



City of Nashua
Community Development Division
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Memo

To: Human Affairs Committee
From: Julian Long, Urban Programs Manager (x3087 or longj@nashuanh.gov)
Date: March 11, 2024
Re: Urban Programs Department Updates – February 2024

Community Development Block Grant (CDBG) Updates

Prior Year Projects

The Ash St. futsal court lighting project is under contract. The final contract was reviewed and approved by the Finance Committee at its February 7th meeting.

FY 2024 Projects

The Nashua PAL sprinkler system project work has been completed. The access control work portion of the project is scheduled to begin by end of March.

The Stepping Stones transitional housing project has been cancelled by the Urban Programs Department, as the agency has not been able to negotiate a lease for the proposed project site at the former Daniel Webster College campus. The agency has been encouraged to reapply for CDBG funds in autumn 2024 if it is able to secure a location for the project.

The First Church of Nashua/Family Promise permanent supportive housing project did not receive the funding requested through the New Hampshire Housing Finance Authority. The Urban Programs Manager and Community Development Director met with First Church of Nashua and Family Promise of Southern New Hampshire staff to discuss other potential funding sources for the project.

FY 2025 Annual Action Plan – Grant Applications

The City of Nashua has received fifteen applications, including four applications from three City departments. The grant applications and grant application summary are available via Google Drive at <https://drive.google.com/drive/folders/1n7gVyIW6OEqdibi-8O2TebR0umxscgCX?usp=sharing>.

The Urban Programs Department has reviewed the submitted applications and recommends that the Human Affairs Committee evaluate applications based on (1) agency's ability to complete the project within a one-year time frame and (2) ability to complete the project with amount of CDBG funds awarded, as well as other secured (not speculative) funding. In addition, the Urban Programs Department has the following application-specific recommendations:

- Mary Sweeney Home: CDBG funds cannot be used to purchase or replace any kitchen appliances, as these are considered personal property and not rehabilitation.
- Nashua Soup Kitchen: The request for repairs to the refrigerator would not be eligible as the equipment being serviced are not considered "principle fixtures" of the build and able to be repaired under the banner of deferred maintenance. The remainder of the project is eligible.
- Front Door Agency: UPD staff believes the proposed budget is based on a quote that likely does not include payment of federal Davis-Bacon Act wage rates. If this is in fact the case, extra funding will need to be allocated to ensure Davis-Bacon Act compliance.
- Gateways Community Services: UPD staff believes the proposed project requires funding of at least \$25,000 to complete.
- Arlington Street Community Center: UPD staff has calculated a per-window estimated cost of \$4,762 per window, which is higher than typical. UPD staff recommends a site visit from the CDBG Project Administrator to evaluate the building and windows.

FY 2025 Annual Action Plan – Draft Plan

The Urban Programs Manager has drafted the FY 2025 Annual Action Plan, which is attached to this memorandum. As there have not yet been funding recommendations made by the Committee, significant portions of the plan contain placeholder information, which has been highlighted. The draft plan is available via Google Drive at <https://docs.google.com/document/d/1vew0pSiU3Mw6OrRvW2BDl4UDfsnAV2bU/edit?usp=sharing&oid=107794192286264694391&rtopof=true&sd=true>.

HOME Investment Partnerships (HOME) Program Updates

NeighborWorks of Southern NH - 249 Main Street

The full HOME award and full amount of City of Nashua InvestNH award have been disbursed for this project. The project is on track to be completed in summer 2024, with tenants moving into the building in August 2024. Project progress photographs are available via Google Drive at <https://drive.google.com/drive/folders/1W1jae3jeFUdy8x1IVfc-lmSUSEpT7Irw?usp=sharing>.

Greater Nashua Habitat for Humanity – 14 Granite Street

Work proceeds on schedule for the 14 Granite St. single-family house construction. Approximately half of the HOME award has been requested and disbursed for this project. Project progress photographs are available via Google Drive at <https://drive.google.com/drive/folders/1rAiiKpweKfAkULdUCMW-10ARUTCCIXJI?usp=sharing>.

Lead Remediation Program Updates

Remediation work has completed on the approved a 32-unit building project located at 28-36 Chestnut Street, and all units have passed final inspection. A final report on the project has been submitted to HUD.

The lead program team has continued meetings to discuss preparation for the next HUD lead remediation grant Notice of Funding Opportunity and the close-out of the current grant, which ends July 3, 2024. Currently, the lead team is working on drafting the proposed budget for the next grant.

Report Attachments

- FY 2025 CDBG Grant Applications and Summary – electronic only - <https://drive.google.com/drive/folders/1n7gVyIW6OEqdibi-8O2TebR0umxscgCX?usp=sharing>
- FY 2025 CDBG and HOME Annual Action Plan – electronic only – <https://docs.google.com/document/d/1vew0pSiU3Mw6OrRvW2BDI4UDfsnAV2bU/edit?usp=sharing&oid=107794192286264694391&trpof=true&sd=true>
- 249 Main Street Project Photographs – electronic only - <https://drive.google.com/drive/folders/1W1jae3jeFUdy8x1IVfC-ImSUSEpT7Irw?usp=sharing>