

# Neighborhood Revitalization Strategies

Partnering for Economic Progress

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# 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
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# 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
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# State CDBG Method of Distribution

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

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

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# CDBG Revitalization Strategies

## Purpose

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



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# 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
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# 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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# CDBG Revitalization Strategies

## 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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# CDBG Revitalization Strategies

## 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



# CDBG Revitalization Strategies

## Investment Partnerships – up to 5 points

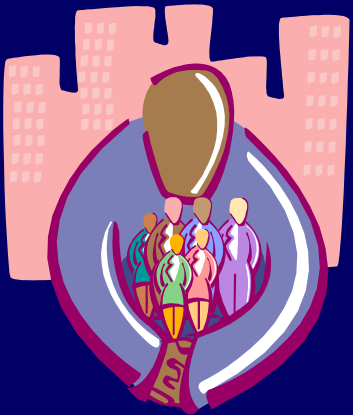
Includes funding partners such as:

- 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

# CDBG Revitalization Strategies

## 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



# CDBG Revitalization Strategies

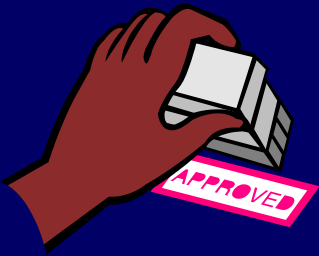


- **Opportunity Zones are a separate but compatible DCA** designation that may be created in or adjacent to a Census Block Group With 15% or greater poverty and employ the locality's use of either:
  - Georgia Urban Redevelopment Law – O.C.G.A. 36-61
  - State Enterprise Zone Employment Act – O.C.G.A. 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



# CDBG Revitalization Strategies

Communities with approved strategies for grant years 2005-2008:



Barnesville

Hall County

LaGrange

Ocilla\*

Thomson/McDuffieCounty

Waycross

Fitzgerald

Hartwell

Milledgeville\*

Tifton\*

Colquitt

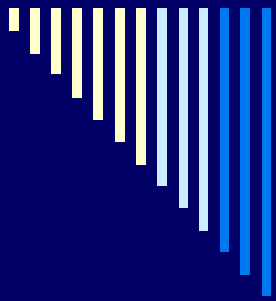
Darien

Toccoa

Washington\*

Griffin

\* Also an Opportunity Zone



# Barnesville

## Substandard Housing



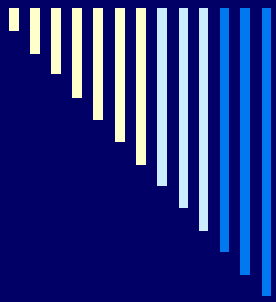
Low owner-occupied rate



Poorly maintained



Homes face tracks and vacant industrial



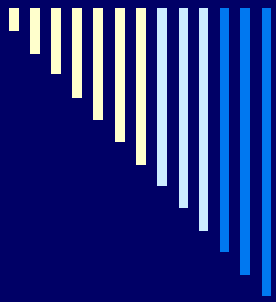
# LaGrange



Safe, Affordable Rental Housing



Street Connections



# Hartwell



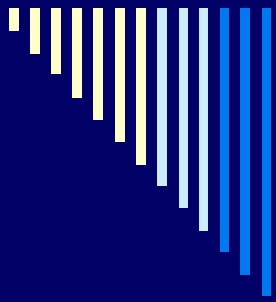
Residential Blight



Drainage Improvements



Street Connections



# Hall County



Substandard Housing



Drainage



Inadequate Street Layout

# Waycross

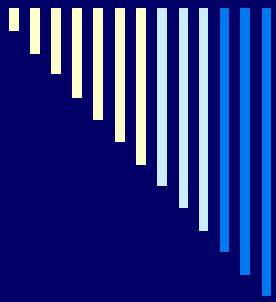


Blighted School



Citizen Involvement





# Thomson/McDuffie County



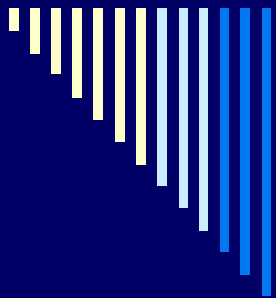
Substandard Housing



Inadequate Street Layout



Industrial Brownfield



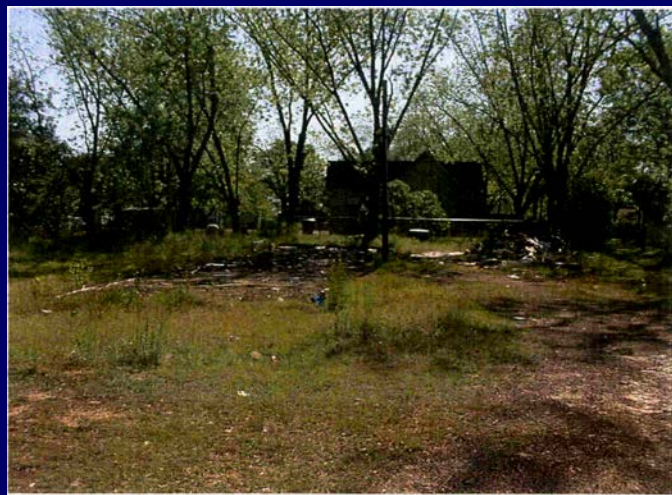
# Ocilla



Residential Drainage



Blighted Commercial



Vacant Lots



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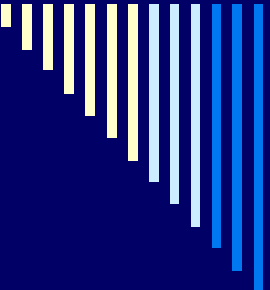
# Tips on Developing URA Plans for Revitalization Strategy Areas

- ❑ 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.
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# 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).
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# 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.
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# 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.
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# Revitalization Strategies Application

For further information and forms, see:

[http://www.dca.state.ga.us/communities/CDBG/  
programs/CDBGreVitApproval.asp](http://www.dca.state.ga.us/communities/CDBG/programs/CDBGreVitApproval.asp)

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## Questions:

## Revitalization Strategies:

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## URA Plans:

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