



RESOLUTION

AUTHORIZING THE MAYOR TO APPLY FOR AND EXPEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR FISCAL YEAR 2020

CITY OF NASHUA

In the Year Two Thousand Eighteen

RESOLVED by the Board of Aldermen of the City of Nashua

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

That the following CDBG activities shall be carried out with an annual grant of \$646,750; estimated program income of \$30,000; and reprogrammed funds in the amount of \$114,673.84, as described herein, for a total of \$791,423.84. All activities are more fully described and shall be consistent with the proposals contained in the communications to the Human Affairs Committee dated February 7, 2019;

Reprogrammed Funds:

FY18 Salvation Army	\$3,656.68
FY18 CDBG Administration	\$624.50
FY18 Contingency	\$118.62
FY18 Project Delivery	\$1,080.15
FY18 HIP loan balance (program income)	\$61,784.89
FY18 Contingency	\$47,409.00

Activities to be funded in FY18:

1. Public Services - \$97,012.50

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

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2. Entrepreneurship For All (E for All) - \$40,000
Entity will facilitate economic development by providing technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises.
3. Nashua Children's Home - \$39,024
Window replacement at youth facility, located at 86 Concord Street.
4. Nashua Police Athletic League (PAL) - \$20,000
Fire safety improvements, including sprinkler system, fire alarm panel, fire doors, egress and other related corrections as outlined in proposal.
5. Nashua Soup Kitchen & Shelter - \$75,000
Asbestos remediation at 35 Spring Street to allow property to be developed as a shelter for single adults and families with children.
6. Opportunity Networks - \$50,000
Accessibility and safety improvements, including ADA compliant doors and ADA bathroom renovations.
7. PLUS Company - \$43,094
Replacement of five roof-top HVAC units at 19 Chestnut Street.
8. Youth Council - \$25,000
Heating System replacement for 2nd and 3rd floors of 112 West Pearl Street
9. CDBG Grant Administration - \$135,350
General administration and planning costs of carrying out the CDBG and other related HUD projects by the Urban Programs Department, including but not limited to regulatory compliance monitoring, IDIS management, preparation of required grant reports, advertising, recording fees, etc. Amount shall not exceed 20% of the entitlement award plus actual program income received during the program year.
10. Project Delivery - \$115,000
Construction management related to physical CDBG projects and Housing Improvement Program, including but not limited to the direct cost of the Urban Programs Department staff to conduct environmental reviews, drafting scope of work, preparation of bid documents, bidding, construction management and Davis Bacon compliance.
11. Housing Improvement Program (HIP) - \$89,000
Financial and technical assistance to eligible low-moderate income, owner-occupants in for essential repairs of 1-4 family residential properties. Financial assistance provided in the form of 0% deferred payment loans and/or grants for certain emergency work, as described in the Program's Guidelines. Minor rehab including code and safety corrections, repairs, accessibility, etc. Repayment of prior HIP loans, in excess of annual estimated program income, shall be added to this loan pool during the program year. Emergency work, costing at least \$1,000 and up to \$5,000, may be offered in the form of a grant rather than a loan to owners at or below 30% AMI. Owners earning above 30% AMI may be offered assistance in the form of a loan.

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12. Rental Rehab Program - \$54,894

Pilot program utilizing reprogrammed funds from FY18 HIP loan pool, offering 0% interest, deferred payment loans for essential repairs of residential rental properties containing 1-8 units, occupied by income eligible tenants. Financing and other terms more fully described in the Program's Guidelines. Properties located in the City's lowest income census tracts will receive priority.

13. Contingency – \$8,049.34

Reserve funds that may be applied to any of the activities described herein for unforeseen costs. Funds may be directed to other unforeseen eligible community needs, subject to Board of Aldermen approval. Contingency budget may be adjusted to reflect an increase or decrease in the annual CDBG allocation, as announced by HUD following approval of this Resolution. If CDBG award is significantly less than anticipated and this Contingency line cannot cover the reduction, all activities will be adjusted proportionately.

That all open and active CDBG activities from previous Action Plans be carried forward and entered in the FY20 Action Plan as applicable; and

That the following HOME activities be carried out with an annual grant of \$359,905:

1. HOME Grant Administration - \$35,990.50

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

2. Community Housing Development Organization (CHDO) Reserve - \$53,985.75

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

3. Affordable Housing Development - \$269,928.75

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