

# Rochester City Council

Community Development Committee

## MEETING MINUTES

**Elaine Lauterborn, Chair**  
**Donna Bogan, Vice Chair**  
**Doug Lachance**  
**Laura Hailey**  
**Palana Belken**

<b>Meeting Date:</b>	Monday, February 22, 2021	
<b>Members Present:</b>	Palana Belken Donna Bogan Elaine Lauterborn	<b>Members Absent:</b> Laura Hailey Doug Lachance
<b>Guests/Staff:</b>	Julian Long, Rochester Community Development Coordinator Christopher Miller, Easter Seals David Saitz, Easter Seals Scott Lawler, Norway Plains Peter Roche, Development Synergies LLC	

Councilor Lauterborn called the meeting to order at 6:00 p.m. Councilor Bogan made a motion to approve the January 25, 2021 committee meeting minutes, and Councilor Belken seconded the motion. The motion passed unanimously.

<b>PUBLIC INPUT</b>	No public input was received.
<b>EASTER SEALS – Affordable Housing Project Presentation</b>	<p>Mr. Miller provided a brief overview of The Homemakers and Easter Seals and both entities' relationship with Strafford County and the City of Rochester in providing health and health-related supportive services for elderly Rochester residents. Easter Seals is proposing 80 units of affordable supportive senior housing to be located at the Rochester Easter Seals property (formerly The Homemakers). It would involve renovation, including energy efficiency improvements, and expansion of an existing building located on the property. Easter Seals also proposes to donate undeveloped, wooded land to the Champlain Forest lands as overseen by the Society for the Protection of NH Forests. Mr. Miller also discussed the costs of developing the needed infrastructure for the project, such as a pump station.</p> <p>Councilor Lauterborn expressed excitement for the project and praised the design and details of the project. Mr. Long offered to add Easter Seals to the list of organizations that receive notifications regarding Rochester Community Development Block Grant (CDBG) grant application availability.</p> <p><b><i>A copy of the Easter Seals project overview is included with these minutes.</i></b></p>

**FY 2022  
MUNICIPAL  
FUNDING  
APPLICATIONS –  
Second Review**

Councilor Lauterborn informed the committee members that COAST has amended its FY 2022 funding request to reduce its request to the FY 2021 funding received.

***Motion was made by Councilor Bogan and seconded by Councilor Belken to revise the FY 2022 recommended allocation to COAST to \$170,388.*** The motion passed unanimously.

**Municipal Funding Recommendations**

- EasterSeals (formerly The Homemakers): \$9,500
- Cornerstone VNA: \$28,826
- Community Action Partnership of Strafford County: \$10,000
- COAST: \$170,388
- SOS Recovery Center: \$25,000
- East Rochester Library: \$5,000 (*subject to pro-rating should the library remain closed to the public due to COVID-19*)

**FY 2022 CDBG  
GRANT  
APPLICATIONS –  
Second Review**

The committee members discussed the Community Development Block (CDBG) Grant applications requesting FY 2022 CDBG funding and recommendations from the Rochester Welfare Director.

***Motion was made by Councilor Bogan and was seconded by Councilor Belken to allocate any FY 2022 CDBG grant funds in excess of the \$1,000 already promised to Strafford Nutrition Meals on Wheels to be allocated to My Friend's Place.*** The motion passed unanimously.

**Public Service Agencies**

- My Friend's Place: \$7,500 (*if additional funds become available beyond the \$1,000 for SNMOW, those additional funds should be allocated to MFP*)
- Dover Adult Learning Center: \$5,000
- Strafford Nutrition Meals on Wheels: \$2,000 (*if additional funds become available, \$1,000 in additional funds should be allocated for SNMOW*)
- MY TURN: \$4,000
- Cross Roads House: \$6,448
- Court-Appointed Special Advocates of NH: \$1,000
- HAVEN: \$2,500
- SHARE Fund: \$4,000

The committee discussed the housing rehabilitation and public facilities grant applications.

**Housing Rehabilitation and Public Facilities**

- Homeless Center for Strafford County – Ductwork for New Shelter: \$35,000
- Waypoint NH – New Drop-in Center for Homeless Youth: \$50,000

	<ul style="list-style-type: none"> <li>Community Action Partnership of Strafford County – Weatherization Program: \$55,572 (<i>if additional funds become available, the additional housing rehabilitation and public facilities funds should be allocated to CAP</i>)</li> </ul> <p><b><i>Motion was made by Councilor Belken and seconded by Councilor Bogan to approve the above funding recommendations.</i></b> The motion passed unanimously.</p>
<b>FY 2022 DRAFT ANNUAL ACTION PLAN – Second Review and Approval</b>	Councilor Lauterborn suggested that the FY 2022 draft annual action plan be submitted to the City Council at the March meeting and the public hearing at the March workshop session. Mr. Long replied that he would schedule these for the March meetings.
<b>COMMUNITY DEVELOPMENT PROGRAM REPORT</b>	Mr. Long gave a brief overview of recent CDBG program activity, including the completion of the Triangle Club electrical systems project and the beginning of the Rochester Child Care Center fire sprinklers project.
<b>OTHER BUSINESS</b>	Councilor Lauterborn asked if it was necessary to hold a committee meeting in March. Mr. Long confirmed that he does not currently have any committee action items that would necessitate a meeting in March

The meeting was adjourned at 6:39 p.m.

**Next Meeting** – Monday, April 19, 2021, at 6:00 p.m., Cocheco Conference Room, City Hall Annex, 33 Wakefield St.

**Topics** – Community Development Program Report

# Champlin Place...

*a high quality supported residential environment for Older Adults in Rochester and Strafford County*

## Introduction/Mission

Building upon the legacy of the Champlin family, Strafford County Homemakers, and countless advocates for senior care, EasterSeals NH is proud to present this preliminary concept plan for the transformation of an extraordinary 140-acre parcel of land into a master planned campus of affordable housing, supportive services and recreational amenities designed to serve Rochester and Strafford County residents seeking to age with dignity in a supported residential community.

Our goal is to provide high quality, sustainable housing options (60-80 units) older adults with incomes ranging from 30-80% of the area median income (approx. \$20k to \$70K), together with an array of optional support services that will enable seniors to “age in place”, without resorting to potentially avoidable, more costly institutional settings which are often less desirable and less well suited to the interests of seniors in our community. While these apartments serve as the foundation of the development plan, our vision offers far more than housing as community benefit. Indeed, by partnering with the NH Forest Society, we propose to convey approximately 120 pristine acres of land for the preservation and expansion of the community trail network known as the William H Chaplin Jr. Forest. Further, we propose to explore the development of community gardens adjacent to the proposed housing development, and the potential rehabilitation of the existing EasterSeals service center as a resource for the education of graduate and undergraduate students from nearby UNH, a potential source of employment for professional service providers, and a locus for the delivery of resident services to older adults in Rochester and Strafford County.

A bold vision indeed, and a vision that will only succeed with the strong support of key stakeholders in the broader Rochester community.

## The Development Team

The bold vision expressed for Champlin Place requires a development team with both the skills and the experience necessary to achieve those high expectations for generations to come. In response, EasterSeals NH has assembled a team of New Hampshire’s most qualified professionals, as summarized below.

- ❖ Developer/Owner/Manager... EasterSeals NH, founded in 1936 and serving more than 28,000 NH residents each year, EasterSeals has a clearly aligned mission, a deep reservoir of talent within its senior management ranks, and the demonstrated commitment to see this project through completion.

- ❖ Development Advisor... Development Synergies LLC has provided advisory services to a range of independent and supported housing developments across New England, resulting in the construction or redevelopment of more than 6,000 units of housing.
- ❖ Market Square Architects... one of NH's fastest growing design firms, licensed to practice in 25 states across the nation, with deep experience with market rate and affordable senior housing, both independent and assisted living.
- ❖ Norway Plans, Civil Engineer... a trusted and highly experienced civil engineering firm, with deep roots in the Rochester community and decades of experience in creative and sustainable land development.

### Financing Plan

The Champlin Place Financial Plan is currently being developed in parallel with the design/development plan, the identification of market and affordability goals, and a clearer understanding of community resources. However, we do anticipate success in securing significant NHHFA resources and private investment through the syndication of Low Income Tax Credits, Federal Home Loan Bank of Boston capital, the participation of local financial institutions and other traditional housing resources. Perhaps the biggest unknown, at this point in time, is capital funding for the significant off-site infrastructure investment which may be required to ensure long term public services (e.g. public water/sewer) along Health Care Drive. Based upon preliminary discussions with the City of Rochester, we estimate those off-site costs could range from \$500k-750k, with no clear path for funding. We hope to discuss funding options with the Rochester Community Development Committee, (CDBG, TIF, HUD 108, etc. ).

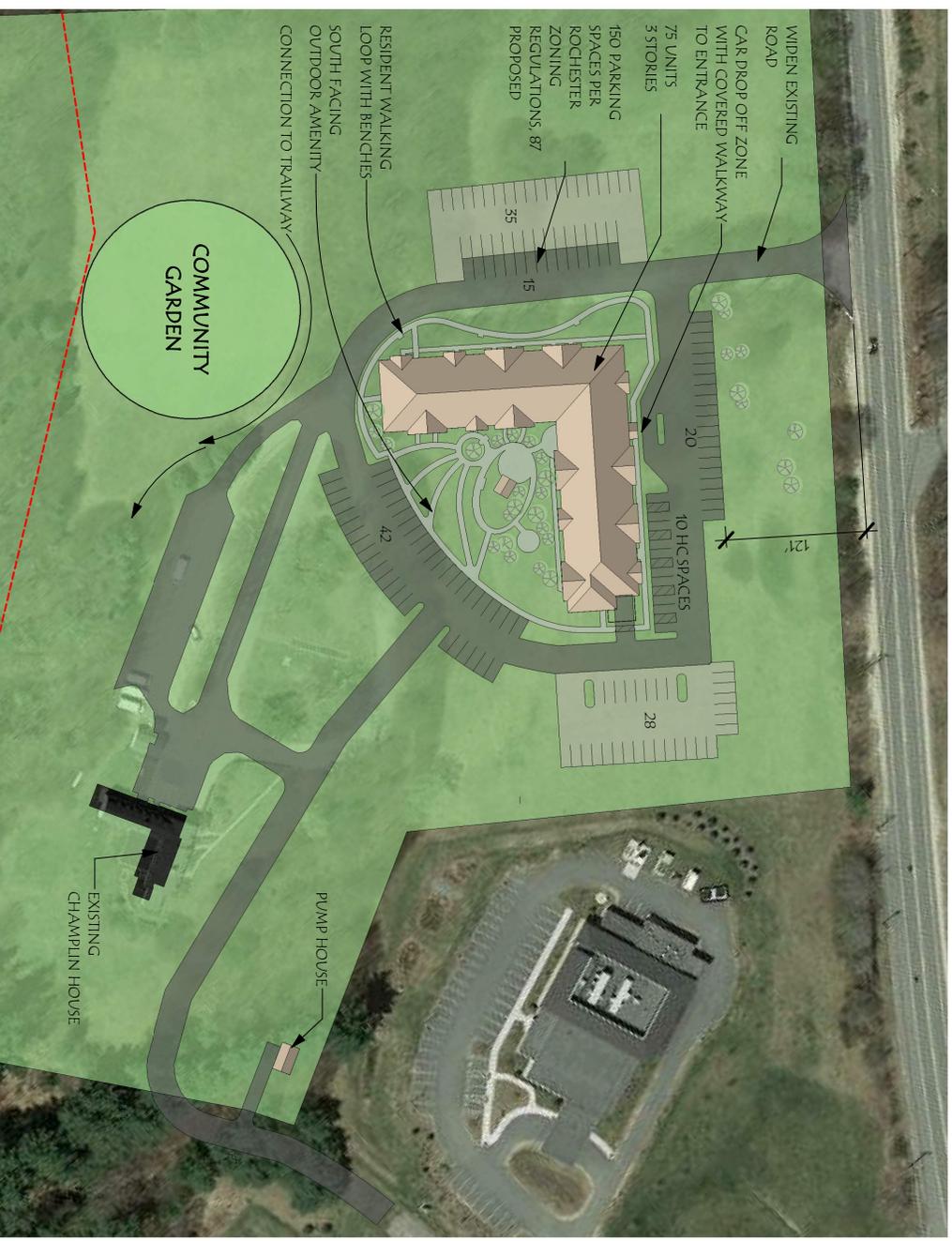
### Community Benefits

In brief, we believe this extraordinary new supported housing campus, will provide a unique range of community benefits, including:

- ❖ 60-80 affordable, supportive apartments for older adults... not currently available in Rochester
- ❖ 120 acres of conservation land, an expanded trail network, including accessible trails adding to the existing SPNHF Champlin Forest, for a total of approximately 300 acres.
- ❖ Community gardens accessible to both older individuals and the broader community.
- ❖ Preserve/enhance the existing EasterSeals service center and explore new educational and employment relationships with UNH graduate and undergraduate programs in disciplines focused on senior health care and other services such as forestry, horticulture and recreation.
- ❖ Expand economic development opportunities along Health Care Drive

# Introducing Champlin Place by EasterSeals NH.....

*An affordable, supported residential environment for Rochester & Strafford County Seniors*



## 1 SITE PLAN 1" = 100'-0"

