

The Community Development Block Grant Program



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Look familiar???

























One tool that can help.....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.”

CDBG

- ❑ 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/or job creation
 - ❑ Prevention or elimination of slums and blight
 - ❑ Meeting urgent needs that pose a threat to the health and welfare of the community

CDBG

- ❑ Apply for Annual Competition
 - Applications due First Friday 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

CDBG Annual Competition

Funding Available

Single Activity CDBG (Annual Competition)

Employment Incentive Program*

Redevelopment Fund Program*

Immediate Threat and Danger*

**Set-aside programs*



\$1,000,000

Multi-Activity ----- \$1,250,000

Local Match Requirements



Local Match Requirements (except single-activity housing projects):

- 0% match requirement for grant requests of \$300,000 and less
- 5% match requirement for grant requests of \$300,001 to \$750,000
- 10% match requirement for grant requests of \$750,001 to \$1,000,000
- 15% match requirement for grant requests of \$1,000,001 or more

TYPES OF GRANTS—ANNUAL COMPETITION

□ Single Activity: up to \$1,000,000

■ Neighborhood Revitalization

- Rehabilitation
- Reconstruction
- Acquisition
- Relocation
- Demolition

■ Infrastructure Improvements

- Sewer
- Water
- Streets
- Drainage



- Types of Grants – Annual Competition

- Single Activity: up to \$1,000,000

- Public Buildings

- Health Departments
 - Senior Centers
 - Community Centers
 - Head start
 - Boys & Girls Clubs

Eligible Activities

Single Activity Neighborhood Revitalization

Maximum \$1,000,000.

- **Rehabilitation** – To repair and/or bring to Code existing substandard housing unit – Owner or Renter*
 - *Requires 50/50 match from landlord & rental agreement
- **Reconstruction** – Where unfeasible to Rehab, Demolish and construct new unit on same site – *Owner Occupied ONLY.*
- **Acquisition** - of Real Property
- **Disposition** – Costs Incidental to Disposing of Property
Acquired with CDBG Funds
- **Code Enforcement** – but...

Eligible Activities

Single Activity Neighborhood Revitalization

Maximum \$1,000,000.

- Clearance – Of Dilapidated Structures, out-buildings, etc.
- Interim Assistance
- Relocation – Temporary or Permanent
 - Temp Relocation is NOT mandatory for Owner occupied units
- Removal of Architectural Barriers

Eligible Activities

Single Activity Neighborhood Revitalization

Maximum \$1,000,000

Home Buyer Assistance

- Down Payment
- Closing costs
- Principle Reduction Payment
- Interest buy-down

NOTE: *DCA policy mandates use of **fixed rate mortgages** on all CDBG funded projects*

TYPES OF GRANTS—ANNUAL COMPETITION

Multi-Activity: up to \$1,250,000

Neighborhood Revitalization PLUS Infrastructure/Building Activities Multi-Activity

“Comprehensive Neighborhood Revitalization”

- ❑ Includes Housing AND Public Facilities Activities
- ❑ Limit of \$1,250,000
- ❑ Inter-related Activities
- ❑ Same Target Area
- ❑ Comprehensive (Meets all/most of the Needs in the Target Area)

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

Revitalization Area Strategies

- ❑ **Officially adopt a local Redevelopment Plan in accordance with the Urban Redevelopment Act O.C.G.A. 36-61**
- ❑ **Eligible area of Census Block Group(s) of 20% or greater poverty level.**
- ❑ **Develop strong local partnerships focusing local resources within the Revitalization Area.**
- ❑ **CDBG Citizen Participation process**
- ❑ **Submit application for designation to DCA.**
- ❑ **Must be designated by DCA through application**

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



Results.....

Rockmart: Jackson Square Apts.



Thomasville: Victoria Place Revitalization Area



It CAN be done!

The former Macon Homes—now Bartlett's Crossing



City of Washington - Rusher Street



CDBG—Upcoming Event



DCA APPLICANTS/RECIPIENTS WORKSHOP 2026

SEPTEMBER 27-OCTOBER 1

VALDOSTA



Thank You!

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