

**Idaho Community Development Block Grant  
Application  
for  
McCall Senior Center  
Access and Safety Improvements**

**City of McCall, Idaho  
Robert S. Giles, Mayor**

**March 6, 2021**





# City of McCall

March 6, 2021

Director Kealey  
Idaho Department of Commerce  
P.O. Box 83720  
Boise, ID 83720-0093

Dear Director Kealey:

The City of McCall respectfully submits this application for assistance under the Senior/Community Centers category of the Idaho Community Development Block Grant (ICDBG) program. In order to increase energy efficiency, support critical program delivery to citizens 65 and older, and improve ADA access and safety, McCall needs to make much-needed improvements to the McCall Senior Center facility, parking area and drive access.

Facility and site assessments conducted by licensed architect and engineers have indicated that the current drive access configuration to the McCall Senior Center creates unsafe conditions for seniors and members of the public, the potholed and cracked parking area does not provide adequate drainage and does not allow for safe ADA access to the facility, and the building envelope does not provide adequate insulation for energy efficiency. This application for a \$225,000 grant will eliminate these problems. The City of McCall has dedicated \$160,000 in its FY21 Capital Improvement budget to improve facility energy efficiency. The requested grant funding will be utilized to make the needed safety, drainage, and ADA improvements to the surrounding site and drive access.

It is an important project, carefully planned and prioritized in collaboration with the board of the McCall Senior Center but will not be fully realized without ICDBG support.

We appreciate your consideration of our ICDBG request.

Sincerely,

Robert S. Giles, Mayor

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## ICDBG Application Information Form

Applicant (City/County): City of McCall, Idaho  
Address: 216 E. Park Street, McCall, ID 83638  
Email Address: djames@mccall.id.us  
DUNS # 188922611

Chief Elected Official: Mayor Robert S. Giles  
Phone: (208) 634-7142  
CAGE Code 3K5M9

Sub recipient (if applicable): N/A  
Address: \_\_\_\_\_

Chief Elected Official: \_\_\_\_\_  
Phone: \_\_\_\_\_

Application Prepared by: Delta James, CDBG Administrator  
Address: 216 E. Park Street, McCall, ID 83638

Phone: (208) 634-3504

Architect: John Powell, AIA / Building Official, 216 E. Park St., McCall ID 83638, (208) 634-8943  
Engineer: Horrocks Engineers, 2775 W. Navigator Dr., Suite 210, Meridian, ID 83642, (208) 895-2520

### NATIONAL OBJECTIVE (MARK ONE)

☐ LMI Area      ☒ LMI Clientele      ☐ Imminent Threat  
☐ LMI Jobs      ☐ Slum & Blight      ☐ LMI Housing

### PROJECT TYPE (MARK ONE)

☐ Public Facility      ☐ Imminent Threat  
☐ Infrastructure for Jobs      ☒ Senior Center  
☐ Downtown Revitalize      ☐ Public Park

### PROJECT POPULATION TO BENEFIT (PERSONS): American Community Survey 2019

TOTAL # TO BENEFIT: 3,347 (total city pop)      TOTAL # LMI TO BENEFIT: 851 (65+ pop)

% LMI TO BENEFIT: 100%

**PROJECT DESCRIPTION:** The project will improve the energy efficiency, ADA access and safety of the McCall Senior Center by adding insulation, replacing exterior siding and installing automatic ADA door openers to the facility (Phase 1) and consolidating the site drive access lanes, grading, repaving and striping the parking area and increasing ADA dedicated parking (Phase 2).

SOURCE	AMOUNT	FUNDS COMMITTED/ CONTRACT AWARD DATE	DOCUMENTATION IN APPENDIX **
ICDBG	\$225,000	TBD	
Local Cash	\$160,000	FY21-FY22	B
Local Loan*			
Local In-Kind**	\$30,397	FY21-FY22	B
USDA-RD Grant			
State Grant (ITD)			
Foundation Grant			
Private Investment			
Sewer District			
<b>TOTAL PROJECT FINANCING</b>	<b>\$415,397</b>		

\* Identify Loan Source(s) N/A Date Bond or Necessary and Ordinary Passed \_\_\_\_\_

\*\*Identify which appendix corresponding documentation is in. Documentation should be a letter from the appropriate source.

## V. **Economic Advisory Council Page:**

The City of McCall's Senior Center Improvement Project will construct necessary safety, energy efficiency, ADA access and site drainage improvements needed to help its nonprofit partner, McCall Senior Citizens, Inc., continue to provide critical services to McCall's 65 and older population such as Meals on Wheels, congregate meals, transportation to medical appointments, and recreational programs.

The McCall Senior Center is a 4662 sq. ft. building built in the 1970s and located in McCall's downtown core on the same civic campus parcel as City Hall and the McCall Public Library. Senior Center programs are delivered by McCall Senior Citizens, Inc., a 501(c)3 organization, but the building and surrounding site are owned by the City of McCall. This partnership has successfully provided services to McCall's senior population since 1979 and the City has invested in building maintenance over the years, but harsh winters take a quick toll and the building's envelope is currently deteriorating and the site is potholed and uneven, creating unsafe conditions that do not meet ADA guidelines.

With active participation by the Senior Center Board of Directors, a prioritized schedule of projects to rehabilitate the building, parking area, and drive access has been outlined and will be completed in two phases. Phase 1 will begin in summer, 2021 and will make needed improvements to the building envelope. Phase 2 will occur in summer 2022 and will construct surrounding site, parking and drive access improvements. By its Fall, 2022 completion date, the project will:

- Increase energy efficiency of the McCall Senior Center building and reduce operating costs by adding insulation to exterior walls and replacing failing and gapped exterior siding; and
- Improve ADA access and COVID 19 safety measures by providing a mechanized no-touch automatic main entry door; and
- Improve vehicle and pedestrian safety by consolidating the site drive access to the south of the Senior Center facility, creating alignment with the Idaho Street / 1<sup>st</sup> Street intersection and removing the northerly one-way out exit that currently requires seniors to exit onto 1<sup>st</sup> Street at the base of a steep blind hill slope; and
- Reduce ponding, ice patches and uneven potholes and cracking on drive, parking and walkways by re-grading and paving the site to direct runoff and improve ADA access; and
- Increase dedicated ADA parking near the building entrance and delineate bus pick up, delivery/loading, and visitor parking areas by resurfacing and striping the parking, drive and pedestrian areas.

The total cost of this project is approximately \$415,000. The City of McCall has allocated \$160,000 in its FY21 budget and the services of its professional staff for grant administration, architectural and project management/engineering to the project (in-kind value of \$30,397). ICDBG support is vital to the City's ability to complete the project and fulfill the site and facility improvements needed to continue to provide critical services to McCall's 65 and older citizens.

VI. **Threshold Factors**

A. **Eligible Applicant:**

The applicant is a city ☒ The applicant is a county ☐

B. **Eligible Activities:**

The McCall Senior Center Improvement Project is eligible under the Community/Senior Center Category of the Idaho Community Development Block Grant (ICDBG) program, specifically, Chapter II Section C.2 of the Idaho Community Development Block Grant Application Handbook (May 2019) – Senior Citizens Center. The project activities that are eligible and will be supported by ICDBG funds are: ADA access, safety, drainage, and site improvements for users of the McCall Senior Center facility.

C. **National Objective:**

A. Benefiting Low- to Moderate- Income (LMI) Persons: Limited Clientele

D. **Citizen Participation:**

ICDBG Citizen Participation Plan adopted? X Yes \_\_\_ No

Did you hold a public hearing prior to application? Yes.

Date of Notice February 11, 2021 Date of Hearing February 25, 2021

Copies of McCall's adopted Citizen Participation Plan, Affidavit of Publication for the ICDBG Public Hearing, and an excerpt of the hearing minutes can be found in Appendix G.

E. **Statewide Goal and Strategy:** *(Intentionally left blank. No action required)*

F. **Administrative Capacity:**

1. Applicant Capacity

John Powell, AIA, will provide project management and oversight of the improvements to the McCall Senior Center facility (Phase 1 of the project). He is a licensed architect in the states of Idaho and Montana, has a Master of Architecture degree from Montana State University, and has served as McCall's Building Official since 2012.

Nathan Stewart, P.E. will provide general oversight of the site improvements surrounding the McCall Senior Center (Phase 2 of the project). He has served as McCall's Public Works Director since 2016 and as the City Engineer since 2010. He was the City's project manager for the 2012 ICDBG funded 3rd Street Improvement Project and the current ICDBG funded downtown core revitalization project. He received his Master of Science in environmental engineering from Virginia Tech and has been providing engineering and natural resource consulting since 1998 focusing on land development, ski industry environmental compliance, and municipal infrastructure design.

Heidi Carter, P.E. with Horrocks, the City of McCall's contract engineer, will lead final design and construction engineering and inspection for the McCall Senior Center site

improvements (Phase 2 of the project). Ms. Carter has over 20 years of transportation planning and design experience with a focus on both large and small state and local roadway design projects. She has worked as Project Manager and Project Engineer leading complex, multi-phase and high-profile transportation engineering design projects for ITD, LHTAC, ACHD, City of McCall and other local entities.

Linda Stokes, City Treasurer, has worked for the City for more than 20 years. She is responsible for overseeing the annual fiscal audit of the City of McCall's budget. The most recent audited financial statements indicated no material weaknesses, deficiencies, or findings.

The City of McCall has received federal funding via numerous State agencies and has successfully administered federally funded projects as well as complied with all of the monitoring and reporting requirements. For example, the City of McCall received an ICDBG award in 2012 for its 3<sup>rd</sup> Street Revitalization project (ICDBG-12-III-16-ED) and did not have any negative findings concerning its performance in completing the project.

## **2. Grant Administration**

The City of McCall chooses to have the City's Economic Development Planner, Delta James, serve as the Grant Administrator for this project and will not use ICDBG funding for grant administration costs. Ms. James was hired by the City of McCall on August 8, 2011 through the City's customary hiring process, which included formal advertising, interviews, and background checks. Ms. James has been a Certified Block Grant Administrator through Idaho Commerce since 2008.

## **G. Fair Housing:**

As a previous recipient of Idaho Community Development Block Grant funding, the City of McCall is committed to affirmatively furthering fair housing. The McCall City Council passed Resolution 11-18 Fair Housing on October 20, 2011 (See Appendix I).

## **H. Anti-Displacement Resolution:**

The City of McCall certifies that it will follow Idaho Commerce's anti-displacement plan by signing the Certifications Page included in the application.

## **VII. Program Income:**

This project will not generate program income.

VIII. **Project Description and Property:** Include the project description as outlined in the instructions.

**A. Project Description:**

The McCall Senior Center is a 4662 sq. ft. building built in the 1970s and located in McCall's downtown core on the same civic campus parcel as City Hall and the McCall Public Library. Although the City has invested in building maintenance and improvements over the years, the building's envelope is currently deteriorating and is not energy efficient (see Energy Assessment in Appendix D). The surrounding parking area is potholed, uneven and lacks proper drainage, creating unsafe conditions, ice patches, trip hazards, and ponding that do not meet ADA guidelines. The existing driveway access to the Senior Center parking area is a one-way in / one-way out configuration that requires seniors to exit onto 1st Street at the base of a steep blind hill slope, a danger to drivers and pedestrians.

To rectify the above facility and site deficiencies, the proposed project scope of work will be implemented in two phases:

1. Phase 1 will address the building envelope energy efficiency by adding high R-value insulation to all exterior walls and replacing the gapped and deteriorating exterior siding with quality durable material. Phase 1 will occur summer, 2021. This phase will be entirely funded by City of McCall cash matching funds and will be bid separately from Phase 2.
2. Phase 2 of the project will improve safety and functionality of the surrounding parking area and driveway access to the site by consolidating the two existing one-way drive access points into one in/out access located to the south of the Senior Center facility, creating alignment with the Idaho Street / 1st Street intersection and removing the northerly unsafe one-way out exit. To facilitate the consolidation of the drive access, a short section of existing adjacent pedestrian pathway will be shifted slightly to the south and a short section of a stormwater conveyance swale will be piped. The entire site will be graded to create proper drainage flow, subsurface base will be installed and surfaced with asphalt paving, and parking, drive, loading areas and ADA parking will be delineated with striping and signage. A site plan showing Phase 2 scope of work is included in Appendix C. The requested CDBG funds will be dedicated to completion of Phase 2 of the project with construction anticipated in summer 2022.

Upon completion, the project will improve safety and access for citizens 65+ utilizing the services of the McCall Senior Center and will reduce operating costs and increase energy efficiency by providing a durable and well-insulated building envelope.

**B. Project Property & Permits:** Answer the following questions and attach documentation.

1. Does the applicant have current ownership or title to property applicable to the project? ☒ Yes ☐ No
2. Will any property be needed for this project? ☐ Yes ☒ No  
Status of the purchase: \_\_\_\_\_  
Estimated date of final purchase: \_\_\_\_\_  
What funds will be used to make purchase? \_\_\_\_\_
3. Will any easements/or rights-of-way be needed for this project? ☐ Yes ☒ No  
Status of the purchase: \_\_\_\_\_  
Estimated date of final purchase: \_\_\_\_\_  
What funds will be used to make purchase? \_\_\_\_\_



4. Will any lease be needed for this project? \_\_\_ Yes X No  
Status of the lease: \_\_\_\_\_  
Estimated date of lease execution: \_\_\_\_\_
5. Is anyone living on the land or in the structures at the proposed site? \_\_\_ Yes X No
6. Is any business being conducted on the land or in the structures at the proposed site? \_\_\_ Yes X No
7. Are there any businesses, individuals, or farms being displaced as a result of this project? \_\_\_ Yes X No
8. Are there permits that will be needed for the project, i.e.,
- well permit \_\_\_ Yes X No
  - water rights \_\_\_ Yes X No
  - land application \_\_\_ Yes X No
  - demolition permits \_\_\_ Yes X No
  - zoning permit \_\_\_ Yes X No
  - air quality permit \_\_\_ Yes X No
  - building permit \_\_\_ Yes X No
  - Army Corps X Yes \_\_\_ No

Status of the permits (has application for the permit been submitted, if so what is projected date of issue?):

In order to realign and consolidate the driveway access to the McCall Senior Center parking area, a short section of an existing adjacent drainage swale must be piped and filled. This drainage area is considered a jurisdictional wetland by the Army Corps of Engineers (ACOE) so an ACOE Nationwide Permit will be needed. The estimated impact to the wetlands is very small (.047 acres) and well under any threshold that would require wetland mitigation. The City has initiated the permit process with ACOE and will complete the permit application upon notice of grant award. The City does not expect the permitting to delay the Phase 2 construction schedule or impact the scope of the project.

9. Describe the ownership or lease arrangements for the property involved in the project.

The McCall Senior Center building and property are owned by the City of McCall. The McCall Senior Citizens, Inc., an independent nonprofit organization (dba McCall Community Center), have a long-term lease with the City of McCall, which owns the building and site, allowing them use of the facility and site for \$1/year. This partnership has been in place since 1979.

The project is located on the same civic campus parcel as City Hall and the McCall Public Library in McCall's downtown core.

IX. **Budget Narrative:** Describe the source and status of all funding for the project according to the instructions. Provide support documentation in the appendix. *(1/2 page narrative)*

**A. City of McCall – Local Cash Match:** The City of McCall has a five-year Capital Improvement Plan that is utilized during budget setting and has allocated \$160,000 in funding for the McCall Senior Center Improvement Project in the City's FY21 adopted budget. Documentation can be found in Appendix B.

**B. City of McCall - In-kind:** City staff will provide certified ICDBG administration estimated at a value of \$22,500 (10% of the requested ICDBG funds), \$3,638 of architectural services and facilities project management by the McCall Building Official (70 hrs at \$51.98/hr), and \$4,259 of engineering services and site construction management by the McCall Public Works Director (70 hrs @ \$60.85). Documentation can be found in Appendix B.

If applicable will the city/county/district allow Commerce staff to access RD apply?  
 \_\_\_\_\_ Yes      \_\_\_\_\_ No        X   N/A

#### X. Idaho Community Development Block Grant Budget Form

**Applicant or Grantee:**  
City of McCall

**Project Name:**  
McCall Senior Center Improvement Project

	Line Items	ICDBG	City Cash	City In-Kind	Total
PHASE 1 (FY21) Building Envelope and ADA Improvements	Design, Engineering & Inspection			\$3638	\$3638
	Construction*		\$155,000		\$155,000
PHASE 2 (FY22) Drive Access and Site Improvements	Design, Const. Engineering & Inspection	\$21,042	\$5000	\$4259	\$30,301
	Construction*	\$203,958			\$203,958
ALL PHASES	Grant Administration			\$22,500	\$22,500
	<b>TOTAL COSTS</b>	<b>\$225,000</b>	<b>\$160,000</b>	<b>\$30,397</b>	<b>\$415,397</b>

\*Construction cost estimates include 15% contingency.

**XI. Detailed Cost Analysis**

1. Have plans and specs been submitted to regulatory agencies for review? X Yes \_\_\_ No  
If yes, list date submitted: \_\_\_\_\_  
If no, list expected date to be submitted: \_\_\_\_\_
2. Will project include bid alternatives to meet project budget if necessary? X Yes \_\_\_ No
3. Are Davis Bacon wage rates applicable to the project? X Yes \_\_\_ No  
If yes, are they included in the project costs? (Phase 2 only) X Yes \_\_\_ No
4. Design Professional Cost Estimate may be found in Appendix A.

**XII. Project Schedule**

<b>Project Activity</b>	<b>Date (to be) Completed</b>	<b>Documentation in Appendix</b>
Design Professional Contract Executed	July 2011	Appendix E
Grant Administration Contract Executed	N/A - Certified ICDBG Administrator on staff	
Environmental Release	May 2021	
Phase 1 Bid Document Approval	May 2021	
Phase 1 Bid Opening	June 2021	
Phase 1 Construction Contract Executed	June 2021	
Phase 1 Construction Start	July 2021	
Phase 1 Construction Complete	October 2021	
Phase 2 Bid Document Approval	January 2022	
Phase 2 Bid Opening	February 2022	
Phase 2 Construction Contract Executed	March 2022	
Phase 2 Construction Start	May 2022	
Second Public Hearing	September 2022	
Phase 2 Construction Complete	October 2022	
Certificate of Substantial Completion	October 2022	
Update Fair Housing Plan	September 2021	
Update 504 Review and Transition Plan	September 2021	Appendix H
LEP Four Factor Analysis	November 8, 2018	Appendix I
Construction 100% Complete	October 2022	
Final Closeout	December 2022	

**XIII. Grantee and Sub-recipient Financial Profiles**

**Is the Grantee a (circle one)**

City

County

**If a sub-recipient, what type of Organization (circle one)**

Water District

Sewer District

Water Association

For-Profit Company

Non-Profit Company

Recreation District

Fire District

Hospital District

Other (explain): \_\_\_\_\_

**Section I. Water System (only)** – Input information for the water system (entity) that is expected to utilize the CDBG funds.

Water Source(s): \_\_\_\_ Wells \_\_\_\_ River \_\_\_\_ Lake \_\_\_\_ Springs \_\_\_\_ Purchase \_\_\_\_ Other

Water Treatment Method: \_\_\_\_\_

Number of people served by the system

\_\_\_\_\_

Number of hook-ups on the system

\_\_\_\_\_

Number of equivalent dwelling units  
(EDU's) on the system

\_\_\_\_\_

Number of residential EDUs

\_\_\_\_\_

Number of commercial EDUs

\_\_\_\_\_

Number of industrial EDUs

\_\_\_\_\_

Are all system users on meters

\_\_\_\_\_

For residential users, what is the average monthly  
water rate for 10,000 gallons?

\$ \_\_\_\_\_

What will be the new monthly rate after the project is  
complete based on 10,000 gallons?

\$ \_\_\_\_\_

When was the last rate increase?

\_\_\_\_\_

How much were the rates increased?

\$ \_\_\_\_\_

Annual water system revenue

\$ \_\_\_\_\_

Current reserve amount

\$ \_\_\_\_\_

Total dollar amount owed by customers in arrears

\$ \_\_\_\_\_

Annual water system expenses

\$ \_\_\_\_\_

Residential Hook-Up Fee

\$ \_\_\_\_\_

Commercial Hook-up Fee

\$ \_\_\_\_\_

Industrial Hook-Up Fee

\$ \_\_\_\_\_

Identify outstanding indebtedness:

Years remaining

Annual Payment

Lender

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Explain Water Conservation Methods Implemented: \_\_\_\_\_

If the project is a water source improvement, has a source water protection plan been  
conducted?

\_\_\_\_ Yes \_\_\_\_ No

**For this proposed project:**

Has the replacement cost of short lived assets (SLA) been determined? \_\_\_\_ Yes \_\_\_\_ No  
What is the amount? \$ \_\_\_\_\_  
How much annually needs to be reserved for the SLA replacement cost? \$ \_\_\_\_\_  
Note: replacement cost might be identified in the facilities plan  
Will the replacement of the SLA be funded by the most current rates? \_\_\_\_ Yes \_\_\_\_ No  
If Yes, what percentage of revenue is being budgeted for replacement of the SLA? \_\_\_\_\_ %  
If No, explain when and how replacement of SLA will be implemented?  
\_\_\_\_\_  
\_\_\_\_\_

**Section II. Sewer System (only)** – Input information for the sewer system (entity) that is expected to utilize the CDBG funds.

Sewer Treatment Method \_\_\_\_\_  
Do you have a Pre-treatment system? \_\_\_\_ Yes \_\_\_\_ No

Number of people served by the system \_\_\_\_\_  
Number of residential connection on the system \_\_\_\_\_  
Number of commercial connection on the system \_\_\_\_\_  
Number of industrial connection on the system \_\_\_\_\_  
Number of new connections within the last year \_\_\_\_\_  
Are residential water users metered? \_\_\_\_\_

What are the current residential sewer rates? \$ \_\_\_\_\_  
What will new monthly rates be after project? \$ \_\_\_\_\_  
When was the last rate increase? \$ \_\_\_\_\_  
How much were the rates increased \$ \_\_\_\_\_  
What will be the new monthly rate after the project is Complete? \$ \_\_\_\_\_

Residential Connection Fee \$ \_\_\_\_\_  
Commercial Connection Fee \$ \_\_\_\_\_  
Industrial Connection Fee \$ \_\_\_\_\_

Annual sewer system revenue \$ \_\_\_\_\_

Current dollar amount owned by customers in arrears \$ \_\_\_\_\_

Annual sewer system expenses \$ \_\_\_\_\_

Identify outstanding indebtedness:

Years remaining	Annual Payment	Lender
_____	_____	_____
_____	_____	_____

**Section III. All Applicants except Sewer and Water:  
Grantee or Sub-Recipient:**

- A. Does the organization have taxing authority? ☒ Yes ☐ No
1. Do you tax? ☒ Yes ☐ No
- a) If yes:
- (1) What is the tax rate? Local Option Tax – 1% sales (except groceries and vehicles); Local Option Tax – 3% short-term lodging; Property Tax Levy – 0.004836036
- (2) What is the annual tax amount generated? 1% Local Option Tax - \$2,159,896; 3% Local Option Tax – \$684,640; Property Tax Levy – \$3,831,097 (FY20)
2. If your organization does not tax, how are operational costs sustained? Examples: bonds, donations, assessments, etc.: \_\_\_\_\_
- 

**Section IV. All Applicants (City or County)**

**Furthering Fair Housing**

As part of the CDBG program, cities and counties are required to further fair housing within your community. In 2016, Commerce and Idaho Housing and Finance Association conducted an assessment to fair housing. The assessment examined policies and practices among Idaho's cities, counties, and housing industry to determine fair housing issues and contributing factors.

For some of these contributing factors there are steps cities and counties can take to achieve the goal of reducing or mitigating the factors, thereby furthering fair housing.

**Contributing Factor #1** - There is the lack of cities and counties providing for the allowance of group homes in designated residential zones or their narrow definitions of the types of group homes allowed (e.g., nursing and rest homes) Why is this a contributing factor? The regulation may treat residents who are disabled, differently. Therefore;

Has the City /County reviewed its zoning codes specific to group homes to ensure that they are in compliance with the Fair Housing Act? (group homes are allowed in residential zones and that the City /County definition of a group home is not too restrictive)

☒ Yes ☐ No

If No, what steps are you taking to address the issue?

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**Contributing Factor #2** - Idaho's fair housing law does not provide protection based on familial status. Familial status is the presence of one or more children under the age of 18, pregnant woman, or someone in the process of acquiring legal custody of a child. Why is this a contributing factor? Residents who are unfamiliar with fair housing law may believe that they are not protected from housing discrimination based on familial status because Idaho's law does not cover familial status.

Does the City / County have an ordinance, resolution, or proclamation that prohibits discrimination against individuals based on their familial status? Note: this is not the same as the Fair Housing Resolution.

X Yes \_\_\_ No

If No, has the council or commission discussed the issue and/or are willing to pass such an ordinance, resolution, or proclamation?

Explain.

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**Contributing Factor #3** – Lack of public transportation in rural areas. Also, insufficient transportation services to support independent and integrated community living for seniors and persons with disabilities.

In accordance with Idaho's Local Land Use Planning Act, has the City or County completed their Comprehensive Plan? X Yes \_\_\_ No

If Yes, when was the Plan last updated? 2018

Under the transportation component of the Plan has the City / County evaluated:

- Existing (or feasibility of) public transportation options such as – bus or van? X Yes \_\_\_ No
- Bicycle paths? X Yes \_\_\_ No

**Contributing Factor #4** – Low wages in economically disadvantaged rural areas due to limited economic growth and growth in low wage industries (e.g. service jobs)

Does the City or County belong to an economic development organization whose objective is to advance job growth or training opportunities in the area? If yes, identify the organization(s)

West Central Mountains Economic Development Council

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**Contributing Factor #5** – Housing in rural areas developed without visitable / accessible features due to limited development in some rural areas and when housing was developed.

What is the most current edition of the International Building Code the City / County has adopted?  
2018 IBC

What is the most current edition of the International Residential Code the City / County has adopted?  
2018 IRC Parts I, II, III, IX as amended & Appendices A, B, C, D, R

In addition to the International Residential Code, has the City / County adopted a building standard or ordinance that requires or encourages visitability in single family housing? (basic requirement: one zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor you can get into in a wheelchair)

\_\_\_ Yes X No

If Yes, identify when the ordinance or resolution was adopted.

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#### XIV. Project Site – Field Notes Review

The purpose of this review is to identify potential environmental related issues that could delay, hamper or derail the proposed project. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable in order to commence project construction.

##### 1. Limitations on Activities

Is the Grantee planning or in the process of acquiring property for this proposed project? \_\_\_Yes  
X\_No

If yes, is the Applicant aware that land acquired or site work after submission of the ICDBG application is subject to 24 CFR 58.22 Limitation on Activities Requiring Clearance? Meaning once an application for ICDBG funds is submitted, neither Applicant or sub recipient, may commit Non-HUD funds to a project for land acquisition or site work (except for minor testing) before the environmental review is complete, unless the land acquisition or contract is conditioned on completion of the ICDBG environmental review.

##### 2. Historic Preservation

Has the SHPO or THPO been notified of the project? X Yes \_\_\_No

Have tribes with possible cultural and religious sites been notified of the project? X Yes \_\_\_No

Agency responses received to date are provided in Appendix F.

##### 3. Floodplain

Is the project located within a floodway or floodplain designated on a current FEMA map? Check Web site [www.store.msc.fema.gov](http://www.store.msc.fema.gov) \_\_\_Yes X No \_\_\_Not Sure

If yes what is the floodplain map number? \_\_\_\_\_

If the project is located in a floodway or floodplain, is the community where the project is taking place a participant in the National Flood Insurance Program. Check Web site [www.idwr.idaho.gov/water/flood](http://www.idwr.idaho.gov/water/flood) \_\_\_Yes \_\_\_No

##### 4. Wetlands

Are there ponds, marshes, bogs, swamps, drainage ways, streams, rivers, or other wetlands on or near the site? \_\_\_X Yes \_\_\_No

If yes, has the Army Corps of Engineers (Corps) been notified? \_\_\_X Yes \_\_\_No

Has the Corps indicated what permit level will be required? \_\_\_X Yes \_\_\_No \_\_\_N/A

In order to consolidate the drive access to the McCall Senior Center parking area, a short section of an existing drainage swale must be piped and filled. This drainage area is considered a jurisdictional wetland by the Army Corps of Engineers (ACOE) so an ACOE Nationwide Permit will be needed. The estimated impact to the wetlands is very small (.047 acres), far less than any threshold that would require wetland mitigation. The City has initiated the permit process with ACOE for this project and will complete the application upon notice of grant award.

##### 5. Asbestos and/or Lead Based Paint

For building renovations, remodeling or demolition, has an asbestos analysis been planned for or conducted?

\_\_\_Yes \_\_\_No X\_N/A



For housing rehabilitation, has a lead based paint assessment been planned for or conducted?  
☐ Yes ☐ No ☒ N/A

#### 6. Noise Sensitive Use

Is the project new construction or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other uses where quiet is integral to the project functions)?  
☐ Yes ☒ No

If yes, is the project located within 5 miles of an airport, 1000 feet of a major highway or busy road, or 3,000 feet of a railroad? ☐ Yes ☐ No

#### 7. Explosive and Flammable Operations

Is the physical structure (not necessarily infrastructure) intended for residential, institutional, recreational, commercial or industrial use? ☒ Yes ☐ No ☐ Unknown at this time

If yes, are there any above ground explosives, flammable fuels or chemical containers within one mile of the physical structure? ☒ Yes ☐ No

If yes, have you been able to identify what the container is holding and the container's size?  
☒ Yes ☐ No

An above-ground 150 gal. propane tank is located near the east elevation of the McCall Senior Center and is used for kitchen stoves and hot water generation.

#### 8. Site or Soil Contamination

Are there any known hazardous materials, contamination, chemicals, gases, and radioactive substance on or near the site? ☐ Yes ☒ No ☐ Unknown at this time

If yes, explain \_\_\_\_\_  
\_\_\_\_\_

During the visual inspection of the site, are there signs of distressed vegetation, vents or fill pipes, storage/oil tanks, stained soil, dumped material, questionable containers, foul or noxious odors, etc.  
☐ Yes ☒ No

If yes, explain \_\_\_\_\_  
\_\_\_\_\_

At this time, are the site's previous uses known to have been gasoline stations, train depots, dry cleaners, agricultural operations, repair shops, landfill, etc.? ☐ Yes ☒ No

Are other funding agencies requiring the Grantee to perform an American Society for Testing Materials (ASTM) environmental assessment? ASTM assessment involves analysis of site uses and ownership, inspection of site, and possible testing. ☐ Yes ☒ No

### 9. Other Agency Environmental Reviews

Have facilities studies or other environmentally related site reviews been conducted or in the process of being conducted?   \_\_\_ Yes XNo

If yes, identify who is conducting the review. \_\_\_\_\_

### 10. Information Letters

The advanced mailing of environmental information letters is sought in an effort to minimize the project's timeline in waiting for necessary documentation or information. It will assist in earlier responses to required mitigation measures should the proposed project receive grant funding.

Check the agencies that have been mailed an environmental information letter.

**Note:** If other funding agencies have sought comment, in writing, from the agencies listed below for the same project, you may not need to send an information letter. Contact your Specialist if other environmental information or scoping letters have been sent.

- X Idaho State Historic Preservation Officer
- X Tribal Historic Preservation Officer or Tribal Office
- X Idaho Department of Water Resources – Local Regional Office
- X Army Corps of Engineers (if wetlands are applicable)
- X U.S. Fish and Wildlife
- N/A NOAA Fisheries (if salmon and/or steelhead are applicable)
- X Idaho Fish and Game
- N/A USDA Natural Resource Conservation Service (if farmlands are applicable)
- X Idaho Department of Environmental Quality
- X Local Government – Planning Department
- \_\_\_ Others \_\_\_\_\_

See Appendix F for agency responses to the information letter received to date.

## **Chapter 7: Senior and Community Centers**

### **Instructions / Application Form**

#### **I. Physical Conditions and Building Assessment (350 points):**

Licensed architect and McCall Building Official John Powell is responsible for improvements and maintenance of the McCall Senior Center facility. Mr. Powell annually evaluates the needs of the building and site, then works with the board of the McCall Senior Citizens, Inc., the City's nonprofit partner and building occupant, to prioritize and schedule needed facility improvement projects. The information contained in the following pages (pg. 20-25) constitute the findings of Mr. Powell's 2020 facility assessment.

Additionally, the following attachments to the McCall Senior Center Facilities Assessment can be found in Appendix D:

University of Idaho Integrated Design Lab Scoping Study (2015)

EnergySeal Senior Citizens Center Thermal Assessment (2013)



# **McCall Senior Center Facilities Assessment 2020**

**701 1<sup>st</sup> Street  
McCall, Idaho**

Prepared by John Powell, AIA, McCall Building Official

## McCall Senior Center Facilities Assessment 2020

**Construction:** 1979 - original construction

Unknown date – Addition and carport expansion

2006 - remodel kitchen/restroom

2005 - enclose old carport

2008 - new carport/transit bus cover at entry and sidewalk along building frontage

2016 - new firewood storage cover

**Size:** 4662 square feet

**Condition:** See Assessment chart below. Facility is aging but is still suitable for use. Spatial needs are being met. Continued maintenance and upkeep is required. Additionally, the exterior of the building has several critical repairs that must be completed to avoid further deterioration of the structure.

### McCall Senior Center Assessment Criticalness and Urgency of Problems

Problem or Need Rating				
Identification of Problem	Critical (9)	Urgent (5)	Potential Concern (1)	Reviewed No Problems
	(insert √ )	(insert √ )	(insert √ )	(insert √ )
<b>Physical Conditions:</b>				
Roof		X		
Walls	X			
Foundation				X
Floors				X
Weatherization	x			
Expansion				x
Other:				
New Center				-
<b>Interior Problems:</b>				
Asbestos/lead based paint				x
Restrooms			X	
Electrical/plumbing/lighting			X	
Heating/air conditioning		X		
Fire safety				x
Unusable space				x
Other:				
New Center				-
<b>Kitchen and Food Storage:</b>				
Health inspection				-
Capacity of dry storage				-

Capacity of cold storage				-
Equipment				-
Other: Door			X	
New Center				-
Access for Persons w/Disabilities				
Parking	X			
Entry		X		
Restrooms			X	
2 <sup>nd</sup> Floor Access				-
Other: Drive Access	X			
New Center				-
Subtotals				

## PHYSICAL CONDITIONS

1. The building exterior envelope is deteriorating and is extremely energy inefficient.
2. Exterior siding is deteriorating/failing (*photo – upper right*) and needs to be replaced. Failure to do this will result in water infiltration into the structure.
3. The insulation in the exterior walls and roof is very poor and should be replaced/upgraded to meet or exceed current Energy Code standards. Power bills are very high for the center.
4. Driveway access exits onto 1<sup>st</sup> Street on blind hill (*photo – lower right*), making vehicle and bus access unsafe and difficult.



5. Roofing
  - a. New Roofing
  - b. Water drainage – verify roof drainage & gutters
  - c. Roof insulation should be upgraded to meet or exceed current Energy Code Standards. Power bills are very high for the center.



## INTERIOR PROBLEMS

1. Roof drain potentially leaking
2. HVAC – Meeting/Activity Room does not have HVAC.
  - a. Need to verify if make-up air vent opening is needed.
3. Restrooms not fully accessible, though 1 (of 3 total) unisex restroom is ADA compliant

## KITCHEN & FOOD STORAGE

- Install a window in the swinging door to the kitchen so that they can see if anyone is on the other side as they bringing food in/out of the kitchen. (Seniors identified it as a safety issue.)

## ACCESS FOR PERSONS W/ DISABILITIES

1. Parking lot improvements – paving and drainage. Wheelchairs and walkers have tremendous difficulty navigating the existing lot to get to the front door especially in Spring conditions (*photo – upper right*).
  - a. Regrading and paving is needed – to meet city code and civic campus master plan
  - b. H/C parking spaces are needed – more than a typical parking lot
  - c. Lighting – Adequate for ADA parking spaces
2. Entry - Automatic entrance door in needed – the ADA push button type so folks in wheelchairs and walkers and can enter the building without assistance. Right now they need someone with them to open the door and hold it for them (*photo – lower right*).



## Energy Audits:

2013 EnergySeal Thermal Assessment

2015 Integrated Design Lab Energy Systems Scoping Study

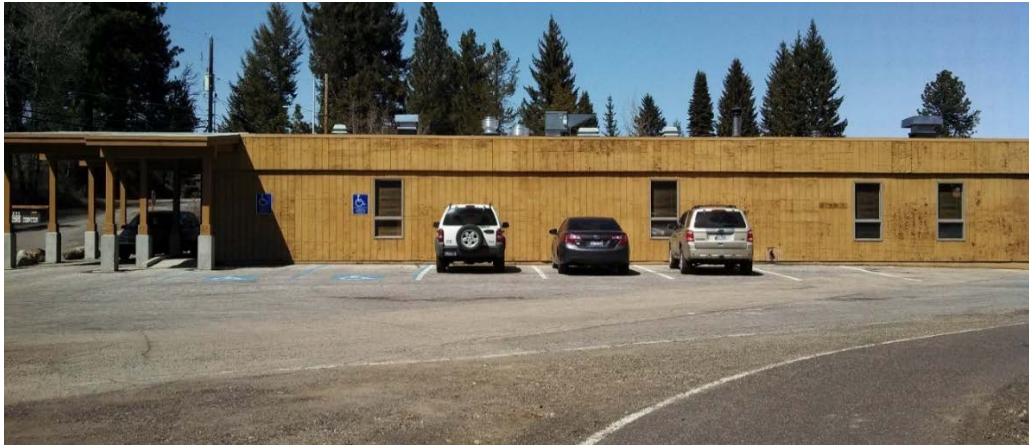


## Photographs of Existing Building Elevations:

### West Elevation



### South Elevation



### East Elevation





North Elevation



- II. **Project Implementation (200 points).** Using the categories below, the applicant must describe and document the process used to plan and implement the project and describe the components of the project.

1. **Planning (40 points).** Respond to the following questions.

Explain expected form of procurement for construction. (Examples: single bid, construction management, design build, owner build, or other)

A Single Bid construction procurement process will be utilized for each phase of the project. Phase 1 will include improvements to the building envelop and will occur in summer 2021. Phase 2 will include parking area and drive access improvements and will occur in summer 2021.

Has there been any site plans, schematics, or sketches prepared for the project?  
X Yes \_\_\_ No

A site plan prepared by Horrocks Engeiners illustrating the site improvement scope of work (Phase 2) can be found in Appendix C.

What energy efficiency considerations and operating cost savings are incorporated into the project? (Examples: LEED and/or Energy Star design criteria)

Phase 1 of the project is intended to improve energy efficiency of the building by installing high R-value insulation to all exterior walls and replacing gapped and deteriorating siding. The need for these energy efficiency improvements is documented by the University of Idaho Integrated Design Lab Scoping Study and EnergySeal Energy Audit (Appendix D).

List of work that has been completed on the facility in the last year.

None.

2. **Design Professional (20 points):**

Phase 1 of the McCall Senior Center Improvement Project, which entails building envelop energy efficiency upgrades and the addition of one automatic door opener at the building entry to improve ADA access, will not require procurement of a design professional. John Powell, AIA and McCall Building Official will provide construction management services.

Phase 2 of the project, which constructs drive access and parking area improvements, will require the services of a licensed civil engineer and the City of McCall chooses to utilize its contract city engineer, Horrocks. Although the estimated final design costs of the project only necessitate a Small Purchase Procedure for design services, the City of McCall conducted a Quality Based Selection (QBS) process to select Horrocks to provide the City's general engineering services and they will be tasked with final design of the Senior Center site and drive access improvements. Documentation of the QBS process is provided in Appendix E.

**3. Grant Administration (20 points):**

The City of McCall chooses to use its Economic Development Planner for Grant Administration. She is currently certified as an Idaho Block Grant Administrator by Idaho Commerce. These services are an in-kind contribution to the project and no CDBG funds will be utilized for grant administration.

**4. Schedule (5 points):**

Please see Project Schedule on page 11.

**5. Project Site – Field Notes Review (10 points):**

Please see Field Notes Review on page 16.

**6. Property acquisition (20 points):**

Please see Project Property and Permits section on page 8.

**7. Cost analysis (20 points):**

A budget overview with general project cost estimates can be found on page 10.

A detailed cost estimates can be found in Appendix A.

**8. Applicant administrative capacity (65 points):** Points will be awarded based on:

- a. The applicant's grant project track record and the general ability of the city or county. Department staff may review financial audit reports, staff turnover, and recall elections to help make a determination. If sub-recipient, provide description of the agency's governing structure or framework such as nonprofit corporation, district, or association and the board composition. (25 points)

Please see page 6 for qualifications and administrative capacity of project staff.

- b. Has the applicant completed an ADA/Section 504 self-assessment of the accessibility of its public programs and facilities and also completed a Transition Plan? (5 points) X Yes \_\_\_\_ No

A copy of the City of McCall ADA Self-Assessment and Transition Plan can be found in Appendix H.

BessieJo Wagner, McCall City Clerk, is the designated ADA Coordinator.

- c. Affirmatively Furthering Fair Housing (10 points):

Please see section addressing Fair Housing beginning page 14.

- d. Provide an operating income statement pro forma for the facility (revenue/expenses) for two years designating income sources operating cost (include: staff, insurance, utilities, maintenance, reserves for repair and replacement, etc.) (15 points)

Two years (2019 & 2020) of Financial Income and Expense statements have been provided by McCall Senior Citizens, Inc., a 501(c)3 nonprofit (dba McCall Community Center and McCall Senior/Community Center) that provides services from the McCall Senior Center facility and can be found in Appendix K. The McCall Senior Citizens have a long-term lease with the City of McCall, which owns the building and site, allowing them use of the facility and site for \$1/year. The City of McCall helps to provide necessary maintenance and improvements to the McCall Senior Center facility and site through its annual Capital Improvement Plan budgeting process. This partnership has been in place since 1979.

- e. Does the sub recipient have unrestricted cash reserves in the amount of at least 5% of estimated construction cost to cover unforeseen expenses such as higher than expected bids or necessary change orders? This cash reserve is in addition to contingencies in the cost estimate and cash match committed to the project in the budget. This can be in the form of a line of credit, a loan commitment, or a cash commitment from the applicant. (10 points)
- X Yes \_\_\_\_ No

The project cost estimates include 15% contingency to cover unforeseen expenses.

### III. Benefits (150 points)

#### 1. Activities provided (100 points):

List the number and frequency of activities and services the center is providing to seniors, the neighborhood and the community on a monthly basis. Applicants should include activities and services such as health, recreation, nutrition, educational and transportation programs. Put a check mark (✓) to indicate if the activity exists or is proposed.

#### McCall Senior/Community Center Activities

Activity	Existing Activity (insert: ✓)	Proposed Activity (insert: ✓)	No. of Days Offered Per Month or Year*	Facilitated By
Health				
Transportation-medical	✓		365 days/yr	McCall Senior Citizens
Transportation - shopping	✓		365 days/yr	McCall Senior Citizens
Exercise – Tai Chi / Fitness	✓		8X/mo	McCall Senior Citizens
Recreation				
Travel luncheons	✓		1X/mo	McCall Senior Citizens / McCall Parks and Recreation
Travel to fairs/festivals	✓		3X/yr	McCall Senior Citizens
Bingo	✓		1X/mo	McCall Senior Citizens
Games night	✓		8X/mo	McCall Senior Citizens
Travel – hot springs swim	✓		1X/mo	McCall Senior Citizens

Meals (home delivery/@Center				
Congregate- inside	√		8X/mo	McCall Senior Citizens / Albertsons
Meals on Wheels	√		8X/mo	McCall Senior Citizens / Albertsons
Food pantry	√		8X/mo	McCall Senior Citizens / Albertsons / Idaho Food Bank
Other				
Community group meetings / educational presentations	√		At request	St. Luke's Caregivers / Alzheimer Support Group / Master Naturalists / Painting / Crafts Class / Central District Health classes, McCall Library programs, etc.
<b>Totals</b>				
<b>This facility is open to the seniors/community 365 days per year</b>				

**Activities Continued:** If facility provides meals identify number of:

- Congregate meals at the McCall Senior Center are served twice each week (104 meals each year). During the summer months, attendance averages around 60. In winter months, average attendance is 25-30, as many seniors leave for warmer temperatures. While a donation is suggested, all meals are offered for free.
- Home Delivered Meals (aka Meals on Wheels) are also provided twice each week (104 meals per year), currently to 34 participants.
- Meals for take-out are also provided in conjunction with the above services (20 meals/month).
- The Food Pantry at the Senior Center is available to provide food for those in need during all McCall Senior Center open hours.

## **2. Outreach (50 points).**

- Describe the center's existing and/or proposed affirmative marketing and outreach efforts aimed at including participation by low-and-moderate-income persons, racial and ethnic minorities, disabled persons and non-English speakers. Examples might include: website, social media, postings, radio, television, outdoor signage, etc. (1/3 page narrative.)

In a small, rural town like McCall, referrals from community partners and involvement in local community events provide the core of effective outreach that ensures that all facets of the community are made aware of services available to them, especially when supported by a web presence and regular coverage in local print media. Specifically, the McCall Senior Center promotes its services through:

- Referrals from local organizations and groups like the McCall Central District Health Office, St. Luke's McCall Hospital, Payette Lakes Medical Clinic, local long-term care facilities, churches, Chamber of Commerce, Rotary Club, Food Banks in McCall and Donnelly, and others.

- Participation in key community events such as an annual float in the Winter Carnival Parade featuring Senior Center members and staff and an annual Pancake Breakfast open to all community members.
- The local weekly newspaper, *the Star News*, lists the Senior Center dinner menus in each issue and lists schedules for special activities.
- A web page highlighting the McCall Senior Center is provided at: <https://visitmccall.org/directory/listing/mccall-senior-center> and via Idaho Department of Health & Welfare here: <https://healthandwelfare.idaho.gov/food-banks-food-sites-and-food-pantries/mccall-senior-citizens-center>
- Regular postings with meal menus and programs are made to the McCall Senior Center Facebook page.

b. Has the city/county conducted a Limited English Proficiency (LEP) Four-Factor Analysis?

☒ Yes    ☐ No

The City of McCall's Limited English Proficiency Plan is provided in Appendix I.

IV. **Project Local Match (100 points):** Measures the amount of cash and in-kind donations that are committed to just the CDBG project. A commitment letter must be provided in the appendix. If local match is a bond, the applicant must provide documentation that the bond has passed and who will buy it. The CDBG project can include prior planning, design, and property acquisition.

A. **Project cash match (60 points):** This criterion measures the percentage of cash matching funds committed to the ICDBG project. It is direct matching funds to just the ICDBG project. "Cash match" includes cash on hand, bonds, revolving loan funds, urban renewal funds, recreation district, or resort city tax.

B. **Project in-kind match (40 points):** This measures the percentage of in-kind funds committed to the project which includes in-kind activities, force account work, volunteer work, donations, or waiving of fees to fund the ICDBG project. It is in-kind match to just the ICDBG project.

Details of the City of McCall's cash and in-kind match to the project can be found on page 10 and in Appendix B.

## **V. CERTIFICATIONS**

I certify the data in this application is true and correct, that this document has been duly authorized by the governing body of **City of McCall, Idaho** and we will comply with the following laws and regulations if this application is approved and selected for funding.

### **Specific CDBG Provisions:**

Section 110 of the Housing and Community Development Act of 1974, as amended, by the Housing and Urban-Rural Recovery Act of 1983 and the Housing and Community Development Act of 1987, 24 CFR 570.603, and State regulations regarding the administration and enforcement of labor standards;

It will comply with all parts of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws;

Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;

Provide opportunities for citizen participation comparable to the state's requirements (those described in Section 104(a) of the Act, as amended);

Not use assessments or fees to recover the capital costs of CDBG funded public improvements from low and moderate income owner occupants;

Adopt and implement an Excessive Force Policy;

Minimize displacement as a result of activities assisted with CDBG funds by following the Idaho Department of Commerce's anti-displacement and relocation assistance plan; Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24);

### **Civil Rights and Equal Opportunity Provisions:**

Title VI of the Civil Rights Act of 1964 (Public Law 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United State shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under any program or activity for which the applicant received Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits;

The Fair Housing Act (previously known as Title VIII of the Civil Rights Act of 1968) (Public Law 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services;

Section 109 of Title I of the Housing and Community Development Act of 1987, as amended, and the regulations issued pursuant thereto (24 CFR 570.602), which provides that no person in the United States shall, on the grounds of race, color, national origin, religion, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to otherwise qualified handicapped individuals as provided in Section 504 of the Rehabilitation Act of 1973 shall also apply to any such program activity;

Executive Order 11063, as amended by Executive Order 12259 on equal opportunity in housing and non-discrimination in the sale or rental of housing built with Federal assistance, and requiring that programs and activities relating to housing and urban development be administered in a manner affirmatively to further the goals of Title VIII of the Civil Rights Act of 1968;

Executive Order 11246 as amended by Executive Order 11375 and 12086, and the regulations issued pursuant hereto (24 CFR Chapter 60), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontracts on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training and apprenticeship;

It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing within the unit of local government;

#### **Property Acquisition Provision:**

It will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Federal implementing regulation at 49 CFR Part 24, and the requirements of section 570.496a and it is following a residential anti-displacement and relocation assistance plan under section 104(d) of Title I of the Housing & Community Development Act of 1974, as amended;

#### **Environmental Standards and Provisions:**

Its chief executive officer or other officer of applicant approved by the Idaho Department of Commerce:

- 1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. S 4321 et seq.) and other provisions of Federal law, as specified at 24 CFR 58.1 (a) (3) and (a) (4), which further the purposes of NEPA insofar as the provisions of such Federal law apply to the Idaho Community Development Block Grant Program; and
- 2) Is authorized and consents on behalf of the applicant and himself/herself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his/her responsibilities as such an official.

It will comply with:

- 1) The National Environmental Policy Act of 1969 (42 U.S.C. S 4321 et seq.) and 24 CFR Part 58, and in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archaeological and Historical Data Act of 1966 (U.S.C. 469a-1, et seq.) by:
  - a) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity; and
  - b) Complying with all requirements established by the State and to avoid or mitigate adverse effects upon such properties.
- 2) Executive Order 11988, Floodplain Management;
- 3) Executive Order 11990, Protection of Wetlands;
- 4) Endangered Species Act of 1973, as amended, (16 U.S.C. Section 1531 et seq.);
- 5) The Fish and Wildlife Coordination Act of 1958, as amended, (16 U.S.C. Section 661 et seq.);
- 6) The Wild and Scenic Rivers Act of 1968, as amended, (16 U.S.C. Section 1271);



- 7) The Safe Drinking Water Act of 1974, as amended, (42 U.S.C. Section 300f et seq.);
- 8) Section 401(f) of the Lead-Based Paint Poisoning Prevention Act, as amended, (42 U.S.C. Section 4831 (b));
- 9) The Clean Air Act of 1970, as amended, (42 U.S.C. Section 7401 et seq.);
- 10) The Federal Water Pollution Control Act of 1972, as amended, (33 U.S.C. Section 1251 et seq.);
- 11) The Clean Water Act of 1977 (Public Law 95-217); and
- 12) The Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et. seq.);
- 13) Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) as it relates to the mandatory purchase of flood insurance for special flood hazard areas.

#### **Labor Standards and Provisions:**

The provisions of the Davis-Bacon Act (46 U.S.C. S 276a-5) with respect to prevailing wage rates (except for projects for rehabilitation of residential properties of fewer than eight units);

Contract Work Hours and Safety Standards Act of 1962, 40 U.S.C. 327-332, requiring that mechanics and laborers (including watchmen and guards) employed on federally assisted contracts be paid wages of not less than one and one-half times their basic wage rates for all hours worked in excess of forty in a work-week;

Federal Fair Labor Standards Act, 29 U.S.C. S 102 et seq., requiring that covered employees be paid at least the minimum prescribed wage, and also that they be paid one and one-half times their basic wage rate for all hours worked in excess of the prescribed work-week;

Anti-kickback (Copeland) Act of 1934, 18 U.S.C. S 874 and 40 U.S.C. S 276c, which outlaws and prescribes penalties for “kickbacks” of wages in federally financed or assisted construction activities;

#### **Anti-Lobbying Certification:**

No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification or amendment of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with this federal grant, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

The applicant shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### **Administrative and Financial Provisions:**

2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

**Miscellaneous:**


It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business or other ties;

It will comply with the provisions of the Hatch Act, which limits the political activity of employees;

It will give State, HUD and the Comptroller General through any authorized representatives, access to and the right to examine all records, books, papers, or documents related to the grant; and

The local government hereby certifies that it will comply with the above stated assurances.

  
Signed by Chief Elected Official

  
Date

Robert S. Giles, Mayor  
Printed Name