



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services and Special Projects

DATE: June 13, 2022

SUBJECT: Community Development Block Grant Application
Christ the King Church Food Pantry

Recommendation:

1. Accept this report.
2. Set the attached resolution for public hearing on July 11, 2022 authorizing the City to apply for, accept, and appropriate up to \$750,000 of Community Development Block Grants from the NH Community Development Finance Authority on behalf of the Christ the King Church.
3. Set the attached resolution readopting the City's Anti-Displacement and Relocation Policy in support of the City's Community Development Block Grant application behalf of the Christ the King Church for public hearing on July 11, 2022.

Background:

The New Hampshire Community Development Finance Authority (NHCDFA) is the state agency responsible for administering the US Department of Housing and Urban Development's (USHUD) Community Development Block Grant (CDBG) program in New Hampshire.

Each year, the NHCDFA holds two CDBG application rounds, typically in January and July, to support housing and public facility projects that primarily benefit low- and moderate-income individuals and households. Types of CDBG grants available are as follows:

- **Housing:** This type of CDBG provides funding for the preservation and construction of affordable housing. Counties and non-entitlement communities, such as Concord, are eligible to apply for up to \$500,000 annually.
- **Public Facilities:** This type of CDBG provides funding for the construction of public facilities, such as water and sewer infrastructure, as well as other types of facilities including daycares, homeless shelters, and soup kitchens. Counties and non-entitlement communities, such as Concord, are eligible to apply for up to \$500,000 annually.

In addition to housing and public facilities, the NHCDFR also offers other types of Community Development Block Grants, as follows:

- Emergency Grants: These funds are available for projects to address emergencies and unanticipated events that have a serious and immediate threat to public health and safety, which primarily benefit low- and moderate-income people. Counties and non-entitlement communities, such as Concord, are eligible to apply for up to \$500,000 annually. Applications are accepted on a first-come, first-served basis throughout the calendar year.
- Feasibility/Planning Grants: These funds are available to conduct needs assessments, income surveys, preliminary architectural and engineering designs, cost estimates, and market analyses for potential CDBG projects, which primarily benefit low- and moderate-income individuals. Counties and non-entitlement communities, such as Concord, are eligible to apply for up to \$25,000 annually.
- Economic Development Grants: The City is also eligible to apply for up to \$500,000 in a calendar year to support economic development projects, which benefit low / moderate income persons. Such projects may include business loans, real estate development, infrastructure improvements, job training and similar activities. Applications are accepted on a first-come, first-served basis throughout the calendar year.

In addition to these funding opportunities, the NHCDFR has also implemented a temporary CDBG program to respond to the Covid-19 Pandemic. Under this program, applicants may seek up to \$750,000 of funding for qualified projects. The City intends to pursue this subset of CDBG funds to support the proposed the Christ the King Church project. However, if Covid-19 CDBG funds are not viable, or otherwise unavailable, the City shall apply for a regular “public facilities” CDBG in the amount of up to \$500,000.

When applying for Community Development Block Grants, the City must, per CDBG rules, must hold a public hearing prior to submitting its application.

In addition, to be eligible for CDBG funds, the City must also adopt:

- 1) An Anti-Displacement and Relocation Policy, which establishes procedures the City – or its subgrantees – must adhere to when expending CDBG funds to support projects which may involve temporary or permanent displacement of residents or businesses. This document must be readopted by the City Council for each individual CDBG application.

No displacement or relocation is anticipated for this project. The existing food pantry will operate until the new facility is constructed, at which time Christ the King Church will move their operation to the new food pantry.

- 2) A Housing and Community Development Plan. The purpose of this document, which is separate from the City’s Master Plan, is to affirm that the City’s goals relative to housing, economic development, and community development align with various NHCDFR and USHUD requirements associated with the CDBG program. This plan must be readopted every three years. The City last adopted this plan via Resolution #9264, which was approved on January 13, 2020. Therefore, no action is required by the City Council at this time.

The City has successfully applied for and received more than \$22.5 million in CDBG funds since the program's inception in 1974.

Discussion:

On April 19, 2022, City Administration, on behalf of the Community Development Advisory Committee (CDAC), issued a Request for Proposals (RFP) to solicit potential CDBG eligible projects from CDBG eligible entities. Approximately three dozen organizations received the City's RFP. Proposals were due on May 13, 2022. A total of two responses were received. The Christ the King Church was one of the respondents.

The Christ the King Church is located at 60-72 South Main Street. For the past 40 years, the Church has operated a food pantry at the property. The pantry currently serves 1,400 families per month. The pantry serves the community at large. Services are provided without question to clients regardless of race, color, sex, marital status, disability, age, national origin, or religion. There is no evangelization and clients are not required to make any religious declarations.

Currently, the pantry is operated in a former residential building at the property, which was constructed circa 1900. The facility is not handicap accessible. Due to the building's configuration, pantry operations are conducted on multiple floors, and foodstuffs are stored in the basement. This is problematic due to lack of elevators in the building.

Christ the King proposes to construct a new 9,500+/- square foot facility at its South Main Street property. The majority of operations will be operated on a single level, and the new facility will have a layout similar to a traditional grocery store thereby allowing patrons to select the foodstuffs they desire with an improved sense of dignity. The new facility will be handicap accessible and be large enough so patrons may que inside the building while waiting to access services.

The estimated total cost of the project is approximately \$2.2 million.

A copy of the Christ the King Church's proposal is attached.

The City's Community Development Advisory Committee (CDAC) met on May 25, 2022 to review the Christ the King Church's proposal and unanimously recommended that the City Council authorize the City Manager to apply for the maximum amount of CDBG funds available to support this project.