



*Proposed land uses along Memorial Drive corridor.*

## B) Analysis of Local Housing Market

### Single Family Housing

Additional demand for new single family housing is projected to be soft. Demand for non-military-generated single family housing appears to be flat or nonexistent. Realtors estimate that there are currently 700 vacant houses in Liberty County. A new housing study commissioned by Ft. Stewart to be published in January 2001 should shed more light on market opportunities.

### Repossession of Homes Purchased with Veterans Administration Loans

Because military personnel can easily buy homes using VA loans, and get better living quarters for the same monthly payment as if they rented, many military families are buying homes and then defaulting on VA loans when they are transferred. The large number of VA repossessed single family homes regularly on the market at any given time (currently 130 in the city) not only creates an appearance problem in many Hinesville neighborhoods, but also depresses the entire local market for single family houses. Nearly 90% of all mortgages written in the city are VA financed, leading to the possibility that more and more housing units in Hinesville will be repossessed. Due to the general oversupply of housing and the ready availability of many VA repo units, homeowners typically realize no appreciation in property values over time.

### Off-Post Housing

According to military personnel, one reason that servicemen choose to live on the military post is that only about 85 percent of off-post housing cost is covered by the Army housing allowance, as opposed to 100%, including utilities if they live on base. However, it appears that the military is considering changing this policy to neutralize this economic disincentive to off-post housing in the future. There are 1400-1500 military families on the waiting list for housing on the post,

suggesting the need for additional housing on the installation itself. The current situation, which encourages military families to choose on-post housing, runs counter to one of the city's goals of providing infill housing near the post as a way of revitalizing Hinesville's intown neighborhoods.

### Low Housing Costs

Realtors believe the local housing prices are approximately 20 percent lower than in comparable areas. This may be seen as an asset if marketed as part of an overall housing strategy.

### Manufactured Housing

While there are several older mobile home parks in Hinesville, the city and county passed ordinances in the 1990s that require quality development amenities for new parks. These ordinances raise the cost of manufactured housing communities and thus, unlike in other coastal areas, affordable stick built housing competes well in Hinesville/Liberty County with newer manufactured homes.

### Townhouses and Duplexes

Local homebuilders expressed some interest in building more upscale duplexes and townhouses in the intown areas. However, they also recognized the market for such homes was largely untested. Realtors believed that lower end (\$60,000-\$80,000 range) townhouses would be accepted in the marketplace if they were located within or close to downtown and within convenient walking distance to the post. Intown neighborhoods with great streets and large trees would be prime for neotraditional communities if the problem of surrounding deteriorated units could be solved.

### Larger Homes

There appears to be some demand for four-bedroom homes, according to the military personnel we interviewed. In spite of moderate incomes, many military families have two or more children.

### Historic Houses

In our interviews, realtors were asked what features should intown and rehabilitated houses have to make them more attractive. Better storage facilities and more square footage were suggested. Remodeling some older homes to give them three bedrooms and two baths with around 2,000 square feet of space might be feasible.

### Apartments

The team received some conflicting information about the market for apartments. According to military personnel, there is a need for additional apartments. To the contrary, the banking and development industry representatives felt that the rental apartment market had now caught up with current needs. All agree that rental housing vacancy rates vary noticeably during deployments. Clearly, building speculative apartments is a somewhat risky prospect. This would make any incentives local governments or bankers could provide to reduce financial exposure effective tools in directing apartment development into planned revitalization areas. Also, apartments near Liberty Center would serve students even during deployment times and thus be less likely to suffer from severe fluctuations in vacancy rates.

### C) Alternatives for Organizing Housing Initiatives

During its brief visit, the Resource Team did not reach a conclusion as to the organization that should take charge of housing redevelopment efforts; however, it is clear that some coordinating entity will be required. If outside funding is required to implement an ambitious redevelopment effort, this coordinating entity may need to be legally able to administer grants, borrow money, and acquire, own, rent and sell property.

There are several options. The following chart shows some of the strengths and weaknesses of each. Since many components of the housing revitalization effort will require cooperation with the county, it may be important to include county representation in any of these options.

Type of Entity	Powers and Responsibilities	Strengths	Weaknesses
<b>Urban Redevelopment Authority (see Urban Redevelopment Act)</b>	Overseeing an officially adopted Urban Redevelopment Plan to improve blighted or underutilized property.	The URA can be easily appointed/dismissed by the City Council. Bylaws could be written as needed. Could be chosen to include appropriate mix of skills. City staff could administer day-to-day activities. Broad range of legal and financial powers.	Would not officially be a joint city/county entity, though county representatives could be appointed. Would create an additional development entity.
<b>Public Housing Authority</b>	Providing public housing to low income citizens.	Extensive experience with rehab of older buildings, costing projects and property maintenance.	Redevelopment goals/activities are broader than their current mission.
<b>Community Development Corporation-Community Housing Development Organization (CHDO)</b>	Act as developer, owner, and coordinator of housing and commercial real estate projects.	An independent entity that is eligible for various grants and financial resources that can develop and own real estate. Developer's fee is reinvested into future community development activities.	Need to create new organization and support staff and overhead.
<b>Existing Development Authority</b>	Defined by current charter.	Already in place.	Would require additional staff.

## **D) Observations on Intown Neighborhoods**

The following paragraphs focus on housing and land use conditions that need attention in specific intown areas of Hinesville.

### **Entryway to the City Hall Area**

East M. L. King, Jr. Drive at Hwy. 84 is faced on each side by unsightly structures that present a poor appearance for this entrance to the City Hall area.

### **Azalea Street**

The north side of Azalea Street has predominantly nice homes on adequate lots. The south side of this street is faced with a sidewalk and curb. Unfortunately, this side of the street has perhaps the poorest housing conditions and poorest residential environment in Hinesville. Beyond the sidewalk, the south side of the street is a mess of poor platting, with long skinny lots that have been built on with poorly constructed residential uses scattered about on the deep lots without access to a right-of-way.

### **West Court Street, West M. L. King Jr. Drive, and Bagley Avenue, From Memorial Drive to General Screven Way**

Situated between the courthouse and the high school, this predominantly residential area has a number of problems, but would be appropriate to save and enhance as a shaded, intown neighborhood. However, the zoning pattern indicates the city is unsure of its ultimate objective for this area. A parcel of about five commercial uses has been developed along a residential street, and the Downtown District zoning category allows owners to change from residential uses, apparently as a matter of right. Single-family uses are mixed with multifamily, and mobile homes are mixed in as well.

### **From Bradwell Street to North Main Street, Between General Stewart Way and East Washington Street**

This area is predominantly an older, but viable, residential area with amenities including trees and urban services. Most of the homes here are somewhat small but in reasonably good repair. Some, however, are deteriorated and one or two might be considered dilapidated. In recent years, multifamily uses have been allowed in scattered lots here, and a few mobile homes also intrude. A number of lots have been allowed to change to nonresidential uses, again through the city's Downtown District zoning category.

### **From North Main Street to Gause Street, Between Memorial Drive and General Stewart Way**

This area is characterized by mostly poorly built homes and mobile homes, some on badly platted lots, intermixed with satisfactory single-family homes and low-density multifamily public housing. The basic framework is in place for a good residential area to be preserved, but care must be taken with rezoning and building permits to keep the area from further deterioration.

### **Multifamily Area at Rolland Street and Griffin Street**

The city has accomplished significant improvements in this area including repaving streets and installing curb and gutter, water and sewer lines, and storm drainage. Sixteen new apartments have been built recently, and 24 more are proposed. CDBG funds have been used to rehabilitate a number of units. However, several absentee owners have rejected the rehabilitation funds, causing several lots to appear significantly deteriorated.

## E) Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<b>Capital Outlay for Public School Facilities Construction</b>	<p><b>Eligible Activities:</b> Grants for new construction, renovation, and modifications of public school facilities.</p> <p><b>Total Funding:</b> Determined annually by the Georgia General Assembly.</p> <p><b>Maximum per Project:</b> Determined by project application.</p> <p><b>Match Requirements:</b> 10% - 25% local matching funds required.</p>	<p><b>Georgia Department of Education</b> Facilities Services Unit 1670 Twin Towers, East Atlanta, Georgia 30334</p> <p><b>William Jerry Rochelle, Ph.D.</b> (404) 656-2454</p>
<b>Community Development Block Grant Program — Regular Round</b>	<p><b>Eligible Activities:</b> Grants for housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or headstart centers, and economic development projects.</p> <p><b>Total Funding:</b> Approximately \$43 million per year.</p> <p><b>Maximum per Project:</b> Single-Activity: \$500,000; Multi-Activity: \$800,000</p> <p><b>Match Requirements:</b></p> <ul style="list-style-type: none"> <li>• Grants up to \$300,000, or grants for single activity housing projects - no matching funds required.</li> <li>• Grants of \$300,000 to \$500,000 – 5% local matching funds required.</li> <li>• Grants of more than \$500,000 – 10% local matching funds required.</li> </ul>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Susan McGee</b> (404) 679-3176 smcgee@dca.state.ga.us</p>
<b>Downtown Development Revolving Loan Fund (DD RLF)</b>	<p><b>Eligible Activities:</b> Loans to non-entitlement cities and counties for small and middle-size communities in implementing quality downtown development projects.</p> <p><b>Total Funding:</b> Approximately \$2.3 million per year.</p> <p><b>Maximum per Project:</b> \$200,000</p> <p><b>Match Requirements:</b> N/A</p> <p><b>Other:</b> <i>Interest Rate:</i> below-market rates, depending on project requirement <i>Repayment Period:</i> up to 20 years, depending on the assets financed and project requirements. <i>Security:</i> usually project collateral and backing by the applicant.</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Steed Robinson</b> (404) 679-1585 srobinso@dca.state.ga.us</p> <p><b>Russell Morrison</b> (404) 679-4825 rmorriso@dca.state.ga.us</p>

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Program Title	Program Description	Administering Agency/Contact
Employment Incentive Program	<p><b>Eligible Activities:</b> Grants for local projects intended to facilitate and enhance job creation and/or retention, principally for persons of low and moderate income.</p> <p><b>Total Funding:</b> Approximately \$5 million per year.</p> <p><b>Maximum per Project:</b> \$500,000</p> <p><b>Match Requirements:</b> Dollar for dollar private leverage minimum.</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Andy Yarn</b> (404) 679-1589 ayarn@dca.state.ga.us</p> <p><b>Mitch Griggs</b> (404) 679-0593 mgriggs@dca.state.ga.us</p>
Georgia Commission for National and Community Service/Americorps State	<p><b>Eligible Activities:</b> Grants to meet community service needs which match national need areas as determined annually by the Corporation for National Service.</p> <p><b>Total Funding:</b> Approximately \$4.4 million per year.</p> <p><b>Maximum per Project:</b> Varies dependent on need.</p> <p><b>Match Requirements:</b> 15% local matching funds required.</p>	<p><b>Georgia Commission for National and Community Service</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>James P. Marshall, Jr.</b> (404) 327-6844 jmarshal@dca.state.ga.us</p>
Georgia Community Housing Development Organization (CHDO) Housing Program	<p><b>Eligible Activities:</b> Loans for predevelopment activities (CHDO Predevelopment Loan Program), acquisition, new construction, and rehabilitation of rental housing developments for multi-family, special needs, and elderly tenants of 20 or more units that are targeted to low-income households.</p> <p><b>Total Funding:</b> Approximately \$4.7 million per year.</p> <p><b>Maximum per Project:</b> \$2,800,000</p> <p><b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Doug Scott</b> (404) 327-6881 douscott@dca.state.ga.us</p>

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Program Title	Program Description	Administering Agency/Contact
<b>Georgia Heritage Grants</b>	<p><b>Eligible Activities:</b> Grants to assist eligible applicants with the rehabilitation of Georgia Register-listed historic properties and related activities</p> <p><b>Total Funding:</b> \$307,000 for FY2001, \$250,000 for Development Projects, \$50,000 for Predevelopment Projects.</p> <p><b>Maximum per Project:</b> \$40,000 for Development Projects, \$20,000 for Predevelopment Projects</p> <p><b>Match Requirements:</b> 40% local matching funds required.</p>	<p><b>Georgia Department of Natural Resources</b> Historic Preservation Division 156 Trinity Avenue, SW Suite 101 Atlanta, Georgia 30303</p> <p><b>Cherie Blizzard</b> (404) 651-5181</p>
<b>Grassroots Arts Program</b>	<p><b>Eligible Activities:</b> Grants to arts organizations and other groups to support Grassroots arts activities that broaden and deepen public participation in the arts.</p> <p><b>Total Funding:</b> N/A</p> <p><b>Maximum per Project:</b> \$2,000</p> <p><b>Match Requirements:</b> N/A</p>	<p><b>Georgia Council for the Arts</b> 260 14th Street, NW Suite 401 Atlanta, Georgia 30318 (404) 685-2787</p>
<b>Home Buyer Program</b>	<p><b>Eligible Activities:</b> Loans at fixed, below market interest rates to qualified low to moderate-income home buyers.</p> <p><b>Total Funding:</b> Approximately \$120 million per year.</p> <p><b>Maximum per Project:</b> Individual maximum loan amounts vary by type of unit (new or existing), location, and type of loan (FHA, VA, RECD, or Conventional).</p> <p><b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Carmen Chubb</b> (404) 679-4846 cchubb@dca.state.ga.us</p>
<b>Land and Water Conservation Fund (LWCF)</b>	<p><b>Eligible Activities:</b> Grants for acquisition of real property and development of facilities for general-purpose outdoor recreation.</p> <p><b>Total Funding:</b> Dependent upon annual congressional appropriations.</p> <p><b>Maximum per Project:</b> \$35,000.</p> <p><b>Match Requirements:</b> 50% local matching funds required.</p>	<p><b>Georgia Department of Natural Resources</b> Parks, Recreation and Historic Sites Division Grants Administration and Planning 205 Butler Street, SE Suite 1352 Atlanta, Georgia 30303</p> <p><b>Antoinette Norfleet</b> (404) 656-3830</p>

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Program Title	Program Description	Administering Agency/Contact
<b>Local Development Fund</b>	<p><b>Eligible Activities:</b> Grants to fund community improvement activities of local governments in Georgia</p> <p><b>Total Funding:</b> Approximately \$650,000 per year.</p> <p><b>Maximum per Project:</b> \$10,000 for single community projects; \$20,000 for multi-community projects.</p> <p><b>Match Requirements:</b> Dollar for dollar local matching funds required.</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Rhonda Gilbert</b> (404) 679-1744 rgilbert@dca.state.ga.us</p>
<b>Low Income Housing Tax Credit Program</b>	<p><b>Eligible Activities:</b> Provides a federal income tax credit to building owners for the acquisition, construction or rehabilitation of low income rental housing affordable to low and moderate income families.</p> <p><b>Total Funding:</b> Approximately \$9.5 million per year.</p> <p><b>Maximum per Project:</b> 30% of the present value for developments involving acquisition; 70% of the present value for developments involving new construction or rehabilitation.</p> <p><b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Nathan Mize</b> (404) 679-0616 nmize@dca.state.ga.us</p>
<b>OneGeorgia Equity Fund Program</b>	<p><b>Eligible Activities:</b> Grants and loans to finance activities that will assist in preparation for economic development. Eligible projects include traditional economic development projects such as water and sewer projects, road, rail and airport improvements and industrial parks as well as workforce development projects, technology development or tourism development proposals, just to name a few. Special consideration is given to projects of regional significance.</p> <p><b>Total Funding:</b> Approximately \$10 million per year.</p> <p><b>Maximum per Project:</b> \$500,000</p> <p><b>Match Requirements:</b> N/A</p> <p><b>Other:</b> Application deadlines are: January 16, 2001/Awarded March 30 May 15, 2001/Awarded July 31 September 14, 2001/Awarded November 30</p>	<p><b>OneGeorgia Authority</b> 1202-B Hillcrest Parkway Dublin, Georgia 31021</p> <p><b>Laura Meadows</b> (478) 274-7734 lmeadows@georgia.org</p>

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Program Title	Program Description	Administering Agency/Contact
<p><b>OneGeorgia Edge Fund Program</b></p>	<p><b>Eligible Activities:</b> Provides financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project. Eligible uses of EDGE funds are the development of public infrastructure, land acquisition and site development.</p> <p><b>Total Funding:</b> Approximately \$10 million per year.</p> <p><b>Maximum per Project:</b> N/A</p> <p><b>Match Requirements:</b> N/A</p> <p><b>Other:</b> EDGE applications are currently being accepted and will continue to be accepted on an ongoing basis.</p>	<p><b>OneGeorgia Authority</b> 1202-B Hillcrest Parkway Dublin, Georgia 31021</p> <p><b>Laura Meadows</b> (478) 274-7734 lmeadows@georgia.org</p>
<p><b>Organizational Grants</b></p>	<p><b>Eligible Activities:</b> Grants designed to provide support to arts organizations and other groups administering arts projects.</p> <p><b>Total Funding:</b> N/A</p> <p><b>Maximum per Project:</b> \$5,000</p> <p><b>Match Requirements:</b> 25% local matching funds required.</p>	<p><b>Georgia Council for the Arts</b> 260 14th Street, NW Suite 401 Atlanta, Georgia 30318 (404) 685-2787</p>
<p><b>OwnHOME Program</b></p>	<p><b>Eligible Activities:</b> Loans for first-time home buyers with a deferred payment to cover most of the down payment, closing costs and prepaid expenses associated with their home purchase.</p> <p><b>Total Funding:</b> Approximately \$3 million per year.</p> <p><b>Maximum per Project:</b> \$5,000</p> <p><b>Match Requirements:</b> 1.5% personal matching funds required.</p>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Carmen Chubb</b> (404) 679-4846 cchubb@dca.state.ga.us</p>
<p><b>Public Library Capital Outlay Grant Program</b></p>	<p><b>Eligible Activities:</b> Grant program providing financial and consultant assistance for the construction of public library facilities.</p> <p><b>Total Funding:</b> Dependent upon annual appropriation.</p> <p><b>Maximum per Project:</b> \$2,000,000</p> <p><b>Match Requirements:</b> 10 – 15% local matching funds required.</p>	<p><b>Georgia Department of Education</b> Office of Public Library Services 1800 Century Place, NE Suite 150 Atlanta, Georgia 30345</p> <p><b>Thomas A. Ploeg</b> (404) 982-3560</p>

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Program Title	Program Description	Administering Agency/Contact
<b>Recreation Assistance Fund (RAF)</b>	<p><b>Eligible Activities:</b> Grants for the purchase of real property, facility development or rehabilitation of existing facilities to increase the local supply of public recreation lands and/or facilities.</p> <p><b>Total Funding:</b> Approximately \$1 million per year.</p> <p><b>Maximum per Project:</b> \$12,500</p> <p><b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Natural Resources</b>  Parks, Recreation and Historic Sites Division  Grants Administration and Planning  205 Butler Street, SE  Suite 1352  Atlanta, Georgia 30334</p> <p><b>Antoinette Norfleet</b>  (404) 656-3830</p>
<b>Recreational Trails Program (RTP)</b>	<p><b>Eligible Activities:</b> Grants for acquisition and/or development (80% federal / 20% local) of motorized and non-motorized recreational trails including new trail construction, maintenance/rehabilitation of existing trails, trail-side and trail-head facilities.</p> <p><b>Total Funding:</b> Approximately \$1.2 million per year.</p> <p><b>Maximum per Project:</b> \$100,000</p> <p><b>Match Requirements:</b> 20% local matching funds required.</p>	<p><b>Georgia Department of Natural Resources</b>  Parks, Recreation and Historic Sites Division  Grants Administration and Planning  205 Butler Street  Suite 1352  Atlanta, Georgia 30334</p> <p><b>Antoinette Norfleet</b>  (404) 656-3830</p>
<b>Regional Assistance Program (RAP)</b>	<p><b>Eligible Activities:</b> Grants for Regional Economic Development</p> <p><b>Total Funding:</b> \$1,128,125 per year.</p> <p><b>Maximum per Project:</b> \$500,000</p> <p><b>Match Requirements:</b></p> <ul style="list-style-type: none"> <li>• Applicants for facilities and construction grants in local governments within Tier 1 counties or in joint development authorities including a Tier 1 county are not required to match the requested grant amount.</li> <li>• Applicants for facilities and construction grants in local governments within Tier 2 counties or in joint development authorities including a Tier 2 county must match at least one-half (50%) of the requested grant amount.</li> <li>• Applicants for facilities and construction grants in local governments within Tier 3 counties or in joint development authorities including a Tier 3 county must match an equal or greater amount of the requested grant amount.</li> <li>• Applicants for grants for multi-county activities that do not involve construction must match at least one half (50%) of the requested grant amount.</li> </ul>	<p><b>Georgia Department of Community Affairs</b>  60 Executive Park South, NE  Atlanta, Georgia 30329</p> <p><b>Mitch Griggs</b>  (404) 679-0593  mgriggs@dca.state.ga.us</p>

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Program Title	Program Description	Administering Agency/Contact
<p><b>Transportation Enhancement Program</b></p>	<p><b>Eligible Activities:</b> Federal grants for twelve categories of transportation enhancement activities.  <b>Total Funding:</b> Approximately \$23 million per year.  <b>Maximum per Project:</b> \$1,000,000  <b>Match Requirements:</b> 20% local matching funds required.</p>	<p><b>Georgia Department of Transportation</b>            Planning Division            No. 2 Capitol Square            Atlanta, Georgia 30334</p> <p><b>Marta Rosen</b>            (404) 657-5226</p>
<p><b>Type II – Eisenhower Professional Development Program Competitive Grants</b></p>	<p><b>Eligible Activities:</b> Grants for demonstration and exemplary projects for improving instruction in mathematics and science.  <b>Total Funding:</b> Approximately \$12,130,000 per year.  <b>Maximum per Project:</b> Determined by project application.  <b>Match Requirements:</b> 33% local matching funds required.</p>	<p><b>Georgia Department of Education</b>            Division of School Support            1852 Twin Towers East            Atlanta, Georgia 30334</p> <p><b>Brendon Long</b>            (404) 657-8300</p>
<p><b>Urban and Community Forestry Assistance Program</b></p>	<p><b>Eligible Activities:</b> Grants designed to encourage citizen involvement in creating and supporting long-term and sustained urban and community forestry programs throughout the state.  <b>Total Funding:</b> Determined annually by the US Forest Service.  <b>Maximum per Project:</b> Determined by project application.  <b>Match Requirements:</b> 50% local matching funds required.</p>	<p><b>Georgia Forestry Commission</b>            Urban and Community Forestry Assistance Program            5645 Riggins Mill Road            Dry Branch, Georgia 31020</p> <p><b>Susan Reisch</b>            (912) 751-3521</p>

## **HOPE VI**

This program is an excellent source of funds for the redevelopment of Memorial Drive as a mixed-use corridor.

HOPE VI is a HUD (U.S. Housing and Urban Development) initiative designed to eliminate dilapidated and substandard public housing. HUD accepts applications only from Public Housing Authorities, who receive applications each fiscal year. Since 1993, HUD has awarded over \$500 million to communities to improve the quality of life for low-income residents.

The HOPE VI program has five key objectives:

- 1) Changing the physical shape of public housing by demolishing severely distressed projects — high-rises and barracks-style apartments - and replacing them with garden-style apartments or townhouses that become part of their surrounding communities.
- 2) Reducing concentrations of poverty by encouraging a greater income mix among public housing residents and by encouraging working families to move into public housing and into new market-rate housing being built as part of the neighborhoods where public housing is located.
- 3) Establishing support services — such as education and training programs, child care services, transportation services and counseling — to help public housing residents get and keep jobs.
- 4) Establishing and enforcing high standards of personal and community responsibility by barring drug dealers and other criminals from moving into public housing and evicting those already there, under President Clinton's One Strike and You're Out policy and through other anti-crime programs as well.
- 5) Forging broad-based partnerships to involve public housing residents, state and local government officials, the private sector, non-profit groups and the community at large in planning and implementing the new communities.

HUD awarded the City of Savannah PHA a \$16 million grant in August 2000, which the PHA will use to develop 111 public housing rental units, 24 market rate units, 108 affordable rental units, and 30 affordable offsite units. Officials from Savannah would most likely be available for "brain-picking" sessions should Hinesville be interested in pursuing the HOPE VI grant.

## **HUD Dollar Homes Program**

HUD launched its new "Dollar Homes" initiative to sell local governments thousands of HUD-owned homes for \$1 each to create housing for families in need and to revitalize neighborhoods.

Under the policy, single-family homes that are acquired in foreclosure actions by the Federal Housing Administration (which is part of HUD) will be eligible for sale to local governments around the nation for \$1 each when the homes have been listed for sale for at least six months and remain unsold. Over 1,000 homes will initially be eligible for sale to local governments under the initiative, with additional homes available for sale each week.

HUD Secretary Andrew Cuomo and Congressman John Kasich of Ohio announced the new HUD Dollar Home initiative on March 1, which officially begins May 1, 2000. The Dollar Homes policy will build better futures for hundreds of communities and thousands of families across our nation," Secretary Cuomo said at the announcement. "It will help reverse decades of decline in our cities by revitalizing neighborhoods, attracting new residents, and promoting home ownership."

The program allows local governments to purchase the homes and rent them as low-moderate income units, or sell the units and reinvest the proceeds into community development initiatives. As of December 12, 2000, the City of Hinesville has access to five houses under this program. The terms of the HUD program require a dollar purchase price plus closing costs (paid by the city). The home prices ranged in value from \$35,000 to \$80,000. If the city chose to sell the units, even well below market rate, it would recognize a net gain of around \$200,000 which could be used specifically for community development.

DCA's Own Home program may be available to provide down payment assistance to qualified buyers. Although these are homes that have been on the market for more than six months, selling them below market rate, with down payment assistance, would help move the units quickly.

## **Low Income Housing Tax Credit Program**

The total estimated amount of federal credit available for 2001 is approximately \$9.5 million, 10% of which is a federally mandated set-aside for nonprofit-sponsored applications. Qualified nonprofit organizations must materially participate in the project. 30% of the available credits will be set-aside for applications proposing affordable housing developments in rural counties. A state tax credit is matched dollar for dollar.

**HOME Loans**

HUD allocates HOME funds to states annually, using a formula that takes into consideration the existence of substandard housing conditions and poverty levels within each state. Approximately \$15 million is available. This program is designed to provide below market, favorable term financing for affordable rental housing. In Georgia, this program is intended to serve those individuals who have incomes ranging from 30% to 60% of area median incomes. Fifteen percent of the State's allocation will be set aside for projects owned by non-profits that have been pre-qualified by DCA as CHDO's.

**CHDO Predevelopment Loan Program**

The purpose of this program is to assist qualified nonprofit organizations in the preparation of complete and comprehensive development financing applications in order to maximize the use of CHDO set-aside funds under the HOME program. Funding is available to non-profits which have been qualified by DCA as having met the HUD requirements for designation as CHDO, and which plan to become the owners of newly constructed or rehabilitated rental housing for occupancy by low and moderate income residents. Eligible funding activities are the financing for the predevelopment costs associated with a CHDO Loan Program-eligible project, incurred up to the closing of the CHDO Loan Program funding. Those costs include a market study, title search, environmental review and architectural plans.

# City of Hinesville

