

HUMAN AFFAIRS COMMITTEE

April 17, 2023

A meeting of the Human Affairs Committee was held Monday, April 17, 2023, at 7:02 p.m. in the Aldermanic Chamber.

Alderman Thomas Lopez, Chairman, presided.

Members of the Committee present: Alderman Thomas Lopez, Chairman;  
Alderwoman-at-Large Shoshanna Kelly, Vice-Chair;  
Alderman Patricia Klee, Clerk

Members of the Committee absent: Alderman-at-Large Melbourne Moran, Jr.  
Alderwoman-at-Large Gloria Timmons

Also in Attendance: Julian Long, Urban Programs Manager (via Zoom)  
Matt Sullivan, Community Development Division Director

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**PUBLIC HEARING**

**FY 2024 ANNUAL ACTION PLAN FOR THE CITY OF NASHUA'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) PROGRAMS**

Chairman Lopez

So this is a public hearing. So the public will be invited to come up twice to speak in favor and twice to speak opposed. Kind of mix them up a little bit so if you hear something that you want to clarify, you can still do that. This is separate from the regular meeting which will proceed immediately afterwards. There will be another period of public comment. Then we'll have a presentation by Stepping Stones, then we're going to get to communications, and then working on the CDBG planning.

So I see a number of nonprofits here. If we have questions or need information, we definitely appreciate you being here. If you want to make a couple header comments, then I definitely invite you to do that at the public hearing but bear in mind, it would be separately from the next one. So you might want to make a quick little elevator pitch at the public comment of the Human Affairs Committee

TESTIMONY IN FAVOR - None

TESTIMONY IN OPPOSITION - None

TESTIMONY IN FAVOR - None

TESTIMONY IN OPPOSITION - None

The public hearing was declared closed at 7:04 p.m.

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Regular Meeting

PUBLIC COMMENT - None

PRESENTATION

- Stepping Stones

Chairman Lopez

To begin with, we have a presentation from Stepping Stones. I see Director Kathy here if she'd like to come up.

Kathy Farland

Hello, again. My name is Kathy Farland. I am the Executive Director of Stepping Stones which is our homeless youth drop in center here in Nashua. We work with youth up to the age of 25. Just a quick reminder is that these are not

youths that are with their families but these are youth that are living on their own and have no place to call home.

So just a few facts about youth homelessness. One in every 10 people between the ages of 18 and 25 will be homeless sometime this year. One in every 30 teenagers between the ages of 13 and 17 will be homeless sometime this year. So you can pick any high school or middle school classroom in Nashua and one of those youths will be homeless in each classroom that you go into sometime this year. That is, again, homeless and unaccompanied not homeless with their families. These kids are couch surfing. They're living in doorways and hallways. They're staying temporarily at an emergency shelter if they're 18 or older. They might be living in a tent or in their car if they're lucky enough to have one. For those that aren't lucky enough, they spend their nights outside sleeping on the sidewalk or sometimes walking all night just to try to stay awake and safe.

Homeless youth feel unsafe each and every night. Their few possessions may be stolen. Drugs and alcohol are rampant. Physical abuse and sex trafficking are real fears for these kids. These factors combined with our youth put them in an increased risk of mental illness substance abuse, poor health, lack in education, becoming involved with criminal activity, or becoming a victim of that same activity, and these kids are desperate for a way out.

So these youth are dealing with a lot of different things. Aside from being homeless, they usually come in with diagnosis of anxiety and depression. Not surprising. We would all be probably anxious or depressed if we didn't know where we were sleeping tonight. They often have a lack of basic education skills. They are three times more likely to start using drugs while they're homeless than their housed peers. That's another often misconception is that these kids become homeless is because they have drug addictions and usually it is while they're homeless that these drug addictions start. They have a lack of resources. It's very difficult to find a job without having an address, a place to take a shower, or a way to get to work and yet they are the most resilient, determined youth that you will ever meet. Even with all these obstacles in their way, they want to move forward with their lives. They want to reach their goals, and dreams, and become happy, self-sufficient adults.

So what we do at Stepping Stones, right now at the drop in centers our goals are twofold. So we provide them with the basic needs including showers, laundry, meals, clothes, access to computers, and Wi Fi, lockers for their things like clothing and documents, a safe place to just rest for a little bit, and we provide sleeping bags, backpacks, and warmers, flashlights, and snacks, and water so that they can take with them, and then we start working with them on their goals. So a place to live and a job are usually high on their list. We help them get birth certificates, social security cards, and picture IDs so that they can get a job. We help them applied for college and financial aid. We help them get cell phones, food stamps, and medical insurance. We help them find medical, dental, mental health, and substance use resources. We help them apply for housing vouchers, work with them on finding an apartment, a job, transportation, and a driver's license. As the one who usually takes them out for driving practice, I can tell you this is a terrifying endeavor. But whatever their goals are, our goal is to help them get there. We also listen. This is probably one of the most important things we do for our youth. They've told us it offers hope that their lives could be better. It gives them the encouragement to reach for their goals and the positive environment they find at Stepping Stones and the hope and confidence they find in themselves.

So our newest project, as you guys know, is actually to be able to provide an independent living program for our youth which includes housing for them as well while they're taking this program. So our mission, of course, has always been to help these homeless youth become self-sufficient adults and this level up independent living program is going to help them do just that. So part of this independent living program includes completing their GED, taking soft skills training classes at New Hampshire Employment Security, career planning and positions where they can make enough money to support themselves, and of course finding and keeping jobs while they're working through these processes.

If they choose to pursue secondary or vocational education, we help them with additional resources for transportation, funding resources, quiet places to study, and volunteer tutors. We're also teaching independent living skills and personal finance including investing, insurance, saving for large purchases, and more. Culinary arts including shopping, cooking, and cleaning up. Self-care including hygiene and care of their living spaces and including regular checks to make sure their living spaces are clean and safe while they're there, and safety around relationships as well as the larger community.

Our youth will also spend time each week with other groups in the community like the Y, Positive Street Arts, sports teams, theater, or other interests that they might have. This is so that when they graduated from our program, they already have other positive links in the community.

They also need to take care of their health including physical, dental, mental health. As you can imagine when you have no place to call home at night, those things go by the wayside. A lot of our kids have type one diabetes. They are on medications for mental health issues like schizophrenia, PTSD, ADHD. If they're not able to even get to their doctors, a

lot of times they stopped taking their medications which again makes things so much more difficult for them to be able to function a lot of times.

So this new program is actually a four level program. The youth are all going to be working towards those same benchmarks as they work through it. They will start paying a fixed amount each week for their room which increases the more they level up and move into more spacious accommodations. Upon graduation, they will no longer be on any welfare, social services, food stamps, Medicaid, housing vouchers, etc. They will have a tenant reference from us. They will have the funds saved for a security deposit and they'll be making enough money to either afford their own small apartment or with a roommate afford a bigger one. They'll know how to care for themselves and their place and will truly be able to handle this thing we call "adulating".

So with our new independent living program, we already have several youth who are already to get started with moving forward towards their goals knowing they'll have a safe place to be each night and with people that care about them and support them. Any questions?

Chairman Lopez

Questions from the committee? I have a couple. How old did you say your organization was?

Kathy Farland

Stepping Stones is two and a half years old now.

Chairman Lopez

So when we say new kid on the block, we're not kidding. What kind of support do you have from a board? Like what kind of members do you have on the Board of Directors?

Kathy Farland

So we have six board members. We have one from the local hospital and local hospitals. We have local business owners. We have people that live and work in the community. So we've got a good mix of different types of people. We have - one of them actually has lived experience which is great and really helps to give us that feedback as well. We have people that have worked with homeless youth so it's a good sampling.

Chairman Lopez

And you are a 501 (c) III?

Kathy Farland

We are.

Chairman Lopez

So this isn't a casual group of people sharing a pair of pants or whatever. This is a group of people dedicated to the type of work that you're doing. Maybe that explains why you've been able to do so much in a short amount of time. You have been continually operating your day center for how long?

Kathy Farland

Almost two and a half years.

Chairman Lopez

I know when the city was looking for places for warming stations, you guys were among the first to step forward and some of the only ones that were available at the time on weekends. Do you still have weekend availability?

Kathy Farland

We don't right now. When we did open, we were open either Saturdays or Sundays every week.

Chairman Lopez

And so the project that you're doing or proposing at Daniel Webster College, that's a pretty big expensive for any nonprofit. My understanding is you're working with the staff that you have. Do you have plans for strategic growth to fill in the spot?

Kathy Farland

We do. We actually – it looks like we've probably hired the first RA for the property. I will know for sure tomorrow. Some of the staff that we have at the center now will be also working at the property. We do expect that we may not have as many kids at the drop in center because we will have more in the independent living program. So we'll be able to split some of that staff and we are planning on hiring three additional staff to work with the youth during the day at the independent living program. As the kids work through the steps, they spend more time there and they have more things they need to do. So it's not something we need to do immediately but it is something we'll need to do in probably the next 60 to 90 days.

Chairman Lopez

I know at the Continuum of Care meeting, the United Way Mike Apfelberg spoke about your collaboration. I've seen you at the Employment Committee both your peers and your staff pretty regularly. You are a large part of the point in time count. Are there other collaborations like community partners that you work with other organizations?

Kathy Farland

We work closely with the emergency shelters in town. I was actually on the phone with Denise today. She has two new youth that have come in. So they refer everybody within our age range over to us and of course, we work with them as well right now so that we can get our youth when they come in for some safe place to sleep. We work with Harbor Care. We work with Greater Nashua Mental Health. We work with H.E.A.R.T.S.. We work with Revive. We work with doorway. There's a whole long list of different agencies we work with because that's part of what we do. We don't expect to be able to do everything for our youth and there's no reason to because a lot of those resources are already in Nashua. We just need to be able to make those connection with our youth so that they know where they can go.

Chairman Lopez

Okay. Any other questions in the committee? All right. Thank you for your presentation and move on to the next order of business.

COMMUNICATIONS

From: Julian Long, Urban Programs Manager  
Re: Urban Programs Department Updates – March/April 2023

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

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS**R-23-105**

Endorsers: Mayor Jim Donchess  
Alderman John Sullivan  
Alderman Patricia Klee  
Alderman-at-Large Melbourne Moran, Jr.  
Alderman Thomas Lopez  
Alderwoman-at-Large Shoshanna Kelly  
Alderman Alex Comeau  
Alderman Richard A. Dowd  
Alderman Tyler Gouveia  
Alderman June M. Caron

Alderman Derek Thibeault  
Alderwoman-at-Large Gloria Timmons  
Alderman-at-Large Lori Wilshire

**APPROVING THE USE OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS BY GREATER NASHUA HABITAT FOR HUMANITY FOR 14 GRANITE STREET**

**MOTION BY ALDERMAN KLEE TO RECOMMEND FINAL PASSAGE**

ON THE QUESTION

Director long did you want to weigh in on this? Give us a primer on this? Oh, I see a speaker in front actually, I'm sorry.

Christa Tsechrintzis

Hi. I'm Christa Tsechrintzis, Executive Director, for Greater Nashua Habitat for Humanity. Our address is 10 Clinton Drive in Hollis.

Chairman Lopez

Thank you.

Christa Tsechrintzis

Thank you. So I just came to say a few words about the proposal. Julian invited us to speak briefly. I think everyone in the room knows about Greater Nashua Habitat for Humanity. We are actively trying to dispel some myths that come about such as that we give away free houses, that Jimmy Carter builds them all, that sort of thing. We are getting out into the community to really share our work and what we do. So we build strength, stability, and self-reliance through homeownership opportunities. So I'm here to speak specifically about the grant request for 14 Granite Street. A small parcel of land that really isn't buildable for a bigger developer and it's just going to make the perfect size for a single family home.

Our construction philosophy is to build simple, decent, affordable homes that are sustainable and durable. All with a five star energy rating. We look at affordability for the families after the day that we sell the home to them. We want them to be successful as a homeowner and we offer that support to our family support continues after the sale of the home.

Since I applied, the good news is we have selected a partner family. So we went through an extensive application process. We have a family selection committee that put in many, many hours reviewing applications, verifying employment, background checks, credit checks. We're happy to say that one of the partner family that we selected is a client for two years at the Front Door Agency. So really nice collaboration with them and they've even offered so far to do build days with us and help them on their friends and family sweat equity hours.

The partner family agrees to put in 350 hours of sweat equity on the home building it with family and friends with at least 100 on site doing the construction. Really getting to know the volunteers and who is building the house for them. They are in 30 to 60% of area median income and they have demonstrated the ability to meet the financial obligations and provide \$1,000 down payment.

And from there, this is the myth about that we don't give away free homes. We offer an affordable mortgage. So the house is actually sold at fair market value, which means the property tax is based on the sold price. The way we do that is by two mortgages where the first is capped at 30% of the family's income. That includes taxes, insurance, and principal. And the second - and that's a mortgage that they pay back to us that we hold. The second is a non-payable mortgage that dissolves in time and there's an equity share program through the years of the mortgage that favors the family more each year.

Granite Street will represent our 12<sup>th</sup> Nashua family that we'll be supporting. 85% of our applicants have school aged children. We witnessed in our last sale our home we did a duplex on Paxton Terrace which both had children that are thriving at their new school. We've had feedback from the moms that they're actively participating in the community, in the after school program. They love it. Their grades are great. So that's kind of the some of the outcome that we see.

I do have some packets here that include a rendering of what the house will look like from our architects. It's

conceptual, plot plan. This actually includes our budget as well. I did want to mention I have a Board member with us, Nora Boyle, who is our most important Board member. She's our Treasurer. So if any questions come up on that end but you can see the plot layout. We've worked with an engineer to lay that out the budget. Then we included an evidence brief on the benefits of homeownership for families and children. So it's a really nice piece to read. So do you have any questions about the project?

Alderman Klee

Thank you, Mr. Chairman. Is this the first house on Granite Street that you've - I know you – we - not with you I didn't have this conversation but I know there was a conversation about a couple of properties that I think that they were going to rehab one or two of them.

Christa Tsechrintzis

This is the first on Granite Street.

Alderman Klee

The first build on Granite Street?

Christa Tsechrintzis

Yes.

Alderman Klee

Did you not...

Christa Tsechrintzis

No I think this is our first on Granite Street.

Alderman Klee

I don't know why I'm recalling that there was a parking lot and another home on Granite Street. I thought that you were rehabbing...? No? Okay. I must be miss remembering them. Thank you so much.

Christa Tsechrintzis

If there's a parking lot, we'll take it. We'll put a house there.

Alderman Klee

Well I believe it was Granite Street. There was a parking lot that the kind of more abandoned than anything else that the residents were parking on. Granite State has very limited parking. So I remember being – I was very concerned about that when you guys took over and so on. I thought you were building that house that was there kind of on the corner.

Christa Tsechrintzis

No. So when we bought the subdivided lot from 18 Granite Street and it came with a garage on it that needed to be demolished. So since that was in the late summer that we bought it, since then we did the demolition and then we put in this application.

Alderman Klee

Thank you very much.

Christa Tsechrintzis

It is flat, ready to go now.

Chairman Lopez

So just a housekeeping because we do have a transcriber and we do have to use Mason's Rules if somebody wants to contribute, feel free to step up to the mic with the speaker. You also have to give your name and address so we can differentiate.

With that being said, I'm very familiar with Habitat for Humanity. You have two houses on Chestnut Street, which came out really, really well. One was the former site – the Nashua Soup Kitchen and Shelter. We were happy to see it demolished after working there for a while. Then a new house to be built and instead where two families, you know, moved in and have contributed well to the neighborhood. And then across the street, I think there was a fire which demolished part of the building and Habitat was able to put in that place two families as well which, again, they contribute a lot to the neighborhood. They're happy to be there. Overall, they're part of Nashua. The way that they got there isn't so different as who they are and what they bring now today.

With the comment you said earlier though 12 families, both of those sites were two families' sites. I had connections with Habitat way back when I was in college, which is a little while ago. So has the Nashua area Habitat been struggling with land access or are there older homes that might be in the area?

Christa Tsechrintzis

Those were just our Nashua families. So there's other families that - we serve 14 towns. So we have built houses in Wilton and other towns as well. So that was the number for our Nashua families.

Chairman Lopez

Okay. I think Nashua grew up pretty quickly here and didn't have a lot of available plots of land. So it might have been easier to focus on other areas. But in addition to the housing, the building of the houses and that kind of stuff was just kind of like your branding program, you also do a lot for handicapped adults?

Christa Tsechrintzis

We have a critical home repair program which we're actually just relaunching after COVID and it is picking up pace very, very quickly. So we have a new critical home repair manager. So he set all our policies, and procedures, make sure we're following all our guidelines, and we've started marketing to places like the Senior Center, Meals on Wheels, and what it is to provide home repairs. So for current homeowners that can't afford to make improvements that will allow them to stay safely in their homes. So sometimes disabilities, handicap ramps. We actually have a ramp call this week that actually came up. We have a sample of grab bars in a bathroom or flooring that is not safe. So anything like that, that would allow the family or the homeowner to stay safely in their home. That program is like I said really taking off and building back up after COVID.

We also like to do community partnerships as well. You mentioned the Soup Kitchen. We did a ramp there. We built a swing set at the Front Door Agency. We had a playhouse that just got transformed into a 24 hour accessible food pantry that's going to be opening up soon for the United Way. So we love the community collaboration and the partnerships as well.

Chairman Lopez

So HUD doesn't just give funding without 27,000 strings attached. With regard to all of the things, I remember some struggles with having to put sprinklers in closets in the basement of some of the other houses. They're very, very thorough. Where are you in the Planning Board application process and all that?

Christa Tsechrintzis

We're still in the design phase. We're waiting till this funding comes through and then we'll be working on finishing the design, and doing the excavation, and working that part.

Chairman Lopez

What's the overall makeup of the funding that you're going to need for this project? I'm assuming it's not this. Is it maybe just part of it?

Christa Tsechrintzis

This is part of it. I included the full budget which is 368. This would help us through the first two phases that really helps bridge that gap to launch while we're we have some fundraisers planned. So the other portion will be made up by fundraisers, our annual appeal, and homeowner sponsorships. We've had one solid and a couple verbal commitments come in since the application and grant funding as well from specifically Eastern Bank, United Way. So all of those will make up the rest of the funding. We also hold our mortgages. So the families that are paying that have purchased homes from us, that goes into even a small amount of the principal because it is set at 30% of their income and taxes gets first. So after that what's left goes into homebuilding accounts that we hold as well to make up some of that gap funding as well. Then we also look for in-kind partnerships as many as possible. Our volunteer build crew put in the volunteer hours for the labor. We do sub out licensed plumbing, and electric, and excavation, and things like that.

Chairman Lopez

So Mr. Long if you want to clarify anything I'm saying here that might be wrong. The HOME funds are federal funding which in this case is being used to leverage additional sources of funding. Some might be private, some might be nonprofit, other types of things, and this is coming from last year's budget or?

Christa Tsechrintzis

No a budget that we've done specifically for this house.

Chairman Lopez

Okay. I was directing to Mr. Long - Julian who runs our CDBG.

Julian Long Urban Programs Manager

Hi. This is Julian Long, Urban Programs Manager. So yes, this is correct. This would be coming out of our FY2023 funds, possibly some prior year funds but mostly FY2023. Not our future year funds.

Chairman Lopez

Okay. So this is a separate pot from what we're discussing tonight as well?

Julian Long, Urban Programs Manager

Yes, that's correct. We still have funds available.

Chairman Lopez

I just thought I'd reassure the audience. Any other questions from the Board of Aldermen? I guess Alderman Kelly.

Alderwoman Kelly

I didn't have a question. I just wanted to say thank you for coming forward. I was there for the groundbreaking of 10 Paxton. So it's nice to hear it (inaudible).

Christa Tsechrintzis

It's exciting. Soon as we move ahead with excavation, we'll plan another groundbreaking and I'll let you know.

Alderwoman Kelly

Sounds great.

Chairman Lopez

All right. It looks like it's good for now. If the Committee doesn't have any further questions, I'll call for a vote to recommend final passage.



**MOTION CARRIED**

**R-23-102**

Endorsers: Mayor Jim Donchess  
Alderman Patricia Klee  
Alderman-at-Large Melbourne Moran, Jr.  
Alderman Thomas Lopez  
Alderwoman-at-Large Shoshanna Kelly  
Alderman Richard A. Dowd  
Alderman June M. Caron  
Alderwoman-at-Large Gloria Timmons

**AUTHORIZING THE MAYOR TO APPLY FOR AND EXPEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR FISCAL YEAR 2024**

**MOTION BY ALDERMAN KLEE TO RECOMMEND FINAL PASSAGE**

ON THE QUESTION

Chairman Lopez

So with that in mind, Manager Long you said we need to do our allocations all tonight and you were hoping to have it for the May 17 Board - May 16<sup>th</sup> Board meeting?

Julian Long, Urban Programs Manager

Yes. We're required by HUD to submit our annual action plan by May 15<sup>th</sup>. So in order to meet that deadline, you would need to make your allocations tonight so the full action plan and allocations can go to the full Board before the May 15<sup>th</sup> deadline.

Chairman Lopez

Okay. Do you have the share screen? Can we put it up?

Alderman Klee

Yes, I can put it up.

Chairman Lopez

Okay.

Alderwoman Kelly

If I can have a question just start off here?

Chairman Lopez

Absolutely.

Alderwoman Kelly

Just making sure I understand correctly because we're usually at a deficit but your memo from earlier this year noted that we have - let me find the right number - \$624,308 in CDBG funding plus \$80,423 that was unexpended. Does that mean our total allocation that we have is around 704? Is that correct?

Julian Long, Urban Programs Manager

Yes, there is that additional amount and there is also an additional \$100,000 from a canceled public facilities projects.

Alderwoman Kelly

And if I could follow up? It looks like the every requested application only adds up to around \$592,000. Is that correct? 158 and six cents?

Julian Long, Urban Programs Manager

Yes but we also you have to account for the 20% for admin and planning. I can do the math real quick to see if...

Alderwoman Kelly

So we have to take 20 - I've done this for how many years and I always forget. So we have to take 20% of that and set it aside?

Julian Long, Urban Programs Manager

Yes. So that's going to be \$124,862,000. I believe it's just 10% for HUD but let me double check that real quick.

Chairman Lopez

So Manager Long if I understand this right, the CDBG grant administration and project delivery are not movable objects. (inaudible)

Julian Long, Urban Programs Manager

So yes so program delivery that is staff.

Alderwoman Kelly

So 20% is put aside for that. I'm sorry, I spoke out of turn.

Chairman Lopez

Alderman Kelly.

Alderwoman Kelly

Thank you. Did you say you clarify the 10% is the HUD set aside as well?

Julian Long, Urban Programs Manager

I meant to say the HOME program. Yes, we're allowed to spend up to 10% of our HOME grant on admin as well.

Alderwoman Kelly

But that's a different allocation, correct?

Julian Long, Urban Programs Manager

That's a different allocation. That is correct.

Alderwoman Kelly

So the total amount we have to expend is \$563,784.

Julian Long, Urban Programs Manager

That sounds correct but I will do some quick math just to make sure all the numbers are...

Alderwoman Kelly

So we're about \$30,000 away if we were to...okay. Thank you.

Julian Long, Urban Programs Manager

While I am double checking numbers, are there any other questions I can answer?

Alderwoman Kelly

Actually, I have a question. This might get a little in the weeds but you said there's unexpended from last year. Does that still fall under so now we have this new bucket? It still all falls under that 20%.

Julian Long, Urban Programs Manager

So the 20% we're basing on just the grab that we're getting for next year. So just 20% of that funds not 20% of all the overall funds. We do have the ability to base it on 20% of the overall funds but that tends to get very financially messy. It's just easier since those costs are very predictable because it's its salary, its benefits, some other things that tend not to change terribly year to year. It's just easier to base it on the base grant in not prior year funds.

Alderwoman Kelly

Okay. So if I understand you correctly, we would be taking 80% of 62438 plus that unexpended and that'll give us what we have to allocate this evening. I'm coming up with \$579,869. I feel like this is the hardest part of this Committee.

Julian Long, Urban Programs Manager

The number I have available for total allocations for next year, and this includes prior year funds that are unexpended and subtracts the 20 percent for admin and planning costs, is \$679,869.88.

Chairman Lopez

So the proposed recommendations I'm seeing only total \$557,270 but that's before we add the 20% on. Is that correct?

Julian Long, Urban Programs Manager

Yes. The total amount should be \$592,158.06.

Alderwoman Kelly

Can you clarify your number? I'm sorry if I'm just being dense here but I had our allocation for this year of \$624,308 which would be subject to the 20% set aside plus the \$80,423 from last year. I get \$579,869 but you said 679. This is where – are you guys tracking what I'm saying?

Chairman Lopez

I'm not sure actually because everything I keep hearing sounds like too good to be true.

Alderwoman Kelly

I know. That's why I'm a little bit because we usually are having to cut quite a bit so that's why I was double checking the numbers.

Alderman Klee

Yes he did references the \$679,869.88 and I have to agree with you Alderwoman Kelly. I'm not quite coming up with the same number as yours but I'm not coming up with the 679. I hate to ask this Mr. Long but can we ask you to show us your math? Explain to us each of the numbers so that we can look at it ourselves?

Julian Long, Urban Programs Manager

Yes. So to get to the number I originally got to, I took the base of CDBG funding of 6024308. I added prior year funds which is the in the memo noted it's \$80,423.48. Then this is not in the memo but there is also another \$100,000 in prior year and I added that. That takes me up to \$804,731.48. Then I subtracted \$124,861.60 which is our admin and planning. According to my calculations is \$679,869.88.

Alderwoman Kelly

Yup. We were exactly \$100,000 off. I see it now. We're good. So then I would venture - we've never had to worry about it but it looks like we have enough to allocate all of these projects.

Chairman Lopez

All right.

Alderwoman Kelly

Was I right?

Julian Long, Urban Programs Manager

Yes.

Chairman Lopez

Manager Long is that your concurrence because I mean I kind of want to just approve what you propose but I don't want to find out later we were wrong.

Alderman Klee

So we have the 587 270.

Chairman Lopez

Okay.

Alderman Klee

Do we need to read each one of these or do we just say...

Alderwoman Kelly

We usually do each one of those but we usually go one by one and say (inaudible) but that's not the same number at what's in the...

Alderman Klee

557270

Alderwoman Kelly

We've been saying 592 something.

Alderman Klee

He said 592150 so we need to know what the difference is.

Alderwoman Kelly

Yup.

Chairman Lopez

Manager Long can you provide some clarification why there's a difference?

Alderman Klee

In our agenda, it says by 557270 and you said it was 592158.

Alderman Klee

A couple of people from the audience.

Chairman Lopez

Approach - name and address.

Christa Tsechrintzis

Christa Tsechrintzis from Greater Nashua Habitat for Humanity, 10 Clinton Drive in Hollis.  
From what I previously looked at, I believe that's what she might be from the CAC not CDBG.

Alderwoman Kelly

Yeah, I was gonna say this doesn't look like the same ones.

Christa Tsechrintzis

Because there's a couple programs on there that I know that wouldn't apply for us under CDBG. So I think that could be the difference.

Alderwoman Kelly

Okay, good.

Alderman Klee

So do we have the list of where they're going?

Julian Long, Urban Programs Manager

Apologies. So we still do have to make choices because we have other funding requests that were not through a grant application process for the home improvements program of \$125,000, the rental improvements program is \$25,000, and our project delivery costs of \$125,000. So including those costs if my math is correct, that brings the total amounts to \$867,158.06.

Chairman Lopez

So I'm thinking this is where that is in the memo.

Alderwoman Kelly

Can I ask a question? So I see your home improvements and rental. I have some questions around that because I know we've flip flopped those numbers in the past. Project Delivery – this is different than the 20% set aside for staffing. This is specific to the projects?

Julian Long, Urban Programs Manager

Yes, that is correct. We are able to - this is staff salary. This is you know, our Construction Manager Mike Jungers and we are able to spend that outside of the general admin. cap. So I will say that if we can leave that number untouched, that is important. Of course, we're happy to discuss adjusting the numbers for the home improvements program or rental improvements program as needed.

Alderwoman Kelly

Okay. So we're looking at 187 to 98 deficit.

Chairman Lopez

That feels more like.

Alderwoman Kelly

Okay.

Alderman Klee

This doesn't have the individual applications.

Alderwoman Kelly

There was a memo - Trish if you're looking if there was a memo in our packet.

Alderman Klee

Okay.

Alderwoman Kelly

That was pretty clear on the 28<sup>th</sup>.

Alderman Klee

Do you know what on the package it is?

Alderwoman Kelly

Yeah hold on one second. It's the packet from March 9<sup>th</sup>. If you go to the third page, it's like a nice clean...

Alderman Klee

...on the 9<sup>th</sup>.

Alderwoman Kelly

Okay, if I could. So can you quickly remind us - I'm sure we've talked about it but this is always such a month long process that I forget where we are with home improvements, and rental improvements, and how they've been utilized over the last year or so?

Julian Long, Urban Programs Manager

Yes happy to do so. So far the Home Improvements Program has been far more utilized than the Rental Improvements Program which is why we've requested more money for home improvements than rental improvements. We actually as you might remember recently requested to move some of the money from rental to home improvements. We are working on getting some updated numbers from finance but we think we're very close to having expended all of the funds allocated for this current program year.

Alderwoman Kelly

When you say all the funds, you're talking about rental and home?

Julian Long, Urban Programs Manager

No probably from home funds. There is still some rental improvement funds.

Alderwoman Kelly

Okay.

Alderman Klee

So we have to cut the 187? Is that what we're looking at?

Chairman Lopez

I think so.

Alderwoman Kelly

We also tend to go round and round about whether we want to put anything into contingency but it seems like sometimes unexpended can kind of cover (inaudible) so I think last year we left it as zero.

Julian Long, Urban Programs Manager

Yeah generally HUD once all the funds allocated to projects and not contingency. So we do generally and will generally have prior year funds that are expended. Projects sometimes fall through. We also do get program income because we do get repayments for our home improvements program when people sell their properties.

Chairman Lopez

Okay. So does the Committee want to start just by trying a little fund reduction and then any projects on here that are like we need the price tag?

Alderman Klee

May I ask Mr. Long a question? Thank you. Mr. Long looking at the memo that you sent that was in the March 9<sup>th</sup> package, you have a couple items here that are highlighted - the Stepping Stones construction of \$150,000, and then you have the Nashua Community Development Division, and Nashua Economic Division \$50,000 matching grants facade improvements to the downtown core area. Why are those particular ones highlighted?

Julian Long, Urban Programs Manager

They were highlighted because they were changes from the previous memo in February. Stepping Stones increased its funding request to \$150,000 based on the change of scope of the project when they started pursuing the Daniel Webster College property. The Community Development Division and Economic Development Division requests for facade improvements came in after the original February memo.

Alderman Klee

Thank you.

Chairman Lopez

Manager Long can you clarify the facade improvements program and maybe compare and contrast it to...

Alderwoman Kelly

Director Sullivan's here.

Chairman Lopez

Director Sullivan can do it too.

Alderwoman Kelly

This was his request. He spoke at it.

Chairman Lopez

So if you could describe what's intended and then also maybe articulate how it wouldn't be something that maybe Downtown Improvement Committee could be looking at.

Matt Sullivan, Community Development Director

First I would address the fact that Downtown Improvement Committee certainly could look at this. However, the traditional mechanism that's been used for this program has been CDBG funding based primarily in the intent that these would be low to moderate income either owners or business entities that could benefit from the funding. It seemed like a good use of these program funds.

The intent is, in fact, to fund facade improvements for those very same individuals and organizations in the downtown. A similar program was set up in the early 2010s and was very successful and resulted in several improvements in the downtown core. This seemed like an appropriate time to reinvest in this program based on the unprecedented amount of redevelopment and new development in that downtown core. I will admit that the \$50,000 number was somewhat arbitrary. However based on past experience with a maximum reward of \$10,000 per facade improvement, the intent here was to make enough funding available for five individual entities, businesses, or properties to apply for and be awarded the program funding. Certainly as I mentioned at the prior meeting where this was considered, that number could be reduced but I think we're looking to implement as much of this program as possible and the \$50,000 is an appropriate ask.

Chairman Lopez

Just a follow up. Is there any criteria for it? Is it just cosmetic changes because I mean never call it facade falling off the building over here and displacing a number of people?

Matt Sullivan, Community Development Director

Yeah, no. There are some loose criteria and when I say loose criteria, there is an option here for a business owner, a property owner, or a business entity to apply for a variety of different types of facade improvement. It could be used for a sign, it could be used for an awning, it could be used for window signage, and it could be used for actual structural improvement, improvements, painting, really anything that would generally improve the outside look and feel of a business entity in the downtown. So when I say loose criteria, it can really be many different types of improvements within a business entity's facade.

I will say that the criteria that are critical our eligibility criteria and that is that this program as it's contemplated right now will be intended to benefit low to moderate income entities or property owners. The only exception to that might be if the city goes through some sort of slum and blight designation which is not initially considered at this time but could in fact be pursued in the event that an entity applies for funding that does not qualify as low to moderate income. A slum and blight ruling could in fact open up some eligibility for other entities as well. There are criteria both from a programmatic income perspective and then from the fact simply that it has to be focused on the facade itself at the business and not to some other interior renovation.

Chairman Lopez

Are there any criteria that the business owners involved have to be in the city of Nashua - Nashua taxpayers - well I mean I guess the problem is there but.

Matt Sullivan, Community Development Director

I will defer to Mr. Long but my understanding is that the criteria do not require that the applicant be a City of Nashua taxpayer from a residential perspective but it does require obviously that the entity itself is within the City of Nashua and within the downtown core.

Chairman Lopez

Mr. Long you can confirm that?

Julian Long, Urban Programs Manager

Yes, I believe that's correct. That it is not required that the property owner or even the tenant be a resident of the City of Nashua.

Alderman Kelly



I have a question. So you said that someone has to be a low to moderate income but we're talking about property owners of downtown. How many people fall into this designation? Those buildings are all worth quite a bit.

Matt Sullivan, Community Development Director

Mr. Chair I'll briefly respond to this. It does certainly narrow the number of entities that might be able to apply. I think you're making an accurate statement in that it's unlikely that owners will be the applicants for this program. It's much more likely that we have either new businesses or existing businesses that may have suffered during COVID or the like that may have lower reportable income during the period of time that we'll be looking at that might be interested in participating in the program. It's absolutely fair to say that not that all property owners are in a solid financial position but it's unlikely that we'll have owners themselves applying and much more likely that will have businesses.

Alderwoman Kelly

Thank you.

Chairman Lopez

So I think probably given the circumstances that there's other funding sources that could be pursued and that this is a smaller population being served, I'm not quite as favorable towards maintaining full funding for them. But what do other Committee members feel about the idea of meeting some of this need by level reducing, like maybe three, or 5%, or something like that and then targeting specific uses.

Alderwoman Kelly

I personally would like to see us look at some of the ones that are a little bit more loose and how we put the money in whether it's the home improvement rental. That's where we've generally looked when we're trying to reduce, I'd love to fully fund as many projects as possible versus, you know, Director Sullivan - I think this program makes sense but he said it was sort of an arbitrary number. So I would like to kind of start there. I heard rental hasn't really been used. Do we take that 25 out. So I have a few ideas but I think I prefer that to then level cutting everybody. So no one gets a full project cost.

Chairman Lopez

Right and to clarify, I wasn't suggesting we level cut everybody equally to meet the full gap but maybe just to start to reduce it so that projects like this being reduced would get us closer to the finish line.

Alderman Klee

Thank you. I do agree with Alderwoman Kelly relative to the rental improvements program of the \$25,000 removing that one. The Home Improvement Program I could see maybe reducing it by \$25,000 but not reducing it by much because this is as much needed as these other entities that have come forward to us because they're oftentimes when homeowners that are in this predicament of suddenly their heating system goes and they need some assistance. I think that one is very, very important.

May I may ask Mr. Long a question?

Chairman Lopez

Absolutely.

Alderman Klee

The Rental Improvements Program - what is the current funding of that or do we have like a revolving account in that?

Julian Long, Urban Programs Manager

So for program income, so far we've been combining program income we receive for both the housing improvements and the rental improvements programs. So that that is a possible funding source. I believe we currently have \$25,000 of current year funds available for that.

Alderman Klee

In the Rental Improvements Program we have \$25,000 currently in there?

Julian Long, Urban Programs Manager

Yes. I believe that's the approximate amount.

Alderman Klee

May ask a follow up question?

Chairman Lopez

Sure.

Alderman Klee

I kind of have like a dual question here and I think we've asked this last year as well. Has anyone applied for any funding out of this program and is the word out that this program exists?

Julian Long, Urban Programs Manager

So no one has applied so far this year. I think in getting the word out is something that we could certainly do a lot better depending on how much money is or is not funded for next year. That'll probably depend on how much we push the program but we'll certainly be doing some additional efforts. I believe it was at the last Human Affairs Committee meeting, I believe it was Alderwoman Kelly who suggested reaching out to nonprofits who own rental properties and that's something that we think is very, very promising avenue since they serve a lot of low to moderate income residents.

Alderman Klee

May I? Thank you. Well I do agree with that thinking, this can also be for an individual person that may own this that is in need of some kind of assistance and so on. I go back to the ugliness of our bedbug discussions. When we had these rental properties that are low income and now we have an owner who has to go through and do whatever mitigation it is to get rid of these whether - it's really not their fault that this has happened but can these monies at all ever be used for that particular situation?

Julian Long, Urban Programs Manager

Yes. Depending on the specifics of what needs to happen in the building, the answer is like absolutely we could use funds for this. We have a pretty good relationship with our code enforcement. Mr. Ortega's office is right next to mine and certainly he knows he can direct residents to us. That includes property owners who might have things they need to improve in their buildings.

Alderman Klee

Then if I if I may make a comment. Then I have to admit that I - after this sort of conversation, I'm not really sure that we do want to cut the \$25,000 out of this program. I think we're creating a self-fulfilling prophecy of that no one's applying to it because we're not pushing it, because there's not a lot of money in it, and if we continue not to put any money in it, and while I think every one of these projects is extraordinarily important, I think something to the effects of the rental improvements, the home improvement program, and so on is equally as important. I would like to see this program pushed a little bit more even if we don't have all the funds that people want. At least it would show an appetite that there's a need for it. If we keep it in the shadows, no one's ever gonna know that it's there. So I mean I would not say no to cutting the \$25,000 but I want to really think hard about it. So thank you, Mr. Chairman.

Chairman Lopez

One moment Alderman Kelly. In the conversation that you had, it did occur to me - and I just want to confirm it with Manager Long – are any of the projects that are proposed here through CDBG projects that could have used the rental program as an alternative to applying for funding in the way that they did?

Julian Long, Urban Programs Manager

Sorry. I'm looking at my notes on the projects. For many of them, no but for some of them, yes. I think possibly the Marguerite's Place project could be, probably Front Door Agency. The program for both housing improvements and rental improvements has a cap that's lower than a lot of these projects and also it's limited to general kind of like health and safety issues versus general renovation is the scope. So the answer is for some yes but not for all.

Chairman Lopez

Okay. This isn't the first time we've talked about this with urban programs. I think I've at least done this for four years. So I think my opinion is if they have \$25,000 and they're asking for \$25,000 more, why not just leave the \$25,000 they have and instead of giving them more distribute that to other people. If they're able to get better buy in from the community, and if they're able to engage, then we have something to talk about next meeting or next year.

Alderman Klee

I agree. I think that's what I said don't balk at the doing. I just want to push the program in the future not to say well we only have \$25,000 so let's not advertise too much. I think we do need to advertise. If the funds are used, then we know next year we have to put that \$25,000 back or more.

Chairman Lopez

In that year that we have an extra \$25,000, we can put it in but in the meantime, I think that's probably one of the ....can you keep a track?

Alderman Klee

Yeah I don't know if she's...

Alderwoman Kelly

I'm starting. I usually have an Excel document but I've been starting to kind of...if I can ask a question. Director Long in the project delivery is that just an estimate as well? I feel like I still don't quite understand what that bucket of money is. So if someone - we say yes to Stepping Stones, they're doing it. This is money to then help with the project management of that?

Julian Long, Urban Programs Manager

Yeah so this is salary/benefits for our Construction Projects Manager Mike Jungers who oversees all of the public facilities projects and is also the main person involved in housing improvements and rental improvements from the programs.

Alderwoman Kelly

And just to clarify again because I don't ask this but I just want to make sure, that is a whole separate bucket than the cap that you had set aside from the original bucket for others ours, correct?

Julian Long, Urban Programs Manager

Yes, that is correct.

Alderman Klee

Just be patient with me. I'm fast once I get started.

Chairman Lopez

Well you're doing the work that work and we're not. So we appreciate it. Also for members of the public, Alderman Klee came directly from another meeting so I appreciated her getting up to speed at the beginning of the meeting so quickly.

So Manager Long, this could be something you do next year to win a little bit of grace from the Board.

Alderman Klee

Yeah, it is helpful if we have it in...

Chairman Lopez

...pre-existing spreadsheet formula so we can see it instead of entering.

Julian Long, Urban Programs Manager

Yes, I apologize for the confusion regarding numbers and I will absolutely try to make it much more clearer for next year.

Chairman Lopez

Manager Long in regards to the process, you said that we had to have our allocations in for May 15<sup>th</sup>. Do you have a firm estimate on how much we're likely to get? I think last year there was some question as to what – I think we're just working off of what we think we're gonna get from based on last year or whether we're actually getting it?

Julian Long, Urban Programs Manager

Yes, these are the real numbers. Our grant allocation did come out in February. So these are the final numbers we will there won't be a readjustment.

Chairman Lopez

Okay. Any particular reason why there's so much faster this year?

Julian Long, Urban Programs Manager

So it follows the congressional budget cycle. HUD has a certain number of days, which I don't recall offhand, after the budgets finalized for them to do the formula allocations. It varies greatly year to year based on how things go in Congress.

Alderman Klee

So these are fixed? We can't change these right? The home – oh no we can change these.

Alderwoman Kelly

We can change them.

Alderman Klee

Okay. And our bottom line that we have to meet is 582158?

Alderwoman Kelly

No, that's the full request.

Alderman Klee

That's a full request. What is the bottom line that we have to meet? 579? Mr. Long the number that we have to reconcile to?

Julian Long, Urban Programs Manager

Including or not including the 20% for admin.?

Alderman Klee

Not including. I didn't put that in here.

Julian Long, Urban Programs Manager

Okay. Let me get that for you real quick.

Alderwoman Kelly

The total number was 867168 in requests. That includes the three requests from...

Alderman Klee

867168 you said and that includes the 20% or without the 20%?

Alderwoman Kelly

Ah, that's a good question. That was what Director Long gave us. I'm not sure.

Julian Long, Urban Programs Manager

I don't remember whether that includes it. Let me – I'll get that to and we can just

Alderwoman Kelly

Doing a lot of hard thinking tonight. You must be missing something.

Julian Long, Urban Programs Manager

The 867 etc. number is not including the 20% for admin. and plan.

Alderman Klee

Okay, great.

Alderwoman Kelly

Okay.

Alderman Klee

Let me just finish this formula here.

Chairman Lopez

I think when we ask for transparency in government, we're not usually expecting to watch it get typed in.

Alderman Klee

Okay so this line here that you can see here, this 867, that number should be reduced as we're putting numbers here so when we hit zero, we're good.

Chairman Lopez

Okay.

Alderman Klee

That's what that number is.

Alderwoman Kelly

So Children's Home says \$1,000 instead of \$10,000?

Alderman Klee

Thank you.

Alderwoman Kelly

Zero makes a big difference.

Alderman Klee

It does. Okay. So if we if zero this one out.

Alderwoman Kelly

I agree with that.

Alderman Klee

Okay. Anything else we wanted to reduce? We said some...

Alderwoman Kelly

This is such a hard thing but I was wondering if we just start by capping everyone's allocations at \$100,000. That gets us really close. I'd like to ask a question to anyone to here. So like Stepping Stones would be 100 instead of 150 and if you do the same to home improvement.

Alderman Klee

So now we're down \$125,000.

Alderwoman Kelly

I'm just wondering about your formula because if you look at what we took out, it should add up to 175 and we only had 187 deficit.

Alderman Klee

Okay, hold on a moment. Let me just get this back over here. This should be zeroed out. That's what we're hoping to do is get this zeroed out. This column D by the way is just 10% reduction on all of these but not those that we brought down to 100,000 already.

Alderwoman Kelly

I do want to ask a couple questions so that people who are in the audience that I hope they all know we're just discussing this right now. The other thing I was thinking, I think we had talked about we don't often get requests for operating. So if we took out both operating budget requests, then we're pretty much at zero. But both of the both of the organizations that asked for operating budgets are here.

Chairman Lopez

Okay. I would want to invite them up and have them explain.

Alderwoman Kelly

Yeah, I'd love to hear that and I'd love to hear from Stepping Stones about the 150. What percentage of that project costs does it cover?

Chairman Lopez

Okay. If you're willing to come up and interview, we'd definitely appreciate that.

Alderman Klee

Just for clarification and Alderwoman Kelly when I did the 90%, it brings it down to that we're still shy 160...

Chairman Lopez

Why don't you guys take seats just in case there's more...

Alderman Klee

We're still over by 169,000 I believe.

Chairman Lopez

There's Stepping Stones. Who's the other one?

Alderwoman Kelly

Greater Nashua Habitat for Humanity.

Unidentified Speaker

Just a note too. I know you guys originally had zeroed out line 12.

Alderwoman Kelly

Can you talk into the mic so everyone could get it? That's okay. I just want everyone...

Chairman Lopez

Also your name and address because you shouldn't (inaudible) confuse anyone.

Kathy Fallon

Kathy Fallon – Stepping Stones, 3 Pine Street Extension in Nashua.

Alderwoman Kelly

Yeah, that looks right. So my question to you was, you had originally requested operating budget as well as 150 for the new project which I'm really excited about for you. Question one was what would happen if you didn't get the operating budget?

Kathy Fallon

So the operating budget would be funds for the drop in center because we'll still have the drop in center open. So that's separate, completely separate program from the other program. We'd have to make it up somewhere I guess.

Alderwoman Kelly

Okay. Then the 150 for the 15 units, what percentage of that build costs does that represent?

Kathy Fallon

About 60%.

Alderwoman Kelly

Okay.

Kathy Fallon

We don't have all of the figures in yet for the work that needs to be done. The mold remediation by itself is \$80,000.

Alderwoman Kelly

Okay.

Kathy Fallon

Then we need to also need to replace the heating system completely in the building as well. So that's another \$50,000 to \$60,000. I don't have exact estimates but we've been given some rough estimates.

Alderwoman Kelly

Right and if I could follow up. What was your plan for bridging that gap - that 40% for those units?

Kathy Fallon

So we have - actually let me check my handy dandy spreadsheet here.

Alderwoman Kelly

We've got a few of those hanging around today.

Kathy Fallon

So we've put aside \$50,000 in the last two years towards this project. So that's some of the funds. We have about \$30,000 in grants that we've received specifically for the housing program as well. So that's all in house already for those two things. We also have several organizations that are doing fundraisers for us this summer that we expect to be about \$72,000. We don't have any of those funds specifically targeted for the townhouses. That's more just the overall program that the independent living program.

Alderwoman Kelly

Great, thank you. I had the same question around your operating budget.

Christa Tsechrintzis

Christa Tsechrintzis, Executive Director of Greater Nashua Habitat for Humanity. So we requested operating funding. New construction doesn't qualify under CDBG. The operating helps us. We run a very, very tight ship, very lean staff - two full time, two part time, helps us administrate all our programs, including the critical home repair which actually benefits some of the same participants as these other programs.

We are doing our best regrowth after the pandemic, and relaunching fundraisers, and solidifying that growth in that building and the awareness overall and this would help with the administrative portion of that.

Alderwoman Kelly

Great. Thank you.

Chairman Lopez

Okay, any further questions?

Alderman Klee

No.



Chairman Lopez

Okay. I hope we got them all. Do you guys want to have a seat again?

Alderman Kelly

Thank you so much. Alderman Klee can you explain to your 90 - that you just want ahead (inaudible) with everybody.

Alderman Klee

With the exception of the ones that we already cut. Mr. Chairman?

In looking in all of this and why I think it is a need to create more additional activity for the elderly, I see that the Senior Activity Center is looking for almost \$54,000 for a movable partition in the Senior Center. If they were coming in for a roof, I would not want to cut them or anything but I think perhaps we can look to reduce that. Is there anybody here from the Senior Center at all? There is? May I ask them a question?

Chairman Lopez

Yup.

Alderman Klee

Okay, thank you.

Alderman Kelly

I believe they came and (inaudible) if you came were here the first evening but they didn't talk about.

Alderman Klee

I apologize for not having...

Alderman Kelly

No I was going to talk to it but someone's here. So I let her.

Alderman Klee

So I guess that is my question. I apologize for not having been here when you first spoken on this. So could you explain the partition and trust me, I love the things.

Margo Bell

I know you do. I saw you there volunteering just the other day. So I appreciate it. Margo Bell Nashua Association for the elderly Executive Director, 15 Briand Drive, Nashua, New Hampshire. Since COVID has hit, a lot of programming has changed at the Senior Center. One of the programs that has become very vibrant is the music program. We host about 9 to 12 music programs per week. It's well participated in whereas some of the other groups the attendance has gone down. Seniors isolation was so hard during COVID. So to be able to offer something that offers engagement and their give back. The current room that they're housed in is a 2,000 plus square foot unit. It's also shared by card groups and other activities. We could expand that programming for the seniors who also go out in the community and entertain in variety of places. They put on a show which does fundraising for us. They just like to give back to the community. I think it's an important program and any support that can be lent towards it - that divider would allow us to have two programs going on at the same time.

Alderman Klee

Thank you. I appreciate that.

Margo Bell

Questions?

Alderman Klee

No, thank you,

Chairman Lopez

Margo do you mind? Are there any other areas in the Senior Center that could be used alternatively for either the card program or the singing program?

Margo Bell

Yes and no. Most of them - another activity that has really increased is exercise and dance – yoga, Tai Chi. We have a divider in our dining room so that allows us to have both the lunch program Meals on Wheels going on and we can have exercise classes going on in the other side of the room. Therefore, we can't really have music there. Then our exercise/dance room has those programs going on too. So the soundproofing, all of those little components make it really important.

Chairman Lopez

Okay. That helps. Appreciate it.

Alderman Klee

We still have a conundrum of \$214,000.

Chairman Lopez

You know what, little reductions. For our remaining programs, I'm particularly loath to cut from programs that might not have other alternative resources or other structures in place, particularly the newer applicants that maybe their first time trying it. They may have a project that otherwise wouldn't get done.

Alderwoman Kelly

So I know that one of the things we've talked about consistently is how much housing is needed. So I've been trying to prioritize ones that are specific to either supporting housing or putting in new housing. So I would be loath to see any of those get significantly cut knowing that that is such a huge need right now in our community but especially here in Nashua.

Alderman Klee

Thank you. The other one is, is it as a safety issue. I know on my 90%, I cut the Children's Home down to 9,000 but that is a fire panel update replacement for the residential facility for the foster children. I look at that as a true safety issue and I have concerns on that. The truth is, there's nothing here that would be just for us to be able to cut randomly. When you looked at the Mary Sweeney home, the HVAC upgrades replacement for the senior living facility, that's as important as housing is. So every one of these is worthy of it. I think we're going to have to do a flat cut in order to be able to make this.

Chairman Lopez

Okay. I'm reluctant to bring it up because it's in my Ward and I have a lot of connections with the program but PAL has been trying to fix that door for like 10 years. It's just security door that when the fire alarm goes off the door shuts and I don't think we're the only possible way they could be doing that and they did recently just complete a lot of renovations. So I mean if there's some karma on this, then I will help them personally if I can but to fundraise but I do think that's something that doesn't meet the criteria that I've already been described.

Alderwoman Kelly

I wanted to ask the two Aldermen in the room if they remember where we - and we did some work on the Senior Center roof. Did that come from the general fund? Do you remember or was that escrow?

Chairman Lopez

Actually the person who probably knows is Treasurer Fredette.

Alderwoman Kelly

Yeah, that's a good point.

Dave Fredette

The roof came from the Building Trust Fund mostly and maybe a little bit out of Maintenance Department here at City Hall. Remember the building is owned by the City of Nashua.

Alderwoman Kelly

Could we do the partition from the Building Trust Fund?

Dave Fredette

You guys can do anything you want but it's really up to - you'd have to talk to Tim Cummings and purchasing. I'm not sure if that would meet the criteria myself but.

Chairman Lopez

Worth a shot and thank you for being a resource.

Dave Fredette

4 Henry David Drive, Nashua.

Chairman Lopez

Thank you very much.

Kathy Fallon

I think there may be a math error.

Alderman Klee

Okay, that's fine.

Kathy Fallon

I added up the 9% and I count to \$652,942.25 for that column.

Alderman Klee

Which one I'm sorry?

Kathy Fallon

The 9% total.

Kathy Fallon

It was 652,942.25 if you add all those up. So I don't think its \$200,000 over.

Alderman Klee

No, it's not. This number here is the difference between the total of this, minus this figure here, minus eight. So this tells

me how much more we need to cut. So here, I need to cut \$175,000 to get to here. So what I just didn't do was to do this. If I had done this, you probably would have understood it better.

Kathy Fallon

But you're trying to get to 867, right?

Alderman Klee

Right.

Kathy Fallon

And the total is 652. So you're already \$200,000 under.

Alderman Klee

No it's not that. What is the number we're trying to get to? Yeah, it is.

Alderwoman Kelly

867168.

Alderman Klee

Mr. Long can you tell us the number that we need to get to?

Julian Long, Urban Programs Manager

Apologies. It's the 867 number.

Alderman Klee

867 so the total of this if we took all those out brings us to 692. So let's see what the asks were. The asks are – that can't possibly be right.

Alderwoman Kelly

Alderman Lopez do you have recognized before the clerical error discussion. I was wondering if someone from First Church was here or not because that was another project that they talked about at that first meeting.

Alderman Klee

May I ask a question again if that's okay?

Chairman Lopez

Sure. If anyone from First Church or Family Homes is here, please approach.

Alderman Klee

Thank you so much. Maybe I did a typo here but when I add this entire column of the asks, I come up with \$867,158.06 which brings us below the \$867,168. So I can double check my numbers that I typed in.

Alderwoman Kelly

That is the request number but...

Julian Long, Urban Programs Manager

I apologize. I misspoke. Yes, that's the number of total requests. The number you actually want that we need to get to

is \$679,869.88.

Alderman Kelly

Yes, that's where we need to be.

Alderman Klee

Okay. That makes more sense.

Alderman Kelly

That helps. Okay.

Julian Long, Urban Programs Manager

Apologies.

Alderman Klee

That's okay.

Alderman Kelly

We're looking for \$187,288 is what we're looking for and as we've been making the cut. So when we did the 90%, that brings us below.

Alderman Kelly

Yeah so let's refund some of those. I don't love...

Alderman Klee

Yeah so I can get rid of these. Okay.

Alderman Kelly

So below is it 14 you said?

Alderman Klee

It's 14,427. So we could make the Children's Home whole.

Chairman Lopez

We could give some to PAL.

Alderman Klee

We could make PAL whole too.

Alderman Kelly

Cuz we leveled cut the 100,000 first. She didn't touch those.

Chairman Lopez

And just for the record, this is how they did it probably five years ago too. We definitely went back and forth all over the place. This isn't the first time. We just had it very easy last year. This isn't the most rousing meeting particularly.

Alderman Klee

I know. It's really boring watching me do all.

Chairman Lopez

Transparency in government.

Alderman Klee

Okay, now we're looking at \$10,000 to get back.

Alderwoman Kelly

We can give back \$10,000 more?

Alderman Klee

Yup almost \$11,000.

Chairman Lopez

Are all those the operating budgets whole like...

Alderwoman Kelly

No.

Chairman Lopez

Because those are hard to get other places.

Alderwoman Kelly

Can we give that back to Stepping Stones?

Alderman Klee

We brought this down to \$100,000. Brought anything that was 150 or over 100, we brought it down to 100,000.

Chairman Lopez

What about things for occupancy? Like there's the Sweeney Home. There's the Marguerite's Place?

Alderwoman Kelly

Now do any of those get close to fully funded if we put \$4,000 back in?

Alderman Klee

Yeah.

Alderwoman Kelly

Which one?

Alderman Klee

Well it's about \$6,000. We reduced Sweeney by \$6,000.

Alderwoman Kelly

So their request was 55?

Alderman Klee

Yeah.

Chairman Lopez

That was also calculated by literally putting a unit into a housing thing like an air conditioning thing. I don't know if you were there. They're trying to do air conditioning for summer.

Alderman Klee

Okay. Yeah, that would be nice.

Alderwoman Kelly

They were putting in now like getting cooling units. So if you put them back up to 55.

Alderman Klee

I'll do it. Let me just quickly so I don't have to do the math.

Chairman Lopez

If we're gonna try to figure out the last chunk, at least we can say we know it's going exactly to and not some bottom line.

Alderman Klee

If we gave them 53905, and that number is gonna change by the way.

Alderwoman Kelly

So it doesn't fully fund them?

Alderman Klee

No. We can get them up to make this number zero here, we could get them up to \$53,905.92.

Alderwoman Kelly

So the fact that we don't get all the way makes me want to just split it between them and the Senior Center which we cut. Does everyone else want to split the funding?

Alderman Klee

Give them each \$2,200?

Chairman Lopez

I see the logic of it but, again, we might be able to get more city money because it's the city building.

Alderwoman Kelly

You're talking about the Senior Center?

Chairman Lopez

For the partition?

Alderwoman Kelly

Yeah. I mean if you think that, then maybe we fully fund the Sweeney house and then we see if we can find somewhere. Like that's why I was asking you about where the roof came from.

Chairman Lopez

The Senior Center has a lot more visibility, has a lot more support within the community in a lot of different ways. I think it could build faster than Sweeney could.

Alderman Kelly

So you're saying you agree with me?

Chairman Lopez

I think I'd rather just keep it with Sweeney.

Alderman Klee

So make it \$3,000 or bring it up to \$55,000?

Alderman Kelly

Bring it back to 55 and then drop Senior Center down.

Chairman Lopez

The Sweeney Home was almost was what I was actually wondering if when we qualify for rental but.

Alderman Kelly

Oh you were talking about the other way around.

Chairman Lopez

No. I was way earlier in the meeting.

Alderman Kelly

You asked that question to Director Long. Director Long said Marguerite's or Front Door might.

Chairman Lopez

Yeah, he didn't bring it up.

Alderman Kelly

So I think it was - because I think it's got to be like it can't just be an improvement is that...?

Chairman Lopez

Without putting words in Manager Long's voice if you'd like to chime in, I think that the phrase was "life safety" or that type of thing which I would make the argument that not having an air conditioner in the summer is for an elderly person but Manager Long do you want to clarify?

Julian Long, Urban Programs Manager

So yeah we do HVAC in the housing improvement and rental improvement programs. We actually do a lot of boilers.

Alderman Kelly

I thought you were going to ask the same question I was going to ask. Could you potentially help them use 25 from



what's existing in the rental program so we could reduce the amount here for the Sweeney House by \$25,000?

Alderman Klee

I don't think we need to do by 25,000. \$4,400. What about \$5,000?

Alderwoman Kelly

Or that.

Julian Long, Urban Programs Manager

I don't do intake for the program so I don't want to say absolutely but offhand, I think it should be eligible and I'm not aware of any other applications for the Rental Improvement Program.

Alderwoman Kelly

And if I could follow up. There's no like, you don't have to ask him like certain increments you can ask for whatever?

Julian Long, Urban Programs Manager

Certainly. Can you clarify, please?

Alderwoman Kelly

I was just wondering if like you - like with the facade program Director Sullivan was talking about is like they're usually \$5,000 increments. Is it funded that way or is it just kind of like you say you need \$25,000 and the \$25,000 we'll discuss it?

Julian Long, Urban Programs Manager

We have a cap per unit and I will get that to you in just one second. I need to look it up.

Alderwoman Kelly

That was the question.

Chairman Lopez

If we have another program and that could potentially be providing a resource for this and we can still help the seniors as well not only are we using our money a little smarter because we have \$25,000 still in the account because rental programs haven't been applying for it, but it also makes the rental program one step closer to actually being used.

Alderwoman Kelly

But to Alderman Klee's point if we don't put any money in there and they use it, then there's no money for next year.

Chairman Lopez

True but I was thinking about last year's because we still have last year's money.

Alderwoman Kelly

Well we zeroed it knowing that there was \$25,000 in from last year. So if we're saying we're going to fund \$25,000 from last year's money, then there will be no money or any money this year. Correct?

Chairman Lopez

My understanding is we decided not to put \$25,000 more into an account that has \$25,000. So if we were able to get at least a general sense that the city would be able to use some of the \$25,000 that's already there, they still have \$20,000 that they just spent a year not spending in the first place. It's definitely not a perfect solution in my mind.

Alderman Kelly

Nothing's a perfect solution and we're trying to figure out everybody the things they need.

Alderman Klee

Right now if we fund the Senior Center as they've requested and we reduce the Sweeney House by what our deficit is, its \$6,488.19 hoping that they can get it out of the \$25,000. That leaves that \$18,511.82 in the rental.

Alderman Kelly

What's the \$6,000?

Alderman Klee

This right here is...

Alderman Kelly

How much we're over?

Alderman Klee

Yes.

Alderman Kelly

Okay so your suggestion is to take that 48 and make that the number for...

Alderman Klee

Make this instead of 55.

Alderman Kelly

Yup and that gets us to zero.

Alderman Klee

Right.

Alderman Kelly

With the dream and hope that Director Long could help them.

Julian Long, Urban Programs Manager

Unfortunately so the way we have the rental impairment program set up is we currently don't accept properties that are over eight units. So the Mary Sweeney Home would not be eligible based on that criteria unfortunately.

Alderman Klee

Okay.

Alderman Kelly

Director Long earlier you said that Marguerite's or Front Door would be eligible. Do you still stand by that knowing the restrictions you just brought forward?

Julian Long, Urban Programs Manager

I would need to ask them more about their properties. I think Marguerite's Place is under eight units. I don't remember offhand whether Front Door Agency is. I apologize.

Alderman Kelly

So my thought would be if Sweeney House doesn't qualify could we take it from (inaudible)?

Chairman Lopez

Manager Long with the hot water heater and bathroom repairs qualify for transitional housing? It's a seasonal life safety issue because I mean winter's cold?

Julian Long, Urban Programs Manager

Which project are we looking at now?

Chairman Lopez

Marguerite's Place.

Alderman Kelly

Hot water and bathroom repairs?

Julian Long, Urban Programs Manager

Yes, I believe those would fall under the work that the Rental Improvements Program would do.

I would also add that the amount we've requested for the Housing Improvements Program is an increase over what we received last year if that's something you'd like to look at for reducing funding amounts.

Alderman Kelly

Director Long how much did we put in last year? Do you remember?

Julian Long, Urban Programs Manager

It was either \$50,000 or \$55,000. Housing improvements and rental increments were funded for a total of 105. I don't remember which received which.

Alderman Kelly

And you used all of it, correct?

Julian Long, Urban Programs Manager

We've gone through all of the Housing Improvements Program funds. I would like to not fund it for under \$75,000 since I think it's probably safe, we can expand that for next year.

Alderman Kelly

Yeah, okay.

Alderman Klee

Thank you. So I guess my question to everybody here are we looking to bring the Sweeney House back up to the \$55,000 or would we be leaving it at the 90% funded like we did to all the other projects?

Alderman Kelly

Director Long just brought forward we only put 75 in last year. Like if we were to - I don't want to do this but let's just

play that for a second. If we could 75 there instead of 100...

Alderman Klee

And then if we bring this one back up to the 55,000 the Sweeney?

Alderwoman Kelly

Also Marguerite's is not at full.

Alderman Klee

None of them are. This column right here is at 90% which is what I'm playing with over here.

Alderwoman Kelly

Well we started to put most people back. So we have Stepping Stones back up other than the \$100,000 ones.

Alderman Klee

Do you want to bring this back to the 30?

Alderwoman Kelly

Yeah. I'm just trying to see who didn't get back to full. Everyone's almost back to fully allocated.

Alderman Klee

Okay. I can do that. So all of them are other than the 100,000 ones. All of them are back up to...

Alderwoman Kelly

And that means we have 12,000 over?

Chairman Lopez

We don't have to take it all out of the program.

Alderwoman Kelly

I was just exploring the discussion if we...

Chairman Lopez

My impression is you just solved a lot of problems.

Alderwoman Kelly

I know I did. I'm pretty good at that. So now we've just gotta find 12, right? There are 12 projects here. We could just take 1,000 off each one and we're done but then no one's getting full.

Alderman Klee

Well if I reduce all of them by, except for the 100,000s, to 95% instead of 90%.

Alderwoman Kelly

Does that fix it?

Alderman Klee

Not quite.

Chairman Lopez

No because the distribution is kind of spread out.

Alderman Klee

Yeah it brings us to - then we only have \$1,000 that we have to find.

Alderwoman Kelly

But that's before we cut the 25 for home improvement.

Alderman Klee

Right. So if we do this back to 75.

Unidentified Female Speaker

Column E is actually – we're still under budget by \$12,000. You don't need to cut anything. We're back to our \$1,000 into that. So you don't need to do Column D at all it looks like.

Alderman Klee

Yeah well Column D is just take putting everything back to where it was minus 100,000.

Alderwoman Kelly

We could add 12 back to...Yeah add that back to home improvement back to here. Thank you. Everybody is fully funded. We took a cut to the rental and home improvement.

Alderman Klee

Yup that's where the cut came.

Alderwoman Kelly

Well not everyone is fully funded because we took those...

Alderman Klee

Yeah these bigger - one lost \$25,000 and one lost \$50,000. We could bring this back to 7,000. Throw it up at Stepping Stones too seeing that the one we took the biggest amount from.

Alderwoman Kelly

It is because the other ones what were all \$25,000 cuts?

Alderman Klee

Yeah so if we did this one here and make it one – see if I can get this right now. Its \$12,000 right? Dam two cents.

Chairman Lopez

Everyone tells me my two cents is what you get.

Alderman Klee

That's because it's only because they don't have it formatted right. So there's the two cents. So if we gave them 112, it zeros this out. Did that work?

Alderwoman Kelly

I think it's good. I wish I knew more a little bit about the large programs like could the church make up the deficit with other funding. We did just sort of...

Alderman Klee

The First Church one here?

Alderwoman Kelly

Yeah.

Alderman Klee

I was just looking. That's the one that they - for the two units on Orange Street.

Chairman Lopez

If I could add Alderman Kelly. That was the presentation at the meeting where he was trying to add more for Family Promise.

Alderwoman Kelly

Yeah, no I remember what it was for. I'm just, you know, like my general conversation when we made these changes is what would you do if you couldn't get fully funded? We sometimes hear oh, we would just do a fundraiser or so I just - I hate to cut without being able to ask that question.

Chairman Lopez

I think in past years, we've also had more distance between when we did the allocations and when we didn't. We could have met last month I guess but it would have been all hypotheticals and then we had the real number. I think it would probably be a good idea Manager Long if you reached out to the nonprofits that were involved and let them know that we're doing this so that if there is any like, oh man, no, this would ruin everything. Then we can hear back from them before it's time for voting it to Aldermen.

Alderman Klee

This Column F here is where the cuts are.

Alderwoman Kelly

Yeah, see that.

Alderman Klee

The only programs that are being cut are First Church, and the Stepping Stones the large project, and obviously the home improvement and the rental.

Julian Long, Urban Programs Manager

Yes, I've been keeping all the grant applicants informed as this process plays out. I was planning to provide them updates after tonight's meeting.

Chairman Lopez

Okay. Appreciate hearing that. If there's enough of a consensus.

Alderwoman Kelly

So we usually do line by line.

Chairman Lopez

For reading?

Alderwoman Kelly

Yeah we usually say line by line before we get out of here. I was just gonna - I mean I think we've heard from most people. I would love if there was anyone in the audience who is like oh this is really going to be a hardship for us so just let us know now before. We don't usually have you all here when we're doing this.

Chairman Lopez

If anybody wants to make some public comment (inaudible) looking at. So as a process, we should read these line by line and then probably also send the spreadsheet to Manager Long and probably Donna to make sure that they have both of those. We will also have to accept this as a written communication just for posterity sake.

Alderman Klee

So do you want me to read them and say whether or not there was a cut to the request or just read them as we decided. Okay. So based on our new calculations, a recommendation is \$40,000 to the Stepping Stones public services operating expenses for drop in center for homeless youth; \$112,711.82 to the Stepping Stones construction renovation of 15 leased housing units to provide temporary housing for homeless youth.

Alderwoman Kelly

Alderman Lopez can we just take a call with each one? We usually vote on each line item at least that's how I did it.

Alderman Klee

Oh, you want to vote on each one? Okay.

Alderwoman Kelly

I think we did in the past.

Chairman Lopez

Okay you mean a yea or nay?

Alderman Klee

So let's back it up to the \$40,000 for the Stepping Stones public services operating expenses for drop in center for homeless youth.

Chairman Lopez

All those in favor say aye. Aye. Opposed (none) next.

Alderman Klee

\$112,711.82 for the Stepping Stones construction renovation of 15 leased housing units to provide temporary housing for homeless youth.

Chairman Lopez

All those in favor say aye. Aye. Opposed (none).

Alderman Klee

\$25,000 for Greater Nashua Habitat for Humanity operational support for building repairs for low moderate income homeowners and nonprofit agencies.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$25,217.06 for the Nashua PAL magnetic fire door holder, sprinkler cages, fire escape, rust protection and front door security system upgrades for the youth center.

Chairman Lopez

All those in favor say aye.

Alderman Klee

\$30,000 for Marguerite's Place hot water heater and bathroom repairs for transitional housing program for the homeless families.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$28,000 for the Front Door Agency boiler replacement for transitional housing for single and expectant mothers.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$100,000 for First Church of Nashua/Family Promise of Southern New Hampshire renovations of a single family house - 32 Orange Street into two to three units of permanent supportive housing.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$55,000 to the Mary A. Sweeney Home HVAC upgrade/replacements for senior living facility serving elderly women.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

This one is the \$10,000. \$10,000 for the Nashua Children's Home fire panel update replacement for residential facility for foster children.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$53,941 for the Nashua Senior Activity Center installation of a movable partition in the Senior Center to accommodate additional activity for elderly residents.



Chairman Lopez

All those in favor say aye. Aye.

Alderman Kelly

You missed the last line.

Alderman Klee

I'm sorry.

Alderman Kelly

We declined to put any into the façade.

Chairman Lopez

Alderman Kelly would like us to vote on...

Alderman Klee

On voting declining. Okay. No monies for the Nashua Community Development Division and Nashua Economic Development Division which matching grants for facade improvements in downtown core area.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$75,000 for the home improvement programs, housing rehabilitation for homes owned by low to moderate income residents.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

No monies will be put into the rental improvements program, housing rehabilitation for rental housing occupied by low to moderate income residents.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

\$125,000 for project delivery, construction management related to physical CDBG projects and Housing Improvement Program.

Chairman Lopez

All those in favor say aye. Aye.

Alderman Klee

That is a total of \$679,869.88.

Chairman Lopez

Okay. So I'm going to make a motion just to clarify to adopt the plan as proposed here and recommend final passage.

**MOTION BY ALDERMAN LOPEZ TO ADOPT THE PLAN AS PROPOSED AND RECOMMEND FINAL PASSAGE  
MOTION CARRIED**

Chairman Lopez

I don't know if we need to vote to approve a communication that we just wrote in the meeting. So I think we can just make sure this is just part of the minutes.

Alderman Klee

Okay this this spreadsheet here?

Chairman Lopez

Yeah but I would like to vote to approve this - accept this and place it on file.

Alderman Klee

Okay.

Chairman Lopez

The Greater Nashua Habitat for Humanity handout.

Alderwoman Kelly

Yeah. Did you get - I actually saw that you only grabbed three. Did you grab one for the record?

Chairman Lopez

I was just gonna give it to (inaudible).

Alderman Klee

I have one here.

Alderwoman Kelly

But do you want one for the record? Did you want your own?

Alderman Klee

Yes I do want my own.

Alderwoman Kelly

So I was getting you one for the record.

Alderman Klee

I thought - I'm sorry. I thought Alderman Lopez said his would be for the record but that's okay. You keep yours.

Chairman Lopez

All right if there's no further discussion.

**MOTION BY ALDERMAN LOPEZ TO ACCEPT AND PLACING ON FILE A COMMUNICATION GREATER NASHUA  
HABITAT FOR HUMANITY HANDOUT  
MOTION CARRIED**

NEW BUSINESS – ORDINANCES – None

GENERAL DISCUSSION - None

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN

Alderman Kelly

Whatever maybe I don't...Thank you. I just wanted to thank everybody for coming this evening and for all the projects that were brought forward. We have such an incredible community doing such great work and this is one of the hardest nights for me of the year as an Alderman because you want to fund all of them. They're all really strong organizations. So I was grateful for all the information we got and for this Committee's work trying to do the best we can with what we got.

Alderman Klee

Yes, thank you. Just for the record, I will type this up and make sure that Donna has it by morning. I think it's gonna be a little difficult to try to save this as it's just a general login.

Chairman Lopez

Remark with myself. I agree with some of the comments were made in the presentations earlier and with what Alderman Kelly said. It's very difficult to make decisions about what does and doesn't deserve money because we don't get enough from HUD to give it to everyone who deserves it which I think is unfair.

In terms of triage and identifying priorities, there will be people sleeping unsheltered tonight and many of them may be kids, many of them may be elderly. So the stakes are real. I would guess tonight, probably there's at least a dozen if not more people that have no place to stay. I as Aldermen receive frequent reports that there are people living in cars and, you know, in places that they're not meant to be and isn't necessarily safe for them to be. So we try to work with all of the community nonprofits throughout the year and they save us money as a city. We don't have to have city welfare doing all the things that Stepping Stones would be doing, Nashua Soup Kitchen would be doing, that Habitat for Humanity would be doing because of these organizations. So it's important for us to show as much support for them as we can.

So we have difficult decisions to make here at the Human Affairs Committee. This has to be where it starts not where it stops. So were there are other opportunities for the city to partner with these nonprofits I think is very important that we recognize the important role that they p play. So I thank the whole Committee, especially Alderman Kelly for her insights and astute observations. Alderman Klee for trying to live create a spreadsheet document and Manager Long for helping organize all the nonprofits to bring their needs forward.

ADJOURNMENT

**MOTION BY ALDERWOMAN KELLY TO ADJOURN  
MOTION CARRIED**

The meeting was declared adjourned at 9:09 p.m.

Alderman Patricia Klee  
Committee Clerk

Edited 04/18/2023 @10:30am

**Human Affairs Meeting CDBG 04/17/2023**

	<b>Requested</b>	<b>Approved</b>	<b>Amt Cut</b>
Stepping Stones – Public Services	\$40,000.00	\$40,000.00	\$0.00
Stepping Stones – Construction	\$150,000.00	\$112,711.82	(\$37,288.18)
Greater Nashua Habitat for Humanity	\$25,000.00	\$25,000.00	\$0.00
Nashua PAL	\$25,217.06	\$25,217.06	\$0.00
Marguerite’s Place	\$30,000.00	\$30,000.00	\$0.00
The Front Door Agency	\$28,000.00	\$28,000.00	\$0.00
First Church of Nashua / Family Promise of Southern NH	\$125,000.00	\$100,000.00	(\$25,000.00)
Mary A. Sweeney Home	\$55,000.00	\$55,000.00	\$0.00
Nashua Children’s Home	\$10,000.00	\$10,000.00	\$0.00
Nashua Senior Activity Center	\$53,941.00	\$53,941.00	\$0.00
Nashua Community Development Div			
Nashua Economic Development Div	\$50,000.00	\$0.00	(\$50,000.00)
Home Improvements Program	\$125,000.00	\$75,000.00	(\$50,000.00)
Rental Improvements Program	\$25,000.00	\$0.00	(\$25,000.00)
Project Delivery	\$125,000.00	\$125,000.00	\$0.00
<b>TOTALS</b>	<b>\$867,158.06</b>	<b>\$679,869.88</b>	<b>(\$187,288.18)</b>

<b>ALLOCATED</b>	<b>\$679,869.88</b>
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<b>Reconciliation Calculation</b>	<b>\$679,869.88</b>
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<b>Grant Allocation</b>	<b>\$624,308.00</b>
<b>Prior Year</b>	<b>\$180,423.48</b>
<b>20% Allocation</b>	<b>\$124,861.60</b>

<b>TOTAL CDBG</b>	<b>\$679,869.88</b>
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