

Substantial Amendment to the 2008 Action Plan (2006-2010 Consolidated Plan) for Housing and Community Development Using CDBG-R Funds

CITY OF NEW ORLEANS Office of Recovery & Development Administration

To incorporate the funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Recovery Program under the American Recovery and Reinvestment Act of 2009, the Office of Recovery and Development Administration (ORDA) has revised the amounts allocated for the 2008 proposed projects and is seeking comment on the proposed changes.

There is an increase of \$4,995,750 in funds to assist in the construction of a Resource Center for seniors in the St. Thomas/Irish Channel community, to assist in the construction of the Global Green Community Center in the Holy Cross area, and to implement green building upgrades to increase energy efficiency in ORDA's owner-occupied rehabilitation program.

These programs will be administered and monitored by the City of New Orleans through ORDA and are scheduled to begin on September 30, 2009.

The Draft CDBG-R plan is available at the ORDA Office at 1340 Poydras Street, 10th Floor. The Final CDBG-R document will be submitted to HUD on June 5, 2009. Non-English speaking people who wish to review the document should contact Donna J. Pearson at 658-4347 or at her e-mail address dmpearson@cityofno.com.

If you have any comments or any questions, please send any written comments to Barry M. Walton at bmwalton@cityofno.com by June 4, 2009. The activities to be funded are explained below. See the spreadsheet for budget information.

Activity 1 - Rehabilitation of Senior Center

The renovation of 4 historic buildings to be converted to a Resource Center for the senior citizens in the St. Thomas/ Irish Channel area will assist in creating jobs and promoting economic recovery initially through the employment of the construction crew to construct the facility. On a more long-term basis (through other funds) staff will be hired to operate the senior center which typically includes a director, line staff including program administrators and clerical, a nutritionist, a van operator to bring the seniors to the site and on field trips, and personnel to clean the facility.

An estimated 70 to 85 people will be hired through the demolition and rehabilitation of the senior center including an architect, surveyor, lead contractor and subcontractors

including electricians, plumbers, roofers, and demolition crew. Because the Davis-Bacon rules will apply, equitable and fair wages are ensured for those who will be working on the center.

The intended facility is 8,341 square feet. The structure will be two story with the upstairs being utilized for storage and office space. The first floor is envisioned for the seniors with a large activity room, kitchen, smaller classrooms for lectures, a computer room, and arts and crafts room. There will also be an exercise room, a Boutique where the seniors can sell their wares bringing income for their activities, a quiet room, and a garden.

Activity 2 - Construction of Community Development and Climate Action Center in the Holy Cross area

Since Hurricane Katrina, Global Green USA has made a dedicated commitment to sustainable building in New Orleans and the Gulf Coast. Through their green affordable housing community the Holy Cross Project, and their work on greening schools throughout the area, Global Green is committed to creating a green model for development and rebuilding for New Orleans; educating NOLA residents, the Gulf Coast and broader American public about the benefits of green building; and advancing smart solutions to global warming that both benefit communities and engage stakeholders in building will for action. This community center will be an integral part toward reaching residents to achieve these goals which are totally consistent with the spirit and letter of the Recovery Act.

The Holy Cross Project consists of 5 single-family homes, an 18-unit apartment building, and a community center/sustainable design and climate action center. As a landmark sustainable development, the Global Green Holy Cross Project is of vital importance to Global Green, the Holy Cross Neighborhood and the people of New Orleans.

The Community Development and Climate Action Center includes space for a visitor's center (to educate the public and be part of the green job training component), corner store/café (a green business), a small bank branch/ATM, community meeting space/green job training space, small catering kitchen, sustainable design/climate action center for educating/training professionals about green building/jobs, Global Green's permanent New Orleans offices, and space for the Holy Cross Neighborhood Association (if they so choose to use it). In addition, the Center will incorporate "passive survivability" – via solar back up system and water cistern – for potential first responder center with off-grid power and water supplies.

Below are some of the green job creation, training, and education benefits:

- **GREEN JOBS** - Train an estimated 250 or more workers in green building during construction

- **GREEN JOB TRAINING** - Provide ongoing training at the Community Development Center for an estimated 300 individuals in 2-3 yrs

GREEN BUILDING EDUCATION - LEED Gold or Platinum certification will be achieved for each home and building - the highest levels of green building – as well as likely LEED ND (Neighborhood Development). This will be a learning opportunity through the demonstration of the project, and the education and training that will occur through the Community Development Center using the project and building as learning tools.

The Center will incorporate “passive survivability” – via solar back up system and water cistern – for potential first responder center with off-grid power and water supplies.

Activity 3 - Implementation of green building improvements to achieve energy efficiency in single family units

The City of New Orleans through the Office of Recovery and Development Administration is operating the Disabled and Elderly Owner-Occupied Rehabilitation (DE-OOR) Program. The DE-OOR program was designed to assist elderly and disabled homeowners in New Orleans to repair their properties to meet the City’s Housing Standards code, HUD’s Housing Quality Standards code and Lead-Based Paint regulations. Many New Orleans homeowners have been challenged in the rebuilding effort to get back into their homes and back to normal since Hurricane Katrina. Problems with insufficient proceeds from their insurance, lack of funds from the Road Home Program, and a multitude of other obstacles have hindered the progress of our citizens in their effort to complete work on their property. The DE-OOR program will facilitate the efforts of homeowners in making their recovery more complete. The CDBG-R funds will be used to go above and beyond minimal housing standards by increasing the energy efficiency of 150 units through the use of green methods and energy conserving measures to ensure that the cost of using electricity and gas is reduced.

It is anticipated that approximately 4 part-time construction jobs per 150 units or 600 jobs will be created by this supplemental program

By going beyond minimum housing code, these units will receive higher than normal energy efficiency heating and cooling units, more energy efficient windows, above standard insulation and the homeowner will realize cost savings through more passive measures such as lighter colored roofs, or more ecologically friendly materials. In addition, to assist homeowners in maintaining their property, energy efficient brochures, home maintenance manuals, and helpful tips to go green will be provided to DE-OOR program participants.