

Town of Meredith
Community Development Block Grant Virtual Public Hearings
June 15, 2020

Public Information/Handout

The Meredith Select Board will hold two consecutive Public Hearings during its scheduled meeting on Monday, June 15, 2020, beginning at 4:30 pm. Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for public facility projects, up to \$500,000 for housing projects, up to \$500,000 for economic development projects, and up to \$350,000 annually is available for emergency activities. Up to \$25,000 is available per planning study. All projects must primarily benefit low and moderate income persons. The public hearings will hear public comment on the following:

1. A proposed application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant funds. Town will retain some of the CDBG funds to cover administrative expenses and grant the bulk of the funds to Lakes Region Community Developers (LRCD). LRCD will then loan the CDBG funds to a related entity to be determined for rehabilitation of 25 existing units of affordable housing at Harvey Heights (also known as Deer Run Apartments), 62 Pleasant Street in Meredith, New Hampshire. The rehabilitation project will improve health and safety conditions on the property, provide energy efficiency and improve the exterior appearance of the property. The apartments will remain affordable for low and moderate income individuals for a minimum of 20 years.

2. The Residential Antidisplacement and Relocation Assistance Plan (see Below).

Town of Meredith
Residential Antidisplacement and Relocation Plan

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

This project will require some temporary relocation. Residents will be relocated to empty units on site, to modular units on site, or to other properties owned by Lakes Region Community Developers. LRCD will pay temporary relocation costs for eligible households

However, in the event of displacement as a result of a federally funded award, Meredith 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 (3) 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;

g. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least ten (10) years from the date of initial occupancy;

h. 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 (5) 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.

i. 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;

j. Provide that 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; and

k. The 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.

l. Paragraphs a. through k. 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

Meredith does anticipate temporary relocation will be necessitated by this project (see above). The town 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: Phillip L. Warren, Jr.

Title: Town Manager

Signature: Phillip L. Warren, Jr.

Date of Adoption: June 15, 2020