The Community Development Block Grant Program
Overview of CDBG

- Community Development Block Grant (CDBG) enacted by Congress as Title I of Housing and Community Development Act of 1974

- The primary objective of CDBG is “the development of viable communities through improvement of living conditions, housing and the expansion of economic opportunities in cities and counties, principally for persons of low-and moderate income.”
Local governments can implement a broad range of activities as long as they further the National Objectives of the Act

National Objectives are:

- Majority benefit to low and moderate income persons through services and job creation
- Prevention or elimination of slums and blight
- Meeting urgent needs that pose a threat to the health and welfare of the community
 Types of Grants

- Single Activity: up to $500,000
  - Neighborhood Revitalization
    - Rehabilitation
    - Reconstruction
    - Acquisition
    - Relocation
    - Demolition
  - Infrastructure Improvements
    - Sewer
    - Water
    - Streets
    - Drainage
CDBG

- Types of Grants
  - **Single Activity: up to $500,000**
    - Public Buildings
      - Health Departments
      - Senior Centers
      - Community Centers
      - Head start
  - **Multi-Activity: up to $800,000**
    - Neighborhood Revitalization PLUS Infrastructure/Building Activities
CDBG

- Apply for Annual Competition
  - Applications due First Monday in April

- Applicant must be Local Government
  - Grant application writing/Administration
  - Local Government
  - RDC’s
  - Private Administrators

Funds may be channeled through Non-Profits or other CBO’s
PLAN TO ATTEND!!!

CDBG
Applicants’ Workshop
December 2 – 4, 2015
Callaway Gardens

Registration information TBA

dca.ga.gov
Revitalization Area Strategy (RAS) Designation:

- Long-term vision for the area
- Well-defined area that included comprehensive activities
- Grassroots involvement from area residents
- Commitment from other funding partners
- Documented commitment from funders and stakeholders
Revitalization Area Strategies

Rewards:

- Can apply for CDBG every year, provided that current CDBG project meets timeliness criteria.
- Provides up to 20 bonus points on CDBG Annual Competition applications that are proposed within the RAS area.
- Designation is effective for 3 years, then can re-apply.
CDBG Revitalization Strategies

RAS Program Scoring

Threshold – 5 points
Economic Development Tools – 5 points
Collaboration – up to 5 points
Investment Partnerships – up to 5 points
CDBG Revitalization Strategies

Threshold Criteria – 5 points

- RAS must be completely within eligible census block group(s) 20% or greater poverty rate
- RAS must be completely within Urban Redevelopment Area with an adopted Urban Redevelopment Plan (O.C.G.A. 36-61)
- CDBG Citizen Participation process

Note: Your CDBG Target Area must be located within the RAS Area
CDBG Revitalization Strategies

Threshold
- Census Block Group(s) with 20% Poverty
- URA Area
- RAS Area
- CDBG Target Area
RAS Threshold

Must be within an Urban Redevelopment Area with plan adopted according to O.C.G.A. 36-61

- A URP is a general blueprint for redevelopment and targeting of public investments
- Gives municipalities powers to redevelop blighted or threatened areas of the community
Urban Redevelopment Plan

“A masterplan with teeth”

- Allows for limited condemnation (where necessary) of property for the implementation of the plan
  - Check with City/County Attorney for procedures—note changes to eminent domain law that took effect in 2006
CDBG Revitalization Strategies
RAS Program

**Threshold** – up to 5 points

**Economic Development Tools** – up to 5 points

**Collaboration** – up to 5 points

**Investment Partnerships** – up to 5 points
The City of Washington secured designations and public/private partnerships that included:

- The establishment of an Urban Redevelopment Authority (URA)
- Enterprise Zone/Opportunity Zone
- Historic Preservation Tax Credits
- Brownfield Programs and Incentives
- GICH (class of 2011)
- Entrepreneur Friendly Designation
- Camera Ready and Work Ready
- UGA Small Business Development Center
Economic Development tools – 5 points

Washington established an Enterprise Zone

Developed Nuisance Ordinance and Non-Conforming Use Ordinance as a way to handle properties that contribute to blight
CDBG Revitalization Strategies

Collaboration – up to 5 points

Washington:
Homebuyer Education workshop--DCA
Rusher Street Memorial Park--Committee
Credit Counseling /Financial Literacy classes with area banks
Housing Expo—now an annual event
Home Buyer Ed, 1 on 1—with DCA

Partners—Washington Housing Expo
Washington - Implementing an Urban Redevelopment Plan
Neighborhood Revitalization
Washington - “Rusher Street” Before Pictures
Neighborhood Revitalization
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CITY OF WASHINGTON
NEIGHBORHOOD REVITALIZATION
"RUSHER STREET SUBDIVISION PROJECT"

A Collaborative Partnership with
The Georgia Department of Community Affairs (DCA)
Community Development Block Grant Funding

D HALL GENERAL CONTRACTORS LLC
COMMERCIAL AND RESIDENTIAL
www.dhallgeneralcontractors.com
706 - 546 - 8907
Rusher Street Ribbon Cutting
Using CDBG / CHIP to Implement Urban Redevelopment Plan

Design Guidelines

Future residential to follow URP design guidelines. Owners will enjoy EZ tax exemption.
Using CDBG / CHIP to Implement Urban Redevelopment Plan

Two homes to undergo rehabilitation using CHIP funds
Coordination - Making the Pieces Fit

- Home ownership classes started in 2008, teaching financial literacy and credit worthiness.
- Homeowners Club met in 2009 and 2010, focusing on 25 people committed to becoming 1st time home-buyers
- Marketing materials prepared to solicit prospective homebuyers
CDBG Revitalization Strategies

Investment partnerships – up to 5 points

Thomasville:
Habitat for Humanity builds home in Revitalization Area

Note: Urban Redevelopment Plan includes Design Guidelines with 25 plans for homes
CDBG Revitalization Strategies

Collaboration – up to 5 points

Thomasville: Victoria Place Park
Hands On Thomas County volunteers construct park with donations and building material discounts.

Local Tools – 5 points

Thomasville/Thomas County Land Bank
Thomasville: Using CDBG / CHIP to Implement an Urban Redevelopment Plan

Thomasville Urban Redevelopment Plan Concept Drawing and Aerial showing URP and RAS project area
Implementing an Urban Redevelopment Plan, cont’d.

Thomasville:
Victoria Place Revitalization Area
Before / After
CHIP grant rehabilitation
Multiple partnerships and a new Urban Redevelopment Plan will address a declining partially developed subdivision near downtown Covington.
Partnerships – City of Covington
Walker’s Bend Redevelopment

- City of Covington – Initial Loan to Redevelopment Authority, Project Management Staff and Technical Assistance and Support;
- Covington Redevelopment Authority – Master Developer, land-bank, project direction and vision;
- Covington Housing Authority – Mixed-use, multi-family facility and counseling program ownership and management;
- Newton County – SPLOST funding and ownership partner;
- Paces Foundation – Non-profit CHDO, Technical and administrative partner for funding and construction management;
- Affordable Equity Partners – For-profit, Low-Income Housing Tax Credit financing, single-family rental housing partner;
- Habitat for Humanity of Newton County – NSP1 partner;
- Newton County Homebuilders Association – Market-rate for-sale single family housing partner;
- Covington-Newton County Chamber of Commerce – Business start-up and incubation program management.
Other Partnerships – City of Covington

NSP1 – Newton County Habitat For Humanity and City of Covington partnered to purchase 9 homes with $455,000 NSP1 funds

NSP is a HUD-funded program designed to assist local governments in addressing the housing foreclosure crisis in Georgia.
Partnerships – City of Macon

NSP1 funds Bartlett Crossing— the former Macon Homes

- 75 units, 2, 3, 4 bedroom single family homes, Earthcraft-certified
- Community / fitness center
- $15 million budget to develop a tax-delinquent, abandoned, foreclosed multi-family complex
Macon – Macon Homes

Before:
Macon – Bartlett Crossing project
After...
Partnerships – City of Macon

The former Macon Homes—now Bartlett’s Crossing
Other Partnerships – City of Newnan

The city partners with the Housing Authority of Newnan and Newnan Coweta Habitat for Humanity to implement NSP1 funds of $2.1 million to purchase and rehab 26 foreclosed homes.

This foreclosed home was rehabbed by the Housing Authority of Newnan—one of 6 under a “lease to purchase” program through HAN.
“Win-win” for all parties:

- City administers program, furthering housing goals without creating duplicate agency.
- HAN and Habitat oversee construction, provide home buyer counseling in accordance with HUD requirements.
- Agencies provide income-eligible buyers who are pre-qualified through existing programs.
- HAN and Habitat receive housing stock, reducing families on waiting list.