



The Community Development Block Grant Program



9/23/15

Glenn Misner

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.”

Overview (Cont.)

- ❑ 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

CDBG

□ 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

CDBG



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

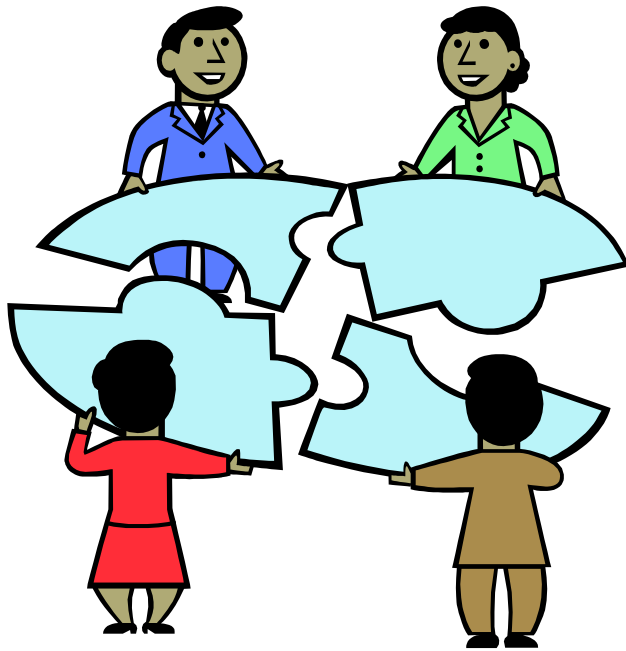
Rewards:

- ❑ 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

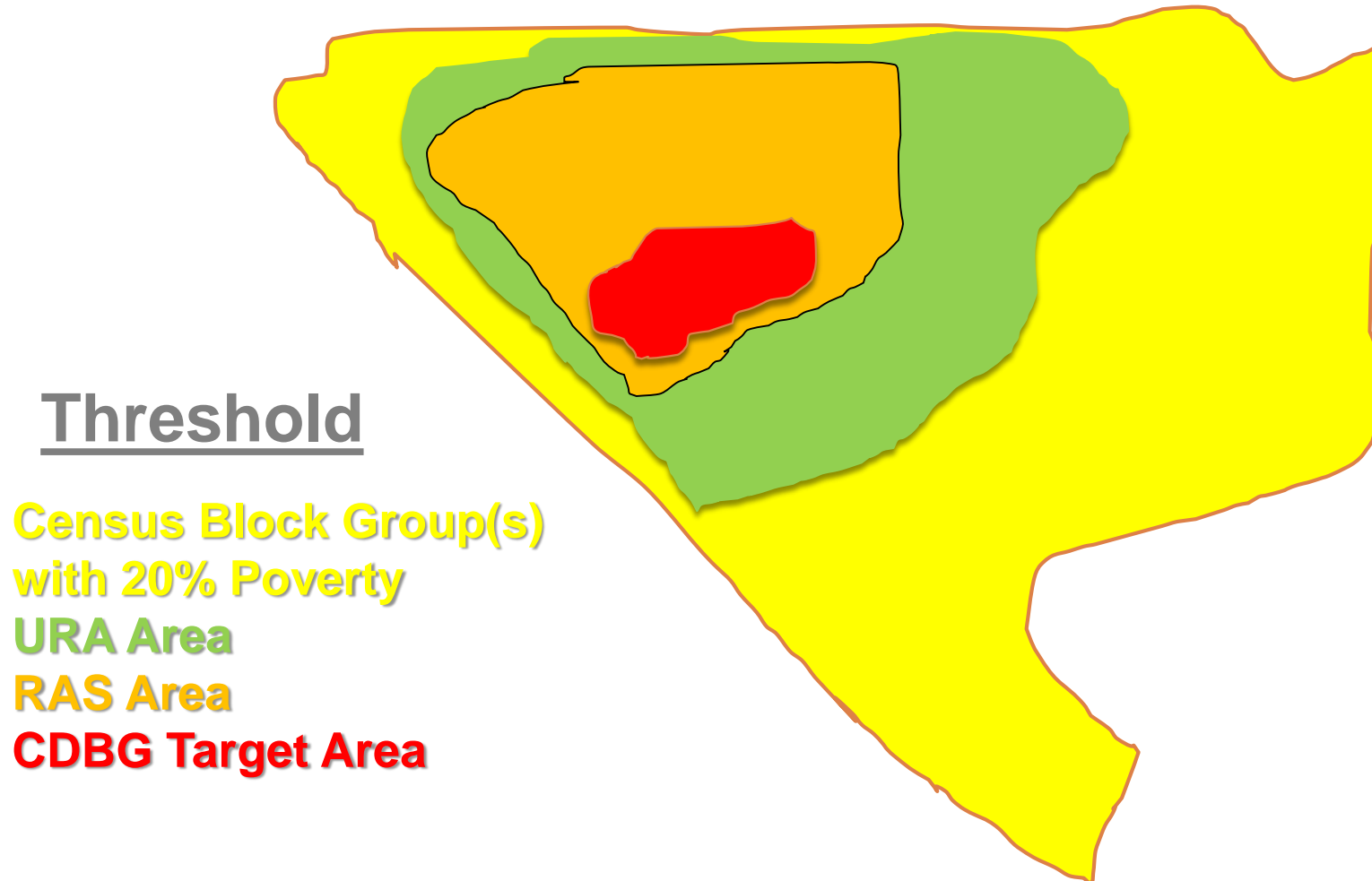
Threshold Criteria – 5 points

- 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



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

City of Washington - Making the Pieces Fit

- ❑ 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

CDBG Revitalization Strategies

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

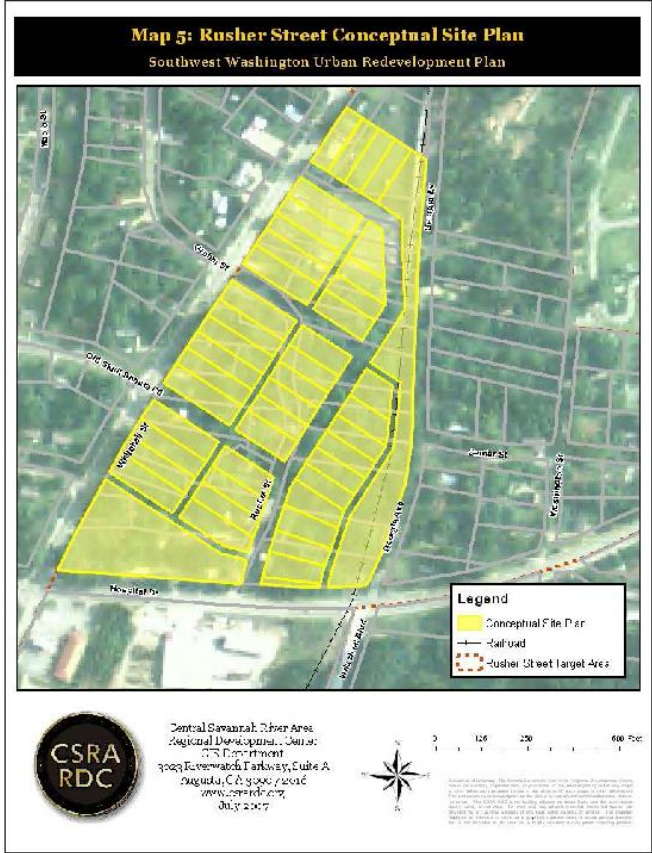
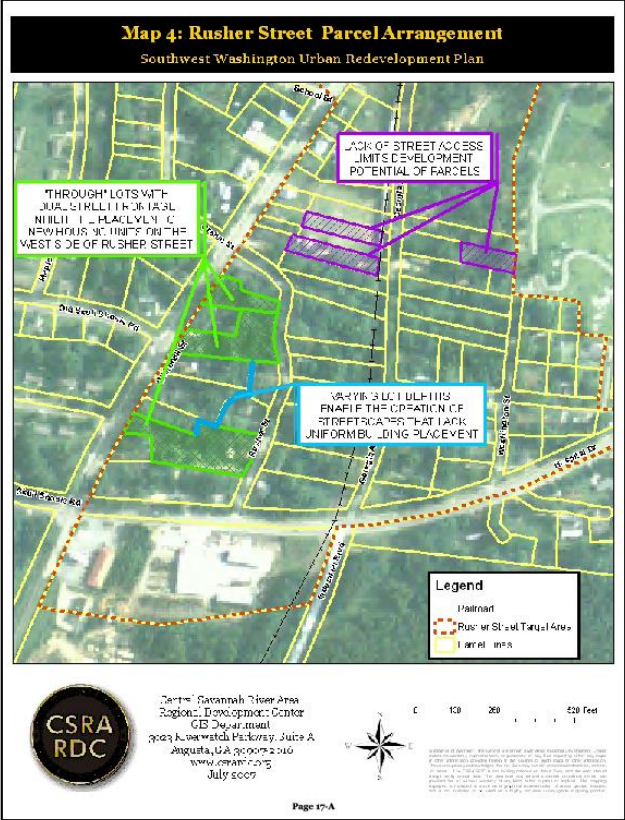
Collaboration – up to 5 points

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

“Rusher Street” Before Pictures



Neighborhood Revitalization

“Rusher Street” Before Pictures



Neighborhood Revitalization

“Rusher Street” Before Pictures





Neighborhood Revitalization

“Rusher Street” Before Pictures



Neighborhood Revitalization

“Rusher Street” After Pictures



Neighborhood Revitalization “Rusher Street” After Pictures



Neighborhood Revitalization “Rusher Street” After Pictures



**CITY OF WASHINGTON
NEIGHBORHOOD REVITALIZATION
"RUSHER STREET SUBDIVISION PROJECT"**



EQUAL HOUSING
OPPORTUNITY

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



D HALL GENERAL CONTRACTORS LLC
COMMERCIAL AND RESIDENTIAL

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706 - 546 - 8907

Rusher Street Ribbon Cutting









Using CDBG / CHIP to Implement Urban Redevelopment Plan

Design Guidelines

CHAPTER 4: LAND USE

overall goals of the *URP*. Other than increasing the overall inventory of housing stock in standard condition, significant changes in the *type* of residential and non-residential structures in the area is not necessary.

(b.) Land Development Ordinances. Major revisions to the Washington zoning map and zoning text are not necessary to accommodate the goals of the *URP*. While some targeted rezoning of parcels may be necessary over time, the zoning districts that are currently applied throughout the majority of the Redevelopment Plan Area allow for a wide variety of potential residential building types and commercial development. Subdivision and other land development regulations also do not serve as significant barriers to the redevelopment pattern proposed in the *URP*.

Land development regulation amendments will be limited to those dimensional standards (private property and public rights-of-way) that are necessary to apply the city's preferred design pattern as indicated in **Subsection 3-B.1(c), Appendix F and Chapter 6**. These revisions will be accommodated via a package of ordinance text amendments and/or the development of overlay, planned development or traditional neighborhood zoning districts.

(c.) Design Guidelines. While the replacement or rehabilitation of dilapidated and deteriorated structures within the Redevelopment Plan Area may provide for a marked improvement to current conditions, haphazard design of new buildings may limit the area's full development potential. Without design guidelines, replacement buildings may be designed and located on a site in a manner that is not aesthetically pleasing and fails to attract additional quality private investment. Conversely, the establishment of stringent design guidelines in an area that has exhibited little past development potential may further suppress interest by the private sector.

New development in the Redevelopment Plan Area will be subject to a variety of basic design guidelines based on the ideas generated in **Appendix F** as a result of the design charrette conducted on March 23rd and 24th, 2007 by the University of Georgia's Center for Community Design. The guidelines have been drafted in recognition of the need to balance uniform design standards with affordability. The City of Washington may choose to apply some – or all – of the design ideas (or similar versions) via zoning overlay districts, restrictive covenants or a series of code amendments. Washington should initially limit the application of prescriptive design standards to the Rusher Street Target Area and individual parcels throughout other portions of the Redevelopment Plan Area that it may acquire as a result of *URP* implementation. Future application of design standards to other areas within or outside of the Redevelopment Plan Area should be considered by Washington on a case-by-case basis only after the community can become familiar with the resulting style of development.



Design guidelines can balance the need for redevelopment that is sensitive to historic housing patterns, yet conducive to modern materials that are affordable and energy efficient. (Image Courtesy of the University of Georgia, Center for Community Design)



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.*
- *Homebuyer Expo started in 2008.*
- *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

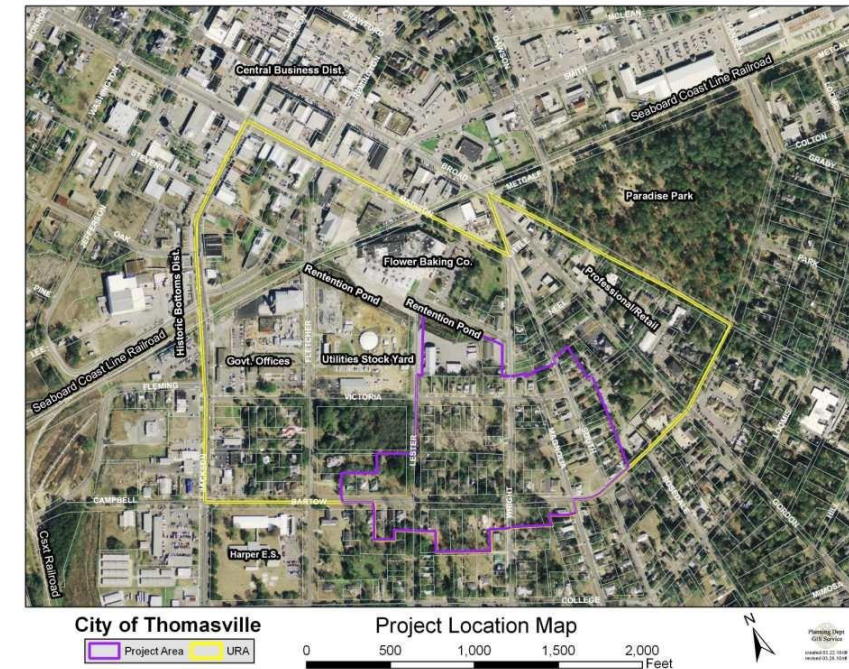
**Thomasville:
Victoria Place Park
Hands On Thomas County
volunteers construct park with
donations and building material
discounts.**



Local Tools – 5 points

Thomasville/Thomas County Land Bank

Thomasville: Using CDBG / CHIP to Implement an Urban Redevelopment Plan



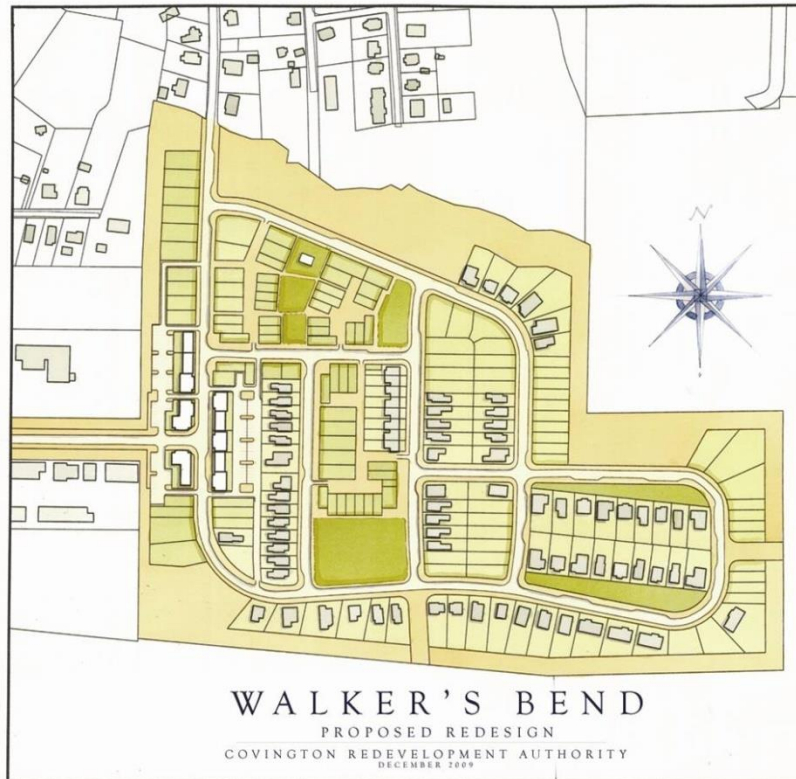
Thomasville Urban Redevelopment Plan Concept Drawing and Aerial showing URP and RAS project area

Implementing an Urban Redevelopment Plan, cont'd.

**Thomasville:
Victoria Place Revitalization Area
Before / After
CHIP grant rehabilitation**



Other Partnerships –City of Covington



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**



Bartlett Crossing
Macon, Georgia

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Date :06.03.11
888.542.0231

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



This foreclosed home was rehabbed by the Housing Authority of Newnan—one of 6 under a “lease to purchase” program through HAN.

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.

Other Partnerships –City of Newnan

“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.

