

**City Council Public Hearing
July 20, 2021
Council Chambers
6:30 PM**

COUNCILORS PRESENT

Councilor Abbott
Councilor Belken
Councilor Bogan
Councilor Gray
Councilor Hamann
Councilor Hutchinson
Councilor Lachapelle
Councilor Rice
Councilor Walker
Mayor Lauterborn

OTHERS PRESENT

Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager
Terence O'Rourke, City Attorney

COUNCILORS ABSENT/EXCUSED

Councilor Hailey
Councilor Jean

Minutes

1. Call to Order

Mayor Lauterborn called the Public Hearing to order at 6:30 PM. Deputy City Clerk Cassie Givara took a silent roll call. All Councilors were present except for Councilors Hailey and Jean, who were both excused.

2. Resolution Authorizing an application for Community Development Block Grant – COVID-19 (CDBG-CV) Housing Funding To Support Renovation of the Gafney Home

Mayor Lauterborn read the following preamble prior to introducing the resolution:

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 is available for housing projects under the CDBG-CV allocation due to COVID-19, and entitlement communities are eligible for consideration for projects that specifically respond to or recover from the impacts of COVID-19. All projects must directly benefit a majority of low- and moderate-income persons.

This is a proposed application to the Community Development Finance Authority for a CDBG-CV Housing Grant up to \$500,000. The funds will support the renovation of the property located at 90 Wakefield Street, Rochester, also known as the Gafney Home, for use as 21 units of senior housing. This project satisfies the national objective of Low- to Moderate Income Housing (LMH), and income verification is proposed to ensure that individuals and households served qualify as low- to moderate-income. This application is consistent with demonstrated needs in response to COVID-19 because limited housing supply and homeless shelter decompression have strained the entire housing spectrum, including shelters, supportive housing, and market rate housing, and placed low- to moderate-income individuals and families at greater risk of experiencing homelessness.

The City Council acknowledges that its Consolidated Plan, adopted on May 5, 2020, meets the requirements of and will be submitted in fulfillment of the CDBG grant's Housing and Community Development Plan threshold requirement.

This project is consistent with the City's Consolidated Plan goals of:

- Assisting Homeless Persons to Obtain Affordable Housing and assisting Persons at Risk of Homelessness
- Retention and Creation of Affordable Housing Stock

As part of the City's adopted Consolidated Plan, the City also maintains an existing Public Participation Plan, which will be submitted in fulfillment of the CDBG application threshold requirement for a Public Participation Plan.

The City has an existing Anti-Displacement and Relocation Assistance Plan that is in place for projects completed in furtherance of the City's Consolidated Plan. To satisfy CDFA application requirements, a project-specific Residential Anti-Displacement and Relocation Plan has been prepared and is proposed to be adopted by the City Council for this project following a public hearing.

If the City Council is supportive of submitting an application, they will authorize submission by means of the following resolution. Mayor Lauterborn read the following resolution in its entirety:

**RESOLUTION AUTHORIZING AN APPLICATION FOR COMMUNITY
DEVELOPMENT BLOCK GRANT – COVID-19 (CDBG-CV) HOUSING
FUNDING TO SUPPORT RENOVATION OF THE GAFNEY HOME**

- WHEREAS: The 2020-2025 Rochester CDBG Consolidated Action Plan documents rising demand for housing for elderly residents, including residents living on fixed incomes; and
- WHEREAS: HUD Community Development Block Grant CARES Act (CDBG-CV) funds are available through the NH Community Development Finance Authority for housing grants of up to \$500,000; and
- WHEREAS: A primary component of the CARES Act is assistance to State, Local, Territorial, and Tribal Government for the direct impact of the COVID-19 pandemic; and
- WHEREAS: Community Action Partnership of Strafford County (CAPSC) owns the location at 90 Wakefield Street Rochester, NH 03867, also known as the Gafney Home (hereafter the "Gafney Home"); and
- WHEREAS: CAPSC proposes to renovate the Gafney Home to create 21 apartments to serve an income-qualified population of residents aged 62 and older; and
- WHEREAS: The Gafney Home and its services will benefit a limited clientele made up entirely of individuals or families aged 62 and older; and
- WHEREAS: Elderly persons are presumed by HUD to be low- to moderate-income for the purposes of CDBG eligibility; and
- WHEREAS: An application for a CDBG-CV grant has been prepared by Strafford Regional Planning Commission (SRPC) on behalf of the City of Rochester and in collaboration with CAPSC; and
- WHEREAS: A duly-noticed public hearing for the purposes of soliciting feedback from the public and meeting the requirements of the CDBG program was held on July 20, 2021.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

- I. That the City of Rochester will submit an application for Community Development Block Grant COVID-19 funds of up to \$500,000 for the purpose of renovating the property at 90 Wakefield Street, Rochester,

NH 03867 in partnership with Community Action Partners of Strafford County, who intends to create 21 apartments to serve income-qualified elderly persons.

- II. The City of Rochester hereby adopts a project-specific Anti-Displacement Policy that incorporates and is subordinate to the pre-existing CDBG Anti-Displacement and Relocation Assistance Plan.
- III. The City Manager is authorized to apply for, accept, and expend the CDBG-CV funds of up to \$500,000 and to officially represent the City of Rochester in connection with the application, including execution of contracts on behalf of the City and any other related documents necessary or convenient to carry out the intent of said grant agreement (including acting as the certifying officer for HUD environmental documents) without further action of the City Council for the purposes set forth in the grant agreement.
- IV. The City Manager is hereby authorized to enter into agreement(s) with Community Action Partners of Strafford County as subrecipients and Strafford Regional Planning Commission as grant-writers and grant administrators for the purposes of this grant.

Mayor Lauterborn asked if there were any members of the public who wished to speak regarding the proposed application. There were no members of the public who came forward to speak.

Mayor Lauterborn asked if there were any members of the public who wished to speak regarding the project-specific residential anti-displacement plan. There were no members of the public who came forward to speak.

Mayor Lauterborn announced that there was a memo available in the audience for any members of the public who wanted more information on the proposal.

Mayor Lauterborn closed the public hearing on the COVID-19 (CDBG-CV) Housing Funding to support renovation of the Gafney Home at 6:39 PM.

3. Resolution Authorizing Supplemental Appropriation to the Department of Public Works (DPW) Sewer CIP Fund in the Amount of \$200,000.00 for the Route 11 Pump Station Upgrade Project

Mayor Lauterborn invited members of the public to come forward and speak regarding the following resolution:

**Resolution Authorizing Supplemental Appropriation to the
Department of Public Works (DPW) Sewer CIP Fund in the Amount of
\$200,000.00 for the Route 11 Pump Station Upgrade Project**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHESTER:**

That the amount of Two Hundred Thousand Dollars (\$200,000.00) is hereby appropriated as a supplemental appropriation to the DPW Sewer CIP Fund for the purpose of paying costs associated with the Route 11 Pump Station Upgrade Project. The funding for this supplemental appropriation shall be derived in its entirety from borrowing.

In accordance with the provisions of RSA 33:9, the City Treasurer, with the approval of the City Manager, be, and hereby are authorized to borrow the sum of Two Hundred Thousand Dollars (\$200,000.00) through the issuance of bonds and/or notes, and/or through other legal form(s), such borrowing to be on such terms and conditions as the said Treasurer and City Manager may deem to be in the best interest of the City of Rochester. Such borrowing is authorized subject to compliance with the provisions of RSA 33:9 and Section 45 of the Rochester City Charter to the extent required, necessary and/or appropriate

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to establish and/or designate such multi-year, non-lapsing accounts and or account numbers as are necessary to implement the transactions contemplated in this Resolution

There was no discussion or public comment on the above listed resolution.

4. Adjournment

Mayor Lauterborn **ADJOURNED** the City Council Public Hearing at 6:40 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk