

### Project/Performance Site Location(s)

**Project/Performance Site Primary Location**  I am submitting an application as an individual, and not on behalf of a company, state, local or tribal government, academia, or other type of organization.

Organization Name:

DUNS Number:

\* Street1:

Street2:

\* City:  County:

\* State:

Province:

\* Country:

\* ZIP / Postal Code:  \* Project/ Performance Site Congressional District:

**Project/Performance Site Location 1**  I am submitting an application as an individual, and not on behalf of a company, state, local or tribal government, academia, or other type of organization.

Organization Name:

DUNS Number:

\* Street1:

Street2:

\* City:  County:

\* State:

Province:

\* Country:

\* ZIP / Postal Code:  \* Project/ Performance Site Congressional District:

**Application for Federal Assistance SF-424**

Version 02

|  |  |  |
|--|--|--|
| * 1. Type of Submission:<br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application:<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | * If Revision, select appropriate letter(s):<br><input type="text"/><br>* Other (Specify):<br><input type="text"/> |
|--|--|--|

|                                   |  |
|-----------------------------------|--|
| * 3. Date Received:<br>12/14/2009 | 4. Applicant Identifier:<br><input type="text"/> |
|-----------------------------------|--|

|  |   |
|--|---|
| 5a. Federal Entity Identifier:<br><input type="text"/> | * 5b. Federal Award Identifier:<br><input type="text"/> |
|--|---|

**State Use Only:**

|   |   |
|---|---|
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: <input type="text"/> |
|---|---|

**8. APPLICANT INFORMATION:**

|   |  |
|---|--|
| * a. Legal Name: City of Greensboro, NC                               |  |
| * b. Employer/Taxpayer Identification Number (EIN/TIN):<br>56-6000230 | * c. Organizational DUNS:<br>071572374 |

**d. Address:**

|                      |                                      |
|----------------------|--------------------------------------|
| * Street1:           | 300 West Washington Street, Room 315 |
| Street2:             | P.O. Box 3136                        |
| * City:              | Greensboro                           |
| County:              | <input type="text"/>                 |
| * State:             | NC: North Carolina                   |
| Province:            | <input type="text"/>                 |
| * Country:           | USA: UNITED STATES                   |
| * Zip / Postal Code: | 27402-3136                           |

**e. Organizational Unit:**

|  |  |
|--|--|
| Department Name:<br>Housing & Community Develop. | Division Name:<br><input type="text"/> |
|--|--|

**f. Name and contact information of person to be contacted on matters involving this application:**

|  |                                  |
|--|----------------------------------|
| Prefix: Mr.  | * First Name: Dan                |
| Middle Name: <input type="text"/>                    |                                  |
| * Last Name: Curry                                   |                                  |
| Suffix: <input type="text"/>                         |                                  |
| Title: Acting Director, Housing & Community Develop. |                                  |
| Organizational Affiliation:<br><input type="text"/>  |                                  |
| * Telephone Number: 336-373-2751                     | Fax Number: <input type="text"/> |
| * Email: dan.curry@greensboro-nc.gov                 |                                  |

**Application for Federal Assistance SF-424**

Version 02

**9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Management Consolidated Business Cen

**11. Catalog of Federal Domestic Assistance Number:**

81.128

CFDA Title:

Energy Efficiency & Conservation Block Grant Program

**\* 12. Funding Opportunity Number:**

DE-FOA-0000148

\* Title:

Recovery Act: Energy Efficiency and Conservation Block Grants: Competitive Solicitation: Retrofit Ramp-up and General Innovation Fund Programs

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Approximately 13.5 square miles in the eastern portion of Greensboro, NC, and including the city center

**\* 15. Descriptive Title of Applicant's Project:**

Energy Efficiency as a Pathway to Community Health and Wealth

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

## Application for Federal Assistance SF-424

Version 02

## 16. Congressional Districts Of:

\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

## 17. Proposed Project:

\* a. Start Date: \* b. End Date: 

## 18. Estimated Funding (\$):

|                     |  |
|---------------------|--|
| * a. Federal        | <input type="text" value="6,037,500.00"/>  |
| * b. Applicant      | <input type="text" value="602,000.00"/>    |
| * c. State          | <input type="text" value="2,100,000.00"/>  |
| * d. Local          | <input type="text" value="27,615,000.00"/> |
| * e. Other          | <input type="text" value="0.00"/>          |
| * f. Program Income | <input type="text" value="0.00"/>          |
| * g. TOTAL          | <input type="text" value="36,354,500.00"/> |

## \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

## \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

 \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

## Authorized Representative:

Prefix:  \* First Name: Middle Name: \* Last Name: Suffix: \* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed:

**Application for Federal Assistance SF-424**

Version 02

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

### *C. Project Summary/Abstract File*

- Name of Applicant: City of Greensboro, NC
- Project Director(s): Dan Curry
- Project Title: Energy Efficiency as a Pathway to Community Health and Wealth
  
- Project Objectives:
  - Use an outreach campaign to inform 100% of the Greensboro community about the benefits of reducing energy use.
  - Reduce energy consumption by 20-35% in at least 34% of the homes and 10% of the other buildings in the east Greensboro project area by making 10,000 personal home visits to do basic upgrades like replacing incandescent lights with CFL's and installing programmable thermostats, and performing more extensive building upfit work on up to 5,720 housing units and 125 commercial and institutional buildings.
  - Create and retain 100 jobs and self-employment
  - Market project outcomes

The City of Greensboro is excited about taking a journey that utilizes Energy Efficiency as a Pathway to Community Health and Wealth. We'll hit the trail with a "*Healthy, Wealthy and Wise*" outreach campaign that pairs neighborhood associations with trained community organizers to spread the word to neighbors about the health and money saving benefits of repairing substandard homes and making better energy choices. The outreach campaign will use energy fairs, home visits, mailings, and media to connect residents with services, tools, and information that make it easy for everyone to take quick steps toward making energy conservation a life long habit.

By focusing on a large segment of east Greensboro, with a goal of reducing energy consumption by 20-30% in 34% of the homes and by 10% in other buildings, the outreach campaign will demonstrate that green and healthy is for everyone. Home owners who participate in the program will receive free energy audits and information about efficiency upgrade options funded through the Program. Based on household income and building needs, owners and tenants will be referred to local housing rehabilitation programs and loan and service providers. Assisting 5,720 of the 16,983 housing units in the project focus area will ensure that Greensboro meets its goal of reducing energy consumption in at least 34% of housing units. The Program proposes to reduce energy usage in non-residential units by at least 10%, or 125 of the approximately 1,000 non-residential buildings in the project focus area. Based on building needs, owners will have the same opportunity as homeowners to access rehabilitation and loan sources.

The third program objective is to create and retain 100 jobs and self-employment. This Program will allow Greensboro to extend its collaboration with the Work Force Development Program to train youth and other unemployed residents for energy efficiency jobs. Employment potential will result from the need for entry level workers to weatherize and retrofit homes and also from the need for more highly skilled workers to perform energy audits and building inspections, to serve as community organizers, and to work with loan preparation. The Program, in addition to providing training and work opportunities for residents in the areas listed above, will help small and minority contractors become certified in weatherization and retrofitting work.

As a condition receiving program funding, owners and residents must allow for ongoing access to utility billing records. Tracking energy savings will help the City of Greensboro keep the community focused on the vital connection between energy efficiency and quality of life.

**Elizabeth D. Benton**  
245 E. Davidson Ave.  
Winston-Salem, NC 27127  
336-749-9765

## **WORK HISTORY**

### **City of Greensboro, Housing & Community Dept. – NC Construction Advisor – July 2008 - Current.**

#### Responsibilities include:

- Inspect houses for minimum housing code violations, lead paint hazards, structural problems, plumbing problems, failing out-dated systems, emergency conditions and handicap needs.
- Prepare work write-ups with cost estimates for lead remediation and rehabilitation projects.
- Supervise rehab and lead remediation projects under construction; work with homeowners and contractors to ensure HUD and EPA Lead guidelines, Rehab. Standards, HQS and all applicable State and local Building Codes are met.

### **City of Winston-Salem, Housing & Neighborhood Services Dept. – NC Senior Rehabilitation Construction Advisor – January 2000 – June 2008 & Radiation Safety Officer**

#### Responsibilities As Senior Construction Advisor include:

- Inspected houses for minimum housing code violations, structural problems, plumbing problems, failing out-dated systems, emergency conditions and handicap needs.
- Prepared work write-ups with cost estimates per CDBG Rehab. guidelines and HUD Lead Based Paint requirements with respect to various CDBG programs.
- Supervised rehab projects under construction; work with homeowners and contractors to ensure Rehab. Standards, HQS and all applicable State and local Building Codes are met.
- Finalized all Building permits.
- Assisted in training new hires with regard to program requirements and internal procedures.

#### Responsibilities As Lead Paint Risk Assessor & Inspector include:

- Inspected houses for Lead-based Paint, and Lead Dust Hazards; prepare Risk Assessment reports and performed clearance testing at completion of jobs.
- Worked closely with fellow Construction Advisors to ensure Lead-based Paint testing results are properly integrated with regard to the scope of rehab work required.
- Supervised rehab projects and contractors to ensure Lead-based Paint removal guidelines and all applicable HUD, EPA and NC State guidelines are followed.
- Taught 1-day HUD Lead Safe Worker training course for the City's Sec 8 training program.

#### Responsibilities As Radiation Safety Officer include:

- Maintained compliance with NC Nuclear Radiation Safety Division of DEHNR; ensured the safety of all authorized users; maintaining all records secure storage of equipment
- Performed bi-annual leak testing on equipment.
- Issued and collected dosimeters; monitored safety exposure limits of employees.
- Ensured all license requirements were met and license was renewed annually.

### **Triangle Home Repairs, division of BBR Idea Marketing, Inc. – Durham, NC**

**President, Owner**, (Part Time, April 1990 - March 1996); Full time, March 1996 – June 1998.

Responsibilities included:

- Handled all areas of company management and supervision.
- Prepared estimates and bids for requested repairs, remodels and restoration projects.
- Performed a wide variety of repairs for homeowners and property managers including: appliance repairs, carpentry work, ceramic tile repair and new installation, electrical repairs, plumbing repairs, roof repairs, window and door repairs, lock repairs and installation, as well as troubleshooting and assessment for HVAC and major plumbing systems, and rehab. guidance for investment rentals.

**Heritage Management, division of Graham Associates, Ltd.** – Chapel Hill, NC

**Regional Manager**, April 1994 - March 1996.

### **EDUCATION**

**UNC at Chapel Hill** - Completed 3+ yrs toward a B.S. degree in Administration of Justice.

**Davidson Community College** - Certificates for: Law and Administration of Code Enforcement, Building Level I & Plumbing Level I.

**Georgia Institute of Technology** – Course Cert. for: Inspecting for Lead-Based Paint.

**Greenville Technical College, SC** - Course Cert. for: EPA Lead-Based Paint Risk Assessor.

**Durham Tech. Community College** - Course Certs for: NC Real Estate & Accounting I.

**Community Association Institute (CAI)** - Completed courses Legal basis of Associations and Effective Business Meetings toward a PCAM designation.

### **LICENSES / SKILLS / ACCOMPLISHMENTS**

- Master Rehabilitation Specialist (MRS)** - Designation through PHRANC
- Certified Rehabilitation Specialist (CRS)** - Designation through PHRANC
- NC Licensed Real Estate Broker** - license # 140218 (*currently inactive status*)
- ICC Residential Building Inspector** – certificate #8015349-B-1
- NC Level I Building Inspector** – certificate # 11660
- NC Licensed Lead Inspector** – license # 110047
- NC Licensed Risk Assessor** – license # 120178
- National Certified Healthy Home Specialist**– certificate # 9004363 – NEHA, Nat.
- HUD Certified Trained Lead Worker.** Environmental Health Assoc.
- Trained Niton XRF Operator**
- Trained Blower Door Operator (Minneapolis system)**
- Forsyth County Damage Assessment Team Reservist** (NC & FEMA Individual Assistance Program 2007/08)

**Michael Blair, AICP**  
**100 B Wafco Lane**  
**Greensboro, N.C. 27401**

**336.433.7266**

[michael.blair@greensboro-nc.gov](mailto:michael.blair@greensboro-nc.gov)

**Experience:**

March 2004 - present

**Analyst Grants Compliance, Department of Housing and Community Development, City of Greensboro, North Carolina**

- HOME Program Administration.
- Special projects.
- Grant compliance monitoring of nonprofits and internal projects/activities.
- Federal and contractual compliance monitoring of affordable rental property portfolio.
- Annual Plan; CAPER and budget development.
- Fair Housing; Davis Bacon; NEPA; Section 3 and OMB circular review and compliance.

July 2001- February 2004

**Planner, Planning and Community Development, City of Punta Gorda, Florida**

- CDBG Program Administration.
- Special projects – Sidewalk plan; sidewalk dining; redistricting; CBDO housing development.
- Grant compliance monitoring of nonprofits.
- Federal and contractual compliance monitoring of housing rehabilitation program.
- Annual Plan; CAPER; and budget development.
- Fair Housing; Davis Bacon; NEPA; Section 3 and OMB circular review and compliance.

**Education:**

Bachelor of Arts, Political Science, 1991  
Florida Atlantic University

Professional Graduate Certificate in Public Participation, Rutgers University, 2007

City of Greensboro - HCD  
PO Box 3136, Greensboro NC 27402  
Work: (336) 433-7376  
cynthia.blue@greensboro-nc.gov  
bluerand@earthlink.net

4229 United Street  
Greensboro, NC 27407  
Home: (336) 297-1457

## Cynthia Blue, AICP

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BA Physics, Bryn Mawr College, 1990  
MRP Regional Planning, Housing and Community Development, University at Albany - SUNY, 2000  
NC Real Estate Sales License # 175737  
Institute of Affordable Housing, Harvard University Graduate School of Design, 2001  
Housing Development Finance Professional Certification, National Development Council, 2002  
Certified HOME Program Specialist – Regulations, Dept of Housing and Urban Development, 2008  
American Institute of Certified Planners (AICP) – American Planning Association, 2008

### Experience

**Housing Planner & Development Specialist**, City of Greensboro, NC 2000 - Current  
Development of single-family, multi-family and special needs housing projects; housing planning and analysis; new program research; program development including HOME and HOPWA; member of inter- and intradepartmental teams; liaison with external housing planning organizations; grant applications and special programs coordination including Section 108 Loan, Continuum of Care, Lead Based Paint Hazard Control, and NCHFA programs; statistical and program analysis; program process management; and federal program reporting.

**Executive Assistant**, Temps & Co. Washington, DC 1998 - 1999  
Long term assignment as Assistant to the President of the mid-Atlantic area's largest teleproductions facility.

**Graduate Assistant**, University at Albany (SUNY). Albany, NY 1996 - 1997  
Teaching assistant for World Cities and Statistical Methods for Planning. Instructor for Statistics Lab using Excel and SAS.

**Project Manager**, New York Planning Federation. Albany, NY 1995 - 1997  
Information specialist for non-profit membership organization of land use planning officials in New York State. Answered members' technical questions, managed membership database and billing, edited land use planning book publications, managed publication sales, organized training events, monitored Rural NY Grant Program, and researched land use related issues.

**High School History Teacher**, American International School. Cochabamba, Bolivia 1993 - 1994  
Taught American History, U.S. Government, World History, Reading Skills and remedial high school mathematics.

**Senior Administrative Assistant**, Admissions Office, University of Pennsylvania 1991 - 1993  
Concurrently assisted two Regional Directors and the Associate Dean for Recruitment Planning. Regional responsibilities included 17 states, coordination of travel planning, mass mailings, and application preparation. Liaison with athletic office for NCAA athletic eligibility. Generated statistical data for admissions recruitment planning. Supervised five staff persons.

**Assistant Director of Conferences and Events**, Bryn Mawr College 1988 - 1990  
Coordinated all housing, dining and auxiliary services for conference groups; supervised five staff persons.

## **Housing/Planning Related Volunteer Experience**

**Housing Greensboro**, Greensboro, NC – Ex-Officio Member of Board

**Piedmont Information Network**, Greensboro, NC – Member of Board of Directors for Homeless Management Information System (HMIS) development and administrative organization.

**American Red Cross**, Greensboro, NC – Mass Care Shelter Team, Logistics Coordinator

**South End Neighborhood Planning Group**, Albany, NY - Created survey and conducted meetings as part of neighborhood assessment. Served as liaison between SENPG and Department of Housing and Community Development.

**Capital District Habitat for Humanity**, Albany, NY – Committee Chair. Collected data and prepared proposal for public/private joint initiative between CDHfH and Albany's Department of Housing and Community Development.

**Habitat for Humanity International**, Kamukuywa, Kenya - Self-initiated three month internship in rural Kenya.

**West Philadelphia Habitat for Humanity**, Philadelphia, PA - General housing rehabilitation.

**18<sup>th</sup> Street Development Corporation**, Philadelphia, PA - General housing rehabilitation.

**DOUGLAS M. BOOTH**

**502 Maverick Rd., Kernersville, North Carolina 27284 (336) 996- 8621**

**Professional Profile**

I am a results driven professional offering 35 years of successful business management and construction experience in the commercial, private and public housing sectors, Human Resources and customer service industries. Adept at addressing, analyzing and redefining work process, operational policy and systems management. Successful in utilizing a consensus/team building style of management combined with employee and financial resource development in a positive office work environment.

**CITY OF GREENSBORO, N.C. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**300 W. Washington Street, Greensboro, NC 27402-3136**

**Housing Rehabilitation Administrator (2005 thru present)**

Responsible for managing and directing the efforts of the Lead Safe Housing Program, CDBG and HOME funded Housing renovation and repair programs. Direct and facilitate construction project management services including the Guilford County Scattered Site and SFR renovation programs, Historic renovation program, rental property improvement program, Duke Energy, and Handicap Accessibility programs. Also provide construction and site inspection services to other work groups within the HCD department. Duties include budgeting, cost estimating, developing plans, building specifications and scopes of work for departmental projects.

**Housing Rehabilitation Advisor (1998-2005)**

Property inspection, site inspections and front line construction management of over 100 projects per year. Responsibilities include daily site visits, conducting pre-bid conferences and pre-construction conferences. Work with property owners and contractors to insure a high degree of customer satisfaction and excellence in all completed construction work. Enforce building codes and insure program material and construction specifications are fully met. Process all change of work orders, partial and final construction payments.

**CITY OF GREENSBORO Housing Code Enforcement officer (1995-1998)**

Enforce Greensboro's minimum housing and property standard ordinances within an assigned area. Daily inspections of housing, conduct property hearings with owner, re-inspection of housing violation repairs, issue citations and condemnation orders.

**CITY OF THOMASVILLE N.C.**

**HEO Public Works Task Force (1994-1995)**

Operational analysis of heavy equipment needs, supervised design, acquisition and modification of City owned and leased equipment.

**BOOTH CONSTRUCTION**

Owner of Design/Build construction firm located in Pontiac, MI. (1982-1995)

Booth Construction was responsible for the Engineering, design, and construction/ sales of award winning energy efficient passive solar homes in the Detroit metropolitan area. Our work also included a full spectrum of residential remodeling and light commercial improvement/ construction projects. Company was a certified energy contactor for Detroit Edison and Consumers Power and Gas/Electric Companies.

**KAY BEE TOY AND HOBBY STORES (CIRCUS WORLD TOY STORES) TAYLOR, MI.**

Vice President of Human Resources (1974-1982)

Controlled and directed the efforts of the Human Resource department for the third largest toy store chain in the country. Responsibilities included providing HR support to the central office, HR support and job training at the central distribution center and training and development programs for 157 retail stores in 18 states inclusive of 1650 employees.

**Education**

Northwood Institute Bachelors Degree in Programming Sciences 1974

Licensed Residential Contractor State of Michigan 1982

Guilford Technical Building Inspections Training 1998

NC State Certified Building Inspector Certificate #06651 (1998-current)

NC Certified Lead Risk Assessor and Lead Project Designer

Advanced Energy applied building science and Energy Star and EPA HPw/ES training/certification

**Resume of  
William Russell Clegg  
336-373-2211**

**Education**

**University of North Carolina at Chapel Hill**  
Master's Degree in City and Regional Planning *May 2003*  
Area of Concentration: Land Use/Environment

**Peter Kump's New York Cooking School** *June 1988*

**University of North Carolina at Chapel Hill**  
Bachelor of Arts in Journalism *May 1987*

**Experience**

**Department of Housing and Community Development, Greensboro, NC**  
*March 2004-Present*

**Neighborhood Planning**

- Jonesboro/Scott Park Neighborhood Plan, Project Manager; Cedar Street Area Strategic Plan
  - Completed background research
  - Conducted public meetings, including outreach
  - Compiled recommendations from other City departments
  - Wrote plan
  - Overseeing implementation with City departments and community partners

**University Roundtable**

- Wrote successful application to competitive US EPA Smart Growth Technical Assistance program
- Organized convening meeting featuring out of town speakers and guests, University and College Chancellors and Provosts, the Mayor, and local community leaders
- Organized subsequent monthly University Roundtable meetings
- Currently organizing subcommittees to carry out work plan

**Geographical Information Systems (GIS mapping)**

- Analyze and map data for the department
- Create and edit data and graphic elements

**Other Planning and Redevelopment work**

- RFP writing
- Meeting facilitation, including ToPS training
- Interviews of consultants and new hires
- Handled logistics for Citizens Advisory Team for South Elm Project
- Assist Planning Department with Neighborhood Conservation Overlay public process
- Research and analysis of best practices for various planning efforts

**NEPA Responsibilities**

- Manage Environmental Reviews for HUD funded projects

**Department of City and Regional Planning, UNC-Chapel Hill 2000-2003**

The Planning program offers training in technical skills as well as broad-based theoretical concepts and policy analysis:

- Principal classes focused on a range of topics from comprehensive planning, development management techniques and development impact assessment and state and federal water resource policy.
- My master's project focused on the impact of NPDES Phase II on county governments, and was entered into the public record as part of the permanent rule-making process
- Survey courses included land-use law, economics, statistics, public communication, survey development, demographic analysis, public housing policy, historic preservation, and scenario building.

***Synergistic Activities***

- Categorization and review of HUD-funded projects for compliance under NEPA guidelines and submitting for the Request for Release of Funds, and maintaining records of past reviews, and working with Greensboro Historic Preservation staff on Section 106 reviews.
- Public outreach for planning and education efforts.
- Analysis of census, economic and demographic data on a geographic basis using GIS software.

## **DAN CURRY, AICP**

Acting Director, Department of Housing & Community Development

(336)373-2751 work

(336)382-8354 work cell

(336)275-9060 home

[dan.curry@greensboro-nc.gov](mailto:dan.curry@greensboro-nc.gov)

### **RESUME HIGHLIGHTS**

- Over 15 years management experience in housing and community development.
- Extensive experience in collaborative projects with non-profit and for profit developers.
- Strong facilitation and consensus-building skills.
- Knowledge and experience in community planning, urban design, redevelopment, community development, affordable housing development and rehabilitation, economic development, brownfield planning and development, and historic preservation.
- Dedicated to the development of sustainable buildings and communities.

### **PROFESSIONAL EXPERIENCE**

- 30+ years of collaborative planning with low wealth and inner-city neighborhoods.
- Chief planner and division manager for urban redevelopment projects that have resulted in more than \$200 million in private investment.
- Responsible for preparing a \$12 million plus annual program and M&O budget.
- Prepared numerous RFQ/RFP solicitations for planning and urban design consultants, architects, developers, and service providers.
- Supervision of a 27 person department undertaking neighborhood planning, historic preservation, affordable housing development, housing rehabilitation, redevelopment, brownfield development, homeless prevention, sustainability initiatives, and neighborhood-based economic development.
- Accustomed to working in an open, public environment with many stakeholders, numerous objectives, and high expectations.

## WORK HISTORY

|              |  |   |
|--------------|--|---|
| 2009-present | Acting Director                              | Dept. of Housing & CD<br>City of Greensboro, NC       |
| 2001–2009    | Deputy Director &<br>Development Manager     | Dept. of Housing & CD<br>City of Greensboro, NC       |
| 1995–2001    | Planning and Development<br>Division Manager | Dept. of Housing & CD<br>City of Greensboro, NC       |
| 1988–1995    | Community Planning<br>Specialist             | Dept. of Housing & CD<br>City of Greensboro, NC       |
| 1975–1988    | Community Planner                            | Department of Planning & CD<br>City of Greensboro, NC |
| 1973–1975    | Planning Technician                          | Department of Planning<br>City of Greensboro, NC      |

## EDUCATION

B.A., Environmental Design in Landscape Architecture  
North Carolina State University, Raleigh, NC 1973

## SYNERGISTIC ACTIVITIES

American Institute of Certified Planners (AICP)  
Board of Directors & Government Advocacy Chair, Piedmont Triad NC Chapter,  
US Green Building Council  
Greensboro Builders Association, Housing Foundation Committee  
Greensboro Builders Association, Green Building Council  
Vice President, Greensboro Housing Development Partnership, Inc.

**Stephen M. Randall**

Energy & Sustainability Manager  
Engineering & Inspections, City of Greensboro  
611 Homeland Ave.  
Greensboro, NC 27405  
steve.randall@greensboro-nc.gov • (336) 373 - 3883

**RESUME**

**EDUCATION**

Ph.D. Candidate - Energy & Environmental Systems

North Carolina A&T State University, Greensboro, NC (anticipated 2010)

M.B.A.

University of North Carolina at Greensboro, Greensboro, NC (2005)

M.S. Energy Management & Policy

University of Pennsylvania, Philadelphia, PA (1992)

B.S. Mathematics

Bates College, Lewiston, ME (1986)

**PROFESSIONAL EXPERIENCE**

Energy & Sustainability Manager

2008 - present

Engineering & Inspections Department, City of Greensboro, NC

Ensure the most effective and efficient use of city resources in supplying critical energy services in the most sustainable manner feasible for the City of Greensboro. Manage the budget for city's electricity, natural gas, and water. Identify energy efficiency and renewable energy opportunities. Manage the measurement & verification of all energy efficiency projects.

Proposal Development Manager & Account Manager

1998 - 2006

Applied Energy Management Inc., Greensboro, NC

Managed the proposal development and the account management teams. Identified, analyzed, and prioritized energy savings opportunities. Evaluated project feasibility analysis, cost estimation, scheduling and risk analysis.

Senior Consultant & Technology Manager

1997 - 1998

Corporate Economic Strategies L.P., Washington, DC

Managed the technological and operational aspects of the CES inter-American ESCO. Identified and selected appropriate technological solutions. Trained and supervised the Mexican-based investment grade audit team. Managed the proposal development team.

Project Manager

1995 - 1997

Applied Energy Management, Stockbridge, MA

Conducted site feasibility and construction level facility lighting surveys. Generated energy efficient lighting proposals. Manage the construction of lighting efficiency projects for hospitals, school districts, and commercial facilities.

CERTIFICATIONS & AWARDS

Certified Greenlights Surveyor/Ally, U.S. Environmental Protection Agency

Certified Lighting Efficiency Professional (CLEP), Association of Energy Engineers

Woodland Ellroy Hall Graduate Assistanship, NC A&T State University

Savannah River Site Scholarship Award, Department of Energy

4.0 Scholars Award, North Carolina A&T State University

Governor & Mrs. Dan K. Moore Fellowship, North Carolina Beautiful

## Suzanna Schwartz, FAICP

### Work Experience

Department of Housing & Community Development (HCD) Greensboro, North Carolina

- Neighborhood Planning Division Manager 2005 – Present
- Chief of Neighborhood Planning 2002 – 2005
- Community Planner 1987 – 2002

### **Significant Projects**

**Project Manager for East Market Street**, a revitalization effort in North Carolina's first urban renewal area that involves numerous stakeholders, coordinating public involvement and City's efforts, staff support, to a community development corporation, liaison with the American Planning Association and their Community Planning Team program.

**Project Manager for Southside Area**, a \$6.3 million redevelopment project involving historic preservation, streetscape enhancements, housing rehabilitation, new housing construction and commercial development. Responsible for implementation of plan objectives by leading an inter-departmental staff team and several consulting firms. Recruited private developer for implementation phase. Managed overall project budget. Project area built out in 2008.

**General Duties:** Manage the neighborhood planning division which includes the historic preservation program, neighborhood planning, neighborhood indicators and environmental review services. Supervise data collection, public involvement processes, and the production of neighborhood and redevelopment plans; serve as liaison between the department and neighborhood organizations; project manage implementation elements of neighborhood and redevelopment plans; develop and oversee implementation projects as per adopted plans, manage redevelopment bond fund budgets, lead multi-department neighborhood initiative to develop neighborhood based city services; design, implement and analyze opinion and behavior surveys; oversee environmental compliance for federally funded programs.

### **Instructor**

**NeighborWorks America**

**2006 – present**

- NeighborWorks Training Institutes, Neighborhood Revitalization training, Community Building, Communications

**University of North Carolina at Charlotte**

**2000, 2002**

- Introduction to Urban Planning: Theory & Practice (graduate level)

**Duke University Certificate Program in Nonprofit Management 2000 – present**

- Neighborhood Planning: Helping Communities Define their Future

**North Carolina A & T State University**

**1996**

- Introduction to City Planning (undergraduate)

**Long Range Planner**

**1985 - 1987**

**Department of Planning & Development**

**High Point, North Carolina**

**Responsibilities:** Conducted research and support activities for City's land use and strategic planning programs including historic preservation inventories, economic and demographic reports and small area analysis.

**Local Assistance Planner**

**1983 - 1985**

**Western Piedmont Council of Governments**

**Hickory, North Carolina**

**Responsibilities:** Town planner for four small towns (populations 3,000 or less) in the foothills of North Carolina. Responsible for zoning & subdivision administration; housing condition surveys for CDBG applications; land use, annexation downtown revitalization and capital improvement plans.

**Education and additional Training**

University of North Carolina at Charlotte

1981 - 1983

Master of arts; Geography

University of Pittsburgh

1977 - 1981

Bachelor of Science; Geography, Urban Studies

Harvard University School of Law, Negotiation Training

- 1999 Basic Negotiation Workshop
- 2001 Advanced Negotiation Tools Workshop

**Professional memberships**

**American Institute of Certified Planners**

- College of Fellows, elected to membership in 2003, youngest member inducted.
- President 2005 to 2007 (president-elect 2004, past president 2008)
- Commissioner, District 2, 1998 -2004 (also Secretary-Treasurer)

**American Planning Association:**

- Vice Chair, Chapter President's Council 1995-97

North Carolina Chapter of the American Planning Association:

President, 1993-95,

Vice President for Chapter Development, 1991-1993,

**Professional Publications**

"Effective Community Participation in Revitalization" PAS Memo, American Planning Association November 1999.

"Revitalizing an Urban Renewal Error" Planners' Casebook, American Institute of Certified Planners Fall 1999. (Coauthored with Dr. William Harris, FAICP)

**Academic Papers and Presentations:**

1990 International Applied Geography Conference

"Greenways as Tools for Regional Planning", Charlotte, NC

1983 North Carolina Environmental Affairs Conference

"Demographics as Indicators of Energy Conservation Behavior", Chapel Hill, NC

**James C. Teele Jr.**

3000 Unit H Greystone Pointe  
Greensboro, NC 27410  
(336) 269-2047

16 years experience in the construction industry in positions ranging from apprentice to NC Building Inspector. Hands on knowledge of procedures and construction practices that ensure the projects are constructed in a timely manner with quality and craftsmanship. Experience in managing multiple projects, tracking budgets and schedules. Possess strong leadership and customer relations skills.

**Employment History**

March 2005 – present                      City of Greensboro  
Position of Rehabilitation Advisor  
Certified Lead Supervisor  
NC Building Inspector Level 1, International Residential Building Inspector  
Perform initial inspections and work write-ups, monitor construction progress, conduct site inspections, release contractor payments, and issue final work approvals.

March 2004 – July 2004                      CHADCO Builders  
Position of Project Manager  
Performed renovations and ground up new building construction.

April 1999 – March 2004                      Dodson and Chatman Construction Co.  
Position of Superintendent  
Performed renovations and ground up new building construction of restaurants, warehouses and office facilities.

March 1995 – March 1999                      Greensboro Contracting Corporation  
Positions included: Superintendent, Project Manager and Estimator  
Performed renovations in malls, shopping centers and offices.

May 1993 – March 1995 Townsend Development and Home Improvements  
Positions included: Carpenter and Carpet Cleaning Technician

# ZIMUZOR CHISOM UGOCHUKWU

4 Stadler Place Apt. C  
Greensboro, NC 27410

zcugochu@uncg.edu  
(919) 308-6123

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## EDUCATION

The University of North Carolina at Greensboro [UNCG] Major: Biology  
*Bachelor of Arts*, December 2010 Minors: Political Science and Sociology  
G.P.A: 3.40

## LIST OF ACCOMPLISHMENTS

- Co-Assistant Chief Marshal [University Marshals]
- Chancellor's and Dean's Lists
- Scholars Recognition Program Celebrating Diversity through Excellence and Outstanding Achievement recipient for 2007, 2008 and 2009
- Beta Beta Beta National Honor Biological Society
- Published in UNCG Research Magazine
- Student Representative of the Year Award [National award, awarded through Campus Progress]
- Campus Compact Community Impact Student Award Recipient 2009

## RESEARCH

- Successful Plasmid Rescue Technique and Phenotypic Characterization of the gene CG16972.

## WORK EXPERIENCE

- The Ignite Greensboro [got two?] Project  
*Founder and Coordinating Director* January 2009-Present
  - Student-led, student-built and student-run project aimed to reestablish a sense of obligation to the community, culture and history of Greensboro by bridging commonalities between students. The International Civil Rights Museum is the driving force for this project, and our goal is \$30,000.
- Campus Progress  
*Student Representative and Media Representative* August 2008-Present
  - Currently working on the 15-year delayed opening of the International Civil Rights Museum by mobilizing youth and capitalizing on elected officials.
- helloCHANGE Anti-Tobacco Program  
*Assistant Executive Director* August 2008-Present
  - Management and budgeting skills obtained through monthly budget planning. Program aimed to target and power a movement of young activists by giving them vital tools to take a stand against tobacco-use and the industry.
- The National Science Foundation Summer Scholars/Quality Education for Minorities  
*Intern* May 2008-August 2008
  - Analyzed and understood the grants and proposals, the role of the Engineering Directorate to other directorates within NSF and the effect of science policy on the world.

- Guilford County Board of Elections in the State of North Carolina  
*Precinct Judge and Election Day Specialist*      September 2006- Present
  - Oversaw operations under the Chief Judge. Trained assistants to work poll machines and interact with voters.
  
- Office of Undergraduate Research Assistantship Program  
*Undergraduate Research Assistant*      August 2008-Present
  - Used multi-tasking skills to handle several tasks simultaneously.

***ARRA Additional Budget Justification Information for Davis-Bacon Act*** – provide information validating that all laborers and mechanics on projects funded in whole or part by the Recovery Act are paid Davis-Bacon wages.

*Save the Davis-Bacon Act Justification in a single file named “Davis\_Bacon.pdf.”*

The Davis-Bacon Act applies to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. Davis-Bacon Act contractors and subcontractors must pay their laborers and mechanics employed under the contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. The Davis-Bacon Act directs the Department of Labor to determine such locally prevailing wage rates. The Davis-Bacon Act applies to contractors and subcontractors performing work on federal contracts. The Davis-Bacon Act prevailing wage provisions apply to the “Related Acts,” under which federal agencies assist construction projects through grants, loans, loan guarantees, and insurance.

The City of Greensboro will require subrecipients to certify, as part of the contracted agreement that all laborers and mechanics employed by contractors and subcontractors are paid at the prevailing wage for this type of work when applicable. Wage rate submissions will be reviewed and tested by City of Greensboro staff for compliance.

**Budget Justification Personnel & Fringe**

DE-FOA-0000148 - Energy Efficiency & Conservation Block Grant

| Task # and Title               | Position Title                             | Budget Period 1 |                  |                       | Budget Period 2 |                  |                       | Budget Period 3 |                  |                       | Project Total Hours | Project Total Dollars | Rate Basis  |
|--------------------------------|--|-----------------|------------------|-----------------------|-----------------|------------------|-----------------------|-----------------|------------------|-----------------------|---------------------|-----------------------|-------------|
|                                |  | Time (Hours)    | Pay Rate (\$/Hr) | Total Budget Period 1 | Time (Hours)    | Pay Rate (\$/Hr) | Total Budget Period 2 | Time (Hours)    | Pay Rate (\$/Hr) | Total Budget Period 3 |                     |                       |             |
| <b>Personnel</b>               |  |                 |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
| Task 1 - Grant Mgmt            | Energy Efficiency Administrator (1)        | 2,000           | \$35             | \$70,000              | 2,080           | \$37             | \$76,960              | 2,080           | \$38             | \$79,040              | 6,160               | \$226,000             | Est. Salary |
| Task 2 - Contracts Mgmt        | Energy Efficiency Contracts Specialist (1) | 1,750           | \$20             | \$35,070              | 2,080           | \$22             | \$46,592              | 2,080           | \$23             | \$48,258              | 5,910               | \$129,920             | Est. Salary |
|                                | <b>TOTAL PERSONNEL</b>                     |                 |                  | <b>\$105,070</b>      |                 |                  | <b>\$123,552</b>      |                 |                  | <b>\$127,298</b>      |                     | <b>\$355,920</b>      |             |
| <b>Fringe</b>                  |  |                 |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
| Task 1 - Grant Mgmt            | Energy Efficiency Administrator (1)        |                 |                  | \$22,869              |                 |                  | \$25,696              |                 |                  | \$26,470              |                     |                       |             |
| Task 2 - Contracts Mgmt        | Energy Efficiency Contracts Specialist (1) |                 |                  | \$11,781              |                 |                  | \$15,092              |                 |                  | \$15,546              |                     |                       |             |
|                                | <b>TOTAL FRINGE</b>                        |                 |                  | <b>\$34,650</b>       |                 |                  | <b>\$40,788</b>       |                 |                  | <b>\$42,016</b>       |                     | <b>\$117,454</b>      |             |
| <b>Fringe Rate Calculation</b> |  |                 |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
|                                | FICA                                       | 9.4%            |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
|                                | Retirement                                 | 9.1%            |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
|                                | Health Insurance                           | 12.8%           |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
|                                | Dental Insurance                           | 0.7%            |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
|                                | Life Insurance                             | 1.0%            |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
|                                | <b>TOTAL</b>                               | <b>33.0%</b>    |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |
| (SEE NEXT TAB FOR TRAVEL)      |  |                 |                  |                       |                 |                  |                       |                 |                  |                       |                     |                       |             |

## City of Greensboro, NC

### *Energy Efficiency as a Pathway to Community Health and Wealth*

## Competitive EECBG Grant - Topic 1 – Retrofit Ramp-up Program

### Application Narrative

#### *Introduction:*

The City of Greensboro and its many community partners have demonstrated national leadership in community participation, pro-active housing inspections services, award-winning design, healthy homes, and attention to a holistic approach to rehabilitation programs. Having developing this infrastructure over the past decade, Greensboro is prepared to make maximum use of the EECBG grant to face the current challenges: 40% increase in requests for emergency financial assistance for utility payments, rate hikes recently approved for Duke Energy, and 11% unemployment in Greensboro. *Energy Efficiency as a Pathway to Community Health and Wealth* dramatically expands the city's capacity to create comprehensive community-scale energy efficiency and job creation in distressed east Greensboro. Greensboro's inclusive community-building approach integrates broad outreach, healthy homes, jobs, wealth creation, neighborhood empowerment, ongoing education, and a system of monitoring resulting in a culture of energy efficiency and savings that will be sustained far beyond the life of the grant.

#### *1. Project Objective:*

##### Define goals and objectives of the project

##### Describe how the proposed work plan will successfully meet the project goals & objectives

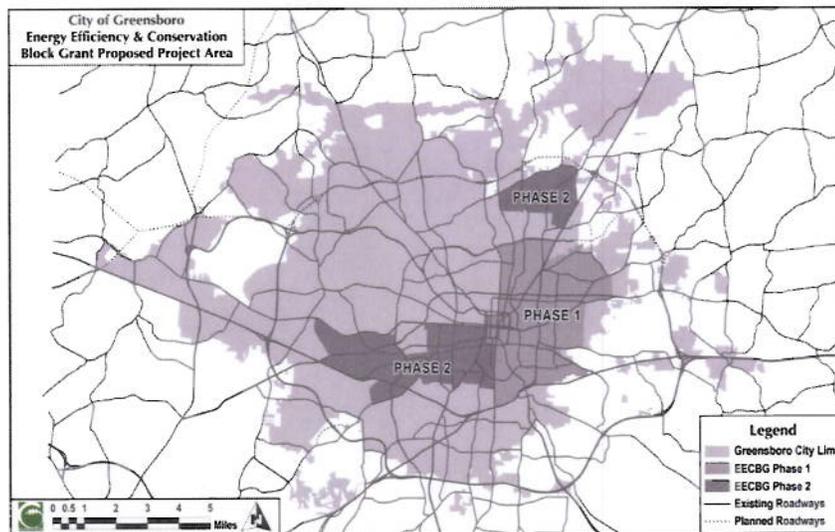
Focusing on energy use alone has a clear benefit in the utility savings that accrue to a homeowner, tenant or business owner. However, a broadened program definition that addresses the health and wealth of residents, and the broader community, brings many more players to the table and leverages far greater long term benefits for all. Healthy buildings and energy efficient buildings are not exclusive targets. The approach that builds both community health and wealth should be integrated from initial outreach through monitoring of long term benefits.

Greensboro will demonstrate that green and healthy is for everyone by reaching a large segment of east Greensboro with information about energy savings, resource conservation, green job creation and the health effects of substandard housing. The EECBG funded program will have specific goals of **100% outreach coverage; reducing annual energy consumption by 3,000-8,000 kWh in at least 34% of the homes and 2 kWh per investment dollar for 10% of other non-residential buildings within the target area; creation or retention of 350 jobs; and marketing of outcomes.** The requested EECBG funding of \$6,037,500 will leverage an additional \$30,317,000 in public and private funding sources for repairs, improvements and upgrades. Strategic collaboration with other funding sources and programs will reduce disparities in health and housing quality between distressed neighborhoods and more affluent

quadrants of the city. Leveraging of private market loan funds, Property Assessed Clean Energy (PACE) financing tools, and other program sources will amplify the program's reach, transforming the market and creating employment. Training opportunities for contractors will increase the capacity for and quality of energy related repairs and upgrades. Marketing of the successful program outcomes will demonstrate for other owners how to make better energy choices and incorporate efficiency measures into their own buildings. Greensboro's comprehensive community building approach integrates energy, health, housing, job training, neighborhood empowerment, gardening/food security and environmental justice to dramatically expand our community's best programs and transform our market for energy products.

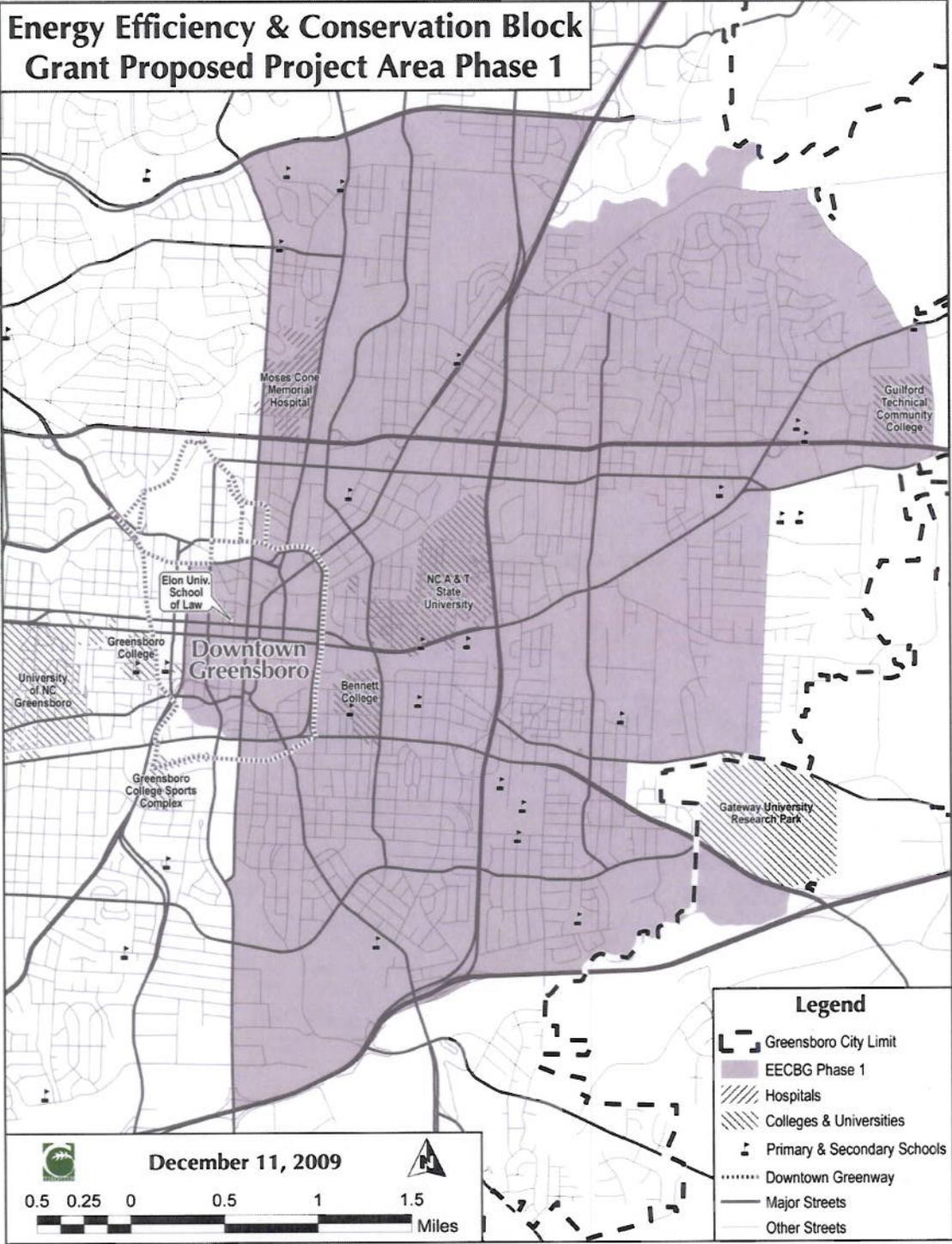
***Energy Efficiency as a Pathway to Community Health and Wealth*** will make the greatest impact on energy efficiency per dollar spent, thus moving our whole city toward becoming a green city. A major reason for this is that we will focus on those communities that are the most inefficient users of energy and which tend to be low income and minority communities. The project will build up equity, wealth and sustainability in underserved, neglected and historically discriminated against poor communities and communities of color. This will model for the city the wisdom of communities working together towards energy efficiency and a better quality of life and demonstrate the benefits of gaining economy of scale. It will build an infrastructure and culture of democracy and empowerment that will transcend the life of the Recovery Act. And, it will reduce the tension and conflict between various quarters of our community based on actual as well as perceived racial and other social inequities.

The geographic focus area for Phase 1 of the project is comprised of 13 census tracts centered just to the East of downtown Greensboro (see Map 1 – Recovery Zone Phasing and Map 2 - Project Area Map) covering a wide variety of income levels, housing age and quality, and with a mix of owner occupied, rental stock and business and institutional uses. The area was chosen based on its inclusion in the City-defined Economic Recovery Zone for ARRA projects, its concentration of older housing stock, minority and low income populations in need of community building and job opportunities; and ongoing housing and service delivery programs.



Map 1 – Recovery Zone Phasing

In total, the Phase 1 area contains approximately 17,000 housing units, including approximately 6,500 owner occupied units, 9,000 tenant occupied units, and over 1,000 business and institutional uses. The majority of housing units were built prior to 1980.



**Program Goal 1 – 100% Outreach Coverage:** The Program anticipates a high degree of direct community outreach within the target area through media, mailings, energy fairs, faith communities, Low Income Home Energy Assistance Program and other private emergency assistance providers, and personal visits to homes and businesses. Neighborhood associations' role in the highest-risk census tracts will be strengthened as they are engaged in discussions of Program details, health statistics and code violation data—as well as all the repair resources available to remedy such conditions. Neighborhood associations will be engaged by experienced, well trained community organizers to explore benefits of long term energy efficiency that reduces cost to residents as well as related efforts to increase the quality of life in the neighborhood such as health, gardening and food security, recreation, public safety and other neighborhood concerns. This approach will strengthen the project's impact by increasing the targeted community's understanding of the connection between health, housing conditions, energy usage, and public policy regarding housing standards, public safety and the general increase in the quality of life in their community.

**Program Goal 2 – 3,000-8,000 kWh Reduction in Energy Consumption in 34% of the Housing Units:** Owners who opt to participate in the Program will receive free energy audits and consultation on options for efficiency upgrades funded through the Program. Based on income level and building needs, owners and tenants will be referred to rehabilitation program sources, PACE loan and private market loan sources, and providers of services. One such financing product is the Self-Help Credit Union Energy Efficiency Home Loan Program which provides energy efficiency loans in the targeted area. As a condition of program participation and receipt of funding, owners or residents must allow for ongoing access to utility billing records to track energy savings. Total projected assisted housing units are 5,725 out of 16,983 housing units in the identified target area, which is 34% of the total.

**Program Goal 3 – 2 kWh per Investment Dollar Reduction in Energy Consumption in 10% of the Commercial/Institutional Units:** Building owners who opt to participate in the program will receive free energy audits and consultation on options for efficiency upgrades funded through the Program. Based on building needs, owners will be referred to rehabilitation program sources, PACE loan and private market loan sources, and providers of services. As a condition of program participation and receipt of funding, owners or residents must allow for ongoing access to utility billing records to track energy savings. Total projected non-residential properties are 125 out of approximately 1,000 identified units in the target area, which is over 10% of the total.

**Program Goal 4 – Creation or retention of 350 jobs and self-employment:** Currently Greensboro through the Work Force Development Program is working in collaboration with neighborhood associations in economically depressed areas to train youth and unemployed for energy efficiency jobs that are likely to come on line as the market grows. These efforts are not only designed to train neighborhood residents with entry level skills to work on weatherizing and retrofitting jobs, but also to provide training for a broader range of job possibilities such as energy auditors, community organizers, building inspectors, initial preparation of neighborhood residents' loan portfolios and others. In addition small and minority contractors are also being trained and certified in weatherizing and retrofitting work.

Small and minority contractors employing neighborhood residents in work that is focused on building up their own neighborhoods would be value added in the difficult undertaking of raising the level of depressed neighborhoods. When residents of the target areas participate in green job training and become employed in energy efficiency roles, they transform the culture of the neighborhood, increase the long-term impact beyond the grant period, reduce unemployment, and develop confidence. Through the EECBG and leveraged funding for healthy green interventions, contractors will have considerably more work and need to hire new workers.

**Program Goal 5 – Marketing of Outcomes:** Marketing of successful outcomes is critical to inducing widespread adoption of energy efficiency measures outside of the target area. An “*I Saved It*” campaign message highlighting individual and business results will provide positive examples for others to follow.

## ***2. Merit Review Criteria Discussion:***

### **Criterion 1 – Leveraging and Sustainability**

*Extent proposed activity leverages EECBG grant dollars, especially through innovative financial and fiscal tools and strategies:*

Greensboro’s **Energy Efficiency as a Pathway to Community Health and Wealth Program** will demonstrate that energy efficient and healthy homes are not just the domain of families of higher means. By leveraging over \$30 million of other community program funds, utility rebates, tax incentives, contributions, and low interest loans, every household, at whatever economic level they are at, will have opportunity to participate in the program.

Leveraged funds include federal CDBG and HOME program funds from HUD, EECBG-formula grant funds from DOE, and state Urgent Repair Program and Weatherization Assistance Program funds.

Greensboro will also pilot the use of Property-Assessed Clean Energy (PACE) loans for residential and non-residential building retrofitting. Using the authority established by the NC General Assembly in 2009 through SL 2009-522 (Financing Energy Improvements with Assessments), the City will establish a low interest rate borrowing program for property owners who participate in the energy retrofit program. Community organizers will be trained to perform simple pro-forma analyzing owner costs and savings over the term of the PACE loans. This information will be shared with each property owner so that the owner can make informed financial decisions based on whether their lower utility bills and available federal, State, and utility company rebates and incentives actually result in lower monthly utility payments after taking monthly loan payments into account.

Self-Help Credit Union and other loan providers will play a key role in underwriting and funding energy efficiency loans and refinancing unaffordable first mortgage loans through their various loan products. If needed, we will work together with lenders to develop new low products to meet the program’s needs.

*Extent proposed project will create meaningful and sustainable market transformation, particularly after grant monies are exhausted:*

Greensboro’s track record of proactive programs focused on maintaining the quality and affordability of the housing stock have positioned the community to be a national leader in energy efficient and healthy homes. The City and its partners have a broad array of existing programs and tools that allow immediate start-up of this program. This includes active housing rehabilitation, lead-safe housing, and healthy homes programs and a Rental Unit Certificate of Occupancy (RUCO) Program requiring all rental units to meet basic health and safety code levels.

It is because of the community’s proactive housing stance that we can set the ambitious but achievable goals stated in Section 1, including 100% of all properties contacted and up to 35% of all residential units participating in the energy retrofit programs. By offering a diverse group of programs, and having volunteers providing face-to-face outreach to each housing unit, Greensboro’s program will reach the transformative goal of over 5,700 more energy efficient and healthier homes.

This level of energy retrofitting will create significant additional need for a trained workforce and expanded list of businesses to meet the needs of property owners for qualified contractors. Working with Guilford Technical Community College, the City Workforce Development office, and focusing on recruitment within the target area, the grant funds will be used to train 75 unemployed and underemployed residents who can enter the green workforce. By teaming these trained workers with existing contractors, property owners will have an expanded contractor pool that will sustain beyond the grant period.

Marketing of the program will generate ongoing interest and loan repayments will create ongoing sources of financing for new loans.

**Criterion 2 – Project Impact**

Extent proposed project achieves the goal of benefitting from economies of scale and critical mass in a focused building retrofit program, while mitigating possible risks of increased mortgage defaults or foreclosures through measures such as outlined in the PACE loan program documents.

Through personal contact and energy education, up to 10,000 households will benefit from the program. By focusing on delivering to entire neighborhoods, economy of scale will be achieved. Contractors will be engaged in multiple building retrofits in close proximity, resulting in cost savings due to less travel time and bulk purchasing of materials.

Much of the target area is at high risk of foreclosures due to continuing high unemployment. High utility costs relative to overall housing cost contribute to the burden on residents. Community outreach volunteers and workers will be trained to identify foreclosure risks and will offer referrals to certified homeownership counselors and lenders such as Self Help Credit Union who work with homeowners to refinance high interest rate loans into affordable housing repair and energy upgrade loans.

The expected quantitative impact of the proposed project in terms of energy saved and emission avoided.

See project impact table for calculations. Total MBtu Savings: 137,231; total kWh savings: 40,220,188 and total CO2 pounds: 67,914,606. This does not include any savings attributed to outreach activities and provision of CFL's or thermostats.

The reasonableness of projections of number of buildings retrofitted in the project period and years 1 to 3 and beyond, in light of the EECBG budget requested.

The number of buildings scheduled for retrofitting and the amount of grant funds provided per unit are set to achieve an average subsidy level that will encourage participation. By covering the full cost of pre and post auditing and monitoring, along with a 10% rebate of the actual retrofitting cost (in addition to private utility rebate amounts, federal and state tax incentives, and very low interest rate loans), some property owners will have immediate net cost savings and others will see short term payback periods.

Unit projections by year include:

| Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|--------|--------|--------|--------|--------|--------|
| 1170   | 2340   | 2340   | 1000   | 1000   | 1000   |

The reasonableness of projections of average utility savings, as set out in Project Impact Table in Appendix G.

The **Energy Efficiency as a Pathway to Community Health and Wealth Program** is designed to achieve maximum energy savings through the volume of personal contacts and the variety of options

available to residents and property owners. The Greensboro community can deliver the 10,000 personal home visitations due to our extensive history of neighborhood interventions. These 10,000 visits, where basic upgrades such as replacement of incandescent bulbs with CFL's and installations of programmable thermostats will be completed, will result in significant program savings above that calculated for the rehabilitation upgrades. More extensive building upfit work on up to 5,725 housing units will save approximately 3,000 – 8,000 kWh per unit per year and 125 commercial and institutional buildings will result in annual savings of approximately 2 kWh per dollar invested. These savings will continue through an additional 3-5 year period after grant closeout, depending on the type of equipment or building component addressed.

Impact on employment: Creation or retention of 350 jobs in community outreach, auditing, and energy upgrades; job training in healthy green interventions. Construction employment has been especially hard hit during this recession with estimates of unemployment over 15% in that sector.

Impact on foreclosures: Most of the target area is at extremely high risk of foreclosures, due initially to subprime mortgages and predatory lending, but rising unemployment and vacancies exacerbate the problems. High utility costs contribute to the burden on residents. When they are unable to pay and the utilities are disconnected, the residential unit is condemned, multiplying the vacancies and putting the property in jeopardy of vandalism. Outreach workers will refer homeowners at risk of foreclosure to certified homeownership counselors. The Self-Help Credit Union, a strong advocate for foreclosure prevention, offers housing repair and energy upgrade loans and will work with homeowners to refinance high interest loans at the same time. High turnover in rental properties—due to tenant dissatisfaction, high utility costs, and inability to pay rent—puts rental property owners at risk of foreclosure; this project will improve housing conditions, lower heating bills, increase employment opportunities, and educate tenants about their responsibilities.

Impact on health: Housing conditions impact health in many ways, particularly respiratory illnesses from pests, mold odor, and respirable particulate matter; poisonings from carbon monoxide, pesticides, lead paint, and radon; burns and falls; and carcinogens. Asthma hospitalizations in some of the target area census tracts were up to 21 times the statewide incidence goal; asthma results in 17% of all emergency department visits in North Carolina (<http://www.healthycarolinians.org/2010objs/asthma.htm>). Substandard housing resulted in health and disability costs of \$108,000,000 for North Carolina children alone in 2007, a 13% increase over the previous year (Chenoweth, "The Economic Cost of Substandard Housing"). Some unhealthy building conditions are directly related to energy, such as problems with ventilation and unsafe heating sources; others can be addressed using the same repairs as energy improvements, such as sealing ductwork and air infiltration, installing vapor barriers, and stopping water leaks. However, when the building envelope is tightened without regard to the buildup of moisture or ventilation of dangerous gases, there is a negative impact on indoor environmental quality and health. Healthy green interventions are carefully selected to improve energy efficiency and health.

*The extent to which the program or project strategy can be adopted or replicated by other communities.*

Greensboro is already recognized as a national model for community participation, pro-active housing inspections services, award-winning design, healthy homes, and attention to a holistic approach to rehabilitation programs. Partners receive calls from around the country to share our intervention models and to make presentations at conferences. We anticipate that other communities will be interested in our added focus on community health and wealth through our energy efficient healthy homes and participatory democracy efforts.

While the rebate subsidy provided through the EECBG competitive grant might not ultimately be sustainable, the ripple effect from this initial impetus will continue to affect the decisions of others in their

energy choices. Some of these features include greater awareness, stronger communities, better linkages, and better choices.

- Public awareness and education that promotes energy efficiency and green economies
- Documentation of achievable energy savings
- Strong, democratic community based voices for the common good of communities
- Bridge some of the fragmentation across economic and class lines
- Build functional and useful relationships between non-profits, for-profits, governmental entities and faith institutions
- New businesses, new jobs, and the generation of greater cooperation among small businesses and between businesses and neighborhoods in order to create better economies of scale for energy efficiency services and lessen the need for future financial incentives

### **Criterion 3 - Project Approach**

*The soundness of the project's management strategy, including specifics of the outreach/marketing strategy, the funding structure, implementation delivery plan, monitoring/verification plan, and strategy for feedback and continuous improvement of the program during its operation.*

**Outreach/marketing strategy:** All property owners in the target area will receive a letter describing the benefits of participation and the full range of options for energy audits and upgrades leveraged through this project. Community Organizers, funded by the Program, will have personal contact with residents in their homes, and will provide a cloth shopping bag of energy efficient supplies, such as CFL bulbs, carbon monoxide alarms, coupons for MERV 8 filters to fit their HVAC system, and other product and services incentives. The “get acquainted” bag will have energy-saving tips, healthy homes tips, information about training programs for “green jobs,” rights and responsibilities of tenants and homeowners, and resources about foreclosure mitigation and homelessness prevention. Most importantly this contact will initiate new relationship focused on specific benefits of energy efficiency and/or building upon existing relationships. Previous experiences indicate that bags, CFL bulbs and other resources can be successfully solicited from energy suppliers and major retailers such as Lowes, Home Depot, Wal-Mart and others.

In addition to seasoned community organizers, volunteer college students and youth through a local organization IGNITE -an affiliate of an experienced national student lead non-profit will engage in this kind of energy outreach work. IGNITE Greensboro will be organizing some of the over 30,000 college students in Greensboro to participate in this community outreach effort following the LRAM (Let's Raise a Million) program model started at Morehouse College in Atlanta in 2007. In fact, they will be launching this effort in January 2010 in conjunction with Martin Luther King Day celebrations and have targeted over 200 housing units in east Greensboro for this initial outreach.

The North Carolina Agricultural and Technical State University's Center for Energy Research & Technology (CERT) will train all community organizers and volunteers on resident education techniques including simple energy saving tips—such as changing light bulbs and HVAC filters, installing carbon monoxide alarms, weatherstripping and crack sealing, and adjusting water heater temperatures—as they make personal contact. Guilford County Department of Public Health will train nurses, social workers and others who regularly visit homes to do visual surveys of the houses for deficiencies and to offer referrals for energy audits and healthy homes assessments. Health care providers may refer patients with health problems that could be related to housing conditions (especially respiratory problems, poisoning from carbon monoxide/lead/pesticides). Immigrants and refugees are among the most vulnerable and fearful families, so community partners will provide translation services and access to immigrant

community leaders for Spanish, French, Portuguese, Swahili and other African languages, and Southeast Asian languages to ensure inclusion.

When community organizers, volunteers, and home visitors see indications of health risks, Healthy Homes Specialists (HHS) will do comprehensive housing assessments to note problems with ventilation, heating/air conditioning, insulation, gaps around windows/doors/walls that allow energy to escape and pests to enter, pest activity, deteriorating lead paint, roof or plumbing leaks, gutter or downspout problems, rotten floors or steps, broken safety rails, and missing or inoperable smoke detectors. HHS will give residents cleaning supplies, and sealed storage containers, as needed, to make the behavioral changes needed for improved sanitation. HHS will work with individuals, leaders, and neighborhood associations to educate residents further about conserving energy and water and about keeping the housing unit clean and protected from damage. HHS will teach Integrated Pest Management (IPM) techniques for controlling pests and inform residents about the Environmental Protection Agency's Renovation, Repair, and Paint Rule in disturbing paint in older homes. They will make a plan with residents about remediating the health risks found on the assessment.

Community Organizers and Healthy Homes Specialists will encourage residents to allow energy audits to determine the most beneficial efficiency upgrades. They will provide homeowners with applications to housing repair programs for which they are eligible and assist tenants in communicating with their landlords. They will also inform rental property owners of the loans and rebates available through the Program that can earn them "Green Star" recognition, as a participating energy efficient property. This information can be highlighted in the online affordable housing locator service at [www.nchousingsearch.com](http://www.nchousingsearch.com). When landlords are unwilling to maintain their properties to least at minimum housing standards, community organizers and HHS will remind them of the local Rental Unit Certificate of Occupancy certification requirements mandated by local housing ordinances, which includes certificate revocation and fines for non-compliant owners.

Special attention will be given to outreach to the faith community about energy savings opportunities within churches. As congregations adopt energy efficiency measures within their facilities, congregants can observe and learn about measures which can apply to their own homes. Similarly, in the business community, employees can learn from their employer's efforts and take that knowledge to their homes.

**Energy audits:** Energy audits will be conducted through contracted services with energy services providers using a common protocol and techniques as advised by the NC A&T Center for Energy Research & Technology.

**Financial strategies:** Because of the wide range of income, ownership, and building types, the project will provide information about multiple options for paying for the building improvements in the individual plans for efficient and healthy upgrades. Energy savings projections are tied to level of improvements. Lower tier improvement actions including weatherization and basic energy upgrades are targeted at 3,000 kWh annual energy savings. Higher tier improvements including HVAC replacement are targeted at 8,000 kWh annual energy savings. Commercial improvements are targeted at 2 kWh per investment dollar.

Program options include:

✓ Homeowner options:

- For those whose income is less than 50% of area median income (AMI), the City provides deferred and forgivable loans for housing rehabilitation, including energy upgrades, using HUD Community Development Block Grant, HOME and State funding sources.

Projection: 20 homes during the three year project period.

- Those below 50% AMI also qualify for the federally funded Weatherization Assistance Program to provide energy efficiency upgrades and services as a grant. Projection: 300 owner-occupied homes during the project period.
- Those below 50% AMI are also eligible for major repairs of unsafe conditions, provided as a combination grant/forgivable loan by Housing Greensboro, a nonprofit using private funds and state Urgent Repair Program grants. Homeowners with incomes up to 80% AMI are eligible for minor repairs, paying for materials only. Projection: 100 homes during the project period.
- Homeowners who qualify for home rehab loans from Self-Help Credit Union, a Community Development Financial Institution, can borrow up to \$2,000 for energy features at a lower interest rate through a Duke Energy program. The Program will also offer these owners rebates of 10% of the cost of energy features after the post-upgrade audit. Higher income homeowners may qualify for other private financing including home equity lines, acquisition/rehabilitation financing, or personal credit; utility company rebates; and state or federal tax incentives for efficiency and renewable energy. Projection: 3,500 homes during the project period.
- ✓ Rental property options:
  - The Weatherization Assistance Program installs energy improvements for rental property based on tenant application (where tenants have income less than 50% AMI), with rental property owners paying a small administrative fee. Projection: 300 units during the project period.
  - Rental property owners who do energy upgrades through their own or borrowed funds will be offered 10% rebates on the cost of energy features after the post-upgrade audit. Projection: 1,500 total rental units during the project period.
- ✓ Business, institutional, and organizational options:
  - Businesses, schools, faith communities, medical facilities, and public buildings will be offered technical assistance by the NC A&T University's Center for Energy Research & Technology and other engineers to select and implement the most effective energy upgrades. The City will provide 10% rebates on the cost of energy features after the post-upgrade audit. Projection: 100 small buildings, 20 moderate-sized buildings, and 5 very large facilities.

**Energy upgrades:** The individual plans for improvements or upgrades will include the following features, as needed: sealing ductwork and air infiltration, Energy Star appliances and water heaters, vapor barriers, insulation, servicing/repairs/replacement of heating and air conditioning systems, assuring that windows and doors open and close properly without air leaks, repairing plumbing leaks, installation of Energy Star bathroom and kitchen ventilation, installation of low-flow toilets/faucets/showerheads, etc. Prerequisite repairs include repair of roof leaks, groundwater drainage problems, and other structural problems. It is essential to use Lead Safe Work Practices when disturbing painted surfaces in buildings constructed before 1978 and to avoid trapping moisture when sealing the building envelope.

The following Program Chart identifies expected energy performance upgrades by program funding level. Energy 2.0 is a funding level of \$2,000 per unit, 3.0 is \$3,000 per unit, etc.

Post-upgrade audits and third party verification of results will measure the energy savings achieved through the upgrades. Community Organizers and Healthy Homes Specialists will visit residents after the repairs and upgrades to explain the use of any new features, encourage use of energy-savings tips, and collect data about improvements in health care, reduction in utility bills, and other changes in their lives as residents connect with the larger community. This data will be analyzed to produce reports on the outcomes of the entire project and to encourage broader adoption of the successful measures. Marketing

of the program outcomes to the broader community will encourage other homeowners, businesses and property owners to consider how they could achieve similar energy savings.

### Energy Saving Measures by Program Level

| <u>Energy 2.0</u>                  | <u>Energy 3.0</u>                  | <u>Energy 5.0</u>   | <u>Energy 10.0</u>  |
|------------------------------------|------------------------------------|---|---|
| Energy Audit / Inspection          | required                           | required  | required  |
| Pressure Diagnostics*              | required                           | required  | required  |
| Thermal Scan                       | required                           | required  | required  |
| Owner Education Info kit           | required                           | required  | required  |
| 3 pk of new air filters            | required                           | required  | required  |
| Envelope Air Sealing               | required                           | required  | required  |
| Door /Window weather sealing       | req'd                              | required  | required  |
| 6-mill vapor barrier               | required                           | required  | required  |
| CO-2 Detector IF indoor gas app    | req'd                              | required  | required  |
| CFL Re-bulb of major lighting      | required                           | required  | required  |
| Attic Insulation <b>R-38</b>       | required                           | required  | required  |
| Duct Sealing                       | required                           | required  | required  |
| Repair water leaks- pipes/ faucets | req'd                              | required  | required  |
| Water flow regulators              | required                           | required  | required  |
| Energy Star Thermostat             | required                           | required  | required  |
| <i>Optional**</i>                  | Insulate Duct work to <b>R-8</b>   | required  | required  |
| <i>Optional**</i>                  | <b>R-19</b> Crawl Space Insulation | required  | required  |
| <i>Optional**</i>                  | Water line insulation (ASTM E84)   | required  | required  |
| <i>Optional**</i>                  | Insulate Water Heater              | required  | required  |
| <i>Optional**</i>                  | HVAC tune up                       | required  | required  |
| <i>Optional**</i>                  | <i>Optional**</i>                  | Pressure balance HVAC by room                                       | required  |
| <i>Optional**</i>                  | <i>Optional**</i>                  | Insulate exterior walls   | required  |
| N/A                                | N/A                                | Optional  | <b>Energy Star</b> HVAC if existing unit is more than 10 yrs old            |
| N/A                                | N/A                                |   | Optional <b>Energy Star</b> Appliance replacement please see- <b>Note 1</b> |
| N/A                                | N/A                                | Optional storm windows -glaze/re-paint primary windows please see - | <b>Note 2</b>   |
| N/A                                | N/A                                | Optional <b>Energy Star</b> window replacement please see -         | <b>Note 2</b>   |

\*Pre and post testing is required at all levels

\*\*Additional "optional" work may be completed based on projects funding balance after all Program required items have been met/or are in place in the order listed above.

**NOTE 1:**

Appliance replacement with **Energy Star certified** equipment may be available with **Energy Programs 5.0 and 10.0** based on the following:

- All specific program requirements have *first* been (are) met.
- Cost of energy upgrades required leaves sufficient funds available for **Energy Star** appliance purchase.

Appliances eligible for **Energy Star certified** replacement are limited to: **Water Heater- conventional and tankless Dishwasher Refrigerator Freezer Clothes washer Dehumidifiers Window A/C (to replace 10 yr or older units)**

**NOTE 2:**

Storm window purchases combined with glazing and re-painting of primary window units *OR* Window replacement with **Energy Star certified** units are allowed under **Energy Programs 5.0 and 10.0** based on the following:

- All specific program requirements have first been (are) met.
- Cost of energy upgrades required leaves sufficient funds available for window up-fits or **Energy Star** window purchase.

**Job creation:** Simultaneously, job-training programs, such as Workforce Development and Guilford Technical Community College, will prepare workers to do healthy green repairs and energy upgrades. Small contractors will be offered training in these techniques and technical assistance in preparing bids, tracking expenses, and other business development. To the maximum extent possible, training will be provided to residents of the affected neighborhoods to do the various jobs related to increasing the energy efficiency of their homes and neighborhoods. In this regard, special emphasis will be placed upon youth, ex-offenders, physically and mentally challenged, veterans, and others with employment challenges. These challenges will require special and sustained emphasis on training and supportive services.

Outreach to members of the Remodeler's Council of the Greensboro Builder's Association, other home improvement contractor industry trade groups and local suppliers of improvement products and services will also generate referrals to the Program of property owners in the target area who have shown an interest in energy related replacements and improvements.

**Monitoring and evaluation:** City audit and grant monitoring staff will oversee grant spending and programmatic compliance and a qualified energy assessment agency will provide pre and post energy audits to accurately calculate the aggregate energy impact and conservation provided by allocation of the EECBG funding in Greensboro.

The project will be monitored continuously by the city and partner agency staff. This will assist in determining the effectiveness and appropriateness of every facet of the program at any given time. If deficiencies are detected the program will be adjusted to maximize its effectiveness.

**Timelines:**

Year 1: Confirm partnerships and criteria for each program, community education, outreach to offer each program, job training and contractor capacity-building, begin audits and upgrades in first neighborhoods

Year 2: Continue upgrades and post-audits in first neighborhoods, begin outreach in rest of neighborhoods, audits and upgrades in rest of neighborhoods

Year 3: Continue upgrades and post-audits in rest of neighborhoods, pick up those slow to respond throughout the target area, data analysis

**The extent to which the proposal contains clear goals, well-defined tasks and methods, objective deliverables, and realistic milestones.**

The broad objectives of the program are clear and attainable. Verification of the outreach goal of contacting 100% of the properties is possible through the use of GIS, Guilford County property ownership information and other spreadsheet and database tools. The tasks set out for the partner agencies deal with tangible actions and results. Site visits will be recorded and all deliverables will be verified for backup documentation and all official documents will be dated and signed by participants.

An aggregate energy saving estimate of over \$3 million per year is reasonable given the impact of a broad use of energy efficient replacements and repair; basic energy efficient lighting and upgrades will account for a lower portion of the total savings; more significant up-fit work with HVAC, insulation and other saving replacements will contribute further reduction in the aggregate energy use of the area.

The first year of the grant will account for 20% of the energy audits and other spending; year two will see the greatest number of energy audits and up-fits and account for 50% of the grant award; while year three will finish out the grant in regard to all work and post energy efficiency reviews.

*The extent to which institutional, regulatory, or market barriers have been identified and the project includes reasonable approaches to overcoming those barriers.*

The October 2009, *Recovery Through Retrofit*, Middle Class Task Force report identified three major barriers to market development for energy efficiency: consumer information, retrofit costs, and energy services capacity. The City's approach of direct connection with consumers, consistent information, linkages to economic resources, business/job training and development, and marketing of successful outcomes addresses all three issues. Additional barriers faced by low income communities including language, low education and general distrust of outsiders will also be mitigated by a neighborhood and context based approach by community organization efforts.

The greatest perceived barrier to moving to an energy efficient future in individual housing and commercial sites is the upfront cost of transition. Individual homeowners will be encouraged to participate with a variety of financing/grant options. Participants will be offered low interest, or no interest, loans and rebates which will lower out of pocket cost in order to install energy efficient HVAC and other energy consumption decreasing up-fits. Similar products will be presented to small business and institutional properties. The city will partner with Guilford County to institute a PACE system for collection of loan payments and with Self-Help Credit Union for additional loan sources. This will guarantee a higher level of participation which will make program outcome goals realistic and attainable.

The NC state building code is the 2006 IECC with North Carolina amendments, it meets or exceeds the 2006 IECC and the ANSI/ASHRAE/IESNA Standard 90.1-2004. The state has not yet adopted the IECC 2009 or the ANSI/ASHRAE/IESNA Standard 90.1-2007. Therefore the local market is not yet held to the newer standards.

*The degree to which the application demonstrates a plan to address all environmental, health and safety, permitting and compliance issues, sufficient to support DOE's review and analysis in accordance with the National Environmental Policy Act.*

To comply with NEPA, the planning and decision making process for implementation of Federal actions involves a study of all relevant environmental statutes and regulations. The NEPA process, however, does not replace procedural or substantive requirements of other environmental statutes and regulations. It addresses them collectively in the form of an EA or EIS, which enables the city to have a comprehensive view of major environmental issues and requirements associated with a proposed action.

For the annual acceptance of federal block grants, the city certifies that it will comply with applicable Federal, state, and local environmental laws and regulations, including NEPA. The city is authorized by HUD to certify and conduct site reviews, and tiered reviews, in compliance with NEPA. In that capacity, City staff maintain an environmental compliance plan that takes into account all applicable laws and regulations, such as the Clean Air Act (CAA); the Clean Water Act (CWA); the Endangered Species Act (ESA); the National Historic Preservation Act (NHPA); the Archaeological Resources Protection Act; and the Solid Waste Disposal Act.

The city also has received three successive three year Lead Based Paint Hazard Control grants from HUD. It has provided training and certification opportunities for all contractors in the contractor pool for housing rehabilitation which perform scores of lead hazard remediation and full housing rehabilitation projects annually.

#### **Criterion 4 - Partnership Structure and Capabilities**

*The extent of involvement from a broad range of entities/organizations representing government agencies, private sector entities, and other organizations.*

**Capacity of Applicant and Partners:** The City of Greensboro as Lead Applicant assumes responsibility for overall grant management and compliance. The City has a very successful track record with multiple federal agencies for effective program planning, implementation and reporting. Specific staff assigned to this project include senior members of the energy and housing rehabilitation teams. The planning process for this grant proposal and the larger community planning efforts for sustainability has been highly inclusive of local community representatives, non-profits, governmental services, educational institutions and energy services providers. Key participants are listed below:

##### Housing, Environmental and Community Non-Profits

Greensboro Housing Coalition – housing advocacy and healthy homes leader, housing counseling  
Beloved Community Center – community organization and job training  
IGNITE Greensboro – student led energy efficiency projects  
Housing Greensboro – housing repair and rehab services  
East Market Street Development Corporation – neighborhood, housing, and business development  
Senior Resources of Guilford County – advocacy and services for the elderly  
Affordable Housing Management – rental housing development and management  
US Green Building Council – Piedmont Chapter  
Sierra Club – Piedmont Chapter  
Greensboro Builders Association – Triad Green Building Council  
Sustainable Greensboro – green and sustainable advocacy  
Neighborhood Congress – leadership organization for all neighborhoods  
Moses Cone Health System – health services provider  
Regional Consolidated Services – Weatherization Assistance Program provider  
Community Foundation of Greater Greensboro – philanthropic organization  
Greensboro Chamber of Commerce  
Community Sustainability Council

##### For Profits

ThunderHorse Sustainable Agriculture  
SPAEH Architectural & Engineering  
Southern Evergreen Architecture  
T.S. Designs  
Weaver Cooke Construction  
C&G General Contractors

##### Governmental Services and Representatives

JobLinks Workforce Development  
Guilford County Dept of Public Health  
Guilford County Schools  
Greensboro Housing Authority – public housing provider

City of Greensboro – Facilities Engineering, Water Resources, Transportation, Housing/Community Dev.  
Pricey Harrison, NC House of Representatives, 57<sup>th</sup> District

Education Institutions

NC A&T State University – Center for Energy Research & Technology  
Guilford Technical Community College  
Guilford College  
University of North Carolina at Greensboro

Energy Services Providers

Environmental Consulting Services  
Environmental Solutions Group  
Duke Energy  
Extend Energy LLC  
PEPCO  
EnPulse

Lender

Self-Help Credit Union

Faith Communities

Pulpit Forum – leadership organization for African American churches  
First Presbyterian Church  
Unitarian Universalist Church  
Temple Emanuel  
St Francis Baptist Church  
Environmental Stewardship Group (network of faith communities committed to energy efficiency and other environmental concerns)

Other representatives have included local media, neighborhood associations and other organizations or individuals which have an interest in sustainable issues.

*The extent to which roles and responsibilities of each partner/team member have been identified and are reasonably matched to their ability to successfully manage and implement the proposed project.*

The City of Greensboro will work through a request for proposals process to choose qualified subrecipients and contractors for services under this grant.

*The ability of the project team to complete the work successfully, including qualifications and relevant experience of key organizations.*

Anticipated project partner roles include the following tasks and activities. Post-award determination of partnerships and contracted services will be conducted through requests for proposals. It is highly likely that organizations listed in the section above would be candidates for contracting.

- Community Outreach
- Program Advertising and Marketing
- Outcomes Marketing
- Energy Audits
- Energy Upgrades
- Job Training

- Business Development
- Monitoring and Evaluation
- Financing

**3. Project Plan and Timetable:**

Include a high level quarterly spend plan for the activities/tasks that distinguishes between EECEBG grant funds & leveraged funds.

Describe how the proposed project organization and approach will facilitate success.

The City of Greensboro Housing and Community Development Department has an extensive grants management system to ensure that a comprehensive program such as this will meet all required benchmarks and outcome goals. Primary grant management will be maintained by the City. Sub-recipient agreements will be implemented for the management of the community outreach program and possibly for the overall management of the job training and business development services.

Greensboro’s array of neighborhood-focused organizations are already heavily engaged in many of the neighborhoods in the target area. Under the direction of the City, these entities will be solicited to form the community outreach teams.

The following expenditure summary and timeline identify key tasks and schedules. Pilot efforts will be underway in advance of grant execution, including Ignite Greensboro’s door-to-door program. All contracted services will be solicited during 1<sup>st</sup> quarter of year 1 so that contractor and worker training and retrofitting will commence by start of 2<sup>nd</sup> quarter.

| Energy Efficiency as a Pathway to Community Health and Wealth |                  |                   |                 |                |                |                |               |               |
|---|------------------|-------------------|-----------------|----------------|----------------|----------------|---------------|---------------|
| Quarterly Spending Plan                                       |                  |                   |                 |                |                |                |               |               |
|   | Grant Funds      | Leveraged Funds   | Res Upfit       | Com/Inst Upfit | Intro Pkgs.    | Comm. Outreach | Job Training  | Admin         |
| <b>Year 1</b>   |                  |                   |                 |                |                |                |               |               |
| Qtr 1   | 201,950          | 530,000           | 0               | 0              | 650000         | 40000          | 17000         | 24950         |
| Qtr 2   | 323,300          | 1,843,000         | 1842400         | 135000         | 0              | 90000          | 54000         | 44900         |
| Qtr 3   | 381,300          | 1,843,000         | 1917400         | 140000         | 0              | 90000          | 32000         | 44900         |
| Qtr 4   | 479,800          | 2,743,000         | 1917400         | 1140000        | 0              | 90000          | 32000         | 43400         |
| Year 1 Total  | 1,386,350        | 6,959,000         | 5677200         | 1415000        | 650000         | 310000         | 135000        | 158150        |
|   |                  |                   |                 |                |                |                |               |               |
| <b>Year 2</b>   |                  |                   |                 |                |                |                |               |               |
| Otr 1   | 684,497          | 3,133,000         | 2616900         | 280000         | 750000         | 90000          | 34500         | 46097         |
| Qtr 2   | 630,497          | 3,433,000         | 2616900         | 1280000        | 0              | 90000          | 32000         | 44597         |
| Qtr 3   | 531,997          | 2,533,000         | 2616900         | 280000         | 0              | 90000          | 32000         | 46097         |
| Qtr 4   | 620,497          | 3,433,000         | 2616900         | 1270000        | 0              | 90000          | 32000         | 44597         |
| Year 2 Total  | 2,467,488        | 12,532,000        | 10467600        | 3110000        | 750000         | 360000         | 130500        | 181388        |
|   |                  |                   |                 |                |                |                |               |               |
| <b>Year 3</b>   |                  |                   |                 |                |                |                |               |               |
| Otr 1   | 583,234          | 2,863,000         | 2536900         | 140000         | 600000         | 90000          | 32000         | 47334         |
| Qtr 2   | 576,734          | 3,263,000         | 2536900         | 1135000        | 0              | 90000          | 32000         | 45834         |
| Qtr 3   | 464,060          | 2,280,000         | 2472100         | 135000         | 0              | 90000          | 0             | 46960         |
| Qtr 4   | 559,634          | 2,420,000         | 1726800         | 1147500        | 0              | 60000          | 0             | 45334         |
| Year 3 Total  | 2,183,662        | 10,826,000        | 9272700         | 2557500        | 600000         | 330000         | 64000         | 185462        |
|   |                  |                   |                 |                |                |                |               |               |
| <b>Total All Years</b>  | <b>6,037,500</b> | <b>30,317,000</b> | <b>25417500</b> | <b>7082500</b> | <b>2000000</b> | <b>1000000</b> | <b>329500</b> | <b>525000</b> |

| Energy Efficiency as a Pathway to Community Health and Wealth |        |     |     |     |        |     |     |     |        |     |     |     |
|---|--------|-----|-----|-----|--------|-----|-----|-----|--------|-----|-----|-----|
| Proposed Timeline   |        |     |     |     |        |     |     |     |        |     |     |     |
|   | Year 1 |     |     |     | Year 2 |     |     |     | Year 3 |     |     |     |
|   | Q 1    | Q 2 | Q 3 | Q 4 | Q 1    | Q 2 | Q 3 | Q 4 | Q 1    | Q 2 | Q 3 | Q 4 |
| <b>Green Jobs Development Program</b>                         |        |     |     |     |        |     |     |     |        |     |     |     |
| RFP issued for Jobs Program Mgmt                              | ■      |     |     |     |        |     |     |     |        |     |     |     |
| Contract with Program Mgmt Contractor                         |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Approve Work Plan   |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Launch Training Outreach Effort                               |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Enroll Trainees   |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| Training Program Implementation                               |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| Execute Agreements with Trainers                              | ■      |     |     |     |        |     |     |     |        |     |     |     |
| <b>Community Outreach</b>                                     |        |     |     |     |        |     |     |     |        |     |     |     |
| RFP issued for Community Outreach Services                    | ■      |     |     |     |        |     |     |     |        |     |     |     |
| Contracts with Outreach Coordination Entities                 |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Solicit Corporate/Philanthropic Partners                      |        | ■   | ■   | ■   |        |     |     |     |        |     |     |     |
| Approve Outreach Work Plan and Phasing Strategy               |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Launch Residential Outreach Program                           |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| Launch Commercial/Institutional Outreach Program              |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| <b>Building Upfit Program</b>                                 |        |     |     |     |        |     |     |     |        |     |     |     |
| RFP for Building Upfit Contractors                            | ■      |     |     |     |        |     |     |     |        |     |     |     |
| Select 6-8 Contractors for Bid List                           |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Execute Apprenticeship Agmts. with Contractors                |        | ■   | ■   |     |        |     |     |     |        |     |     |     |
| Contractor Training   |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| Implement Building Upfit Improvements                         |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| RFP for Pre/Post Energy Audit & Monitoring Serv.              | ■      |     |     |     |        |     |     |     |        |     |     |     |
| Execute Agreements for Audit & Monitoring Serv.               |        | ■   |     |     |        |     |     |     |        |     |     |     |
| Implement Energy Audit/Monitoring Services                    |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| Qrtly Reporting   |        | ■   | ■   | ■   | ■      | ■   | ■   | ■   | ■      | ■   | ■   | ■   |
| Annual Reporting  |        |     |     |     | ■      |     |     |     | ■      |     |     |     |

**4. Relevance and Outcomes/Impacts:**

Explain the relevance of the effort to the objectives in the program announcement and the expected outcomes/impacts.

Include a clear statement of the importance of the project in terms of the utility of the outcomes and the target community beneficiaries.

DOE seeks “game changing” ideas that fundamentally and permanently transform energy markets in a way that make energy efficiency and renewable energy the options of first choice; and sustain themselves beyond the grant monies and the grant period.

All too often, low income communities find themselves unable to access the economic “game,” either through ignorance of the rules, inability to ante up the required initial capital, or more deliberate types of exclusions. By bringing the “game of energy savings to their home fields,” we hope to inform residents of the opportunities for savings and wealth building; link them to the economic resources to make it

happen; build capacity for greater self-reliance in energy savings and housing improvements; and make a sizable portion of their neighborhoods more energy efficient and healthier places to live. Success in these endeavors will lead to a greater sense of empowerment and the ability to take on additional life and environmental challenges.

The common protocols for energy assessments and recommendations for cost effective energy upgrades will be transferable to future efficiency program offerings citywide. The financial structures that are created through this program will also be available to future programs. The marketing of the program successes will ensure that there will be a future demand from owners who hope to make similar gains in energy savings.

**5. Roles of Participants:**

Describe the roles and work to be performed by each participant organization, business agreements between the applicant and participants, and how the various efforts will be integrated & managed. Describe the relevant experience of each major organization and key project managers' experiences in implementing similar programs.

The City of Greensboro will be the lead applicant and perform overall grant management, monitoring and reporting functions. Key staff members of the City's Housing and Community Development Department are highlighted below:

| Name             | City Staff Position  | Years in Field | Project Role                   |
|------------------|--|----------------|--------------------------------|
| Dan Curry        | HCD Acting Director  | 35             | Team Oversight                 |
| Sue Schwartz     | Neighborhood Planning Mgr;<br>EECBG Entitlement Program Mgr. | 25             | Project Leader/Program Manager |
| Gwen Torain      | Grants Manager   | 29             | Grant Administrator            |
| Doug Booth       | Housing Rehabilitation Administrator                         | 26             | Rehab Manager                  |
| Jim Teele        | Housing Rehabilitation Specialist                            | 13             | Rehab Specialist               |
| Steve Randall    | City Energy Manager  | 17             | Energy Analysis and Programs   |
| Cynthia Blue     | Housing Planner/Development Specialist                       | 9              | Additional Housing Resources   |
| Linda Jones      | Finance Manager  | 18             | Financials/Reporting           |
| Michael Williams | Deputy City Attorney   | 28             | Legal                          |
| Russ Clegg       | Neighborhood Planner   | 5              | Environmental Reviews          |
| Michael Blair    | Grants Compliance  | 8              | Compliance/Reporting           |
| Mickey Kerans    | Internal Auditor   | 35             | Program/Project Audits         |

All other grant work will be performed through subcontracts with for profit and non-profit agencies, and educational institutions. Anticipated contract opportunities include:

- Community Outreach
- Program Advertising and Marketing
- Outcomes Marketing
- Energy Audits
- Energy Upgrades

- Job Training
- Business Development
- Monitoring
- Evaluation
- Financing

A valuable local resource is the North Carolina A&T State University's Center for Energy Research and Technology, located in Greensboro. The City plans to work closely with University staff and students in the design of energy audit standards, training of Community Organizers and developing the monitoring standards for benefits.

Other key players with a strong interest in the goals of this program and who could be partners under the subcontracting or leveraging opportunities include those listed above under Criterion 4 – Partnership Structure and Capabilities.

Prior to any funding announcements, the City of Greensboro had taken affirmative steps toward the goal of a more sustainable community. In August 2007, the Greensboro City Council pledged to reduce greenhouse gas emissions when it voted to support the US Mayors Climate Protection Agreement. This action officially made Greensboro one of this country's Cool Cities.

In January 2008, Greensboro's Community Sustainability Council was created by the City Council as an advisory group to Council members. The group's task is to present proposals both to City Council and City staff members for ways the City as a government and as a community can better protect our environment. Focus areas include:

- Land use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities with multi-modal transit options
- Transportation options and use of clean renewable energy
- Making energy efficiency a priority through City building improvements and State codes, retrofitting City facilities, purchasing only Energy Star equipment and appliances for City use, and practicing and promoting sustainable building practices
- Increasing average fuel efficiency with municipal fleet vehicles and personal transportation
- Improving pump efficiency in waste and waste water systems
- Preserving and promoting healthy urban forests
- Promoting green business practices and attracting green businesses
- Increasing recycling rates and reducing waste generation
- Promoting personal lifestyle choices that are energy efficient and resource conserving
- Developing local clean energy sources and moving Greensboro towards energy independence
- Educating residents of all ages about these efforts

The Community Sustainability Council was instrumental in the development of the City's EECBG entitlement program application. The City will work closely with the Community Sustainability Council in program development and reporting outcomes under the EECBG entitlement and competitive grants.

***6. American Recovery and Reinvestment Act of 2009 Information:***

*Address how the project will promote and enhance the objectives of the Recovery Act, especially job creation and/or preservation, and economic recovery in an expeditious manner. Include:*

- *Number of jobs created or preserved*
- *Data supporting any other direct economic recovery impacts attributable to the project*

The city will require that grant recipients collect and report data on energy savings, jobs created/retained, and monetary savings. Due to the fact that funds will be distributed through a sub-grant process, project specific data are not available for this application.

An EECBG area-wide energy efficiency project will require training and educating a workforce that can evaluate energy use; install energy efficient upgrades, and educate the public about the benefits of greener housing. The city anticipates that through the receipt of ARRA funding it will be able to create or retain 350 jobs through a combination of community organizers, job training, grants management and compliance, installation of energy efficient upgrades. These jobs will be calculated and reported as FTE's using work hours on the federally funded project weekly payroll reporting.

## **Attachments:**

### **Letters of Support**

- **Duke Energy**
- **The Beloved Community Center of Greensboro**
- **Ignite Greensboro**
- **The Pulpit Forum of Clergy of Greensboro and Vicinity**
- **North Carolina A & T State University Center for Energy Research and Technology**
- **The Community Foundation**
- **Environmental Stewardship Commission**
- **Community Sustainability Council**
- **Greensboro Chamber of Commerce**
- **Greensboro Housing Coalition**



DUKE ENERGY CAROLINAS  
2200 Fairfax Road  
Greensboro, NC 27407

Mailing Address:  
P.O. Box 21666  
Greensboro, NC 27420

December 14, 2009

US Department of Energy

Dear Secretary Chu:

Please accept this letter of support for the City of Greensboro NC application to fund their **Energy Efficiency as a Pathway to Community Health and Wealth Program** through the Energy Efficiency and Conservation Block Grant program.

This comprehensive program, which focuses on performing energy upfits to as many as 6,000 residential and commercial buildings, could take advantage of Duke Energy's Smart Saver® Incentive program.

The SmartSaver program is administered by my company and rewards businesses for the installation of qualifying high-efficiency lighting, cooling or **motors/pumps**. For residential customers it pays **cash rebates** to participating HVAC dealers and home builders who install qualifying high efficiency heating and cooling equipment in a new or existing home. It's just one way Duke Energy is promoting energy efficiency and helping our customers lower their energy costs.

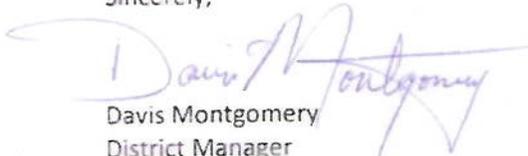
These two programs have similar goals and would be a good compliment to each other.

The City of Greensboro program has the additional potential benefits of providing employment opportunities for a green work force, launching or enhancing small businesses and engaging and educating neighborhood residents on energy conservation.

I am confident the Department of Energy's investment in Greensboro will yield a successful project that **could be a model** for other communities to follow.

We appreciate your consideration of Greensboro's application.

Sincerely,



Davis Montgomery  
District Manager  
Duke Energy Corporation

# THE BELOVED COMMUNITY CENTER OF GREENSBORO

## Mailing Address:

Post Office Box 875  
Greensboro, NC 27402  
(336) 230-0001 – Office



(336) 230-2428 – Fax (336) 370-4330 – Hospitality House

Office Location:  
417 Arlington Street  
Greensboro, NC 27406

[info@belovedcommunitycenter.org](mailto:info@belovedcommunitycenter.org)

## Board Members

Mrs. Patricia Priest  
*Chairperson*

Mr. Dale Tonkins  
*Vice-Chairperson*

Mr. John Parker  
*Secretary*

Atty. Lisa Tonkins  
*Asst. Secretary*

Mrs. Deborah Underwood  
*Treasurer*

Rev. Z. N. Holler  
*Chairperson Emeritus*

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Atty. Dayna Cunningham

Dr. Kathleen Casey

Rev. Lou East

Ms. Daisy Holland

Ms. Deborah Kelly

Dr. Kaye Lovelace

Rev. J. Herbert Nelson

Dr. Marsha Paludan

Rev. Alma Purvis

Mr. Steve Sumerford

Mr. Edward Whitfield

## Staff

Rev. Nelson N. Johnson  
*Executive Director*

Mrs. Joyce H. Johnson  
*Jubilee Institute Director*

Ms. Demetria Ledbetter  
*Administrative Officer*

Mr. Lewis A. Brandon, III  
*Grassroots Hall of Fame Coordinator*

Ms. Terry Speed  
Ms. Patsy Turner  
*Homeless Hospitality Coordinators*

Rev. Joseph Frierson  
*Truth & Reconciliation Project Coordinator*

Mr. Wesley Morris  
*Youth & Student Project Coordinator*

Mr. Tim Gwyn  
*Media & Special Projects Coordinator*

Mr. Wray Norwood  
*Facilities*

December 14, 2009

Secretary Steven Chu  
U.S. Department of Energy  
1000 Independence Ave., SW  
Washington, DC 20585

Dear Secretary Chu:

Please accept this letter of support from the Beloved Community Center of Greensboro (BCC) for the City of Greensboro, North Carolina's application to fund their Community-Building Energy Efficiency and Green Jobs Creation Program through the Energy Efficiency and Conservation Block Grant Program. This comprehensive and innovative program has the potential to build a diverse green work force, launch or enhance small businesses and engage, educate, and empower neighborhood residents, while significantly stimulating energy efficiency and sustainability in the target area.

The Beloved Community Center has a long history of effective grassroots community organizing around issues of housing, neighborhood improvements, environmental justice, education, health care, jobs, and economic equity. In partnership with local churches and religious organizations, other non-profit, neighborhood organizations, universities, businesses, youth groups, the media, and other public and private agencies, we support the application from our City of Greensboro. We feel that this application, if funded, will support a community building approach to energy sustainability, jobs and economic recovery that will:

- a.) Make the greatest impact on energy efficiency per dollar spent in our city thus move our whole city toward becoming a green city. A major reason for this is that we will focus on those communities that are the most inefficient users of energy and which tend to be low income and minority communities.
- b.) Build up equity, wealth and sustainability in underserved, neglected and historically discriminated against poor communities and communities of color. This will reflect itself in a higher level of health care, education and reduced crime.

We appreciate your consideration of Greensboro's application, and we urge you to give it your highest consideration. We are convinced that we will provide a successful model of all entities within a city working together to significantly reduce energy consumption, while increasing jobs and economic development among all residents.

Very sincerely yours,

Pat Priest  
*Chairperson*

Nelson N. Johnson  
*Executive Director*

*The BCC is committed to fostering and modeling a spirit of community based on Dr. Martin Luther King's vision of a "Beloved Community." In this spirit, we envision and work toward social and economic relations that affirm and realize the equality, dignity, worth and potential of every person.*



Dear Secretary Chu  
US Department of Energy

Please accept this letter of support for the City of Greensboro NC application to fund their **Energy Efficiency as a Pathway to Community Health and Wealth Program** through the Energy Efficiency and Conservation Block Grant program. This comprehensive program will be focused on energy upfits to as many as 6,000 residential and commercial buildings and has the potential to provide employment opportunities for a green work force, launch or enhance small businesses and engage and educate neighborhood residents on energy conservation

Ignite Greensboro, a student run, led and built project that was founded to raise awareness for the museum and center, the city of Greensboro, as well as money for the following purposes: scholarships, community building projects, speaker engagements and a specific intergenerational gift to the museum. Our goal and purpose is to get students involved and aware of the culture and history of Greensboro and involved in many different avenues. Students have an opportunity to get involved in any of these areas, promising them a chance to learn more about this wonderful city. We certainly support this application and support introducing The Let's Raise A Million Project to Greensboro, North Carolina. The Let's Raise A Million Project is a student-led, nonprofit organization focused on introducing energy saving solutions to limited-income households. With the goal of reducing carbon emissions in target communities, college students go door-to-door and replace incandescent bulbs with energy efficient bulbs-- compact fluorescent lamps (CFLs) at no cost to the occupants. During the installation, residents also get information on other ways to reduce energy consumption and bills as well as carbon emissions. We are looking forward to working with the City and its many partners to introduce energy saving solutions to limited-income households.

We appreciate your consideration of Greensboro's application. We are confident the Department of Energy's investment will yield a project that will be a great model that other communities will want to emulate.

Respectfully,

Zimuzor Ugochukwu

Founder, Ignite Greensboro



# *The Pulpit Forum of Clergy of Greensboro and Vicinity*



Rev. Gregory Headen, President △ Post Office Box 20326 △ Greensboro, NC 27420

Phone: 336-379-1133

Fax: 336-379-1615

December 14, 2009

Secretary Steven Chu  
U.S. Department of Energy  
1000 Independence Ave., SW  
Washington, DC 20585

Dear Secretary Chu:

I am writing on behalf of approximately 100 predominantly African-American member congregations in the Greensboro, North Carolina area. Please accept this letter of support for the City of Greensboro's application to fund a **Community-Building Energy Efficiency and Green Jobs Creation Program** through the Energy Efficiency and Conservation Block Grant program. This comprehensive and innovative program has the potential to build a diverse green work force, launch or enhance small businesses and engage and uplift neighborhoods, particularly congregants that we render service to daily.

Greensboro has a strong and long track record of collaboration among public, private and nonprofit partners with outstanding results. This programs unique approach of extensive public outreach and community- building is an opportunity that can have a powerful and enduring impact on our community. We think that churches have a particular role to play in modeling to our members and to the entire Greensboro community how God has directed us to use the resources of the earth that He has so richly and bountifully provided.

We appreciate your consideration of Greensboro's application. We are confident the Department of Energy's investment in our city will yield a project that will be a successful model that other communities will want to emulate. We pledge to do our part as houses of faith to support this effort. Please feel free to contact us, should you have additional questions.

Sincerely,

Rev. Dr. Gregory T. Headen  
President, Pulpit Forum and  
Senior Pastor, Genesis Baptist Church, Greensboro, NC



NORTH CAROLINA  
AGRICULTURAL  
AND TECHNICAL  
STATE UNIVERSITY

Center for Energy Research  
and Technology

December 11, 2009

MEMORANDUM

TO: US Department of Energy  
FROM: Peter Rojeski, Jr., PhD, PE

SUBJECT: Letter of Support for the City of Greensboro

Please accept this letter of support for the City of Greensboro NC application to fund their Community-Building Energy Efficiency and Green Jobs Creation Program through the Energy Efficiency and Conservation Block Grant program. This comprehensive and innovative program has the potential to build a diverse green work force, launch or enhance small businesses and engage, educate neighborhood residents.

Greensboro has a strong and long track record of collaboration among public, private and nonprofit partners with outstanding results. This programs unique approach of extensive public outreach and community- building is an opportunity that can have a powerful and enduring impact on our community.

The Center for Energy Research and Technology (CERT) at North Carolina A&T State University has partnered with the city on previous projects, and has critical skills to contribute to this program. A&T has extensive experience in the educational and program measurement and verification components.

We appreciate your consideration of Greensboro's application. We are confident the Department of Energy's investment will yield a project that will be a successful model that other communities will want to emulate.



the**community**foundation

December 14, 2009

Secretary Steven Chu  
U.S. Department of Energy  
1000 Independence Ave., SW  
Washington, DC 20585

Dear Secretary Chu:

I am writing to express support for the City of Greensboro's application for funding of the Community-Building Energy Efficiency and Green Jobs Creation Program through the Energy Efficiency and Conservation Block Grant program. The Community Foundation has partnered with the City on many programs during the past two decades, and we stand ready to support this effort as well. This program has the potential to help us build a diverse, green workforce, strengthen our small business sector, and educate neighborhood residents.

Greensboro is uniquely poised for success in this program - through our strong grassroots organizations and our Building Stronger Neighborhoods Initiative (BSN). In BSN, five local funders work with City departments and the Greensboro Neighborhoods Congress to help neighbors improve the quality of life in their neighborhoods. We have found that all neighborhoods are interested in energy efficiency -- no matter how resource-rich or resource-poor. Having the Congress and Building Stronger Neighborhoods networks in place creates the settings necessary for whole-neighborhood energy efficiency improvement, as well as city-wide participation.

We strongly encourage your selection of Greensboro to receive this funding. As a funder, we are familiar with the many factors you must take into consideration. Greensboro has a strong and long track record of collaboration among public, private and nonprofit partners with outstanding results. This program's unique approach of extensive public outreach and community-building is an opportunity that can have a powerful and enduring impact on our community.

We appreciate your consideration of our application. We are confident that your investment will yield a successful model that other communities will want to emulate. Please let me know if I can provide further assistance.

Sincerely,

H. Walker Sanders  
President

Environmental Stewardship Commission  
Holy Trinity Episcopal Church  
607 N. Greene Street  
Greensboro, NC 27401  
December 10, 2009

Mr. Dan Curry, Acting Director  
Department of Housing and Community Development  
City of Greensboro, NC  
300 West Washington St.  
P.O. Box 3136  
Greensboro, NC 27402 3136

Via Fax 336.412.6315

Dear Mr. Curry:

We are excited about the pending grant request for residential weatherization here in Greensboro. We estimate that some 9,800 owner-occupied homes and some 8,600 rental homes are in need of serious upgrades to their insulation and their weather proofing. The substantial number of homes needing upgrades is occupied by lower income families. Such upgrades would raise the quality of life here in Greensboro by reducing the portion of household income devoted to heating and cooling utility expense and by making the homes more comfortable to occupy.

The Environmental Stewardship Commission (ESC) of Holy Trinity Episcopal Church supports the city residential weatherization grant request of the City of Greensboro and the Beloved Community Center. Should the city be awarded a weatherization grant, the ESC would be interested in assisting the process by helping identify residences in need of weatherization and by promoting education efforts.

Sincerely,

  
Environmental Stewardship Commission, chair.

December 11, 2009

Dear Secretary Chu

Please accept this letter of support for the City of Greensboro NC application to fund their Community-Building Energy Efficiency and Green Jobs Creation Program through the Energy Efficiency and Conservation Block Grant program. This comprehensive and innovative program has the potential to build a diverse green work force, launch or enhance small businesses and engage, educate neighborhood residents.

Greensboro has been foresighted in having a citizens advisory group to promote energy efficiency and conservation measures – our Community Sustainability Council. Greensboro also has a history of effective public, private, and nonprofit partnerships, so this will not be a new approach for this city. This program's unique approach of extensive public outreach and community-building is an opportunity that can have a powerful and enduring impact on our community.

We appreciate your consideration of Greensboro's application. We are confident the Department of Energy's investment will yield a project that will be a successful model that other communities will want to emulate.

Sincerely,

A handwritten signature in cursive script that reads "Joel Landau".

Joel Landau

Community Sustainability Council, Co-chair



14 December 2009

U.S. Department of Energy  
Energy Efficiency and Conservation Block Grant  
1000 Independence Ave. SW  
Washington, DC 20585

Dear Secretary Chu,

As the President of the Greensboro Chamber of Commerce, I would like to express our organization's support for the City of Greensboro, North Carolina in seeking an Energy Efficiency and Conservation Block Grant. We are hopeful that these funds will have a positive and measurable impact on the local business community.

We fully support the City of Greensboro's efforts to provide local businesses with the economic opportunity to improve the performance of their buildings. The City's application for EECBG funds shows the City's awareness of and proactive nature towards the financial barriers that often keep small business from making improvements to their structures.

Additionally, we are excited about the City's plans to incorporate the resources from local colleges and universities. We believe the mutual benefits shared between our students and the larger community to be boundless, and look forward to seeing this critical piece realized. Through this project, students could gain much needed work experience while assisting residents and small businesses with greatly depleted resources.

We appreciate your consideration of Greensboro's application. We are confident that the City of Greensboro will have a remarkable impact on our community if granted this opportunity. We look forward to partnering with city staff on the implementation of this plan.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a series of loops and a final flourish.

Robert Clapper

President, Greensboro Chamber of Commerce



Greensboro Housing Coalition  
the advocate for safe and affordable housing  
122 N. Elm St. Suite M-2  
Greensboro NC 27401  
336-691-9521 phone 336-691-9046 fax

December 11, 2009

Secretary Chu  
Department of Energy

Dear Secretary Chu:

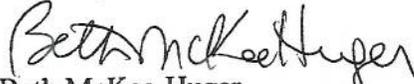
I am writing on behalf of the City of Greensboro as part of its application for the Community-Building Energy Efficiency and Green Jobs Creation Program through the Energy Efficiency and Conservation Block Grant program.

The City of Greensboro has been an outstanding partner in improving housing conditions and has developed programs that local jurisdictions around the country seek to replicate. This application represents the strong collaboration of city staff and management with grassroots groups, nonprofit organizations, universities, and small businesses, all committed to transforming distressed neighborhoods.

The Greensboro Housing Coalition operates the Housing Hotline, responding to hundreds of calls from people finding it difficult to pay their utility bills. With Duke Energy's newly approved rate hike and rising unemployment, we know our community needs to make homes energy efficient and to create jobs. We also lead the Healthy Homes Greensboro Initiative and know that "healthy green" repairs can reduce health problems. This grant can dramatically increase the resources for eliminating substandard housing in our target area—and indirectly in the rest of the city, as we publicize the benefits of making housing energy efficient.

We appreciate your consideration of Greensboro's application. This will be an excellent model for the Department of Energy to demonstrate federal and community investment.

Sincerely,

  
Beth McKee-Huger

Executive Director

**Project Impact Table For Topic 1**

| Project Impact Metrics   | During Project Period |               |              | Post project period, years 4 to 6 |             |             |
|--|-----------------------|---------------|--------------|-----------------------------------|-------------|-------------|
|  | Year 1                | Year 2        | Year 3       | Year 4                            | Year 5      | Year 6      |
| Number of buildings retrofitted  | 3,170                 | 6,340         | 6,340        | 2,000                             | 2,000       | 2,000       |
| Total square footage of buildings retrofitted  | 1,385,100             | 2,770,200     | 2,770,200    | 1,000,000                         | 1,000,000   | 1,000,000   |
| Average utilities savings (e.g. cost and fuel savings) achieved per unit retrofitted | \$221.00              | \$221.00      | \$221.00     | \$221.00                          | \$221.00    | \$221.00    |
| Jobs created or retained   | 77                    | 148           | 129          | 50                                | 50          | 50          |
| Average emissions reductions (MMT CO <sub>2</sub> ) per unit                         | 6,748                 | 13,496        | 13,496       | 5,000                             | 5,000       | 5,000       |
| EECBG Funds Expended   | \$1,386,350           | \$2,467,488   | \$2,183,66,  | \$0                               | \$0         | \$0         |
| Leveraged Funds and In-Kind Resources Expended                                       | \$6,959,00            | \$12,532,000, | \$10,826,000 | \$6,000,000                       | \$6,000,000 | \$6,000,000 |
| {APPLICANT CAN ADD QUANTITATIVE METRIC}  |                       |               |              |                                   |             |             |

**Assumptions**

- 1) For consistency all calculations are based on Units

- a. We have 1,500 rental units in the program which will probably equate to 150 buildings
- 2) The Project Impact Table does not include cumulative data, just annual impacts
- 3) All summary calculations include 10,000 units that will receive an introductory package only – no sf assigned to these units
- 4) Most savings calculations were derived from the following ORNL report:  
<http://weatherization.ornl.gov/pdf/Con-479%20May 22-FINAL.pdf>  
This report assumes that all residential units are electric, we have both electric and natural gas heated residence.  
10,000 units receive CFLs and new thermostats  
Savings for 2,600 units is based on Table 8 from the ORNL report without the refrigerator replacement  
Savings for 100 units is based on Table 9 from the ORNL report with measures 1 -4, 6 & 7  
Savings for 2,500 units is based on Table 9 from the ORNL report with measures 1 – 7  
Savings for 525 units is based on Table 9 from the ORNL report with measures 1 -8, plus new heating equipment  
The residential electric rate was adjusted from \$0.06 to \$0.08  
10% heating savings can be achieved in the high energy building, heating accounts for 44% of energy use per ORNL report.
- 5) Commercial savings are based on the city's performance contract which is achieving at least 2kWh savings per dollar invested.
- 6) Jobs created /retained based on total program funding (DOE and Leveraged Funds) going into actual retrofitting of buildings @ \$92,000 per job
- 7) Year 4 thru 6 assumed to operate on reduced funding level from loan repayments, additional PACE loans, and local funding for energy audits and monitoring.

MMT CO2 is million metric tons carbon dioxide equivalent

**Appendix C – NEPA FORM For Completion**  
**U.S. DEPARTMENT OF ENERGY**

**ENVIRONMENTAL SUMMARY**  
**(To Be Completed by Potential Recipient)**

The Department of Energy (DOE) is required by the National Environmental Policy Act (NEPA) of 1969 as amended (42 U.S.C. 4332(2), 40 CFR parts 1500-1508) and DOE implementing regulations (10 CFR 1021) to consider the environmental effects resulting from federal actions, including providing financial assistance. Please provide the following information to facilitate DOE's environmental review.

**PART I: General Information**

Title: Retrofit Ramp-up

FOA Number: DE-FOA-0000148

1. Please describe the intended use of DOE funding in your proposed plan. For example, would the funding be applied to the entire project or only support a phase of the project? Describe the activity as specifically as possible, i.e. planning, feasibility study, design, data analysis, education or outreach activities, construction, capital purchase and/or equipment installation or modification.

The EECBG funded program will have specific goals of 100% outreach coverage; reducing annual energy consumption by 3,000-8,000 kWh in at least 34% of the homes and 2 kWh per investment dollar for 10% of other non-residential buildings within the target area; creation or retention of 350 jobs; and marketing of outcomes. The City will use the funds in 13 census tracts located east of downtown Greensboro.

2. Does any part of your project require review and/or permitting by any other federal, state, regional, local, environmental, or regulatory agency?     Yes     No

3. Has any review (e.g., NEPA documentation, permits, agency consultations) been completed?

Yes  No

If yes, is a finding or report available and how can a copy be obtained?

4. Provide information about the potential environmental issues, concerns, and impacts associated with your proposal. Please provide as much detail as possible in the following areas: specifics of proposed activities, project locations, size, layout, commitments to waste management and historic preservation. If project specific information is unknown, describe your plan for obtaining this information.

## NEPA Concerns

### **Proposed Activities:**

The projects proposed in this application involve auditing, weatherization, outreach/education, and energy systems upgrades. As such, they will not increase occupancy, change the footprint of any existing buildings, create any new ground disturbance, or constitute a major rehab as defined at 24 CFR 55.2(b)(8). They are also not expected to change the land use of any of the buildings in the program. It is anticipated that these projects will fall under the SOW circulated by DOE stipulating what types of programs would not need further NEPA review.

### **Waste Management:**

Waste generated by these projects will be handled in existing City of Greensboro waste facilities, using the processes currently in use for energy upfits to existing City buildings and that are proposed for the EECBG program. This includes separation of recyclables and toxic materials, including lead-based paint hazards and asbestos.

### **Project Locations and Size:**

Specific project sites within the 13 census tracts have not been selected. A system will be put in place to review sites for programs that area likely to have an impact on the exterior of buildings, or otherwise require further review, as outlined in the Historic Preservation section below.

### **Historic Preservation:**

The City of Greensboro has a programmatic agreement with SHPO that allows City historic preservation staff to make Section 106 reviews unless there are extenuating circumstances. This agreement applies to CDBG, HOME, Lead remediation, CDBG-R and the NSP. The City has submitted a memo to SHPO asking that this authority be extended to cover EECBG programs. If this is not granted, Section 106 reviews will be submitted to the NC SHPO office.

Most programs and projects in this application will not have an impact on the exterior of buildings, and will not require further, site specific Section 106 reviews. Certain weatherization activities, such as window or door replacement and repair, or lead remediation if required, may require Section 106 review. Currently, DOE is revising their guidelines for Section 106 review, and these new standards and procedures will be incorporated into our processes provided they are accepted by NC SHPO.

Applicant Name: City of Greensboro NC

Award Number: \_\_\_\_\_

**Budget Information - Non Construction Programs**

OMB Approval No. 0348-0044

| <b>Section A - Budget Summary</b>      |  |                             |                 |                       |                 |             |
|--|--|-----------------------------|-----------------|-----------------------|-----------------|-------------|
| Grant Program Function or Activity (a) | Catalog of Federal Domestic Assistance (b) | Estimated Unobligated Funds |                 | New or Revised Budget |                 | Total (g)   |
|  |  | Federal (c)                 | Non-Federal (d) | Federal (e)           | Non-Federal (f) |             |
| 1. Retro-fit Ramp-up Yr.3              | 81,128                                     |                             |                 |                       |                 | \$0         |
| 2.                                     |  |                             |                 |                       |                 | \$0         |
| 3.                                     |  |                             |                 |                       |                 | \$0         |
| 4.                                     |  |                             |                 |                       |                 | \$0         |
| 5. Totals                              |  | \$0                         | \$0             | \$0                   | \$0             | \$0         |
| <b>Section B - Budget Categories</b>   |  |                             |                 |                       |                 |             |
| 6. Object Class Categories             | Grant Program, Function or Activity        |                             |                 | Total (5)             |                 |             |
|  | Retro-fit Ramp-up Year 3 (2)               | (3)                         | (4)             |                       |                 |             |
| a. Personnel                           | \$127,298                                  |                             |                 |                       |                 | \$127,298   |
| b. Fringe Benefits                     | \$42,016                                   |                             |                 |                       |                 | \$42,016    |
| c. Travel                              | \$3,000                                    |                             |                 |                       |                 | \$3,000     |
| d. Equipment                           | \$0  |                             |                 |                       |                 | \$0         |
| e. Supplies                            | \$101,126                                  |                             |                 |                       |                 | \$101,126   |
| f. Contractual                         | \$1,910,200                                |                             |                 |                       |                 | \$1,910,200 |
| g. Construction                        |  |                             |                 |                       |                 | \$0         |
| h. Other                               |  |                             |                 |                       |                 | \$0         |
| i. Total Direct Charges (sum of 6a-6h) | \$2,183,640                                | \$0                         | \$0             | \$0                   |                 | \$2,183,640 |
| j. Indirect Charges                    |  |                             |                 |                       |                 | \$0         |
| k. Totals (sum of 6i-6j)               | \$2,183,640                                | \$0                         | \$0             | \$0                   |                 | \$2,183,640 |
| 7. Program Income                      |  |                             |                 |                       |                 | \$0         |

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**Section C - Non-Federal Resources**

| (a) Grant Program  | (b) Applicant                         | (c) State   | (d) Other Sources | (e) Totals  |
|--|---------------------------------------|-------------|-------------------|-------------|
| 8.   |                                       |             |                   | \$0         |
| 9.   |                                       |             |                   | \$0         |
| 10.  |                                       |             |                   | \$0         |
| 11.  |                                       |             |                   | \$0         |
| 12. Total (sum of lines 8 - 11)  | \$0                                   | \$0         | \$0               | \$0         |
| <b>Section D - Forecasted Cash Needs</b>   |                                       |             |                   |             |
|  | Total for 1st Year                    | 1st Quarter | 2nd Quarter       | 3rd Quarter |
| 13. Federal  |                                       |             |                   | 4th quarter |
| 14. Non-Federal  | \$0                                   |             |                   |             |
| 15. Total (sum of lines 13 and 14)   | \$0                                   | \$0         | \$0               | \$0         |
| <b>Section E - Budget Estimates of Federal Funds Needed for Balance of the Project</b> |                                       |             |                   |             |
| (a) Grant Program  | <b>Future Funding Periods (Years)</b> |             |                   |             |
|  | (b) First                             | (c) Second  | (d) Third         | (e) Fourth  |
| 16. EECBG  |                                       |             |                   |             |
| 17.  |                                       |             |                   |             |
| 18.  |                                       |             |                   |             |
| 19.  |                                       |             |                   |             |
| 20. Total (sum of lines 16-19)   | \$0                                   | \$0         | \$0               | \$0         |
| <b>Section F - Other Budget Information</b>  |                                       |             |                   |             |
| 21. Direct Charges   | 22. Indirect Charges                  |             |                   |             |
| 23. Remarks  |                                       |             |                   |             |