Employing Partnerships and Utilizing Resources: A Case Study

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Agenda

- Brief Overview of LIHTC Program
- “The Pathway to a Successful Project”
  - Step 1: Establish Political Will and Vision
  - Step 2: Create a Plan
  - Step 3: Execute the Plan
- Key Takeaways
- Q & A
1. Establish Political Will and Vision
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- Who will be accountable? Point-of-Contact (POC)?
  - Determine key decision makers...
  - Include media, provide accurate information
- Critical assessment of community’s resources
  - Identify ‘good and bad’ existing conditions
- Identify key sites for potential development
1. Establish Political Will and Vision

2. Create a Plan
2. Create a Plan

- Norwich Commons - Brunswick, GA
- *Display direction and decisiveness*
- Lay out a vision for redevelopment
- Example: *Blueprint Brunswick (began 2003)*
  - *Comprehensive > Blueprint > Urban Redevelopment*
- 3 Parts:
  1. Community Participation Program
  2. Community Assessment
  3. Community Agenda
2. Create a Plan
1. Establish Political Will and Vision

2. Create a Plan

3. Execute the Plan
3. Execute the Plan
3. Execute the Plan
So, it’s that easy… Right?

...NO.

Must develop relationships!
Developing Relationships

- Establish credibility with Plan
  - A specific, thorough Comprehensive Plan demonstrates a community’s serious desire to redevelop
- Tap into GICH, DCA and Regional Commission networks
- Participate in regional workshops
  - Suggestion: Georgia Academy for Economic Development
“Know where you are, where you’re going and how to get there..”
Questions...