Neighborhood Revitalization Strategies

Partnering for Economic Progress
State Incentives for Revitalization of Blighted Residential and Commercial Neighborhoods

- Active Implementation of Plans
- Collaboration and engagement of neighborhood residents
- Combining local, state and federal public incentives into targeted areas
- Leveraging investments into housing, infrastructure and economic development
State CDBG Program

☐ “Non-entitlement Community Development Block Grant (CDBG) Program”

☐ Funds are distributed pursuant to a vigorous annual competition where every point counts

☐ Applications are scored against a “Method of Distribution” reviewed and approved by HUD
## State CDBG Method of Distribution

- [](#) [www.dca.state.ga.us/communities/CDBG/index.asp](http://www.dca.state.ga.us/communities/CDBG/index.asp)

<table>
<thead>
<tr>
<th>Category</th>
<th>Max Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demographic Need - absolute number in poverty</td>
<td>40</td>
</tr>
<tr>
<td>Demographic Need - percent of poverty persons</td>
<td>40</td>
</tr>
<tr>
<td>Demographic Need - per capita income</td>
<td>40</td>
</tr>
<tr>
<td>Program Feasibility</td>
<td>110</td>
</tr>
<tr>
<td>Program Strategy</td>
<td>110</td>
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<tr>
<td>Project Impact</td>
<td>110</td>
</tr>
<tr>
<td>Leverage of Additional Resources</td>
<td>25</td>
</tr>
<tr>
<td><strong>Bonus points for Revitalization Area Activities</strong>, <strong>Up to</strong></td>
<td>20</td>
</tr>
<tr>
<td><strong>Bonus points for Readiness to proceed</strong>, <strong>Up to</strong></td>
<td>5</td>
</tr>
<tr>
<td><strong>Maximum Total Points</strong></td>
<td>500</td>
</tr>
</tbody>
</table>
CDBG Revitalization Strategies

Purpose

To encourage local governments to engage in comprehensive redevelopment strategies for impoverished neighborhoods
CDBG Revitalization Strategies

Benefits

- Can apply for CDBG every year
- Provides up to 20 bonus points on CDBG
- 5 points for CHIP, and an extra $200,000 grant available in 2008
- Small amount of money available for planning
Choosing Tools and Crafting a Workable Revitalization Strategy

Consider:

- demographics (age, incomes, rental versus ownership)
- administrative capacity
- Political issues (government priorities, city/county/school board cooperation, neighborhood support, safety concerns)
- start up costs, matching fees
- market conditions
- surrounding land use and environmental issues
- timing of project
- private and not profit partners
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**Threshold Criteria** – 5 points

- Eligible census block group(s) 20% or greater poverty rate
- Urban Redevelopment Area and URA Plan (O.C.G.A. 36-61)
- CDBG Public Participation process
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**Economic Development Tools** – 5 points

- Community Improvement District
- Business Improvement District
- Enterprise Zone (O.C.G.A. 36-88)
- Tax Allocation District (O.C.G.A. 36-88)
- EPD Brownfield Program
- Other locally designated, geographically targeted strategies
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**Investment Partnerships** – up to 5 points

Includes funding partners such as:

- Small Business Administration
- U.S. Treasury / New Market Tax Credits
- U.S. Department of Agriculture
- Federal Home Loan Bank
- Tennessee Valley Authority
- Georgia Environmental Facilities Authority
- Georgia Housing Finance Authority
- HOME, HOPE and other housing programs
- Health and Human Services
- Non-Profits and Philanthropic organizations
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**Collaboration – up to 5 points**

- Stakeholders may include:
  - Local lending institutions
  - Community or neighborhood housing organizations
  - Community based development organizations
  - Community Development Corporations
  - Community development entities
Opportunity Zones are a separate but compatible DCA designation that may be created in or adjacent to a Census Block Group With 15% or greater poverty and employ the locality’s use of either:

- Georgia Urban Redevelopment Law – O.C.G.A. 36-61
- State Enterprise Zone Employment Act – O.C.G.A. 36-88

The Opportunity Zone designation qualifies businesses which create 2 or more jobs with a $3,500 per job tax credit which can be taken against income taxes or withholding liability
Communities with approved strategies for grant years 2005-2008:

- Barnesville
- Hall County
- LaGrange
- Ocilla*
- Thomson/McDuffie County
- Waycross
- Fitzgerald
- Hartwell
- Milledgeville*
- Tifton*
- Colquitt
- Darien
- Toccoa
- Washington*

* Also an Opportunity Zone
Barnesville
Substandard Housing

Low owner-occupied rate

Poorly maintained

Homes face tracks and vacant industrial
LaGrange

Safe, Affordable Rental Housing

Street Connections
Hall County

Substandard Housing

Drainage

Inadequate Street Layout
Waycross

Blighted School

Citizen Involvement
Thomson/McDuffie County

- Inadequate Street Layout
- Substandard Housing
- Industrial Brownfield
Ocilla

Residential Drainage

Blighted Commercial

Vacant Lots
Tips on Developing URA Plans for Revitalization Strategy Areas

- Start with a long-term vision for the whole URA area.
- Remember that you may need to go beyond basic statutory URA Plan requirements (content and public participation) to meet RAS requirements.
- Take community goals and surrounding land uses into consideration.
- Pick the right combination of revitalization tools and choose boundaries strategically.
- Include grassroots involvement from area residents.
- Document commitments from funding partners and stakeholders.
Common Problems Urban Redevelopment (URA) Plans

- Don’t “plan-to-plan”. Avoid “should” language and be clear about the specifics that apply to your current CDBG and RAS target area.

- It’s okay to phase or prioritize URA goals, but include a timetable and be specific about RAS details.

- Identify both URA and RAS boundaries on Maps.

- Describe proposed infrastructure to be provided in the area (to be paid for with CDBG or any other way).

- Identify structures to be demolished or criteria for demolition (either a specific list, or a defined set of criteria, how many units affected).
Common Problems with Urban Redevelopment (URA) Plans

- Describe proposed changes to development regulations – zoning, subdivision regulations, other controlling ordinances.
- Specifically identify proposed density changes – increases or decreases number of units per acre compared to current zoning.
- For CDBG purposes, the relocation strategy for displaced residents and businesses in your URA plan should follow the Uniform Relocation Act.
- Outline and use a competitive, transparent process to sell any publicly acquired property.
Avoid Application Problems

- Consult with DCA staff while preparing both your URA plan and RAS application.
- RAS Form 1 checklist is just a reminder.
- Read CDBG Applicants Manual instructions for Revitalization Strategies.
- Use the DCA Guidebook to the Urban Redevelopment Act (currently under revision).
- Read O.C.G.A. 36-61-1 et seq., the Urban Redevelopment Law.
- Don’t mix your URA Plan up with the rest of your RAS application. It’s a separate document and we need to know exactly what was adopted.
Revitalization Strategies
Application

For further information and forms, see:

http://www.dca.state.ga.us/communities/CDBG/programs/CDBGrevitApproval.asp
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