



Community Development Block Grant

2008 Action Plan

Proposed Substantial Amendment

Community Development Block Grant Recovery (CDBG-R)

Community Services Division

Helping to Build a Better Community

THE CDBG-R SUBSTANTIAL AMENDMENT

Jurisdiction(s): Fayetteville, AR	CDBG-R Contact Person: Yolanda Fields
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A. SPREADSHEET FOR REPORTING PROPOSED CDBG-R ACTIVITIES

See attachment

B. CDBG-R INFORMATION BY ACTIVITY (Complete for each activity)

Activity 1

(1) Activity Name: **Energy Efficiency Rehabilitation - 818 N Sang**

(2) Activity Narrative:

The building at 818 N Sang is owned by the City of Fayetteville and leased through the CDBG Public Facility Lease Program. The lease program allows area nonprofits to lease a City Public Facility building at a cost of \$1 per year. The tenant is chosen through a competitive process that evaluates factors such as the percentage of program beneficiaries that are low- and moderate-income and how many of the CDBG National Objectives are met.

The property at 818 N Sang needs to have some rehabilitation done in order to make it more energy efficient. CDBG-R funds in the amount of \$60,000.00 are going to be utilized to remove the existing roof and replace it with a more energy efficient roof. The current roof has leakage problems and is not energy efficient. The roof rehabilitation will remove the existing roof. The new roof deck will have 4" insulation and will be covered with a white membrane.

The decision to utilize CDBG-R funds for this type of project is multi-fold. Improving energy efficiency is one of the activities supported by the Recovery Act and also by HUD. This project will create temporary jobs to do the actual rehabilitation work. This project will also promote the retention of existing jobs. Our community has had two local nonprofits announce that they will be closing their doors due to lack of funding. The CDBG Public Facility Lease Program through provision of low cost building space and the further savings that will be derived through increased energy efficiency allow tenant nonprofits to utilize the rent and building expense savings to operate their programs and retain staff members. Organizations that provide services to low- and moderate-income individuals and families are always important to a community and in the current economic climate it is imperative that effort is made to retain these organizations.

(3) Jobs Created:

This project will create 6 temporary jobs that will remove the existing roof and replace it with a more energy efficient roof.

The current tenant of this building is going to be vacating the building in July. A competitive application process that evaluates among other things job creation or retention activities will be utilized to determine who the new tenant will be. The City of Fayetteville Community Services Division has already been approached by organizations who are interested in the space.

(4) Additional Activity Information (energy efficiency and conservation):

The use of white reflective membranes on roofs has been shown to reduce peak energy demand and control energy costs. They also improve the thermal efficiency of the roof insulation.

(5) Responsible Organization:

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Activity 2

(1) Activity Name: **Energy Efficiency Rehabilitation – 1932 S Garland**

(2) Activity Narrative:

The building at 1932 S Garland is owned by the City of Fayetteville and leased through the CDBG Public Facility Lease Program. The lease program allows area nonprofits to lease a City Public Facility building at a cost of \$1 per year. The tenant is chosen through a competitive process that evaluates factors such as the percentage of program beneficiaries that are low- and moderate-income and how many of the CDBG National Objectives are met.

The property at 1932 S Garland had been occupied by the same nonprofit for more than 20 years. That agency received funding to construct a new facility and the property at 1932 S Garland is currently unoccupied. The property requires some rehabilitation work to repair some problem areas and to make it more energy efficient for the next tenant. CDBG-R funds in the amount of \$65,000.00 are going to be utilized to complete a number of upgrades to the facility. The rehabilitation will include: window replacement; roof, gutter and subfloor repair; HVAC energy efficient upgrade; plumbing repair; electrical upgrade and siding.

The decision to utilize CDBG-R funds for this type of project is multi-fold. Improving energy efficiency is one of the activities supported by the Recovery Act and also by HUD. This project will create temporary jobs to do the actual rehabilitation work. This project will also promote the retention of existing jobs. Our community has had two local nonprofits announce that they will be closing their doors due to lack of funding. The CDBG Public Facility Lease Program through provision of low cost building space and the further savings that will be derived through increased energy efficiency allow tenant nonprofits to utilize the rent and building expense savings to operate their programs and retain staff members. Organizations that provide services to low- and moderate-income individuals and families are always important to a community and in the current economic climate it is imperative that effort is made to retain these organizations.

(3) Jobs Created:

This project will create 20 temporary jobs that will complete the various components of this facility rehabilitation.

The building is currently unoccupied pending the necessary renovation and energy efficiency upgrades being done. A competitive application process that evaluates among other things job creation or retention activities will be utilized to determine who the new tenant will be. The City of Fayetteville Community Services Division has already been approached by organizations who are interested in the space.

(4) Additional Activity Information (energy efficiency and conservation):

All aspects of the renovation that can increase energy efficiency will. Replacement windows will be double-paned and insulated. HVAC replacement will ensure greater energy efficiency

than the current system. Plumbing and electrical upgrades will provide for more efficient use of water and electricity. Finally the upgrade to insulated vinyl siding will also provide a more energy efficient facility. The combination of all these upgrades will contribute to reduced energy use and expense to the next tenant.

(5) Responsible Organization:

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Activity 3

(1) Activity Name: **Energy Efficiency Rehabilitation – 2052 S Garland**

(2) Activity Narrative:

The building at 2052 S Garland is owned by the City of Fayetteville and currently leased through the CDBG Public Facility Lease Program to the Fayetteville Head Start Program. The lease program allows area nonprofits, such as Head Start, to lease a City Public Facility building at a cost of \$1 per year. The tenant is chosen through a competitive process that evaluates factors such as the percentage of program beneficiaries that are low- and moderate-income and how many of the CDBG National Objectives are met.

The property at 2052 S Garland needs to have some rehabilitation done in order to make it more energy efficient. CDBG-R funds in the amount of \$47,702.00 are going to be utilized to upgrade to more energy efficient lighting and to replace water heaters and HVAC with energy efficient models. The current lighting system is extremely outdated and inefficient. The building currently utilizes two non-energy efficient water heaters that will be replaced with one new system that is 96% efficient. The existing HVAC systems will be upgraded with new air handlers and a heat pump system and repair/insulation work will be done on the duct work.

The decision to utilize CDBG-R funds for this type of project is multi-fold. Improving energy efficiency is one of the activities supported by the Recovery Act and also by HUD. This project will create temporary jobs to do the actual rehabilitation work. This project will also promote the retention of existing jobs. Our community has had two local nonprofits announce that they will be closing their doors due to lack of funding. The CDBG Public Facility Lease Program through provision of low cost building space and the further savings that will be derived through increased energy efficiency will allow the current tenant to utilize the rent and building expense

savings to operate their programs and retain staff members. Organizations that provide services to low- and moderate-income individuals and families are always important to a community and in the current economic climate it is imperative that effort is made to retain these organizations.

(3) Jobs Created:

This project will create 12 temporary jobs that will do the lighting, HVAC and water heater upgrades and replacements.

The current tenant of this building, Fayetteville Head Start, employs 10 people and the energy efficiency savings will contribute to the retention of their current staffing levels.

(4) Additional Activity Information (energy efficiency and conservation):

The lighting upgrade will provide better and more efficient lighting. Fluorescent fixtures will be upgraded to increase efficiency and exit lights will be upgraded to led lights. The water heater and HVAC replacement should have a significant impact on the energy efficiency and utility costs of the facility.

(5) Responsible Organization:

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Summary Information

The proposed activities will increase energy efficiency at three buildings utilized in the CDBG Public Facility Lease Program. The energy savings paired with the low rent (\$1 per year) will allow the tenant nonprofits to retain their staff levels. The projects will create 38 temporary jobs.

The competitive process for selecting tenants ensures that CDBG National Objectives are met and that selected organizations benefit primarily low- and moderate-income individuals and/or families.

The decision was made to not utilize any of the CDBG-R funds for administration and planning. Additionally, since all proposed activities are energy efficient rehabilitations none of the grant amount is being spent on public services. Therefore, the caps placed on administration/planning and public services are not a factor in the proposal. The bid process utilized by CDBG will allow contracts to be awarded within the 120 day timeframe.

C. PUBLIC COMMENT

A summary of all public comments received will be added at the end of the public comment period.

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