

**FY 2014 COMMUNITY DEVELOPMENT PROGRAM  
Staff Report**

<b>Project:</b> Udac Building Reformation Udac, Inc.				<b>Application Number:</b> 14-PF-04                      Page 81		
<b>Consolidated Plan Objective:</b> #12: Provide improvements to neighborhood facilities for accessibility and delivery of vital services.						
<b>FY 2014 Goal:</b> 1 facility		<b>Amount Requested:</b> \$250,000		<b>Performance Indicator:</b> Facility		
<b>Previous Awards and Spending Rates (as of 3/31/12 in the 2011 CAPER):</b>						
	<b>Award</b>	<b>Expended</b>	<b>Balance</b>	<b>Goal</b>	<b>Actual</b>	(Verified) %LMI
<b>2012</b>	n/a					
<b>2011</b>	n/a					
<b>2010</b>	n/a					

**1. Consolidated Plan Priority**

Con Plan Community Development Goals:

- Objective #12 of the Consolidated Plan states; *Provide improvements to neighborhood facilities for accessibility and delivery of vital services.* At full capacity, Udac currently assists 150 LMI adults with disabilities. The project would improve and rehabilitate their facility to ensure that they could continue to serve their clientele by providing services for overcoming disability barriers and obtaining jobs.

Priority Community Development Needs:

- The improvement of Neighborhood Facilities is a High Priority.

**2. Project Readiness**

Timely Completion/Expenditure of Funds:

- While Udac is currently working through the analysis and construction estimation, they have identified that the project will be completed within the program year, March 2015.

Additional Actions Needed:

- This project would be an improvement to Udac's current facility. Architectural drawings and a line item budget will need to be identified. Also, how the project is phased and which portions would be paid with CDBG would need to be clarified.
- Building permits would need to be acquired.

**3. Project Impact and Delivery**

Achievement of Expected Results:

- The application describes the significance of the need. The activity proposed for funding addresses the described need of an improved building to deliver services. The achievement of the results is realistic and reasonable.

Target Clientele:

- Application states 100% of the participants are LMI, as they are serving disabled adults.

Outcome Measurements:

- Udac has received no CDBG funding in recent years.

Number of Persons/Households to Benefit:

- Application states 150 participants are served at this site.  $\$250,000 \text{ CDBG} \div 150 \text{ participants} = \$1,666 \text{ per participant}$ . (Note: This is a one year calculation)

Business/Operations Plan Approach:

- Udac has explored facility options thoroughly over recent years, and has chosen the option to rehabilitate their current facility as the best approach.

#### 4. Financial Considerations

Sufficiency and Leveraging of Resources:

- \$500,000 secured to match the \$250,000 CDBG request for a ratio of  $\geq 2:1$ .

Fiscal Support and Viability:

- Udac has no recent experience with the City regarding CDBG. However, their application states they anticipate funding from foundations and corporations. It can be assumed that Udac receives audits regularly, however because they have not received CDBG, the City has not reviewed these.

Project Budget Detail/Use of Funds

- Project budget would be for the existing building. The budget is not detailed at this point. As construction analysis is completed, more detailed estimates should become available.

#### 5. Applicant Attributes

Project /Program Management Ability and Capacity:

- Udac plans to use Wagner Zahn Architects for the drawing and construction management process. (They would be paid with non-CDBG funds.)

Past Performance/Experience:

- Udac has no past experience with CDBG programs. They understand income compliance in regards to benefitting LMI beneficiaries. Applicant does appear to have the ability and capacity to implement a process of documenting the income of its participants.

Quality of Application:

- Application is well written, but more detail on exact building conditions and project details would be helpful.

#### BONUS POINTS- 0 points

Collaborative Application: This project is not a collaborative application.