

**AGENDA  
LEBANON CITY COUNCIL  
APRIL 17, 2019**

**7. PUBLIC HEARING ITEMS:**

**7.C – CDBG FEASIBILITY STUDY FOR RIVER VALLEY COMMUNITY COLLEGE**

A Public Hearing for the propose of receiving public input and taking action on a Community Development Block Grant (CDBG) Feasibility Study Application for River Valley Community College (RVCC). Action is required on the following:

1. Approval of CDBG Application for Feasibility Study in the amount of \$12,000 (up to \$12,000 is available for feasibility study grants).
2. Adoption of the City of Lebanon Anti-displacement and Relocation Plan for RVCC

The City Council scheduled this public hearing at their April 3, 2019 regular meeting. The public hearing was properly noticed in the *Valley News* on April 6, 2019 in accordance with City Code and State Law.

**BACKGROUND**

In 2015, with assistance from the City of Lebanon and USDA Rural Development (RD), River Valley Community College purchased and renovated the former Lebanon College facility on the Lebanon downtown Mall. The facility was intended to be a Center for Academic Excellence with its primary focus on providing both space and staff training and educational opportunities to support the needs of area businesses and residents. The facility is connected to other RVCC facilities through Zoom, students in Lebanon can take classes in Keene or Claremont through video conferencing.

Circumstances have changed since the facility opened. Student enrollment is at record lows primarily due to the low unemployment rate. While the larger community college campuses have been able to maintain student enrollment, the smaller satellite colleges have not. RVCC Lebanon is extremely underutilized. Classes are happening mostly in the evening leaving the facility almost vacant during the day.

RVCC is working with Grafton County Regional Development Corporation (GRDC) and the Dartmouth Regional Technology Center (DRTC); the City, and the Chamber of Commerce to explore the potential of developing an incubator/co-working facility which would complement RVCC's current programming.

RVCC, GRDC and DRTC are requesting that the City apply for a Community Development Block Grant Feasibility Study in the Amount of \$12,000. The grant, if approved, would be sub-granted to DRTC to develop a plan for the facility based on existing models including the DRTC, the Hannah Grimes Center in Keene, NH, and Great Bay Community College. For further details, please see the attached description and project overview.

## **ACTION**

*If the Council decides to move forward, the following motion is offered for consideration:*

***Community Development Block Grant funds are available to municipalities for economic development, public facility and housing rehabilitation projects and feasibility studies that primarily benefit low and moderate income persons. The purpose of the public hearings required for CDBG funding is to solicit the view of citizens on community development; furnish the citizens with information concerning the amount of funds available and the range of community development activities which may be undertaken under the Community Development Act.***

***For the year 2019, there will be approximately \$3.5 million dollars available for housing and public facilities projects. Approximately \$3.5 million will be available for economic development. Economic development applications are submitted on a rolling basis until the funds are used up. Approximately \$500,000 is available for Emergency Grants and \$100,000 for Feasibility studies. The City of Lebanon is eligible for up to \$500,000 per year for public facility/housing rehabilitation, up to \$500,000 per year for economic development projects, as well as up to \$500,000 per year in emergency funds. Feasibility Study funds are available for up to \$12,000 per application.***

### **PUBLIC HEARING 7.C.1:**

***MOVED, that the Lebanon City Council hereby approves the submittal of the CDBG Feasibility Study Application for River Valley Community College in the amount of \$12,000, and authorizes the City Manager to sign, submit, and execute any documents which may be necessary to effectuate the CDBG contract.***

### **PUBLIC HEARING 7.C.2:**

***MOVED, that the Lebanon City Council hereby adopts the City of Lebanon Residential Anti-displacement and Relocation Plan for River Valley Community College as presented in the April 17, 2019 City Council Agenda Packet.***

**Included in this Section:**

1. Project Description: River Valley Community College - Lebanon, Feasibility Study
2. River Valley Community College Anti-Displacement and Relocation Plan
3. Notice of Public Hearing as Published in the April 6, 2019 Edition of the *Valley News*

**RVCC LEBANON VISIONING STUDY**  
**CDBG FEASIBILITY APPLICATION**

In 2015, with assistance from the City of Lebanon and the USDA Rural Development (RD), River Valley Community College purchased and renovated the former Lebanon College facility on the Lebanon downtown Mall. The facility was intended to be a Center for Academic Excellence with its primary focus on providing both space and staff training and educational opportunities to support the needs of area businesses and residents. The facility is connected to other RVCC facilities through Zoom, students in Lebanon can take classes in Keene or Claremont through video conferencing.

Student enrollment is at record lows primarily due to the low unemployment rate. While the larger community college campuses have been able to maintain student enrollment, the smaller satellite colleges have not. RVCC Lebanon is extremely underutilized. Classes are happening mostly in the evening leaving the facility almost vacant during the daytimes.

The vision of RVCC and the City was that by locating on the mall we would be able to attract students and businesses to the downtown and enhance the vibrancy of the mall while supporting our local businesses. In other areas community colleges have worked with regional and economic development corporations and businesses to combine college facilities with business incubators and co-working spaces. An example of this model is found at Great Bay Community College in Rochester, NH. A partnership between Great Bay and local manufacturers, Safran Aerospace Composites and Albany Engineered Composites, created lab space and developed innovative programs designed to meet industry and community needs in emerging fields linked to regional employment opportunities. In addition, there is classroom and meeting space available where students can take general education courses that will fulfill requirements of any Great Bay degree program.

RVCC is working with Grafton County Regional Development Corporation (GRDC) and the Dartmouth Regional Technology Center (DRTC), the City and the Chamber of Commerce to explore the potential of collaborating to develop an incubator and co-working opportunities at the RVCC Lebanon facility which would support complement RVCC's current offerings.

RVCC, GRDC and DRTC are requesting that the City apply for a Community Development Block Grant Feasibility Study in the Amount of \$12,000. The grant, if approved, would be sub-granted to DRTC to develop a plan for the facility based on existing models including the DRTC, the Hannah Grimes Center in Keene and Great Bay Community College.

**PAGE  
INTENTIONALLY  
LEFT BLANK**

**CITY OF LEBANON  
RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN  
RVCC VISIONING STUDY**

Every effort will be made to minimize temporary or permanent displacement of persons due to a CDBG project undertaken by the municipality. There will be no displacement as result of this Study.

However, in the event of displacement as a result of a federally funded award, the CITY OF LEBANON 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 CDFR 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**

CITY OF LEBANON anticipates no displacement or relocation activities will be necessitated by this project. Should some unforeseen need arise, the City 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: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Adoption by the Lebanon City Council: \_\_\_\_\_

April 8, 2019



**LEBANON CITY COUNCIL  
NOTICE OF PUBLIC HEARING**

**Council Chambers, City Hall**

**Wednesday, April 17, 2019**

**7:00pm**

The Lebanon City Council will hold a public hearing on April 17, 2019, beginning at 7:00pm in Council Chambers for the following:

- A. CDBG FEASIBILITY STUDY FOR HEADREST – Public Hearing** for the purpose of receiving public input and taking action on a Feasibility Study for Headrest. (PH Set on 4/3/19)
- B. CDBG FEASIBILITY STUDY FOR RVCC – Public Hearing** for the purpose of receiving public input and taking action on a Feasibility Study for River Valley Community College (RVCC). (PH Set on 4/3/19)

The April 17, 2019 City Council agenda package will be available in City Hall and on the City's website ([www.lebanonnh.gov](http://www.lebanonnh.gov)) beginning April 12, 2019. Documents may be reviewed in the office of the City Clerk Monday through Friday from 8:00am to 4:30pm.

*Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the ADA coordinator at City Hall by calling 448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.*

The foregoing notice was published in the *Valley News*, a newspaper of general circulation in the City of Lebanon, in accordance with the Code of the City of Lebanon on Saturday, April 6, 2019.

*Sandra L Allard*

Sandra L Allard, City Clerk

**PAGE  
INTENTIONALLY  
LEFT BLANK**