



RESOLUTION

AUTHORIZING THE MAYOR TO APPLY FOR, ACCEPT AND APPROPRIATE UP TO \$5,900,000 FROM THE NEW HAMPSHIRE COMMUNITY DEVELOPMENT FINANCE AUTHORITY UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM

CITY OF NASHUA

In the Year Two Thousand and Nine

RESOLVED by the Board of Aldermen of the City of Nashua that the Mayor be, and hereby is, authorized to file an application with, accept, and appropriate up to \$5,900,000 from the New Hampshire Community Development Finance Authority under the Neighborhood Stabilization Program into Special Revenue Account 374-7304 "Neighborhood Stabilization Program" for the purpose of purchasing and rehabilitating foreclosed and abandoned properties in the inner city neighborhoods of Nashua.

AND FURTHER RESOLVED by the Board of Aldermen of the City of Nashua that the attached "Housing and Community Development Plan, Fiscal Year 2009" and "Residential Antidisplacement and Relocation Assistance Plan", prepared in conjunction with the Neighborhood Stabilization Program application, are hereby adopted by the City.

LEGISLATIVE YEAR 2009

RESOLUTION: R-09-177

PURPOSE: Authorizing the Mayor to apply for, accept and appropriate up to \$5,900,000 from the New Hampshire Community Development Finance Authority under the Neighborhood Stabilization Program

SPONSOR(S): Mayor Donnalee Lozeau

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: Fiscal impact would be a grant of up to \$5,900,000 to be used for a specific purpose.

ANALYSIS

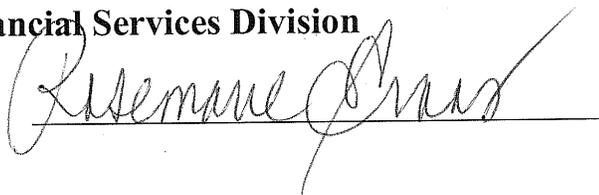
This resolution authorizes the Mayor to apply for, accept and appropriate up to \$5,900,000 from the New Hampshire Community Development Finance Authority under the Neighborhood Stabilization Program. It also adopts the "Housing and Community Development Plan, Fiscal Year 2009" and "Residential Antidisplacement and Relocation Assistance Plan", prepared in conjunction with the Neighborhood Stabilization Program application.

The Urban Programs Department indicates that the legislation requires a public hearing.

**Approved as to content,
account structure, numbers,
and amount:**

Financial Services Division

By:



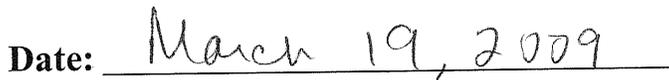
Approved as to form:

Office of Corporation Counsel

By:



Date:





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

Community Development 589-3095
Planning and Zoning 589-3090
Building Safety 589-3080
Code Enforcement 589-3100
Urban Programs 589-3085
Economic Development 589-3070
Conservation Commission 589-3105
FAX 589-3398
www.gonashua.com

DRAFT

HOUSING AND COMMUNITY DEVELOPMENT PLAN (HCDP)
FISCAL YEAR 2009
Neighborhood Stabilization Program

The City of Nashua, Nashua, NH, Housing and Community Development Plan (HCDP) identifies needs, which currently exist or are anticipated during the next three years. The Plan provides a basis for guiding the City of Nashua's housing and community development objectives and actions. The Housing and Community Development Plan is consistent with the current master plan of the City of Nashua and the 2005/2010 Five Year Consolidated Plan.

The Plan's goals and objectives are identified below and are consistent with the national Housing and Community Development Act of 1974, as amended, and the state's objectives listed in Chapter CDFA 300 Community Development Block Grant Program Rules (CDFA 305.01 & 310.01). These goals and objectives are both short and long term. Priority will be given to the needs of low and moderate-income persons, minorities and disadvantaged people.

The City of Nashua states that as a matter of policy, involuntary displacement of households from their neighborhoods, by actions of the City of Nashua, shall be minimized.

Goals and objectives of this plan, both long and short-term, are consistent with following broad national objectives:

- Objective 1: direct benefit to low- and moderate-income persons or households;
- Objective 2: the prevention or elimination of slums and blight; and
- Objective 3: elimination of conditions which seriously and immediately threaten the public health and welfare.

Goals and Objectives of this plan also addresses as many of the following state's objectives as appropriate for CDBG grant awards, and priority will be given to projects that have a public benefit, in both the short and long-term as follows:

- Objective 1: Implementing the Housing and Community Development Plan and conforming to the municipality's master plan and ordinances;
- Objective 2: Preserving and promoting existing neighborhoods and community centers;
- Objective 3: Restoring and preserving properties which have historic, cultural, architectural or aesthetic value;
- Objective 4: Solving community problems with long term benefits and innovative solutions;
- Objective 5: Successfully raising funds or securing matching funds and resources from public and private sources; and
- Objective 6: Funding needed projects for which other private or public funding shall not be available.

The City of Nashua's three-year short and long-term goals and objectives are as follows:

GOAL 1: Encourage adequate, safe and convenient housing for age and income groups in the community.

Objective 1: Increase and improve housing through renovation and/or rehabilitation of existing structures and through new development. (Short-term goal)

Objective 2: Encourage diversified housing patterns with a wide range of types and prices, including housing for the young, the elderly and the handicapped. (Short-term and long-term goal)

Objective 3: Housing needs must be determined and an acceptable rural housing rehabilitation strategy should be developed. (Long-term goal)

GOAL 2: Encourage a planned and balanced pattern of development in the community.

Objective 1: Promote the retention and expansion of employment opportunities (Short-term and long-term goal)

Objective 2: Encourage the construction of affordable housing (Short-term and long-term goal)

Objective 3: Encourage full occupancy and use of existing commercial and industrial space (Long-term goal)

GOAL 3: Encourage the protection, enhancement and renovation of significant historic and architectural resources in the community.

Objective 1: Conduct a survey and inventory of historic structures and site in the community (Short-term goal)

Objective 2: Encourage proper rehabilitation of historic buildings (Short-term and long-term goal)

PRINTED NAME OF MUNICIPAL OFFICAL: _____

TITLE: _____

SIGNATURE: _____

DATE ADOPTED: _____



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DRAFT

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN
Neighborhood Stabilization Program

Every effort will be made to minimize temporary or permanent displacement of persons due to a Neighborhood Stabilization Program project undertaken by the municipality.

However, in the event of displacement as a result of a federally funded award, The City of Nashua, Nashua, NH, will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to any household, regardless of income which is involuntarily and permanently displaced.

If the property is acquired, but will not be used for low/moderate income housing under 104(d) of the Housing and Community Development Act of 1974, as amended, the displacement and relocation plan shall provide that before obligating and spending funds that will directly result in such demolition or conversion the municipality will make public and submit to CDFA the following information:

- a. Comparable replacement housing in the community within three years of the commencement date of the demolition or rehabilitation;
- b. A description of the proposed activity;
- c. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activity;
- d. A time schedule for the commencement and completion date of the demolition or conversion;
- e. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be provided as replacement dwelling units;
- f. The source of funding and a time schedule for the provision of replacement dwelling units; and
- g. The basis for concluding that each replacement dwelling unit will remain a low- and moderate-income dwelling unit for at least ten years from the date of initial occupancy.

Relocation benefits for all low- or moderate-income persons shall be provided, including reimbursement for moving expenses, security deposits, credit checks, temporary housing, and other related expenses and either:

1. Sufficient compensation to ensure that, at least for five years after being relocated, any displaced low/moderate income household shall not bear a ratio of shelter costs to income that exceeds thirty (30) percent; or
2. If elected by a family, a lump-sum payment equal to the capitalized value of the compensation available under subparagraph 1. above to permit the household to secure participation in a housing cooperative or mutual housing association, or a Section 8 certificate of voucher for rental assistance provided through New Hampshire Housing Finance Authority.

Persons displaced shall be relocated into comparable replacement housing that is decent, safe, and sanitary, adequate in size to accommodate the occupants, functionally equivalent, and in an area not subject to unreasonably adverse environmental conditions.

Persons displaced have the right to elect, as an alternative to the benefits in subparagraph 2. above, to received benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 if such persons determine that it is in their best interest to do so.

There is a right of appeal to the executive director of CDFA where a claim for assistance under subparagraph 2. above, is denied by the grantee. The executive director's decision shall be final unless a court determines the decision was arbitrary and capricious.

The information above shall not apply where the HUD Field Office objectively finds that there is an adequate supply of decent, affordable low/moderate income housing in the area.

CERTIFICATION OF COMPLIANCE

The City of Nashua, Nashua, NH, anticipates no displacement or relocation activities will be necessitated by this project. Should some unforeseen need arise, the City certifies that it will comply with the Uniform Relocation Act and Section 104 (d) of the Housing and Community Development Act of 1974, as amended.

Printed Municipal Official Name: _____

Title: _____

Signature: _____

Date of Adoption: _____

RESOLUTION

R-09-177

**Authorizing the Mayor to apply for,
accept and appropriate up to
\$5,900,000 from the New Hampshire
Community Development Finance
Authority under the Neighborhood
Stabilization Program**

Endorsed by

Michael Lozano *Mayor*
Michael J. Tabasco *TABASCOSKO*

IN THE BOARD OF ALDERMEN

1ST READING MARCH 24, 2009

Referred to:

HUMAN AFFAIRS COMMITTEE

2nd Reading APRIL 14, 2009

3rd Reading _____

4th Reading _____

Other Action P.H. - APRIL 8, 2009

Passed APRIL 14, 2009

Indefinitely Postponed _____

Defeated _____

Attest: *Paul R. Bergeron*
City Clerk

Stanley S. ...
President

Approved *Michael Lozano*
Mayor's Signature

4/17/09
Date

Vetoed: _____

Veto Sustained: _____

Veto Overridden: _____

Attest: _____
City Clerk

President