

**PRE-APPLICATION**  
**Jefferson County Community Development**  
**2014 Community Development Block Grant (CDBG) Program**

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**Overview**

Jefferson County receives an annual funding allocation from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program. These funds are to be used to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income (LMI) persons. Jefferson County has elected to target the 2014 CDBG funds to the development of decent, safe and affordable housing, and contribute to the development of sustainable communities by preserving existing housing stock or promoting affordable rental or homeownership opportunities for LMI families. Jefferson County is currently soliciting proposals from community- and faith-based organizations, non-profits, city departments, and citizens to apply for the 2014 CDBG funds.

Please review all the information provided in the Notice of Funding Availability (NOFA) to ensure full understanding of the application process and requirements of the CDBG program. The NOFA can be reviewed at <http://jeffco.us/commdev> or by contacting Community Development staff by phone at 303.271.8373 or by email at [khyser@jeffco.us](mailto:khyser@jeffco.us). Applicants are encouraged to submit the completed Pre-Application via email to [khyser@jeffco.us](mailto:khyser@jeffco.us). Or the Pre-Application can be mailed to Jefferson County Community Development, 100 Jefferson County Parkway, Suite 3530, Golden, CO 80419. Pre-Applications must be received by Tuesday, September 3, 2013 at 4:00 PM to be considered.

**Pre-Application General Information**

Agency Name: GRID Alternatives

Address: 953 Decatur Street

City, State Zip: Denver, CO 80204

Name of Executive Director: Chuck Watkins

Name of Application Contact: Kristina Sickles

Contact Title: Development Officer

Contact Phone: 303-968-1330

Contact Email: [ksickles@gridalternatives.org](mailto:ksickles@gridalternatives.org)

Activity/Program Name: Solar Affordable Housing Program

Name of Activity/Program Manager (may be the same as the Executive Director and/or Application Contact): Shirley Moore

Amount Requested: \$25,000.00

Applicant Organization (please select one):

- Nonprofit
- Housing Authority
- Government Agency
- Quasi-Government
- For Profit

**Pre-Application Questions**

Provide a brief description of the purpose of your organization (Limit to 200 words or less).

GRID Alternatives' mission is to empower communities in need by providing renewable energy and energy efficiency services, equipment and training. We believe making energy choices that are good for the environment can go hand-in-hand with improving the lives of those living in low-income communities. GRID Alternatives works collaboratively with communities and local organizations to identify specific needs and to develop renewable energy solutions that are environmentally, socially and economically sustainable.

Provide a brief description of the housing-related activity for which funds are requested (Limit to 200 words or less).

GRID Alternatives is a non-profit organization that installs solar electric systems exclusively for low-income homeowners in partnership with local affordable housing agencies, workforce development organizations, community volunteers, and the homeowners themselves. We provide all the equipment and services of a licensed solar contractor but our program model is unique: GRID trains and leads teams of job trainees and community volunteers to install the systems themselves. GRID Alternatives' program complements affordable housing efforts and makes solar electric technology practical for low-income communities, delivering an immediate energy cost reduction of an average of 75% for homeowners, while increasing the long-term affordability of their homes by providing an ongoing and reliable reduction of their electricity bills and insulating them from future utility rate increases.

If a project site is identified, please provide address:

We have already identified 11 clients that qualify for GRID's Solar Affordable Housing Program in Jefferson County. Depending on the CDBG award and other fundraising initiatives, we are poised to identify and serve at least 30 families in Jefferson County in 2013-2014.

If the activity involves acquisition, rehabilitation or demolition is the property currently occupied?

No  Yes

If so, is it occupied by tenants  or the current owner of the property  ?

Is the property single family  or multi-family  ?

**Pre-Application Minimum Qualifications**

Identify the national objective the proposed activity meets (please select one):

- Benefits Low/Moderate Income Persons or Households (please consult explanation in NOFA)
- Address Slum or Blighted Areas (area must meet HUD's definition of slum and blight)
- Address an Urgent Need (must present particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and demonstrate other financial resources are not available to meet such needs).

If qualifying for the LMI National Objective, identify the category that will be used to meet the objective:

- Low Mod Area Benefit - Activity must benefit all residents in a particular area, where at least 51 percent of the residents are LMI persons
- Low Mod Limited Clientele - 51 percent of the beneficiaries of an activity must be LMI persons.
- Low Mod Housing Activities - Activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households.

Identify the CDBG eligible activity that will be undertaken to achieve the program's goal (please select one):

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public Services (limited to 15% of Jefferson County's annual CDBG allocation)
- Activities relating to energy conservation and renewable energy resources; and

**CDBG funds** are restricted for use in unincorporated Jefferson County and/or in the cities of Golden, Edgewater, Wheat Ridge, Town of Mountain View, or Town of Lakeside; or for activities within the boundaries of local jurisdictions that serve residents from the previously identified geographic areas.

Please identify the geographic populations the activity will serve (select more than one if applicable).

- |                                 |                                     |                        |                                     |
|---------------------------------|-------------------------------------|------------------------|-------------------------------------|
| Unincorporated Jefferson County | <input checked="" type="checkbox"/> | Town of Mountain View  | <input checked="" type="checkbox"/> |
| Golden                          | <input checked="" type="checkbox"/> | Town of Lakeside       | <input checked="" type="checkbox"/> |
| Edgewater                       | <input checked="" type="checkbox"/> | Other (please explain) |                                     |
| Wheat Ridge                     | <input checked="" type="checkbox"/> |                        |                                     |

The completed Pre-Application can be emailed to [khyser@jeffco.us](mailto:khyser@jeffco.us) or mailed to Jefferson County Community Development, 100 Jefferson County Parkway, Suite 3530, Golden, CO 80419.  
*Pre-Applications must be received by Tuesday, September 3, 2013 by 4 p.m.*

If you have any questions please contact Kristin Hyser, Community Development Specialist by email at [khyser@jeffco.us](mailto:khyser@jeffco.us) or phone at 303/271-8373.

**APPLICATION**  
**Jefferson County Community Development**  
**2014 Community Development Block Grant Program (CDBG)**

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**Overview**

Jefferson County receives an annual funding allocation from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program. These funds are to be used to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income (LMI) persons. Jefferson County has elected to target the 2014 CDBG funds to the development of decent, safe and affordable housing and contribute to the development of sustainable communities by preserving existing housing stock or promoting affordable rental or homeownership opportunities for LMI families.

Jefferson County is currently soliciting proposals from community- and faith-based organizations, non-profits, city departments, and citizens to apply for the 2014 funds. Please review all the information provided in the Notice of Funding Availability to ensure full understanding of the application process and requirements of the funding program.

**Application Instructions**

The intention of this application is to build upon the Pre-Application previously submitted to and reviewed by Jefferson County Community Development. Please notify staff of any changes to the information submitted in the Pre-Application. If significant changes have been made, you may be asked to revise and resubmit the Pre-Application prior to continuing with the application process.

The complete application is due **Tuesday, October 1, 2013 at 4:00 p.m.** Applications must be received by this date and time to be considered.

Completed applications can be sent by email or mail or hand delivered. Emailed applications can be sent to [khyser@jeffco.us](mailto:khyser@jeffco.us). Emailed applications will only be considered received if an email receipt is received from Jefferson County Community Development staff following submission. Applications can also be mailed or hand delivered to:

Jefferson County Community Development (Attn: Kristin Hyser)  
100 Jefferson County Parkway, Ste. 3530  
Golden, CO 80419

A complete *email* application must include a signed application including the budget and all attachments (most recent audit letter/summary, 501(c)(3) letter, letters of support).

A complete *mailed or hand delivered* application must only include one single-sided, signed application including the budget plus a CD or flash drive containing the application, budget and all attachments (most recent audit letter/summary, 501(c)(3) letter, letters of support). **Please do not submit hard copies of the attachments.**

Incomplete applications will not be considered. Missing or incomplete information will result in a forfeiture of application. Do not include any information beyond what is requested in the application. If submitting a hard copy of the application, do not place the application in binders or folders. Do not staple applications.

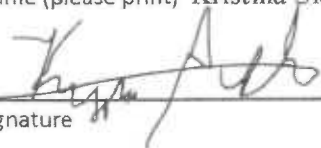
**Signature and Certification**

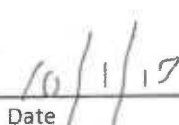
I certify that all information provided in this grant application is true and complete. I understand that any false information or omission may disqualify my organization from further consideration for grant funding. I authorize the investigation of any or all statements contained in this application and any other information pertinent to this application and my organization and its employees, officers and board members.

I have read, understand, and by my signature, agree with the above statements and authorize the investigation of my organization as set forth above.

Name (please print) Kristina Sickles

Title Development Manager

  
Signature

  
Date

**Application General Information**

Agency Name: GRID Alternatives Colorado

Agency DUNS Number:

Name of Application Contact: Kristina Sickles

Application Contact Title: Development Manager

Application Contact Phone: 303.968.1330

Application Contact Email: ksickles@gridalternatives.org

Project/Program Name: Solar Affordable Housing Program

Are there any significant changes in the information included in the Pre-Application previously submitted to Jefferson County Community Development?  Yes  No. If yes, please contact staff to determine if the Pre-Application needs to be revised and resubmitted.

**Organizational Capacity (limit all answers to 100 words or less)**

Please describe the experience of existing staff that will work directly with the proposed activity. If staff will be hired to manage the proposed activity, please describe the desired skill set and the organization's plan to hire and train the new position.

Erica Mackie, P.E., Co-Founder and CEO (Headquarters)

Erica has a professional background both in social work and in renewable energy and energy efficiency consulting and sales, and has overseen the installation of solar electric systems and energy efficiency retrofits ranging in construction cost from \$10,000 to \$1.7 million. She holds two bachelor's degrees from Southern Illinois University, one in Mechanical Engineering and the other in Physics.

Tim Sears, P.E., Co-Founder and CFO/COO (Headquarters)

Tim is a graduate of Stanford University with a degree in Civil and Environmental Engineering, has a technical background in the design and installation of solar electric systems, wind turbines, micro-hydro systems and bio-diesel reactors, and has managed consulting teams of engineers providing comprehensive energy efficiency retrofit recommendations and construction management of projects totaling over \$3 million. Tim is also certified by the North American Board of Certified Energy Practitioners (NABCEP) as a "Certified Solar PV Installer."

Chuck Watkins, Colorado Executive Director

Chuck has been working in the Denver area since 2007 and has over 10 years experience serving low-income clients as a nonprofit manager. His primary experience is in affordable housing and he also has extensive experience in green building, energy efficiency, solar, and disaster response.

Ron Binz, President of GRID Alternatives' Colorado Board of Directors

In addition to our national Board of Directors, our Colorado office is building its own independent Board of Directors. Ron Binz was recently nominated to be the new Chairman of the Federal Energy Regulatory Commission (FERC). He most recently served as the Chairman of the Colorado Public Utilities Commission. See more at: <http://gridalternatives.org/regions/colorado/learn/board-of-directors/>

Shirley Moore, Colorado Program Manager

Shirley is extremely passionate about bringing solar technology to families in need. She has led client outreach and education as well as managed volunteers on hundreds of low-income projects

with GRID Alternatives. She is also a North American Board of Certified Energy Practitioners (NABCEP) Certified PV Installation Professional.

**Rob Taylor, Colorado Construction Manager**

Rob is a NABCEP Certified PV Installation Professional with 4 years of experience installing Photovoltaic systems. During his tenure with GRID Alternatives, Rob has trained close to 400 volunteers and has designed and supervised the installation of over 200 residential solar electric systems.

Please describe the organization's experience administering the proposed activity. If this is a new activity, please describe the organization's ability to successfully administer the activity. GRID Alternatives was founded during the 2001 California energy crisis by Erica Mackie, P.E., and Tim Sears, P.E., two engineering professionals who were implementing large-scale renewable energy and energy efficiency projects for the private sector. The vision that drove them was simple: free, clean electricity from the sun should be available to everyone, not just big businesses and wealthy individuals. Through GRID Alternatives, they developed a model to make solar PV technology practical and accessible for low-income communities that need the savings and jobs the most, yet have the least access. The organization has grown rapidly since their first solar project in early 2004, and now completes over 1,000 solar electric systems per year through eight regional offices/affiliates covering all of California and Colorado. To date GRID Alternatives has completed over 3,600 solar projects for low-income families, totaling over 10 megawatts, with the help of over 12,000 community members from all walks of life.

Please describe the organization's experience administering/managing grant funds. Include discussion regarding previous funds received from Jefferson County as well as other funders. In Colorado, GRID Alternatives Colorado successfully acquired a grant from the Colorado Energy Office for \$200,000 to serve Denver and Jefferson Counties and to install 10-14 solar rooftop photovoltaic (PV) electric systems. To date, GRID Alternatives Colorado has successfully utilized the fund to instal 16 solar PV systems with funds provided.

**Impact (limit all answers to 100 words or less)**

Does the proposed activity serve individuals  or households ?

Please complete the following table regarding the number of unduplicated individuals/households served.

How many unduplicated individuals/households served?	Total Served	Urban County Residents* Served	Amount of funds per person served with CDBG funds (CDBG \$/# served)
Organization-wide	3600	3300	
Proposed Activity**	5	5	5

\*Urban County residents include individuals/households residing in unincorporated Jefferson County, and the municipalities of Golden, Edgewater, Wheat Ridge, Mountain View and Lakeside.

\*\*If the proposed activity does not serve individuals/households in a manner that can be enumerated (i.e. public facilities and improvements, acquisition of real property), please explain):

Please describe the vulnerable populations served by the proposed activities. Vulnerable populations include low and moderate income persons (LMI) or persons presumed to be LMI including abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers, veterans. GRID Alternatives mission and model promises to serve 100% financially vulnerables families - low income families as described by the US Department Housing and Urban Development by focusing on families who are at or lower than their area's median income of 80% or lower.

Please describe the direct benefit of the CDBG funds to the individual/household being served. Each family served by GRID Alternatives Colorado can expect an energy savings as up to \$27,000 in the thirty-year lifetime expectancy of a solar rooftop electric system. Essentially providing at least \$900-\$1000 dollars increase in property values to Colorado citizens.

Please describe the indirect benefit to the broader Jefferson County community. In addition to providing low-income families a direct benefit which, according to a study conducted by the University of North Carolina, correlates immediately to a 33% reduction in mortgage defaults, GRID Alternatives will offer families and citizens in Jefferson County an opportunity to participate in job training for the new green economy. In 2014, GRID Alternatives Colorado projects to provide at least 40 students, job trainees and volunteers from low-income communities in Jefferson County access to hands-on training in solar installation, design and engineering.

**Readiness to Proceed (limit all answers to 100 words or less)**

As stated in the Notice of Funding Availability, CDBG funds must be expended within 18 months of being awarded. Please describe the current status of the proposed activity and the organization's ability to meet this schedule requirement. In your response please consider the timing of project milestones (i.e. site control, securing additional funds, permitting processes, hiring of additional staff, etc.). We have already identified 11 clients that qualify for GRID's Solar Affordable Housing Program in Jefferson County. Depending on the CDBG award and other fundraising initiatives, we are poised to identify and serve at least 30 families in Jefferson County in 2013-2014.

Please describe any problems/barriers the organization has encountered in executing the proposed activity or any the organization anticipates encountering in the future. How will these problems/barriers be addressed? GRID Alternatives largest barrier to date is funding in a region we are new to serving. Outreach in statewide servives areas are in the hundreds. To best serve need and demand from client qualification, GRID Alternatives Colorado must secure additional regional funders to meet the demand of our families in need.

**Funds and Leveraged Funds (limit all answers to 100 words or less)**

Complete the attached budget.

Please describe the organization's ability to financially support/contribute to the proposed activity. For 2013-14, GRID Alternatives Colorado has secured at least the following contributors to support our program: product partners - Yingli, SunPower, Schneider Electric, Enphase Electric, SunEdison, Colorado Energy Office, All Points North Foundation, Walton Family Foundation, and Allegretti Family Foundation.

If the full requested amount is not awarded, how much would the organization accept and still be able to implement the proposed activity? Our proposed fundraising gap for 2014 is \$5000 per family. In \$5,000 increments, we could guarantee one family served with a solar rooftop photovoltaic electric system.

If one source of funding is lost to support the proposed activity, does the agency have a contingency plan in place for this proposed activity?  Yes  No. Please explain).

Please list funding (excluding CDBG and/or HOME funds) your organization has received from Jefferson County over the past two years. As GRID Alternatives is new to serving Colorado, our previous funding guarantees come from national partners such as: Wells Fargo, Walmart, Yingli, SunPower, Schneider Electric, SunEdison, Google, Real Goods Solar, and more.

Please list any CDBG and/or HOME funds your organization has received from Jefferson County over the past 10 years. N/A



**Attachments (Submit electronic versions of these documents by email or on a CD or flash drive.)**

1. Activity Budget using attached format
2. Organization's most recent audit letter/summary
3. Copy of IRS 501(c)(3) Determination Letter (if applicable)
4. Three letters of support or partnership

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### 2014 CDBG Application Budget

**Applicant:** GRID Alternatives Colorado  
**Proposed Activity:** Solar Affordable Housing Program - 5 PV rooftop installations for 5 low-income families in Jefferson County

Please complete the following budget demonstrating the proposed use of CDBG funds as well as additional funds committed to or to be committed to the activity. Jefferson County Community Development elects to only consider awarding administrative funds to direct project delivery costs. This is limited to wages and/or transportation of staff members providing direct project/service delivery. Reimbursement of staff benefits and/or general administrative and overhead costs (e.g. office supplies, computers, office equipment) is not allowable.

<b>Community Development Block Grant Funds</b>	
<b>BUDGET</b>	
<i>List budget items and amounts to be paid for with the awarded CDBG funds.</i>	
Budget Item	CDBG Amount
<b><i>Personel (Limited to wages of staff performing direct project delivery.)</i></b>	
Site visits, designs, installations, permitting, and inspections	\$ 12,500.00
	\$ -
TOTAL Personel	\$ 12,500.00
<b><i>Travel (Limted to mileage of direct project delivery staff.)</i></b>	
	\$ -
	\$ -
TOTAL Travel	\$ -
<b><i>Project/Operating Costs</i></b>	
Solar Equipment - panels, inverters and balance of systems (conduit, racking, electric boxes, etc)	\$ 12,500.00
	\$ -
TOTAL Project	\$ 12,500.00
TOTAL CDBG BUDGET	\$ 25,000.00

<b>Total Activity Funding</b>		
<b>Sources</b>		
<i>Provide overview of all funds dedicated to the proposed activity.</i>		
Type of Funds	Amount	
CDBG Funds	\$ 25,000.00	
In-kind equipment donations	\$ 20,000.00	
HQ Passthrough Revenue	\$ 25,000.00	
CO Local Support	\$ 25,000.00	
Current projected gap (to be met with other local partners)	\$ 3,997.00	
TOTAL ACTIVITY/PROJECT FUNDS	\$ 98,997.00	
CDBG/HOME SHARE	25%	\$ 25,000.00
OTHER FUNDS SHARE	75%	\$ 73,997.00



October 1, 2013

To whom it may concern,

COSEIA is pleased to offer this letter as non-financial support for GRID Alternatives Colorado operations serving low-income families statewide. I have seen GRID's track record with projects and relationships in California for the last ten years and believe that they will bring their hard-working, impact-driven programs to Colorado statewide successfully.

Having access to the methodology and focus that GRID will bring to its outreach, training and funding partners in Colorado will allow all groups involved (outreach partners, job trainings partners, schools, corporations, foundations, etc.) to build resilient and sustainable communities and accomplish much more than they would as individual organizations.

I am confident that GRID and its team will successfully meet its programmatic and development goals in the coming years, and will become a champion of renewable energy for low-income families and the growth and acceptance of renewable energy initiatives statewide.

A handwritten signature in black ink, appearing to read "E. Stern", is written over a light blue horizontal line.

Eddie Stern  
Executive Director