

Proposal for CDBG Funding for CCCNH

Background

The Crisis Center of Central New Hampshire has served domestic and sexual violence survivors in Concord and the rest of Merrimack County since 1978. CCCNH serves between 1500 - 1700 survivors per year with the vast majority (75% or higher) coming from Concord and being in the low- and moderate-income categories.

For years our administrative office was located in the same building as our emergency shelter. In 2017, CCCNH moved administrative offices to 79 South State Street with the assistance of a private donor. Although our administrative offices indeed provide a space for CCCNH to work and our board to meet, more importantly it is also where survivors come for in person assistance. This could include confidential advocacy, education, therapeutic workshops and support groups. Location, parking and bus accessibility are critically important to our operations.

Although our previous building met the organization's needs at the time, it was not able to accommodate growing needs of the staff and survivors we due to expanding client and organizational needs. The building was sold in early Spring 2021, and CCCNH moved our administrative offices to leased space located at 287 South Main Street. The current leased space is approximately 1,350 square feet. When the move was made (April 2021), the intention was to stay here for 2 years while searching for real estate that would provide a long-term home to the Crisis Center operations. CCCNH also wanted a space that would also be able to accommodate 1-2 units of transitional housing for the survivors of violence we serve. The lease will end on March 31, 2023, and CCCNH has been looking for the right place actively since April 2022.

Next Steps

CCCNH has proceeds from the sale of the building at 79 South State Street, as well as cash on hand that can be used towards the purchase of a building and has been "pre-approved" by 3 lenders (Bangor Savings Bank, Bank of New Hampshire and Franklin Savings Bank) for between a \$600-700,000 mortgage.

CCCNH has also created a Space Search Committee made up of senior staff (Executive Director, Development Director and Operations Coordinator), board members and donors to secure a space that would meet the organization's needs for a warm and welcoming place to serve survivors and where CCCNH could be housed for generations to come in order to provide ongoing and consistent services to the clients we serve. We know that moving is not helpful when survivors need to find us and want to find a permanent home where the community can depend on us as needed going forward.

The Pitch

CCCNH has been unable to secure property that would accommodate both our administrative offices and transitional housing despite actively searching since April 2022. This is primarily due

to rising real estate costs and property requirements that are nonnegotiable due to our federal and state funders including ADA accessibility.

The property identified here is only being used as an example as it meets the requirements we have set out; however, the seller has not been contacted to date so we are requesting that this address and proposal remain confidential. CCCNH is aware this property has been on the market at this same price since January 2022.

CCCNH is working with Kristin Sullivan of Ruedig Realty on our housing search and although she has approached the listing agent, Scott Walker, she was told the price is not negotiable. CCCNH is aware that the property would need to meet appraisal and other requirements to qualify for CDBG funding.

PART 1)

CDBG Public Utilities Funds be used to offset the costs of purchasing real estate located at: 1 Barberry Lane, Concord, NH currently listed for sale for \$850,000

https://www.masiello.com/p/1-Barberry-Lane-Concord-NH-03301/dmgid_154745423

CCCNH would request \$225,000 from CDBG funds with the expectation that approximately \$200,000 could be used towards the purchase of the property and \$25,000 would go to the city for administrative related costs.

Purchase Price	\$850,000
Cash Down (CCCNH Onhand)	\$250,000
CDBG Public Utilities Funding (Less admin)	\$200,000
CCCNH Mortgage	\$380,000

This would allow us to purchase the property outright and have a smaller mortgage than we are currently paying for our leased space.

PART 2) This could only be done if Part 1 is acceptable, but the secondary idea is that CCCNH would also apply for an amount of funding from the Housing portion of CDBG funds and use that to help with construction costs associated with transforming part of the current property located at 1 Barberry Lane into 1-2 units of transitional housing specifically for low-income survivors of violence.

We do not have anyway of accurately assessing the cost of that renovation but would not request more than we are requesting to offset the purchase of the property. CCCNH is aware that construction costs would likely exceed any available CDBG funding this year but as an organization we are also well positioned to supplement these costs with additional capital campaign funding, private donors and other community supporters within the CDBG required timeframe.

If you have questions or would like to discuss this pitch further, please do not hesitate to reach out to me directly at jessica@cccnh.org or at 603-225-7376.

Respectfully Submitted,

Jessica Vaughn-Martin, MSW
Executive Director