

CDBG Public Facilities

NOFA Workshop

COMMUNITY
REINVESTMENT
COLUMBUS CONSOLIDATED GOVERNMENT



Presenters



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Agenda

-  CDBG OVERVIEW
-  ADMINISTRATIVE REQUIREMENTS
-  ENVIRONMENTAL REQUIREMENTS
-  PROCUREMENT
-  DAVIS BACON
-  APPLICATION





Mission

Branding our organization to be a center of excellence with respect and integrity to serve the community in a capacity where the hard work that we put in translates into outcomes that are pragmatic and oriented to succeed.

Vision

Our vision for the future is centered around excellence and striving to change the status quo as this community is transitioning to become a high performing community.



**Our
Value**



CDBG Overview

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CDBG Program Summary

Developing viable communities by providing decent housing and a suitable living environment principally for persons of low-and-moderate income.

CRD must ensure that at least 70% of its CDBG grant funds are used for activities that benefit persons of low-and-moderate income (at or below 80% of median) and meet one of the following National Objectives:

- Benefit low-and-moderate income persons or families; or
- Aid in the prevention or elimination of slums or blight; or
- Meet an urgent community development need



CDBG Public Facilities and Infrastructure

Safe and accessible infrastructure is essential to quality of life and to building communities that support community diversity and stability.

Annually, nearly one third of all CDBG dollars nationwide and more than one half of State CDBG dollars are devoted to public facilities and improvements.

In today's world, our communities face increasingly complex challenges, from economic or social shocks and stresses to natural disasters.

These challenges demand that communities be resourceful.

In order to introduce more funding to the community, the Community Reinvestment Dept will accept Public Facilities/ Infrastructure Applications in FY24.



Examples of Eligible Public Facilities Grant Activities Include:

- Public Infrastructure, such as public water, public sewer, stormwater sewer, flood drainage improvements, streets and sidewalks
- Public facilities, such as community centers, libraries, food banks and fire stations
- Local assistance programs such as housing rehabilitation



Examples of Ineligible Public Facilities Grant Activities Include:

- Projects that do not meet a National Objective
- Construction of new housing
- Any item that is considered to be maintenance
 - Painting of water tanks
 - Dredging of water reservoirs
 - Activities caused by deferred maintenance
- Buildings for the general conduct of government
- General government expenses
- Political activities
- Projects already in progress at time of application
- Comprehensive plans, strategic plans, master plans





Administrative Requirements



Public Facilities Grant Application Period

The FY24 CDBG Public Facilities application period will open on August 21, 2023. The total amount of funding is estimated to be \$850,000.

CDBG Public Facilities funds are available monthly through a competitive application process to assist Columbus in carrying out significant community and economic development projects that principally benefit low- and moderate-income persons. The Community Reinvestment Department CDBG Program is funded by the U.S. Dept. of Housing and Urban Development (HUD).



CDBG FIFRFO



In order to make the application process more competitive, Community Reinvestment is moving towards a pipeline system.

Projects that are not ready will have the opportunity to build and utilize funding if and once they are ready to go.

This will competitively expedite the implementation of CDBG Public Facilities and Infrastructure funding.



Duties & Responsibilities

- Application
- Record Keeping and File Management
- Grant Agreement Compliance
- Monitoring (including Reporting)
- Paperwork & File Organization

Resources we will Provide:

- Project File Checklist
- Award Letter



Amendment Provisions

Circumstances must have occurred outside the control of the subrecipient as determined by CRD. Issues resulting in a need for an Amendment should be documented in monthly reports, if applicable. An Amendment Proposal must be submitted at least 30 days prior to the end of the Grant Agreement Performance Period.

DO NOT rely on Amendments to remain in Compliance with the Grant Agreement.



Reasons for Amendments

- New Information is Learned:
 - Engineering/Design Issues
 - Project Scope of Work Changes
 - Unexpected Acquisitions/Relocations
- Project Finances/Budget:
 - Difficulty Receiving Sufficient Bids
 - Bids are Higher/Lower than expected
 - Unforeseen costs
- Project Timeline
 - Unforeseen construction delays (weather, supply chain issues (if unavoidable), etc.)

Construction must start and end no later than due dates in Grant Agreement





Environmental Requirements

HUD 24 CFR Part 58

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Environmental Review

Every activity assisted with CDBG funds must undergo an environmental review to assess the potential effects of the activity on the surrounding environment, as well as the effects of the surrounding environment on the activity. This review is undertaken by the Community Reinvestment Department. All federally funded projects MUST comply with regulations found at Code of Federal Regulations 24 CFR 58.

- Neither a recipient nor any participant in the development process, including public or private nonprofit or for-profit entities, or any of their contractors, may commit HUD assistance on an activity or project until HUD or the state has issued the Authority to Use Grant Funds (AUGF)/approved the recipient's Request for Release of Funds (RROF). As a rule, the AUGF is the final Environmental approval. For limited scope projects where they are not required, CRD's Environmental Clearance signifies final Environmental approval.
- In addition, until the AUGF has been issued/final Environmental approval granted, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project if:
 - the activity or project would have an adverse environmental impact or
 - it would limit the choice of reasonable alternatives.

Key: the site must be confirmed Environmentally clear before any final decisions can be made regarding the project.

- Major actions, in particular land acquisition and new construction, require a current ASTM-certified Phase I Environmental Site Assessment (ESA). Current per ASTM requirements = updated after 6 months, brand new if over one year old.



Environmental Review

- Issuance of the AUGF issued by HUD or the State signifies Environmental approval. If the AUGF includes mitigation conditions, these conditions **MUST** be followed for the property to be eligible for federal funding, and documentation of said mitigation must be provided to CRD and other appropriate parties to the project.
- Lower-level projects, for example minor to moderate repairs without acquisition, may be environmentally clearable in-house without an AUGF being issued by HUD or the state, if no mitigation is required and the scope of work meets all applicable requirements found at 24 CFR 58.35(a).



Historic Preservation

A historic preservation analysis and concurrence from the State Historic Preservation Office are required for all CDBG-assisted physical activities such as construction, rehabilitation, or demolition. This process is part of the environmental review. Tribal consultation may also be required as part of the historic preservation analysis.





Procurement



Procurement

Community Reinvestment procurement policies are consistent with state, local, and tribal laws and regulations and the standards of §200.317-§200.327 for the acquisition of property and services using a federal subaward. Columbus is required to maintain oversight over each procurement contract to ensure that the work is performed in accordance with the terms, conditions, and specifications of each contract.

A copy of Community Reinvestment Procurement Procedures can be found on our website or emailed upon request.



Section 3
24 CFR Part 75

All contractors or subcontractors with a covered contract in excess of \$100,000 will be subject to comply with Section 3 requirements.

If contracting or employment opportunities arise, contractors are encouraged to hire candidates within the census tract.



Davis-Bacon

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Davis-Bacon

Construction activities that are partially or fully funded with CDBG funds may be subject to federal labor standards under the Davis Bacon Act and other applicable laws and regulations.

Davis-Bacon is a federal regulation that applies to numerous Acts.

Applies to federally-assisted contracts in excess of \$2,000 for construction, alteration, and/or repair, including painting and decorating.

Requires contractors and subcontractors to pay their laborers and mechanics no less than the local prevailing wages and fringe benefits which are determined by the U.S. Department of Labor.



Davis-Bacon Competitive Bid for a General Contractor

Once the Owner/ Developer is granted an award and are soliciting bids for a General contractor they must:

- Ensure that the Davis Bacon language is part of the bid packet/proposal. (Labor Standard Provisions/HUD 4010)
- Ensure that the prescribed General Wage Decisions(GWD) are part of the bid packet/proposal.
 - The Request for General Wage Decision(s) will need to be submitted to the CRD team to determine and prescribe/issue the applicable GWD(s) based on the type of construction.
 - The GWD(s) will be verified for modifications 10 days prior to the bid opening date and 90 days after bid opening, if selected General Contractor does not start construction within 90 days after bid opening.



Davis-Bacon Competitive Bid for a General Contractor

- Ensure CRD team is invited to the Pre-bid meeting
 - Pre-bid Meeting: During this meeting we will inform the bidding contractors a general overview of the prevailing rates and labor standards requirements.
- Ensure that the selected Contractor is cleared from any debarments prior to construction contract award (www.sam.gov)
- Ensure that the Construction Contract is reviewed by the CRD team to ensure the proper language is part of the contract prior to execution.
 - Contract Packet (Labor Standard Provisions/HUD 4010)
 - Prescribed General Wages Decision
- Ensure that a pre-construction meeting is scheduled prior to starting work on site.
 - Preconstruction Meeting: During this meeting we will review the prevailing rates, labor standards requirements, and pending items that may still be due.



Davis-Bacon Basic Compliance Requirements

Once the Davis-Bacon triggers in a Construction project, it will cover all construction activities throughout the life of the project regardless of the size and nature of the construction work.

- All Contracts must incorporate the Contract Packet(Labor Standards Provisions/HUD 4010) and copies of the prescribed General Wage Decision(s).
- Sub-contractors and lower tier sub-contractors:
 - Must pay construction workers the hourly prevailing wage based on the trade being conducted
 - Must pay construction workers weekly with acceptable and verifiable proof of payment
 - Must submit weekly certified payroll
 - Must submit all initial required compliance documents (prior to starting work on site)
 - Must submit payroll-supporting documents upon request (proof of payment, timesheets, payroll deduction authorizations, fringe benefits etc..)





Application



Tips & Helpful Hints

- Read the Instructions carefully.
- Adhere to the list of Application Submission Requirements & List of Exhibits
 - Use the provided checklist to ensure your application is complete.
- Tells us everything about your proposed project.
 - Use the Project Description to be highly descriptive about your organization and provide all the details of your proposed project. If the application leaves us with questions, this will affect your overall score.



Tips & Helpful Hints

- Be thoughtful about identifying beneficiary goals - you will be held to them.
 - Choose a realistic number of beneficiaries comparable to the requested funding amount and remember that you must maintain documentation on those served.
- Use the Application Rating Forms as your guide, then mock score your application.
 - The application scoring sheet and criteria will be helpful in determining application strength.



Tips & Helpful Hints

- Contact Emma Kimbrel for Technical Assistance as needed. Email Kimbrel.Emma@ColumbusGA.org
 - Technical & general questions about the applications are welcomed; however, a specific application review will not be offered.



Submittal Instructions

- Applications are electronically due by 4:00 PM on September 15th on Community Reinvestments Neighborly Portal
 - We will send out the link after this meeting.

*Reminder that applications will be accepted on a rolling monthly basis. Don't worry if you aren't ready for this month!





Questions?

Let's Connect!

706-225-4613



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[www.columbusga.gov/
communityreinvestment](http://www.columbusga.gov/communityreinvestment)



**When we are fully optimized, we want to leave a mark
on this community that is visibly recognized beyond
the terms of our civil service.**

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