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
Federal Allocation from HUD – CDBG Programs:

- CDBG Annual Competition
- Employment Incentive Program (EIP) – Set aside $8M
- Redevelopment Program (RD) – Set aside $1.5M
- Immediate Threat & Danger (IT&D) – Set aside $.5M
Types of Grants – Annual Competition

Single Activity: up to $500,000*

- Neighborhood Revitalization
  - Rehabilitation
  - Reconstruction
  - Acquisition
  - Relocation
  - Demolition

- Infrastructure Improvements
  - Sewer
  - Water
  - Streets
  - Drainage
CDBG

Types of Grants – Annual Competition

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

- Types of Grants – EIP
  - Up to $500,000* – Job Creation
    - Grants – Must be publically owned
      - Water
      - Sewer
      - Road (turn lanes, etc.)
  - Loans - to businesses
    - Equipment – fixed assets
    - Facility Improvements – Building rehab/expansion, Site development, Acquisition
CDBG

Other Programs “Set Aside” – CDBG $

- Redevelopment Fund (RD) - Up to $500,000*
  - Address blight

- Immediate Threat and Danger (IT&D) – Address public threat
  - Up to $50,000
    - $ for $ match required

- Non Federal fund sources
  - One Georgia
  - REBA
  - SSBCI
Apply for Annual Competition
   – Applications due First Monday in April
Set – aside programs accept applications year-round
Applicant must be Local Government
   ▪ Grant application writing/Administration
   ▪   - Local Government
   ▪   - RC’s
   ▪   - Private Administrators

Funds may be channeled through Development Authorities, Non-Profits or other CBO’s
Proposed Increase to Funding Limits

Beginning FY2017

Single Activity CDBG (Annual Competition) $750,000

Employment Incentive Program

Redevelopment Fund Program

Multi-Activity $1,000,000
Revitalization Area Strategies

DCA designation that rewards efforts demonstrating:

- 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
RAS 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

Note: DCA will only allow geographic amendments to RAS boundaries every three years upon application for renewal status
RAS must be within eligible census block group(s) with a 20% or greater poverty rate.

RAS must be within Urban Redevelopment Area with an adopted Urban Redevelopment Plan (O.C.G.A. 36-61).

CDBG Public Participation process.
CDBG Revitalization Strategies

Example: Thomasville Urban Redevelopment Plan includes Design Guidelines with 25 plans for homes.
Washington and Tifton: adopted Enterprise Zones; allows for fee/property tax deferral or waivers
Washington also was designated an Opportunity Zone

Cornelia: passed the Community Redevelopment Tax Incentive Ordinance, used as leverage to deal with properties that contribute to blight by increasing property millage tax rate by 3 on unoccupied blighted structures.
Results

Rockmart: Jackson Square Apts.
Thomasville:
Victoria Place Revitalization Area
It CAN be done!

The former Macon Homes—now Bartlett’s Crossing
PLAN TO ATTEND!!!

CDBG

Applicants’ Workshop

December 7 - 9, 2016

Marriott City Center, Macon GA

Registration information TBA

dca.ga.gov
Thank You!

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