

Comprehensive Agency Plan Amendment for Fiscal Year October 2022-September 2023

Manchester Housing and Redevelopment Authority (MHRA) has begun work on a development initiative for the Kelley Falls Apartments property (Reference: NH36-P001-002). Overall, the purpose of this initiative is to create additional, much needed affordable housing, renovate the existing World War II Public Housing and to provide equitable access to needed services, such as child and youth services, health services and food insecurity services.

This first phase will be the development of 48 new units on a portion of the current Kelley Falls campus at the corner of Kimball and Upland Streets. The initial pre-development has been completed, the disposition of the identified portion/parcel has been approved by the U.S. Department of Housing and Urban Development's Section 18 Demolition and Disposition program, the various funding sources have been committed and construction has begun. It is anticipated that construction will be completed in early 2024. The 48 units will be in two three-story buildings and will be comprised of a total of 24 one-bedroom, 12 two-bedroom and 12 three-bedroom units. These units will be subsidized with Project-Based Housing Choice Vouchers, consistent with the PHA Plan. The second phase of re-development of existing public housing on the campus has also begun with architectural and engineering pre-development analysis addressing how the existing buildings could be renovated so as to provide long-term, sustainable units for the future. Finally, pre-development activity has begun for the development of a multi-purpose community center. This community center will house non-profits who will provide child and youth services, affordable/ accessible health care and services that address food insecurity. The center will occupy approximately 2.5 acres of underused land on the Kelley Falls campus. It will be MHRA's intention to retain ownership of the land and lease the specified land to a nonprofit for the development of this community center. MHRA will seek HUD's approval of a Section 18 application for the land in question.

Lastly, MHRA recognizes that action steps are needed to address the affordable housing/homeless crisis in Manchester that is the result of many factors, including the current COVID-19 pandemic. It is imperative that MHRA add housing units to its portfolio that remain affordable and available to the community on a long-term basis. Therefore, MHRA is proposing to purchase several multifamily properties that can be made available to eligible HCV applicants. MHRA is researching available options through the use of Project-Based Vouchers or by working with a nonprofit organization. The ownership structure will involve a separate 501(c)(3) entity established for the development of affordable housing. This special program will pay full property taxes and will not displace any current residents. To maintain the utmost flexibility, it is planned that these units would be financed through a combination of conventional bank financing and other funding sources. MHRA will start with one or more properties as a pilot program and, if successful, will proceed in acquiring additional properties to develop.

MHRA continues to review other public housing assets for expansion or development to assist in increasing the number of available affordable housing units to further assist in addressing Manchester's affordable housing/homeless crisis.

Notice of Public Hearing

The Manchester Housing and Redevelopment Authority will hold a Public Hearing at 12:00PM local time on March 21, 2023 on the second floor of the Main Office, 198 Hanover Street, Manchester, NH 03104 on this amendment. Comments will be heard from Authority residents, citizens, public agencies and other interested parties. Persons wishing to comment during the hearing need to contact Manchester Housing and Redevelopment Authority at (603) 624-2128 at least three (3) days in advance of the hearing to be placed on the speaker's list. Speakers will be allowed five (5) minutes each for comment.

The Comprehensive Agency Plan Amendment will advise HUD, Authority residents and members of the public of the Authority's update in its mission for serving the needs of low-income families and the Authority's strategy for addressing those needs.