is that what you said? So this year we will have \$100,000.00? Did I understand that correctly?

Ms. Schena

Sure thank you, if I may Madam Chair. So yes we currently have \$75,000.00 which reflects 3 years of repayment. And we anticipate receiving \$25,000.00 per year. The loan is nowhere near paid off, so I mean I think there's still at least 15 or 20 years remaining where they would continue to pay this, unless they were to do some major refinance and pay it off or something like that. But the original loan was in the millions of dollars and they had been paying a smaller amount and then it stepped up at a certain date, so it is \$25 a year. And not to be confused with the \$10,000.00 payment that we spoke about going to the Housing Trust Fund. That's a separate agreement also related to Clock Tower, but under a separate agreement and not HUD money.

Alderman Klee

OK. Madam Chair I do have a couple of other follow ups. Thank you so much. I am looking at the spread sheet that was sent out, and I see under the Nashua Soup Kitchen the \$425,000.00 request. But then in the notes it talks about existing gaps equals the roof of \$542 plus thousand ; \$220 plus thousand; demo and abatement \$203,000.00. They are saying existing gaps but only asking for \$425,000.00, do you have funding for the other items?

Mr. Reinke

So the total budget right now is \$8.3 million. We have commitments including the initial \$75,000.00 that the City of Nashua provided several years ago. That adds up to a little bit over \$6 million; so there's a \$2.3 million dollar gap. We have a capital campaign on-going. We have people that we are anticipating on asking for support but, again, that last 25%, if you will, I mean \$8 million dollar budget we are at \$6 million. The last 25% is probably the hardest to get and that's why it is really important that anything that we can ask the City of Nashua to do would be very much appreciated.

Alderman Klee

And, Madam Chair, if I may continue. And I agree very much with what Alderwoman Wilshire said about when the City shows interest, you will be able to draw more. I absolutely agree with that. I have seen that in other projects as well. So again I am going back to Ms. Schena. So if we had this \$75,000.00 plus the \$25,000.00 that would be equal to like \$100,000.00. Is that above and beyond what is on this sheet? Because I see that if we gave to everybody we'd have over a half million dollars shortfall. So is that \$100,000.00 included in this number or not?

Ms. Schena

It is not included in this CDBG spreadsheet or the spreadsheet that breaks down CDBG and then at the bottom it also has the HOME funds and it is completely separate.

Alderman Klee

So if we allocated part or all of that to the Nashua Soup Kitchen Project, then we would only have to come up with \$325,000.00 in CDBG? Or is Mr. Reinke, Michael asking for both? Either one of you can answer this.

Ms. Schena

I think he's asking for both. I think if he his druthers, he'd have a full \$425,000.00 funded.

Alderman Klee

Plus the \$75,000.00 of the Clock Tower money or is it just ...

Ms. Schena

Yeah including the Clock Tower. So that Clock Tower funding, that HoDAG money was identified after the CDBG application was submitted just within probably two weeks ago was when we separated and identified that money.

Alderman Klee

OK so we are just looking at the \$425,000.00? OK?

Mr. Reinke

Right, so our request is \$425,000.00 and whether that's CDBG, CDBG and HoDAG this year or over several years, anything you can do would be very appreciated.

Alderman Klee

I understand that now. Thank you so much for the clarity.

Chairwoman Kelly

Alderman Wilshire?

Alderman Wilshire

Through you, Madam Chair to Carrie, could we get a copy of synopsis of the HoDAG Agreement?

Ms. Schena

Sure. I have the agreement scanned in, again, it is an old document so the quality is not terrific, but we do have it.

Alderman Wilshire

OK, thank you.

Chairwoman Kelly

Other questions? We are definitely going to dig into this and there's some more information but we can dig in when we kind of talk about the allocations. If anyone has any additional questions for Michael, just let me know now. OK, alright, thank you so much Michael I really appreciate it.

Mr. Reinke

You know where to find me if you have other questions.

Chairwoman Kelly

I do. I definitely do. I am going to let, I see two other applicants on here so I am going to open it up to them as well. I will go to the lady from Marguerite's Place. Can you just state your name and what your address and what application you are going to be speaking to, please?

Christa Tsechrintzis Sure, hi. Christa Tsechrintzis, Director of Development and Public Relations for Marguerite's Place. We are at 87 Palm Street in Nashua and we applied for a CDBG funding for boiler replacement. A little boring and not very flashy. But they are very old, very in need, we've had a lot of inspections going on this year with some operational turnover and it has been identified that they were ... the building is 100 years old. The boilers predate our organization, they are not necessarily original to the building. But we've been there for 27 years and they are older than that.

We received a couple of estimates and this was our best estimate which always surprises me when things come back and I can't believe the cost of things. But we did our best on that to go with someone local as well for the estimate. With the year it has been, fundraising has definitely taken a little bit of a turn and we've lost a little bit of revenue with switching our event to virtual and things like that. So this, we feel, would cover the needs.

Chairwoman Kelly

Thank you so much. Questions for the Committee on this project? Alderman Klee?

Alderman Klee

Thank you. To me boilers are important but there was a note here that said it would scale back the project to replace the worst boilers. How many boilers need to be replaced and what are the individual costs, do you know.

Christa Tsechrintzis There are 10 boilers, so the total estimate was \$59,000.00. So that includes the purchase, installation and I believe maintenance as well. So about an average of just under \$6,000.00 per boiler; and it is at 87 and 89 Palm Street.

Chairwoman Kelly

If I can just ask a follow on to that. Are there some efficiencies in buying and installing them all at once versus doing them piecemeal?

Christa Tsechrintzis No I think we would go by the inspector, which ones they feel like would – I guess just anticipating which one is most likely to go first type of thing to avoid any sort of down time on that. So we would just start with the oldest that they thought and replace from there.

Chairwoman Kelly

Thank you. Alderman Klee?

Alderman Klee

Thank you. Just a quick follow up. I guess my next question would be, do you know at this point how many are must, do or die kind of situation? You mentioned that there are 10 that needed to be replaced. I mean are you looking at you could anticipate within a year that 5 will go, 6 will go, all 10 will go?

Christa Tsechrintzis I don't know, I could find out certainly if I had to, yeah I am not actually sure.

Alderman Klee

OK and again I am just talking to the fact that there's a note here that says, "Would scale back project and replace the worst boilers". I don't want anybody to go without in this situation. But if we knew what was a must, that you just cannot live without that would be extremely helpful to make sure that at least that is covered.

Christa Tsechrintzis Sure, I could definitely go back to the inspections and the quotes and get some more information on that.

Chairwoman Kelly

Alderman Klee, you're all set?

Alderman Klee

Yes, thank you.

Chairwoman Kelly

Alderman Lopez, I see your hand up. I know you may want to weigh in on this one, go ahead.

Alderman Lopez

Yeah so Marguerite's Place, are we talking about the boilers that provide heating? I mean the 87 I think is the one with the daycare and transitional housing. And then 89 is the office. Would this impact the daycare, I guess is what my biggest concern is?

Christa Tsechrintzis Yes, we have daycare classrooms in both buildings. So 87 has the pre-school, offices, and 3 apartments; and 89 has 7 apartments, the infant and toddlers and one office.

Alderman Lopez

Follow up? Then if the boilers do go out, there's number 1, does that affect occupancy of the transitional housing participants or number 2, does it affect the ability to run the daycare?

Christa Tsechrintzis It would possibly short-term affect it. I would imagine, I guess this is something a little more of a technical questions how long – we would find a way to replace it immediately. We would just have to come up with the funds. We wouldn't shut down the daycare or make someone go without heat or hot water, no.

Alderman Lopez

Well I was just trying to identify how – the way this is approached might potentially impact City services. For example, if we have people that City Welfare was able to refer to transitional housing that those units have

to go off-line, that's another cost to the City coming from a completely different direction. And then similarly to childcare, that can affect a lot of parents and family's ability to generate revenue.

Christa Tsechrintzis Right. I think we would go for immediate replacement and repair, whichever we would do. And we would just use funding from other programs. So it could impact programs such as – not the daycare but perhaps like the family support or something like that, a little less of an immediate basic need.

Alderman Lopez

OK, thank you.

Chairwoman Kelly

Are you all set, Alderman Lopez.

Alderman Lopez

Yes.

Chairwoman Kelly

Great. Any other questions from the Committee? Alright thank you.

Christa Tsechrintzis Thank you so much.

Chairwoman Kelly

Ok I also see someone from Opportunity Networks. I think you were potentially with us last meeting, but welcome again. Just name and title and which organization's application you will be speaking to, please? We do not have any sound from you. That's OK. Didn't want to make you repeat yourself.

Alderman Klee

She may have to go out and come in if it's not – yeah that's happened to me before too.

Alderman Wilshire

We have good lip readers though.

Chairwoman Kelly

Do you want to go out and try coming back in and we can come back to you when you get some sound? OK sounds good. Alderman Wilshire had to do that in the beginning. Are there others? I see two other people on the call one "participant" and one "Joan's iPad". Are either of you here to speak on an application?

Ms. Schena

Joan's iPad is part of Urban Programs so I know that is with us.

Chairwoman Kelly

OK. "Participant" no? Ok let's see.

Stephanie Ouellette This is my other work laptop, we will see how this goes. So I am speaking on behalf of Opportunity Networks, and our 116 Perimeter Road application. And I don't want to take much of your time, I just wanted to make myself available to see if you had any questions on the updated information we submitted. Basically it is plumbing and electrical upgrades. We want to put in a new water heater, fix some plumbing issues that were found when they did our first CDBG project and that are going to affect the one that is going to be done starting in April. Anybody have any questions about any of the stuff we submitted; I know it is a lot of stuff?

Chairwoman Kelly

I am trying to follow.

Alderman Caron

Madam Chair.

Chairwoman Kelly

Yes?

Alderman Caron

May we have her name and address please?

Chairwoman Kelly

Oh yes, that please.

Stephanie Ouellette Sorry I'll start again, Stephanie Ouellette and it's the 116 Perimeter Road in Nashua Office.

Chairwoman Kelly

For Opportunity Networks.

Ms. Ouellette Oh Opportunity Networks, I'm the worst, sorry.

Chairwoman Kelly

No you're fine, it is a lot to remember. Did you have anything else Alderman Caron? You just wanted to have that for the record?

Alderman Caron

Yes I just wanted to make sure that was for the record and I appreciate her coming.

Chairwoman Kelly

And then I saw Ms. Schena's hand up; if you want to comment on this?

Ms. Schena

I did. So unfortunately and I apologize to Stephanie and the Committee, by the time that the updated information came in, I wasn't able to get it into the Agenda. So she is referring to some updated information.

When we reached out to all the applicants, Opportunity Networks – they actually have a current project going now, this Fiscal Year. And that bid came in under budget so they had a little bit of funding still on the table. Some of the work is related to the current project; it being a bathroom ADA renovation. So with the remaining funds in this Fiscal Year, we were able to get some of that work done and so Ms. Ouellette is referring to the fact that they can revise down the quote that they submitted for the current funding cycle. And if you want, because I know that Madam Chair is keeping track on the spread sheet, and Stephanie please tell me if I'm wrong but the updated quote was for \$39,100.00.

Ms. Ouellette Yes.

Ms. Schena

And that had submitted originally for \$45,000.00 but again we were able to do about \$4,000.00 or \$5,000.00 worth of work through the existing project that we have. So I do apologize for not being able to get that on the Agenda.

Ms. Ouellette And that is actually our fault, we couldn't get that in in time. We did submit and I am happy to go through, we came up with some alternative plans. We know you guys always have well more asks than you have funding for. So we have some alternative plans, depending on how you guys can fund us. And we would have to either scale back this project in different ways, depending on however you can fund us. But most importantly is we need to replace one of the water heaters. This office is actually made up of four separate units and every two units is on a 12 gallon water heater and we constantly run out of hot water which is not acceptable. So that is one of the main concerns is getting that water heater replaced and that is going to require some plumbing and electrical upgrades because it is actually in a ceiling and it needs to come down and go into a mechanical room.

When they were doing the first CDBG bathroom renovation, they noticed that some of the plumbing in the floor is not up to code and it is not really meeting the demand that is being placed on it. And the project that is starting in April ties into the plumbing. So we need to, as we continue to do projects there, we need to address some of these plumbing issues; and it has a lot to do with the size of the pipes. This project before you addresses that, fixing some of that accompanying plumbing so that we don't have any back up issues, that we don't have any pipes bursting, any of those things. And so really scaling back the project the most important things are fixing those plumbing issues and addressing that water heater and we would just wait on the washer and dryer hook up. So we are willing to work with whatever funding level you can provide for us. We completely understand there's a lot of great projects in front of you.

Chairwoman Kelly

Just a question, if you were going to just focus on that water heater, what would the total that you would need be?

Ms. Ouellette I think if I am looking at my notes, I think the water heater was close to \$15,000.00.

Chairwoman Kelly

I think that's close enough.

Ms. Ouellette I think it was right around \$15,000.00 sorry.

Chairwoman Kelly

No you are totally fine. That's good. Alderman Klee, I saw your hand up, is that the question you were going to ask or do you have another one?

Alderman Klee

That was somewhat of the question I was going to ask. I was going to ask, when she talked about scaling back the project, what were the different levels of funding that she would need. So if we looked at the water heater as being about \$15,000.00 and then you said something about a washer and dryer. If we could kind of get a feel as to what are those different scale backs, I think that would help. I am not saying that we would only want to fund you \$15,000.00 but if we knew precisely, in other words, if we give you \$20,000.00 will you be able to do this; \$15,000.00 would you be able to do this and so on. I don't want to say, let's give them \$10,000.00 and then you have a shortfall of \$5,000.00 and you can't do the project.

Ms. Ouellette I did provide that. So that was in what I provided the City, it just didn't get to you yet.

Alderman Klee

Ok that's perfect, thank you so much and thank you, Madam Chair.

Chairwoman Kelly

Of course. Anyone else on the Committee or not from the Committee. Thank you for being here and giving us some information on that. I don't see anyone else, other than Aldermen on this call, so let me know if I missed you. And then I am going to share my screen and get us into our Excel Document to kind of have this discussion. OK the infamous spreadsheet, my favorite. OK, so we talked through a decent amount of these as Carrie pointed out, we've got this \$591,000.00 deficit that we need to start ...

Alderman Harriott-Gathright

Is it possible to make that a little larger?

Chairwoman Kelly

I can make it larger but you won't be able to see it all.

Alderman Harriott-Gathright

Oh alright, OK.

Chairwoman Kelly

I can make it bigger, is that good? Better? Of course, maybe if I hide a few. Is that better Linda? Better-ish.

Alderman Harriott-Gathright

Better, thank you.

Chairwoman Kelly

OK, I'll be very vocal too. So OK here are projects in front of us. Here's my recommendation to start, let's zero out the Soup Kitchen thing and talk about that separately. Does everyone feel comfortable with that, because it sounds like there's other funding that we might be able to play with and that'll help us kind of get a running start on the others. Let me know if you disagree?

Alderman Caron

No I don't have a problem with you taking it out for the moment.

Chairwoman Kelly

Right because we have that whole other discussion of where we might be able to ... so that brings us down to we are only this 166 from this. I already put in your downgrade to the \$39,000.00 there so let's start from the top. So we've got the public services with the 15 cap. It looks like this is a little less than last year, but that's what we have in there is the \$99,151.00. Do you want to keep the fully – I think we have too. Is that right Carrie?

Ms. Schena

So it is a little bit less because it is based on a percentage of the CDBG Award and the grant went down just about \$3,000.00 from what we were estimating. The 15% is a maximum so it could be less than that but typically it has been the 15% and I did put a little note in there that the Citizen's Advisory Commission did wrap up their review; they met for about 7 or 8 weeks the last 7 or 8 weeks so they are just awaiting that confirmed number so they can make their final recommendations.

Chairwoman Kelly

So if we were to change that significantly that would change their plan because they kind of already planned on this 15%.

Ms. Schena

Correct. They were working on an estimated number much like this Committee was up until we got the real number.

Chairwoman Kelly

Alderman Caron?

Alderman Caron

Yes, thank you. Yes, the CAC Committee had over \$1 million dollars' worth of requests and had a little over \$500,000.00 to work with and we did not add in the 15% because we were waiting for this meeting to take place. But I would recommend that the Committee approve the 15% cap for them. They are planning on meeting next week to figure out the amount and where it should go for the agencies that were provided money. So that would be my recommendation; I would hate to see you drop it to 10% but I'll go with whatever the Committee recommends.

Chairwoman Kelly

How does everyone feel with leaving it at that 15% cap? Good, happy?

Alderman Caron

Thank you.

Chairwoman Kelly

This is all rough until we bring it back as Legislation so there are still changes that we can make. I didn't hear any disagreements, so I am going to move on that UPD Project Delivery. Ms. Schena do you want to talk to that and the next thing.

Ms. Schena

Sure. So the Project Delivery it covers the wages and benefits. Since Urban Programs operates completely under these Federal Grants, we have to cover the cost associated with the retirement, health insurance and payroll taxes that each employee incurs whereas when it is City funded it kind of gets covered under the General Fund. And so the UPD Project Delivery is at least 1 full time person and then a small bit of a couple other people to actually oversee these projects that get funded each year and to also oversee the Housing Rehab Programs which are both the owner and the rental. And then the Administration, again, covers the remaining staff. So there are three of us who are full-time that charge to these programs, CDBG and HOME. The Administration piece under CDBG also covers all the other costs associated with running the program; registry of deed recordings and public notices, a small bit for supplies and training.

Chairwoman Kelly

OK so we could if we say line 1, 2, 3, 4, 5 are pretty – we are going to keep them as they are, they are covering some salaries etc. Alderman Klee? Go ahead.

Alderman Klee

Thank you. When you are saying 1, 2, 3, 4, and 5...

Chairwoman Kelly

It's hard with the Excel Document because I blew it up.

Alderman Klee

Yeah but I am down at the request there so I can see where you are saying 21, 22 and so on. So are you saying that the – because I did have a question about the owner occupied housing improvement and the rental improvement program. Trust me, I'm all for every penny going in there but I see that the owner occupied housing improvement talked about estimating to assist 5 units if not fully funded, fewer units would be assisted. How many do we normally assist through the year and the same thing with the rental improvement program? I just want to make sure there's enough so that we basically are using what we are funding and so on. Thank you.

Chairwoman Kelly

Director Schena, these were – at least one of these was newer last year and I know we gave you actually more than you requested last year. But do you want to just give us a quick overview of what was done last year with it and did you empty them?

Ms. Schena

Sure so the first on there, the owner occupied housing improvement, that is a long-standing program. That covers rehab improvements for one to four family unit properties, where the owner lives there. The owner has to be low income as well as the tenants, depending on if we are doing work in the tenant unit. And then the rental improvement program last year was the second year. When I say "last year" we are actually in the middle of that fiscal year right now so we are about half-way through. The Committee slightly lowered owner occupied last year and put more into the rental improvement program. That was based on the demand that we had been seeing, there's been less demand or there had been less demand under the owner occupied program. We have seen that uptick which we really sort of expected once the pandemic hit for a number of reasons; certainly because of the economic hardships that folks are facing. Like everybody, people are

home more and maybe noticing some of the issues are harder to live with when they are in their home full time.

And also, again, not having the resources to address some of those. So recently we have seen an uptick with the owner occupied properties where we've gotten a couple of no heat calls; we've had two sewer line backups where people didn't have proper working facilities. So that's the kind of work that we would normally do. We have a little bit of money in both of those funds right now. Again, we are only half-way through the fiscal year so we haven't fully depleted them. And then also the program income, we estimate that at the start of each year which is at the top as one of the resources and we usually put in a conservative number of \$45,000.00 to maybe \$50,000.00. If loans get repaid and that money comes in higher than what we estimate then it gets split between the programs. So last fiscal year, I guess I want to say it was a good year for loan repayments and quite a bit, I want to say around \$70,000.00 in additional loan repayments came in, so that got split into the program.

But typically we do almost deplete those funds. The rental rehab program for sure, I think it's more just maybe that the rental owners are a little more savvy and understand how to tap the program. But as I said to do the units, \$50,000.00 we think, I mean it would cover at least 5 units, but you never know. If we get a lot of small requests it would do more and the same for the rental improvement. And we are able to leverage on the rental program quite a bit of private investment as well. And we also try to weave it in with our lead program. So we try to take full advantage of all the resources we have and get the most work done.

Alderman Klee

Just one quick follow up, Madam Chair?

Chairwoman Kelly

Please?

Alderman Klee

Thank you. So just for those that are listening, I do understand the owner occupied housing improvement program. Could you just quickly go over the rental improvement program? The owner does not have to live there. This is if I own rental property or if I am a renter, explain the difference there.

Ms. Schena

Sure, thank you. If I may Madam Chair? So sorry yeah I didn't quite describe the rental program. Again we are just in our second year of it and it is targeted toward a landlord would apply for this. They have to be renting to low income tenants and we need those units to be occupied. In rare cases, we may do a vacant unit if it just needs a minor improvement to get it back on the market, but we are certainly not going to go in and do these full scale renovations under this program. It is for critical repairs, so again, if a landlord is renting to low income folks, the idea is that they maybe not generating as much rent and have as much cash flow as some of the other units. And if there's no heat, or sewer back up, or a faulty roof or unsafe electrical, things like that is what we want to tackle with this program.

It is limited, each owner can only apply once per year and both programs are loans they are not grants, so that money does get repaid. It is 0% interest, so it's quite a good deal and the payments are deferred so we don't ask you to make monthly payments, but when you refinance or sell the property the City gets repaid at that time. And on the rental program, we cap it – the first unit would be \$20,000.00 and then \$5,000.00 for each additional unit. We will do up to 8, you know, again we are looking for that smaller scale rental; we are not looking for huge development properties to be assisting. And then on the owner side, same thing; it is one to four units and those are – the cap there is \$40,000.00 for the first unit with the idea that a single family home often is a little bit more expensive and \$5,000.00 for each additional. But typically we are not – I

want to say the loans average probably around \$20,000.00 to \$25,000.00 across the board for both programs.

Chairwoman Kelly

Carrie, the Kyle Worth Project, that was what we used this for last year is that true? The one on Broad Street?

Ms. Schena

No Kyle Worth actually came in for HOME Funding on Amherst Street, right on the wedge there, I was trying to think – Broad Street. So yes on Amherst Street Kyle Worth is the owner, he was acquiring that property and that was under HOME Funds which is actually underway right now.

Chairwoman Kelly

I am excited for that project. Ok thank you for that. So what is the will of the Committee here? Do we want to change these allocations potentially with owner occupied?

Alderman Lopez

Can I ask a question about the Rail Trail?

Chairwoman Kelly

Can we wait until we have finished the other two that we are talking about?

Alderman Lopez

Sure.

Chairwoman Kelly

Thanks. Alderman Klee?

Alderman Klee

Madam Chair, if these are used basically up to full, I would hate to see them come down simply because this is going to be a hard year to begin with. While there are the new GOFERR / CARE Grants, whatever you want to call them that are helping renters and that hopefully will eventually help those with mortgage owners, I think this is still going to be a tough year and this is one of those things I think that people will be coming in with emergencies. Their boiler or their heater went down or as Ms. Schena pointed out sewer back up or so on. A lot of people are stuck between a rock and hard place right now and I hate to see us bring this down. While I would love to be able to, I fear that we could be shooting ourselves in the foot and not be helping people. So I think we should keep it where it is.

Chairwoman Kelly

Other comments from the Committee? We can keep proceeding with things as full; we are going to have to eventually find somewhere to cut. OK. Alright so Rail Trail they need to the full match to complete the

project here and they are saying that there doesn't appear to be another funding source for this. Alderman Wilshire?

Alderman Wilshire

Thank you. I am not going to be voting on this CDBG, however as always, I do take the opportunity to give my input even though I don't vote, it's just what I've done and it's been OK. This past year has been really, really tough on some of these non-profits. I guess my concern or my druthers would be to help the ones that have a need. I mean they all have a need, don't get me wrong, but some of these non-profits come to us as they are doing preventive type stuff and maybe we will need this or maybe we will need that. And that's great but there are some that I mean like a roof or an ADA bathroom that are a definite need, I guess I may be going a little off on that one. I think there's a lot of need in here, the Soup Kitchen, you know, they are giving the City what the City needs and it is affordable housing for people. So I don't know, good luck with it, I am not going to vote on it but I certainly have my thoughts about it. It is a tough year and I think we should put the most needy thing on here and look at the others next year. So that's my input, thank. You.

Alderman Caron

Madam Chair?

Chairwoman Kelly

Alderman Caron?

Alderman Caron

Yes, thank you. Alderman Wilshire really took the words out of my mouth because I had made some notes earlier today and to me someone who needs a new roof or needs to replace plumbing and heating, to me takes priority over a rail trail which certainly can be taken care of down the road or with contingency funds or things like that. So for me, I would zero them out and take that money and put it towards some of these other costs. So I think it's important that we look at those agencies and the needs that they are providing to their clients and without a good roof or without an ADA accessible bathroom, I think those are a little bit more important at this point than the rail trail. That's my thought and I will be voting.

Chairwoman Kelly

Yeah and I'll be in the same boat as Alderman Wilshire, being on the Board of the Soup Kitchen. Yeah it's not an easy place to be. You don't want to look at someone and say, "You can't have a boiler" that is kind of a big need there. So it sounds like Alderman Caron is saying let's see if we can find that \$68,000.00 somewhere else? How does the Committee feel about zeroing that out?

Alderman Klee

I agree.

Chairwoman Kelly

We have a yes from Alderman Klee; we have a yes from Alderman Caron.

Alderman Harriott-Gathright

And I'm good.

Chairwoman Kelly

OK so ...

Alderman Klee

I hate losing matching funds but they are going to have to find them somewhere else because I agree, we can't tell someone you can't have an ADA bathroom or fix a leaking roof just so that we can do the rail trail. It just doesn't cut it.

Chairwoman Kelly

So if we zero that out we are only about \$100,000.00 away and then we will have a whole, I have some other thoughts on the Soup Kitchen but I think there are opportunities that are not necessarily in this to get them closer to what they are looking for. And obviously \$425,000.00 we cannot have it. OK so rail trail zeroed out. We are moving on to PLUS, they can't absorb the cost here. Do you want to keep that full?

Alderman Klee

No I've been speaking so much please, Alderman Harriott-Gathright, you speak first?

Alderman Harriott-Gathright

I just have a question. Last year did we do a bathroom for the PLUS Company? I thought I remembered ADA Compliant bathroom. I think they had two last year. Wow, I can't even believe I remembered that.

Chairwoman Kelly

They did and you're right and I can't remember if we only partially funded it and that's why they are back or if there is an additional bathroom. Carrie do you know?

Ms. Schena

I do. This is a different bathroom. The bathroom that was funded last year went out to bid recently, we are just waiting for the contractor to give us the actual start date. They had requested \$25,000.00 last year and they received \$15,000.00 so they do need to fill the gap. I don't know exactly what the bids came in at, I would have to look. But this is a separate bathroom for this request this year.

Chairwoman Kelly

Alderman Klee?

Alderman Klee

Yes, again the note says that they can't absorb the cost they would prioritize the restroom modifications, but we don't have a break out as to what would be the HVAC or what would be the ADA bathroom. My concern is the need for HVAC. I always look at heating systems and so on as a priority, but I do understand the need for an ADA bathroom too. I would love to know what the breakdown of the \$69,800.00 is. And they said that the one thing that they would do would be the bathroom. So what would be the cost of the bathroom?

Chairwoman Kelly

Carrie said last year they asked for \$25,000.00 for the bathroom if we wanted to put a rough number in at least. She's looking but I think.

Ms. Schena

I'm sorry, if I may. I was looking actually in their application to see if they had a breakdown of that and it looks like and I want to keep looking just to make sure I am not missing anything but \$9,800.00 for the bathroom piece of it but let me just look at the other documents to make sure that's correct.

Alderman Caron

Yeah I bet you the HVAC is a good \$50,000.00. If we gave them \$20,000.00 for the bathroom I think, at least to put a number in there as you said, Madam Chair.

Chairwoman Kelly

Ms. Schena, go ahead.

Ms. Schena

Yes, so again looking at their application package, they had two attachments and \$60,000.00 was for the HVAC piece of it and \$9,800.00 was for the bathroom.

Chairwoman Kelly

HVAC is expensive.

Ms. Schena

We have a large building over there.

Chairwoman Kelly

What would the Committee like to do here?

Alderman Klee

If we did \$20,000.00 that would give them \$10,000.00 towards their bathroom and then \$10,000.00 towards their HVAC, is that correct?

Chairwoman Kelly

(Inaudible) so they wouldn't be able to even start the HVAC.

Alderman Klee

So we either give them the \$10,000.00 or we give them the \$69,800.00.

Chairwoman Kelly

That's how I am reading it.

Alderman Klee

OK let's do the money for the bathroom.

(Overlapping conversation)

Chairwoman Kelly

Not nothing.

Alderman Klee

Hit escape, it'll get rid of it.

Chairwoman Kelly

Just do it, come on.

Alderman Klee

Carrie has her hand up.

Chairwoman Kelly

Go ahead Carrie.

Ms. Schena

Thank you. So I just wanted to make sure that I wasn't misstating anything because obviously they put these applications together. But it looks like the HVAC, I misspoke, is not for their Chestnut Street location. It's a home located on Harbor Ave. which has 24 hours, 7 staffing and it basically says that they are using separate air conditioners and windows and in common areas. So it seems like the HVAC would be to install central air conditioning in that property.

Chairwoman Kelly

Does that change anyone's discussion or potential allocation?

Alderman Harriott-Gathright

No.

Alderman Caron

No.

Alderman Klee

Because at least they have the units, the separate units.

Chairwoman Kelly

Ok so if we do that we are at \$38,000.00 is what we are looking for. So the next one they are saying the roof is leaking, this if for Girls Inc. It will be done, cash reserves are applied for other grants if we don't give them the full amount. I am not the best at sharing a spread sheet, it is not easy.

Alderman Harriott-Gathright

I was thinking maybe give them 2/3rds of what they are asking for because they do state that they can reach out to others or have.

Chairwoman Kelly

Like \$20,000.00?

Alderman Harriott-Gathright

Yeah maybe \$20,000.00 and reach out for the other \$10.

Alderman Klee

I agree. The fact that they said they could apply for other grants tells me that they should try to apply for other grants as well. Grab as many resources as possible.

Chairwoman Kelly

Other comments from the Committee?

Alderman Caron

No, I agree.

Chairwoman Kelly

Alderman Wilshire go ahead.

Alderman Wilshire

Oh sorry, thank you. Is that work already done Carrie or in process. I didn't think we could fund out of CDBG if it has already started.

Alderman Harriott-Gathright

It says "roof is leaking must be done".

Ms. Schena

If I may, yeah it is my understanding that it is not. I think it is leaking over the gym from what I understand and they have basically receptacles to catch any water that is getting through. I don't think it is necessarily pouring in but that roof had been discussed many years ago actually; I think when I first started here which is a long time ago now. And it is a complicated roof which is probably why it is so expensive. It is a metal roof and it is like integrated into the building somehow, it's not easy to do.

Chairwoman Kelly

Is the Committee comfortable with the \$20,000.00 for purposes of discussion moving this ahead?

Alderman Klee

Yes.

Alderman Harriott-Gathright

Yes.

Alderman Caron

Yes.

Chairwoman Kelly

Then next is Marguerite's boilers. They can do them all or they can scale back portions.

Christa Tsechrintzis Sorry could I jump in. I just double-checked the numbers and it's actually 12 boilers not 10; and I had unit numbers in my head so it's the 10 apartments plus the two childcare areas. So it's an estimate of just about \$5,000.00 per boiler which includes installation and inspection fees as well. Just wanted to clarify that, sorry.

Chairwoman Kelly

No you're fine, thank you. Committee members what do you say?

Alderman Klee

Well we don't know which ones are a do or die.

Christa Tsechrintzis I know in the last year when we were doing hot water heaters, basically they were just giving us an estimate and then they were guessing at which ones might go. So it could be the same type of situation. They would just estimate based on usage. I'm not exactly sure of that but I could look into it and get back to you if necessary.

Alderman Klee

My concern is if we only gave like 50% of it, if we gave \$30,000.00.

Alderman Harriott-Gathright

That's what I was thinking.

Alderman Klee

We could start with that, that would give them at least half of what they have. They said they can't absorb the cost and I can understand that.

Christa Tsechrintzis It would be a matter of replace the half, the six that they think would have the most potential to go or that maybe, we would probably do the childcare centers first, prioritize those, go down from

– I don't know I'd have to look into that, cross our fingers for a year and hope that we make it until the next year and apply for the rest.

Alderman Klee

Madam Chair if I may. My concern is if we did say 50% and that only allowed them to do 6 but they looked into it and it turns out that 10 that could go within 3 months. I don't want to short sheet them in that respect either. I mean I would feel more comfortable if I knew which ones were an absolute must, will not last the year. I mean I hear what you are saying that we can keep our fingers crossed for the year. I would just feel more comfortable with it. I mean for a place holder we could just put in the \$30,000.00 but I would really like to know truly what is a must.

Chairwoman Kelly

I also like I am trying not to weight in too much because I won't vote.

Alderman Harriott-Gathright

I would like to give \$40.

Chairwoman Kelly

My comment was going to be before Alderman Harriott-Gathright was weighing in, there could be efficiencies in doing it all at once and it is not a science to knowing I mean I work on actual business lines and this stuff, they might hope it is going to last and then it doesn't. I would love to give it all to them.

Alderman Harriott-Gathright

I know.

Alderman Caron

I think we should leave it at \$30 and see what our numbers are and then we can always go back to it.

Alderman Harriott-Gathright

Yeah, true.

Alderman Klee

I agree.

Chairwoman Kelly

We are at \$30 – it sounds like everybody likes that \$30, at least to start.

Alderman Klee

Yeah. Just hit escape.

Chairwoman Kelly

Alright there we go. Alright, next the Children's Home roof.

Alderman Caron

I had that at \$20 because they are willing to do some fundraising for that. So I thought that might work and if we could add to it that would be fine. But I think that at least \$20 would show that we know that there is a need for that.

Alderman Klee

Is \$15,000.00 a reasonable amount for them to be able to fundraise?

Alderman Caron

I think so.

Chairwoman Kelly

Do you want to answer that or do you want to not weigh in here?

Alderman Harriott-Gathright

Well they say that they will fundraise the difference so I think \$20 would be great.

Chairwoman Kelly

Fire escape, it looks like it is reprogrammed so we don't need to handle that. Let's come back to the Soup Kitchen in a minute because that's a big discussion. We are getting close guys. So Area Agency fencing. They would do the most critical work first, scale back the project if we don't give them everything.

Alderman Harriott-Gathright

Do you know where that fencing is? I know where the office is because I've been there several times.

Chairwoman Kelly

That's another tab open with the applications but I am afraid to.

Alderman Caron

You sound like me.

Chairwoman Kelly

Go ahead Alderman Wilshire.

Alderman Wilshire

Thank you. One of them is on Atherton Ave. and the other one is on Beard Street which is over near Lofts 34.

Alderman Caron

I had them down for \$10 – for the moment just to kind of get a number and a feel as to what we have.

Alderman Harriott-Gathright

Ok.

Alderman Klee

What were the dollar amounts for each of the areas for Atherton and Beard? Did the application break it down?

Chairwoman Kelly

So we could potentially at least fund one.

Ms. Schena

I can answer that, I have it open. This is Carrie. So 33 Atherton, the estimate is \$12,990.00 and for Beard the cost estimate was \$8,280.

Chairwoman Kelly

Do they happen to mention which one is more critical if they had to pick and choose?

Ms. Schena

They did not when we asked that question.

Alderman Harriott-Gathright

I would give them the \$12,000.00.

Chairwoman Kelly

So it's \$12,000.00, what was it, \$12,900.00?

Alderman Klee

So it'd be \$13,000.00?

Ms. Schena

\$12,990.00 was their number.

Chairwoman Kelly

I am going to go for it.

Alderman Caron

You are? Well you are brave.

Chairwoman Kelly

Look at that. OK HVAC at the Nashua Center.

Alderman Klee

I don't understand the notes.

Alderman Harriott-Gathright

Where's the Nashua Center?

Chairwoman Kelly

Carrie do you have that in front of you?

Ms. Schena

I can in one second. So the Nashua Center is out on Simon Drive, Simon Street. And this is the Center that is a day center for adults; people with multiply handicapped issues. So they have different programs that they run out of their building.

Chairwoman Kelly

And they are saying that they will seek other grants. So they do have some potential opportunities to fund raise beyond what we give them. Go ahead Alderman Wilshire.

Alderman Wilshire

My computer is really giving me a hard time so I apologize for that. The Nashua Center, they do great work over there. I know some of us have been over there. The problem with them saying, I don't know why these responses are in here. Did we ask the question more prevalent, what would you do if didn't get the money so they are responding. Is that why we are getting these?

Chairwoman Kelly

Yes, so remember last year, our kind of standard back to the groups were, what is the most critical if we weren't able to give you the full funding what would that look like so we could have these discussions. And I think we asked the same ones and these are the answers that Ms. Schena got back from the applicants.

Alderman Wilshire

Just going off of that I don't know, I mean I imagine it is all the non-profits, you know we didn't get our Golf Tournament in. This is the second year in a row, that's one of our bigger fund raisers. There was no golf tournament, you know, things like that that we can't just simply recover that. Even if we had one in June, which we are not planning, we would have already had to reserve it and plan it by now, because we are still in a State of Emergency. But for these non-profits that you are asking that, I wouldn't assume that they have the ability to fund raise as much as half of what they have asked for; any of them, any of the non-profits. Because you know, if you miss your biggest fund raisers, I don't know about the Soup Kitchen, they usually have a dinner and make \$100,000.00 plus. I'm not sure if that affected them this year, but I know most non-profits have already been affected by the scale back in their ability to raise funds. So anyway just keep that in mind. That's all I got. Thanks.

Chairwoman Kelly

That's a really good point Lori and hopefully we are getting out of that and will be starting to get back to some normalcy with that stuff because you are right, those fund raisers are really important for all the non-profits.

Alderman Klee

I wish someone was here for this one because I really don't quite understand that they will replace what they can with CDBG. These are the CDBG. It says, then seek other grants followed by fund raising. So I know they are giving us the scheme of what they would try to do. When they say replace what they can with CDBG are they saying that whatever we give them, then they'll seek grants and then they will try fundraising? Is that what that response was? I think Ms. Schena probably could ...

Chairwoman Kelly

Go ahead Carrie.

Ms. Schena

I mean I can try to speak to it. Again, these responses came in through email which sometimes can be tricky to boil down and understand the intent. So the proposal is to replace 5 units that are on the rooftop. They referenced that they are estimated to be about 20 years old and have started to give mechanical and maintenance issues for them. And so I think what they were trying to say in their response was they would do as much as they can with the funds. So maybe they wouldn't be able to replace all 5 units, they would replace whatever the funds would allow; say, I don't know, 3 or 4 or 2. And then beyond that I think not necessarily wrapped into this project but maybe at another time they would look for funding to be able to do the remaining units.

Alderman Klee

Again, we don't know what their critical need is though, in other words, do they need that's it's drop dead that they need to replace 2 or 1. I know you said something about giving them a hard time, it's a hard time so we don't know what the exact number. And to speak to what Alderwoman Kelly had mentioned about sometimes they can get a better deal if they do it all at once. I'm not sure that we can necessarily think ahead that way for them. While I would love to be able to I would still like to know just like with the boiler at Marguerite's Place, what is the must have. And I see we have got \$23,000.00 here but I also know that we've got the Nashua Soup Kitchen that's looming over us. And we've already taken away from others, so I really would, I wish we knew what were their must haves, you know, some place that said, "We can't absorb the cost, if you don't give it to us, we just can't do the project".

Chairwoman Kelly

Yeah. Alderman Wilshire, go ahead.

Alderman Wilshire

Thank you. You know the process tonight is just to start putting the Resolution together. It is going to stay in Committee, we are going to go through the Resolution we can get all the answers to those – well you know as much as possible. We can't tell when a boiler is going to go or a roof is going to go or anything like that. But we certainly can get more information so that when we do get the Resolution that we have that information so we can make a recommendation to the Full Board.

Alderman Klee

Ok then I would recommend \$40,000.00 for this one.

Alderman Harriott-Gathright

It would have to be \$45,000.00 that covers three.

Alderman Klee

Ok that's what I would recommend going for the three.

Alderman Harriott-Gathright

Yeah me too.

Chairwoman Kelly

Ok so that leaves us with this \$48,000.00 if we – do you want to go back through this, does everyone feel comfortable.

Alderman Harriott-Gathright

Did we do the last one?

Chairwoman Kelly

I'm sorry, I'm sorry. Plumbing – Opportunity Networks, \$39,100.00 is the new total that we just got on this one.

Alderman Harriott-Gathright

And from what it says there she says that the \$15,000.00 is the most important.

Ms. Ouellette I looked back through so it's \$15,604.00 for the water heater, \$13,000.00 to fix the plumbing; so that's \$28,600.00 for the two most critical pieces. But if you wanted to break those two pieces apart it was \$15,600.00 for the water heater; \$13,000.00 for the plumbing. And then the rest was for the washer/dryer hookup but that's not critical. That was an important piece but it is not critical. You were looking for those numbers earlier so I just wanted to ...

Alderman Harriott-Gathright

\$28 what?

Ms. Ouellette \$28,600.00 if that helps you.

Chairwoman Kelly

That would do everything but the laundry hook up.

Alderman Harriott-Gathright

Ok.

Ms. Ouellette So if that helps you at all.

Alderman Klee

Yes.

Alderman Harriott-Gathright

Vote for that.

Chairwoman Kelly

OK. So then we did everything. So now we are looking at this, around \$60,000.00 left over. The Soup Kitchen is asking for \$425,000.00.

Alderman Caron

There's no way.

Chairwoman Kelly

So the suggestion potentially from Ms. Schena was we can use the HoDAG which is \$100,000.00 which is outside of this, right. And then the other possibility is we could use that \$30,000.00 that we are putting in the Affordable Housing Trust Fund which would get us to \$130,000.00; correct Carrie or not we can't.

Ms. Schena

No the Housing Trust Fund is separate and that's going through the Ordinance or Legislative process now.

Alderman Klee

We can't touch that money.

Chairwoman Kelly

Potentially we could at some point though, because it is a project that would fall in that purview, correct?

Alderman Klee

I know but that is something that they are trying to build up.

Alderman Harriott-Gathright

Right.

Ms. Schena

So the Housing Trust Fund is being created with a lump sum of \$30,000.00 which reflects three years payment. The payment is \$10,000.00 a year that comes into the City. And, again, it doesn't always come in on time. That \$30,000.00 came at once. Those funds are not HUD restricted, those are considered discretionary funds so that's why we are able to use them for non-HUD purpose or not necessarily restricted to very low income development, whereas this \$25,000.00 which that is the HoDAG loan repayment is restricted for low income rental occupancy.

Chairwoman Kelly

So if we were going to do that HoDAG the way that we were requested, so we give them the \$100,000.00 now, have we ever done that in the past where we say, we are going to give you the next three years of \$75,000.00 because we know that's coming in? Is that something we could do?

Ms. Schena

I am not sure who wants to – I don't who you are asking. But I know when I first started and maybe some of the more experienced folks here should certainly answer that. But I know when I first started, at least under CDBG there were some awards that were multi-year awards and it was always subject to the City receiving a minimum amount of their entitlement. The HoDAG, again, is a little different because it is kind of in its own little path; it is not an entitlement, it's due to loan repayment. And, again, to be clear, we have \$75,000.00 currently in the books; we anticipate receiving another \$25,000.00 this fiscal year but it usually comes in like literally at the end of the fiscal year, late June and we would anticipate that each year following that. I don't know if Alderman Wilshire looks like she's got the experience on this Committee.

Chairwoman Kelly

I'm looking for some hands; OK Alderman Wilshire go ahead and then I see Alderman Klee's hand.

Alderman Wilshire

Thank you. We have in the past done multi-year awards. It kind of ties our hands if it is a substantial amount of money. I could add my opinion but ...

Chairwoman Kelly

I would be happy to hear your opinion, I'm trying not to have an opinion on this one.

Alderman Wilshire

Well it is something we need; the City needs this program. They need this building, they need this service, they need this agency, you know, it is a huge need. And for 11 units of affordable housing for single adults, I mean, it is short money for the City. This is a case and I think in the past it has been the case where it was a big chunk of money for some non-profit and we did that over like 2 or 3 years. And I don't favor that because next year something else could be more important. But I don't think homelessness is going away and I think this is one of those areas I might support, doing a multi-year grant. Of course I am not voting and it is up to you guys. So just my two cents.

Alderman Klee

May I Madam Chair.

Chairwoman Kelly

Yeah go ahead Alderman Klee.

Alderman Klee

Thank you. When we are talking a multi-year I agree with everything Alderwoman Wilshire just said. It is a need. It is a need that I think we really do need to try to find money for but I do uncomfortable when we start looking and promising funds that we don't have yet. We have been slowly seeing funding going down and that means that if we promise them then somebody else is not going to have it. Maybe some roof isn't going to be filled and so on. I agree, we need to try to find this money or get as close to that \$425,000.00 as possible. When we are looking at a multi-year, if we only have \$100,000.00 and maybe \$50,000.00 that's

left over so let's say \$150,000.00; we are still looking at what - \$275,000.00? How many years are we looking in to the future, what is it that they, the promissory note that they need, do they need it within 3 years, 2 years? Do we know that answer?

Chairwoman Kelly

I think Michael dropped off. We can ask him that. He mentioned in his testimony over 3 or 4 years potentially. I think that a combination of a multi-year HoDAG plus a multi-year potentially if people are up for it here might get us pretty close.

Alderman Klee

But the HoDAG we are only talking \$25,000.00 a year after this year, correct?

Chairwoman Kelly

It would be \$75,000.00 the first year and then \$25,000.00 for how many years we want to potentially allocate that and Carrie said there's like 16 years left. Like it's not going away and it is a definite funding source.

Alderman Klee

I know but we don't want to promise him ten years of \$25,000.00.

Chairwoman Kelly

I do not want to do 10, no I don't want to tell them they are getting this for 10 years but in comparison to saying we will give you CDBG money when we don't know what the allocation is going to be. We know we are getting the \$25,000.00.

Alderman Klee

So it's only \$25,000.00.

Alderman Harriott-Gathright

So right now we just want to move that net difference, correct?

Chairwoman Kelly

So we got \$60,000.00. We didn't touch these, I'll just point that out, the owner occupied and rental occupied are there. I really, really believe in those programs but we don't know if this need exists and this is absolutely a need that exists right now. So I will put that out there. I am trying to be as neutral as possible but I think there's something to be said about that as well. And to the point that Michael made, this really is going to help the City's bottom line. We are not going to have to be putting families up in the hotels to \$80,000.00 a year. We are increasing the number of beds for women and we will have those affordable housing units which we have heard is our number one priority right now with the thing we just went through last year in terms of making what our priorities are for this money. So that's all I'll say.

Alderman Caron

Madam Chair?

Chairwoman Kelly

Yes.

Alderman Caron

OK so is Carrie still on?

Chairwoman Kelly

I'm sure she's still on.

Ms. Schena

Yes.

Alderman Caron

OK through you the two projects that we didn't take owner occupancy, housing improvement and rental improvement programs; Carrie did we use all the money that we had provided last year or what is left is how much?

Ms. Schena

I'll answer that. We haven't used it all yet, we are about half-way through the fiscal year now and again we don't typically even have access to the funds until the fall. So it sort of happens on a rolling basis. I can, as we are chatting, I can try to pull up the numbers and give you the balances that we have available right now.

Alderman Caron

OK so Madam Chair, may I ask?

Chairwoman Kelly

Yes.

Alderman Caron

OK. So Carrie, has it consistently been utilized? Have we ever had let's say a \$50,000.00 balance at the end of the fiscal year? Or has this consistently been utilized?

Ms. Schena

There have been years where there are balances at the end of the fiscal year, it is not typically because the seed money didn't get spent, it's normally because more loans were repaid than what we anticipated. And I know, again, the rental improvement program gets depleted very quickly or at least it did in the 1 ½ years that we have been doing it. And the owner-occupied program had lagged which is why we scaled back funding requests last year and even this year, lower than what we've asked in the past. But again we've seen a little uptick in that recently and sort of expensive projects that have come in.

Alderman Caron

OK, thank you. Madam Chair?

Chairwoman Kelly

Yes.

Alderman Caron

Question to you because I can't see it. What do we have for a balance after we put in all of these figures?

Chairwoman Kelly

So we are right now as we have \$59,000.00 that we can allocate and what we have zeroed out is the rail trail and we are currently talking about the Soup Kitchen and everything else has gotten some number of funding.

Alderman Caron

OK so if we put that balance into the Soup Kitchen, whatever it is, \$50,000.00. So if we add that and took \$25,000.00 from the other two accounts that we were just talking about, that gives them a little over \$100,000.00. And don't get me wrong, I think this is a big project that they have taken on. But as I said earlier all these other agencies are small and they are suffering. But at least if we show a good faith effort that we've given them that much money and then if we can give them some from the other HoDAG other project, it's like \$225,000.00. I do not agree that we should say next year we will give you another \$150,000.00 or \$200,000.00 I don't think that we should be doing that because we just never know what we are going to get or what the requests are going to come in from other agencies. I really have a hard time trying to wrap my head around it. And I know we did that and I don't remember the project but I think that \$400 and somewhat thousand dollars is such a lot of money at this point in time. But I don't mind taking that \$50,000.00 and taking \$25,000.00 to bring them to \$100,000.00. I don't know, I am just throwing it out there. And I know we will look at it again when the Resolution comes through but at least it gives us something to work with or you start taking from all of the other agencies but you are talking \$5,000.00 here or there. So that's my thought.

Chairwoman Kelly

Yeah. (Inaudible) about the multiple allocation is if it outside of these funds with the HoDAG or are you just talking about the CDBG?

Alderman Caron

I am talking about CDBG right now.

Chairwoman Kelly

OK so you are not for giving ...

(Overlapping conversation)

Alderman Caron

Like \$100 .... You know, give them like \$125,000.00 or something.

Chairwoman Kelly

Linda, go ahead.

Alderman Harriott-Gathright

I would be ok, if I understood what Alderman Caron said, she wanted to take \$25,000.00 from the rental and then \$25,000.00 from the owner occupied, is that what I heard?

Chairwoman Kelly

That's what I heard.

Alderman Caron

Yes.

Alderman Harriott-Gathright

Ok. I think that Ms. Schena had told us that she had already downsized that owner occupied so I would not be trying to take anything from there. But if you want to take \$25,000.00 from the rental, I'm OK with that.

Alderman Caron

Ok, I don't have a problem with that.

Alderman Klee

I agree with taking the \$25,000.00 from the rental. Now when we are talking about the \$125,000.00 you are talking about the \$100,000.00 coming from the HoDAG is that correct? Because we only have the \$59+ adding that \$25,000.00 to it so now we are looking at a little less than \$85,000.00. So if we did \$125,000.00 we still have to come up – unless we are talking about the HoDAG money in addition to what we have in CDBG.

Chairwoman Kelly

I think that's the discussion. So if we pull that \$25,000.00 down here; that's CDBG money. And then we also give them the \$75,000.00 in HoDAG.

Alderman Klee

OK just so I have that clear.

Alderman Harriott-Gathright

So rental becomes \$100,000.00. Lori's hand is up to.

Chairwoman Kelly

There's nothing this is just funny for now – go ahead Lori.

Alderman Wilshire

OK so I am always reluctant to do multi-year of CDBG just because I don't think it is good practice and I don't really, if I was voting on this I would not want to do it either but I think we need to do it. It's not a want in the City, it's not a want for the Soup Kitchen. They are the only shelter for families and we need to do this. I think the HoDAG thing is a great find. I think whatever we can do to help them; I think we should. And I don't like multi-year commitments. However, we can put in the Resolution anything we want to say like if the City gets less CDBG they get a proportional cut to what we might promise them. Say we said we'd give them \$75,000.00 a year for three years. I'm not saying that's what you should do but what I am saying is we can write into the Resolution if the City gets \$500,000.00 then our commitment to them would be proportional to that cut. So that's just my two cents. I know I shouldn't be weighing in on the money part. But Carrie, are you fully staffed, do you have everybody?

Ms. Schena

Urban Programs is fully staffed right now.

Alderman Wilshire

OK thank you. All set thank you.

Chairwoman Kelly

So what does the Committee think about Lori's comments here?

Alderman Caron

Madam Chair?

Chairwoman Kelly

Yes?

Alderman Caron

May I ask a quick question to Alderman Wilshire?

Chairwoman Kelly

You sure can.

Alderman Caron

Alderman Wilshire and I appreciate your two cents because I think it is important. Do you think on that Resolution are you looking to put a dollar figure that they would get next year?

Alderman Wilshire

Yes.

Alderman Caron

So if we put in that they would get \$100,000.00 next fiscal year unless the funding was lower than this year?

Alderman Wilshire

Correct. We could put something in the wording of the Resolution so that we are not, you know, if they cut it back to \$500,000.00 or even if they cut it back to \$400,000.00; we don't want to give somebody, one group a major portion of that. I think it helps us all the way around. I think it helps us with the Welfare Budget if there are places for a woman and child that are homeless, if there's a shelter, if there's a place here at Spring Street, we are not spending \$70,000.00 or \$80,000.00 a year at hotels.

Alderman Caron

OK so if we, I'm sorry, I don't, I wouldn't have a problem if it was worded so that they understood, let's say the Committee decides that it is \$100,000.00 but that they understand that they won't get \$100,000.00 they might only get \$75,000.00 because the numbers went down to \$400,000.00 or \$450,000.00 that they would have to understand that.

Alderman Wilshire

That would be written into the Resolution this year if that's what the will of the Committee would be.

Alderman Caron

OK, alright.

Alderman Harriott-Gathright

I have another question.

Chairwoman Kelly

Go ahead.

Alderman Caron

I appreciate that, thank you.

Chairwoman Kelly

Are you all done June? Alright Linda go ahead.

Alderman Harriott-Gathright

OK. Alright, so now we are at the \$84,132. I think earlier you talked about is it some other money, I think was it \$100,000.00?

Chairwoman Kelly

So I think we are saying this is \$84,000.00 from CDBG and then the \$75,000.00 from HoDAG would get them to around \$150,000.00/\$160,000.00 for this year. Is that right Carrie, did I miss something?

Ms. Schena

No you didn't miss anything. I just wanted to also offer that the \$25,000.00 payment due for this current year, fiscal year '21 is likely to be received June/July-ish, at least that's when we have gotten it before. So the Committee could also consider that pending, you know, assuming that payment does get received this fiscal year and we do the HoDAG at \$100,000.00.

Chairwoman Kelly

So it would be \$100,000.00, so we'd give them \$184,000.00 this year between the HoDAG and the CDBG and then depending on if the Committee felt good with it, we could build into the Legislation some more CDBG and HoDAG for next year.

Alderman Harriott-Gathright

So if we basically are at \$200,000.00 then \$225,000.00 I am just adding.

Alderman Klee

Madam Chair?

Chairwoman Kelly

Go ahead Alderman Klee.

Alderman Klee

I agree with the \$100,000.00 from the HoDAG. I am not sure I necessarily agree with the \$84,000.00 that's just sitting there because that gives us absolutely nothing in contingency. And I know in the past we have done the no contingency but I'd like to have something in contingency just in case we ran into some kind of a problem or shortfall somewhere. But if say we did the \$100,000.00 and even say \$50,000.00 or \$60,000.00 and give them \$160,000.00 how would you talk about doing the rest when HODAG is only going to be \$25,000.00 for each year going on? So are you saying and I know you were kind of talking out loud, you were saying we would give them X amount of dollars. So let's do the math here as Alderman Harriott-Gathright was doing.

We take the \$425,000.00 and what do you think would be fair? I don't really like \$180,000.00 because that leaves us absolutely nothing to backlog anybody else that we've cut.

Chairwoman Kelly

If we were break that into two years, we would say they are looking for \$212,500.00 a year for \$425,000.00. If we were to break into 3 years which I feel goes a little far personally, we are talking about \$141,000.00. Is it helpful to frame it that way that we are looking for \$212,500.00 over two years?

Alderman Harriott-Gathright

I think we need the initial amount that might be a little bit more the initial amount.

Alderman Klee

\$212,000.00 per year for two years, to me is high; to guarantee the \$212,000.00 the next year. And I don't see us coming up with \$212,000.00 this year either. So I mean I'd like to maybe over three years including

this year, that might be more acceptable, but even at that, I mean I'd like to hear what the other Aldermen have to say because it looks like it is just going to be Linda, June and I that are going to be voting considering you can't and Lori can't.

Chairwoman Kelly

And trying to be as neutral as possible in the discussion too.

Alderman Harriott-Gathright

So let's go back to the contingency that Alderman Klee was saying. So what were you looking at; like \$20,000.00 maybe or \$10,000.00 or something like that?

Alderman Klee

What did we do for contingency last year Carrie?

Chairwoman Kelly

I was just going to ask Carrie, what did we do last year and what makes you feel least scared?

Ms. Schena

Last year ended up being about \$5,300.00 it is a little off from that. Honestly it doesn't scare me because we haven't really tapped into contingency many years. If we have run into any unforeseen costs with the projects, the agencies have been actually able, I know we are in a very different time right now, but the agencies have in the past been able to come up with that gap funding. And then the other thing that contingency can be used for is an emergency or unforeseen event that happens during the year. And, again, we don't get a lot of those requests just because by the nature of how long it takes us to award the funds out, if it is an emergency CDBG is not always a good fit. So a small amount I think is appropriate and honestly taking a chance and not doing any could even be appropriate.

Chairwoman Kelly

Ok great.

Alderman Klee

Can I make a suggestion, I don't know if this falls short of what they want to do. If we said that we gave them \$170,000.00 this year and that would include the \$100,000.00 of the HoDAG and then the next two years given them, and I don't know if this - \$100,000.00 CDBG and \$25,000.00 from HoDAG that gives them \$125,000.00 for two years, that more or less makes the \$425,000.00. It is a couple dollars shy of that and I don't care if we say the following year give them the HoDAG money that would make up the difference, but how do the other voting Aldermen feel about this. And I have to put it that way, sorry.

Alderman Harriott-Gathright

Well the only thing that I was thinking about with that because you said over two years, we could do over three years and make it a little bit less.

Alderman Klee

Well this would be 3 years, it would be this year plus 2 more years. That would be \$170,000.00 this year, including HoDAG; \$125,000.00 for the next two years including HoDAG. So it would be \$100,000.00 from

CDBG and then \$25,000.00 and then what Alderman Wilshire said about if our funds are cut compared to what they are this year, that we would have to proportionally cut them that amount. And then again, I don't mind if we say, OK and then one more year out we guarantee them the HoDAG money. I feel comfortable with that. But that gives us that little bit of a buffer of \$25,000.00 but I would like to hear what you all have to say. Again I know this is not cast in stone; this is just filling the blank.

Chairwoman Kelly

I am not a voting Alderman. I am waiting for voting Aldermen.

Alderman Harriott-Gathright

OK. I guess – where are you going the \$170,000.00.

Alderman Klee

Only because there's \$84,000.00 sitting in there right now, right and then there's \$100,000.00 in HoDAG. So I just said take \$70 from the \$84 that gives us \$14,000.00 to play with and then the \$100 from HoDAG that's where I came up with the \$170,000.00. And that leaves \$255 I mean we could even say \$175 and then that would leave ...

(Overlapping conversation)

Alderman Klee

So we could do \$175 this year.

Chairwoman Kelly

Can you clarify where you want to put that extra money?

Alderman Harriott-Gathright

Contingency.

Chairwoman Kelly

Because she didn't necessarily need contingency.

Alderman Klee

She did say that she didn't necessarily need contingency but for the sake of our discussion, if we said \$75,000.00 out of CDBG for the Nashua Soup Kitchen, because we are still waiting to hear on some of those others that we did cut as far as what their need is. Maybe we could up them to \$100,000.00, I don't know, it depends what comes through. That leaves \$9,000.00 in contingency and I know Carrie said that we don't always use it but this is a year that is different than any other year. We don't know where other funding is going to come from; people aren't going to have the fund raising. I would feel comfortable if we had this buffer.

Alderman Harriott-Gathright

Ok.

Alderman Klee

And that's why I said \$75,000.00 from them and then the \$100,000.00 from the HODAG that is \$175,000.00 to them up front. And then that leaves \$250 in the balance and if we promised I don't know, so it would be...

Alderman Harriott-Gathright

\$125.

Alderman Klee

\$100,000.00 from the CDBG and \$25,000.00 from HoDAG that gives them \$125,000.00 for the next two years.

Chairwoman Kelly

Gotcha. OK.

Alderman Klee

That's where I am coming up with that.

Alderman Harriott-Gathright

So just for the sake to take the net difference and just put it in contingency?

Alderman Klee

Yeah so take the \$9,132.88 and put it in contingency just as a place holder while we are still trying to get information. Does everybody feel comfortable with that?

Alderman Harriott-Gathright

I'm ok. Linda is OK. June?

Alderman Caron

So yeah I am fine. I just want to see the Legislation before I go all in.

Alderman Harriott-Gathright

Ok.

Alderman Caron

I'm crazy like that.

Chairwoman Kelly

I hate this, nobody told me this was going to be my job.

Alderman Caron

You are doing fabulous.

Alderman Klee

You're doing a great job.

Alderman Harriott-Gathright

A great job.

Chairwoman Kelly

Maybe the Clerk should do this next time, I don't know.

Alderman Wilshire

I did it for many years.

Alderman Klee

I used to work with spread sheets, I'm an ace at it.

(Overlapping conversation)

Alderman Klee

Well that's because you put a formula into your C column that said equal into the B column so every time you try to go in there it thinks you want to modify the formula and not the number.

Chairwoman Kelly

I have lots of skills, this is not one of them. Alright, so for what was just suggested, we are – I am just going to do a quick over we are fully funding the 15% cap and the Product Delivery and Administration. We kept Owner Occupied fully funded but came down on rental. We chose to take all of the money out of rail trail only prioritizes bathroom for PLUS, we gave 2/3rds of the roof to Girls Inc. and similarly about half on the boiler for Marguerites; 2/3rds of the Children's Home; we ended up with \$75,000.00 to the Soup Kitchen; we did the \$12,990.00 for the one fence; and then I think this is kind of a working number of the HVAC with \$45,000.00. And then we prioritized but left off the laundry hook up.

Alderman Klee

I mean to be honest with you, if we could find the extra money I would like to put it back into the Rental Improvement Program only because I do foresee that also as an issue just like I said about the contingency. This is a bad year for people. And while I do see funds helping renters make their rent and possibly people with mortgage, things come out with GOFERR just like when we look at our own budget we don't know that that is going to happen. I think there are going to be more people in need than ever before. But I do agree with taking the \$25,000.00 out of rental, I would like to see if we could ever get it back in there. But for now, I feel comfortable with these numbers.

Chairwoman Kelly

Ok how about the other voting members. So Alderman Klee says she's happy. Alderman Harriott-Gathright.

Alderman Harriott-Gathright

Yes, I'm good.

Chairwoman Kelly

Lori is not voting, I am not voting and we've got June?

Alderman Caron

Yeah I am fine, yeah I am OK.

Chairwoman Kelly

Again these are rough, we will put this through, get the actual Legislation started and see if there is any additional information that can inform our sort of final decisions on these.

Alderman Harriott-Gathright

And Madam Chair, would you send us a copy of your spread sheet?

Chairwoman Kelly

Yes I am going to save it now.

Alderman Klee

Carrie has her hand up.

Chairwoman Kelly

I have revealed to all of Nashua my ineptitude when it comes to Excel.

Alderman Klee

You're a Superwoman, you do other things great.

Chairwoman Kelly

I'm OK admitting what I don't do well.

Alderman Harriott-Gathright

Well I am pretty good, I don't put any calculations on spread sheets just so you know.

Chairwoman Kelly

My husband is rocket scientist, he's built me all kinds of crazy ones, I still hate it.

Alderman Klee

Carrie has a question.

Chairwoman Kelly

Go ahead Carrie.

Ms. Schena

Ok so I just don't want to forget the bottom part of that spread sheet which is the HOME Program and just to quickly run over those numbers. Typically, I can probably do it verbally but normally that gets divided into just a few categories; the Admin portion has a 10% cap, CHDO stands for Community Housing Development Organization and that's actually regulatory that we have to set aside at least 15% each year for that type of development so that is typically a non-profit who is developing housing; a very specific non-profit. And then we normally put the balance, oh there it is, so we normally put the balance into Affordable Housing. We had talked about when we were developing the Consolidated Plan last year and the Action Plan the Home Buyer Assistance and we weren't quite ready to carve that off in the last fiscal year so I did put it in as a placeholder for conversation this year.

Again, I know we have another meeting to come to and go over this. But I just wanted to point that out that that was in there and it played in especially to those Affordable Housing needs that we have been talking about and the Home Buyer Assistance under the HOME Program, it can be what they consider moderate income which is still fairly low; it is 80% of area median income is the cap for Home Buyers. But we are really hearing and seeing in the data that you know sort of that middle income, those households are really having a difficult time getting into the home buyer market. We had this program in the past and we ran into some weird regulatory barriers because Fanny May and Freddie Mac had changed their underwriting rules and it didn't line up nicely with the way we had our HOME funds set up. And so if we were to do this, there would be some work needed on the back end through my office to figure out to make sure that it can actually roll out this time and not get blocked by those barriers.

Chairwoman Kelly

So we are looking for like \$20,000.00 to pull out of this?

Ms. Schena

No sorry the \$20,000.00 that was just a note that the HOME Grant actually came in a little bit higher than estimated.

Chairwoman Kelly

We don't have to cut anything, that sounds great. Love it. Awesome.

Alderman Klee

So these funds are stagnant, they are what they are. The \$447,000.00 is just separated amongst these categories, is that correct?

Ms. Schena

We have to line up four categories below that number equal \$447,023.00.

Chairwoman Kelly

If Home Buyer was not, it's in the placeholder so if it wasn't there, where would that money go? Or where could it go?

Ms. Schena

It would go into just the General Affordable Housing Development Line Item and that is for any either non-profit or for-profit who is developing low income housing.

Chairwoman Kelly

Given the needs of the City right now, do you think where you are not quite, it sounds like you are not quite ready for Home Buyer Assistance, would you want to put it in the Affordable Housing Development or are you feeling confident that you can get to a place where that Home Buyer Assistance Program could get up and running?

Ms. Schena

No, I feel confident that we could get it up and running, I think learning some of the lessons when we ran into those barriers. And there's been so many regulatory changes since then, you know, I feel like we could speak to an entity like New Hampshire Housing Finance Authority or Neighbor Works that are really skilled at doing this and figure out how to work our HOME Funds so that it does work.

Chairwoman Kelly

Ok.

Alderman Klee

Madam Chair?

Chairwoman Kelly

Yep?

Alderman Klee

Thank you. Something just – when Carrie said the New Hampshire Housing Authority, something clicked in my brain. When Michael was speaking, he was talking about needing proof that they could get the funds in order to be able to engage the New Hampshire Housing Authority. This proposal that we've made, I know he's not here but can we find out if that would be enough to help him with that aspect of it. Did that make sense?

Chairwoman Kelly

Yes I know what you are asking. I am going to follow up with Michael or I am sure Carrie can do that as well.

Alderman Klee

OK yeah because I'd like to know if what we are proposing helps him get to his end with the New Hampshire Housing Authority; that he has shown that there is good faith that he's going to get the funding.

Chairwoman Kelly

And then the other piece, I'll ask him that and then I'll ask for some thoughts on doing a tour. I don't know if the Committee has a day of week that's better?

Alderman Klee

Usually Friday is better for me; I don't know about Alderman Harriott-Gathright with her Committees. I literally, I started at 8:30 this morning and just before 6:30 is when my Committee ended today. And I know the first week of April we are going to have 2 days of session.

Alderman Harriott-Gathright

Is that on a Friday?

Alderman Klee

If I've got it correctly it is either Tuesday / Wednesday or Wednesday / Thursday and it is going to be all day, it is going to be at least two days, it could be three. But I don't think it'll be Friday.

Alderman Harriott-Gathright

OK. I know I don't have anything this Friday. I don't know about next Friday until this Friday.

Alderman Wilshire

Fridays work for me.

Chairwoman Kelly

Is like anytime of the day, I think we would probably could consider when they are occupied and when they are doing meals because I'm sure Mike will be around those times.

Alderman Klee

This Friday would be great for me if we could that.

Chairwoman Kelly

I am going to see if we can do that, yeah. I have already toured it but happy to go again, I want to see if he can find a time this Friday for that.

Alderman Klee

Is this going to become a quorum type of situation where we have to invite the public?

Alderman Wilshire

Yep.

Alderman Klee

So maybe we shouldn't all do it at once.

Alderman Wilshire

Correct.

Alderman Klee

So maybe he can give us ...

Chairwoman Kelly

I won't go, I've already been there.

Alderman Klee

I was going to say maybe he can give us a couple of different days or something like that where we could go. For me, this Friday would work well.

Chairwoman Kelly

I guess I've gone on site visits with like the Conservation Committee and didn't think about that but it because we are not an aldermanic meeting, that's why I was like oh you need to open quorum. Thank you for that Lori. OK I'll send that out to him and we will get some follow up on that and maybe he can do some individual tours. Alright. OK are we feeling good? I will send out this rough estimate so we can get going on the Legislation piece. Great.

Alderman Wilshire

(Inaudible) sponsor it if you, the Committee usually sponsors it.

Chairwoman Kelly

Ok we will get that going. Anything else for General Discussion guys?

Alderman Caron

Madam Chair?

Chairwoman Kelly

Yes?

Alderman Caron

The CAC Committee is meeting March 18<sup>th</sup>, right Carrie.

Alderman Klee

She is shaking her head yes.

Ms. Schena

Yes, sorry.

Alderman Caron

OK. So the amount of money that we are putting aside for them, can Carrie and I tell them that's what we have so we can finish our allocations, because we have to get it to the Mayor's Office. Or do you anticipate when we get the Legislation back that the Committee might want to make changes?

Chairwoman Kelly

That's an open conversation for the Committee. Go ahead Lori.

Alderman Wilshire

We have always just voted on the amount and we typically haven't changed it. It has got to go in the Resolution and they will know that if the Resolution doesn't pass they can't get the money. But we've done on a good faith kind of (inaudible).

(Overlapping conversation)

Alderman Caron

I just get concerned, but at least if they know then they can work the numbers and then if they do get less then obviously Carrie usually takes care of that when the numbers are changed. Do we have to vote on this or send it to make Legislation or are we just sending it.

Alderman Wilshire

I think you should vote on the amount you want to give CAC.

Alderman Klee

I think we should be voting.

Alderman Caron

That's what I thought.

Chairwoman Kelly

Do we need to bring it up for a formal vote to send it to Legislation?

Alderman Wilshire

No we have always just voted on it as a Committee and included it with the Resolution.

Alderman Caron

Thank you.

Alderman Wilshire

Do you want a motion?

Alderman Klee

Carrie has her hand up again.

Alderman Wilshire

Carrie can't make motions.

Ms. Schena

If I may Madam Chair, I'm sorry no I can't make a motion and I am not about to. I did just want to mention, we were going to try to work it in the beginning of the conversation with the presentation just to remind folks that the City currently has the COVID-19 Impact Fund out for availability and that is for businesses that have been negatively impacted by the pandemic and we are focusing really on smaller businesses with a priority on what they call "disadvantaged enterprises". And so that's what we would typically refer to as minority or women owned businesses. We have funds pooled both from CDBG which we received under the CARES Act and that was already approved under separate Legislation as well as Economic Development has a Loan Fund that they have also received additional money through.

So in total it is about \$1.2 million that will be available to these businesses. If it is a business that qualifies for CDBG they will receive a grant which we will be capping at \$25,000.00. Those are micro enterprises so it is small business, it is 5 or fewer employees including the owner where the owner is also low income. And then if they don't qualify under that criteria there's a couple of other ways, if we don't get enough of those applications, we would look at businesses probably saving and retaining jobs for low income individuals or serving a low income area; so like a local corner market or something like that. But that first tier that we are going to look at is the micro enterprise and then those that don't qualify for CDBG will automatically be considered for the loan which will go through the Economic Development Revolving Loan Fund. And that Revolving Loan Fund Committee will be looking at these applications. The deadline is March 14<sup>th</sup> so it is about a week more around midnight.

The information is posted on Economic Development's web site under "Resources". If they go to Urban Programs we have a little blip that basically refers them over there. And folks can just feel free to give either Urban Programs or Economic Development a call if they need any assistance at all.

Chairwoman Kelly

I will also offer myself up if anyone is looking for help with this, I am very passionate about, you know, there's definitely been some holes in helping minority owned businesses especially and getting access to the like the bigger PPP opportunities. So I am really thankful for the City to put something together for those types of businesses in our community. So thank you for your work on that Carrie and anyone who is looking for help, please reach out for sure.

Alderman Wilshire

Well I had a motion, well I didn't know if what she had to say was pertinent to my motion. I don't have the dollar amount, I think it's \$99,151.00 maybe.

Alderman Caron

Yes.

**MOTION BY ALDERMAN WILSHIRE TO ALLOCATE \$99,151.00 TO THE COMMUNITY GRANT PROGRAM**

**MOTION SECONDED BY ALDERMAN CARON**

Chairwoman Kelly

Do we have to do them for each line item?

Alderman Wilshire

No this is just so that they can get the money allocated in their process.

Chairwoman Kelly

Got it, just this one line item. Got it. It's late. So any discussion on that motion?

A viva voce roll call was taken which resulted as follows:

Yea: Alderwoman Kelly, Alderman Klee, Alderman Harriott-Gathright, Alderman Caron, Alderman Wilshire	5
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Nay:	0
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**MOTION CARRIED**

Chairwoman Kelly

Great.

Alderman Caron

Thank you.

Chairwoman Kelly

Ok, I think we have public comment? I don't see any members of the public here.

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN

Alderman Caron

I would like to thank everyone. This is a hard process and especially this year and I really think that we worked diligently to try to accommodate all of our agencies. So kudos to everyone, even the two that really couldn't do too much. Thanks Alderman Klee and Alderman Harriott-Gathright.

Alderman Harriott-Gathright

You're welcome, you too.

Alderman Klee

Plus the silent two, we get it.

Chairwoman Kelly

We helped.

POSSIBLE NON-PUBLIC SESSION – None

ADJOURNMENT

**MOTION BY ALDERMAN CARON TO ADJOURN BY ROLL CALL**

A viva voce roll call was taken which resulted as follows:

Yea: Alderman Harriott-Gathright, Alderman Klee, Alderman Caron,  
Alderman Wilshire, Alderwoman Kelly 5

Nay: 0

**MOTION CARRIED**

The meeting was declared adjourned at 9:38 p.m.

Alderman-at-Large Lori Wilshire  
Committee Clerk



**City of Nashua**  
**Community Development Division**  
City Hall, 229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019

Community Development 589-3095  
Planning and Zoning 589-3090  
Building Safety 589-3080  
Code Enforcement 589-3100  
Urban Programs 589-3085  
Conservation Commission 589-3105  
FAX 589-3398  
[www.nashuanh.gov](http://www.nashuanh.gov)

To: Human Affairs Committee  
cc: Mayor Jim Donchess; Cheryl Lindner, Chief of Staff  
From: Carrie Schena, UPD Manager  
Date: March 3, 2021  
Re: FY2022 HUD Entitlement Amounts

The City will be receiving \$661,009 of CDBG and \$447,023 of HOME Entitlement funds for our FY22 cycle. There is also a balance of \$27,859.91 from the Impact Fund program that was unexpended. I am suggesting these funds be reprogrammed toward FY22, as they are Entitlement funds and may be used for any eligible CDBG activity (versus the CARES Act funds that must remain restricted). Please see the attached breakdown for details on the amount of funds available/requested.

With this information, we are able to stay on schedule to create a draft funding plan based on the proposals submitted. As a reminder those proposals were submitted electronically and are available through Google Drive (link is posted on the Urban Programs webpage).

The UPD reached out to the applicants to clarify questions that were raised during review of the proposals at the February HAC meeting. General responses are coming in and will be shared at the meeting. Specific questions are addressed below:

**PAL – fire related funding request:** PAL was awarded \$20,000 in FY20 for fire-related improvements. Following that award PAL received another grant to significantly rehab their facility. They declined the CDBG funding, thinking the new grant would cover the work. At this time they are seeking \$11,370 for fire-related improvements that were ultimately not covered. Since this work is closely related and eligible, I recommend revising the FY20 award to \$11,370 to cover the work needed.

**Nashua Soup Kitchen and Shelter:** The CDBG request of \$425,000 would be applied toward roof replacement, new windows, and demo/abatement (current estimated costs of \$542,985, \$220,804, and \$203,350 respectively).

Regarding the NSKS, I would like to bring to your attention another potential funding source. The City receives loan repayments from Clocktower Place that was originally HUD funded, under a now closed program called HODAG. These funds are restricted program income and must be used for rental housing related activities, occupied by low income households (earning less than 50% AMI).

Previously we receipted these funds into the HOME program as they were closely related. However, HUD recently requested that we separate the funds in order to maintain their original identity. Now that these funds are not tied into HOME, they may be used toward the transitional housing component of the NSKS Spring Street project. There is a total of \$75,000 available, with an additional \$25,000 anticipated each year.

<b>CDBG Sources</b>	<b>est 01/2021</b>	<b>Actual 2/25/21</b>	<b>Notes</b>
Entitlement Award	\$664,000.00	\$661,009.00	Decreased -\$2,991.00
Estimated program income	\$45,000.00	\$45,000.00	
Available for reprogramming:			
FY18 Salem St tot lot	\$547.00	\$547.00	
FY20 Nashua Children's Home	\$25.00	\$25.00	
FY20 PAL	\$20,000.00	\$8,630.00	Revise to cover current \$11,370 request
FY20 Opp Networks	\$4,100.00	\$4,100.00	Project cost less than award amt.
FY20 ALC tuition subsidy	\$7,142.34	\$7,142.34	COVID impacted attendance
FY20 Construction Mgmt	\$2,710.43	\$2,710.43	
FY20 Impact Fund balance		\$27,859.91	Unexpended balances from Impact Fund
<b>Total Available</b>	<b>\$743,524.77</b>	<b>\$757,023.68</b>	
<b>Subtotal Reprogrammed</b>	<b>\$34,524.77</b>	<b>\$51,014.68</b>	
<b>Requests:</b>			
Public Services estimated (15% cap)	\$99,600.00	\$99,151.00	CAC has completed app review, awaiting confirmation of CDBG amt.
UPD Project Delivery	\$125,000.00	\$125,000.00	
UPD, Administration (20% cap)	\$141,800.00	\$141,201.80	
Owner Occupied Housing Improvement	\$50,000.00	\$50,000.00	
Rental Improvement Program	\$125,000.00	\$125,000.00	
RailTrail match	\$68,307.00	\$68,307.00	
PLUS Company - ADA bath & HVAC	\$69,800.00	\$69,800.00	
Girls Inc - roof	\$29,685.00	\$29,685.00	
Marguerite's Place - boiler	\$59,400.00	\$59,400.00	
Nashua Children's Home - roof	\$35,000.00	\$35,000.00	
PAL - fire escape related	\$11,370.00		Revise FY20 award to cover current fire-related work
NSKS - Spring Street	\$425,000.00	\$425,000.00	
Area Agency/Gateways - fencing	\$21,270.00	\$21,270.00	
Nashua Center - HVAC	\$70,000.00	\$70,000.00	
Opportunity Networks - plumbing/water heater	\$45,000.00	\$45,000.00	
Contingency	TBD	TBD	
<b>Subtotal CDBG Requests</b>	<b>\$1,376,232.00</b>	<b>\$1,363,814.80</b>	
Net difference	-\$632,707.23	-\$606,791.12	
<b>HOME Entitlement Award</b>	<b>\$427,000.00</b>	<b>\$447,023.00</b>	Increased \$20,023.00
Administration	\$42,700.00	\$44,702.30	
CHDO	\$64,050.00	\$67,053.45	
Home Buyer Assistance	\$55,000.00	\$55,000.00	Place holder for conversation
Affordable Housing Development	\$265,250.00	\$280,267.25	
<b>Total HOME</b>	<b>\$427,000.00</b>	<b>\$447,023.00</b>	

FY21 CDBG-HOME Distributions

<b>CDBG Sources</b>	<b>est 01/2021</b>	<b>Actual 2/25/21</b>
Entitlement Award	\$664,000.00	\$661,009.00
Estimated program income	\$45,000.00	\$45,000.00
Available for reprogramming:		
FY18 Salem St tot lot	\$547.00	\$547.00
FY20 Nashua Children's Home	\$25.00	\$25.00
FY20 PAL	\$20,000.00	\$8,630.00
FY20 Opp Networks	\$4,100.00	\$4,100.00
FY20 ALC tuition subsidy	\$7,142.34	\$7,142.34
FY20 Construction Mgmt	\$2,710.43	\$2,710.43
FY20 Impact Fund balance Dental Conn		\$16,539.92
FY20 Impact Fund balance Marguerites Plc		\$3.87
FY20 Impact Fund balance NSKS		\$4,870.30
FY20 Impact Fund balance Opp Networks		\$1.11
FY20 Impact Fund balance Revive Recovery		\$319.71
FY20 Impact Fund balance PLUS Co		\$9,052.00
FY20 Impact Fund balance - not awarded		\$6,125.00
<b>Total Available</b>	<b>\$743,524.77</b>	<b>\$766,075.68</b>
<b>Subtotal Reprogrammed</b>	<b>\$34,524.77</b>	<b>\$60,066.68</b>
<b>Requests:</b>		
Public Services estimated (15% cap)	\$99,600.00	\$99,151.00
UPD Project Delivery	\$125,000.00	\$125,000.00
UPD, Administration (20% cap)	\$141,800.00	\$141,201.80
Owner Occupied Housing Improvement	\$50,000.00	\$50,000.00
Rental Improvement Program	\$125,000.00	\$125,000.00
RailTrail	\$68,307.00	\$68,307.00
PLUS Company - ADA bath & HVAC	\$69,800.00	\$69,800.00
Girls Inc - roof	\$29,685.00	\$29,685.00
Marguerite's Place - boiler	\$59,400.00	\$59,400.00
Nashua Children's Home - roof	\$35,000.00	\$35,000.00
PAL - fire escape related	\$11,370.00	
NSKS - Spring Street	\$425,000.00	\$425,000.00
Area Agency/Gateways - fencing	\$21,270.00	\$21,270.00
Nashua Center - HVAC	\$70,000.00	\$70,000.00
Opportunity Networks - plumbing/water heat	\$45,000.00	\$45,000.00
Contingency		
<b>Subtotal Requests</b>	<b>\$1,376,232.00</b>	<b>\$1,363,814.80</b>
<b>Net difference</b>	<b>-\$632,707.23</b>	<b>-\$597,739.12</b>
<b>HOME Grant</b>	<b>\$427,000.00</b>	<b>\$447,023.00</b>
Administration	\$42,700.00	\$44,702.30
CHDO	\$64,050.00	\$67,053.45
Home Buyer Assistance	\$55,000.00	\$55,000.00
Affordable Housing Development	\$265,250.00	\$280,267.25
<b>Total HOME</b>	<b>\$427,000.00</b>	<b>\$447,023.00</b>

FY21 CDBG-HOME Distributions




FY21 CDBG-HOME Distributions
