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The Partner Connection

The Newsletter of DCA



June 2011

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NEWS AND EVENTS

DCA Board Adopts Ten Quality Community Objectives

At the June 2011 meeting, the Board of the Department of Community Affairs voted unanimously to adopt a set of ten updated principles known by DCA staff as the Quality Community Objectives (QCO). These principles will serve as the "values" of the Department, and guide community and economic development decisions for technical and financial assistance to local governments. The QCO are the product of more than a year of work, as DCA staff asked the questions: What makes a community successful? What are the things successful communities do in common? How do we promote what's best about Georgia? How do we provide the best assistance we can to each of our communities, no matter their needs?

In 1999, a previous Board adopted fifteen Quality Community Objectives that reflected then-current research on successful communities. To reflect our changing times and economy, the Department staff worked to update and simplify the QCO, which resulted in the Board adopting the following:

1. **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
2. **Resource Management:** Promote the efficient

CDFD Awards for May

Popular Resources



Building Safety Month



On Tuesday, May 31, 2011 Governor Nathan Deal signed a proclamation declaring May 2011 Building Safety Month in Georgia. The theme of Building Safety Month is "Commemorating a 30-year Legacy of Leadership" to raise awareness of building safety and to encourage individuals to take steps to improve our structural environment.

(Pictured front row left to right) Windell Peters, Cheri Watson, Ted Miltiades, Governor Nathan Deal, Morgan Wheeler, Patricia Wheeler, Ron Anderson, (back row left to right) Max Rietschier, Bill Towson, and Ryan Taylor.

use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

3. Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

4. Local Preparedness: Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

5. Sense of Place: Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

6. Regional Cooperation: Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

7. Housing Options: Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or



The Georgia Dream Homeownership Program makes purchasing a home more affordable for low-to-moderate income families and individuals by offering fixed, low-interest rate mortgages loans. These rates vary weekly: to check the most current rates, click [HERE](#). To receive weekly emails with the most current rates and program information, go to www.dcaloans.com and complete the email request.

Rates Effective June 9:

*Georgia Dream First Mortgage:
FHA/VA/RD
Conventional Uninsured
5.25%*

*Georgia Dream First Mortgage
Combined with Any
Georgia Dream Downpayment
Loan:
FHA/VA/RD
Conventional Uninsured
5.50%*

Exceeding Excellence

Did You Receive Excellent Service From A DCA Staffer?

DCA's "Exceeding Excellence" Customer Service Recognition Program allows you to recognize a Job Very Well Done.

Please consider nominating a DCA staffer who's gone above and beyond! DCA's "Exceeding Excellence" recognition program affords DCA team members and our external customers the opportunity to recognize DCA team members for providing excellent

coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

8. Transportation Options: Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

9. Educational Opportunities: Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

10. Community Health: Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Commissioner Mike Beatty remarked, "Successful communities have certain things in common, no matter their differences. They offer their citizens places to work, live and play; they take care of their resources; and they work to find solutions to difficult issues. These Quality Community Objectives are another example of the Department's commitment to partnering with Georgia's communities to help them build a climate of success for their businesses and families." In the next few months, DCA's Office of Planning and Environmental Management will be researching communities across Georgia and around the Southeast, looking for those that exemplify these objectives. We may be giving you a call! For more information on the Quality Community Objectives, please contact Jim Frederick at jim.frederick@dca.ga.gov

DCA Board Recognizes BB&T and Georgia Sustainable Communities Alliance for Economic Development Efforts

customer service. Information is available from the DCA website front page - www.dca.ga.gov, Click on the "Customer Feedback" link and complete the information.



The Department launched HomeSafe Georgia on April 1, 2011 to assist homeowners affected by the recession. Since its inception, the program has:

- Received 3,274 applications
- Recruited 42 loan servicers to participate in the program
- Closed 25 loans
- Processed 647 applications
- Notified 1278 applicants to complete the applications
- Determined 457 applicants to be ineligible

For complete program information, including how to apply, see the [HomeSafe Website](#)



Now, more than ever, Georgia citizens need quick and easy access to affordable housing options and GeorgiaHousingSearch.org is here to help! Whether you are searching by price, number of bedrooms, or even proximity to work, school or

Because of the Branch Bank and Trust's continued commitment to Georgia's economic development, and specifically for its financial support of the National Development Council's Economic Development Finance Professional training, the DCA Board passed a



L-R: Brian Williamson, DCA, Derold McIver, BBT, Ernie Dehnert, BBT, Bembria Simmons, BBT, Sharon Jeffrie-Jones, BBT, Commissioner Mike Beatty, DCA

resolution on June 1, 2011, thanking BB&T for its long history of partnership with the Department.

In the same resolution, the Board declared the week of June 5-11, 2011 as Georgia Sustainable Communities Alliance Week. The Georgia Sustainable Communities Alliance (GCSA) is a 501(c)-(3) organization established to provide resources for the planning and development of green, sustainable communities in rural and urban Georgia. GSCA is partnering with BB&T and the Department to provide the National Development Council's Economic Development Training series to assist in capacity building throughout the state of Georgia. "The Board encourages all economic development professionals in the State of Georgia to support BB&T and the Alliance in their mission to supplement and nurture economic growth in the Great State of Georgia," reads the resolution.

For more information, contact Ross Avina at ross.avina@dca.ga.gov

DCA Staff and Program Participants Help Across Georgia in a Time of Need

In the weeks following the deadly tornadoes that struck Georgia, DCA central office staff, field office staff, and members of Georgia's AmeriCorps programs pitched in to help with the state's recovery efforts. Most DCA staff and AmeriCorps programs are from communities that didn't suffer storm damage, so they struck out across Georgia to lend their hands where they were needed. From staffing Disaster Recovery Centers, to helping other volunteers for the Georgia Emergency Management Agency, to cooking meals for stricken

transportation, finding a home that meets your needs keeps becoming easier with

GeorgiaHousingSearch.org.

There are thousands of vacant units in the rental housing market available statewide right now and GeorgiaHousingSearch.org is the key to linking tenants with landlords! The additions of Atlanta and Marietta Housing Authorities underscore the commitment to meeting community needs and have dramatically increased the pool of housing units listed on the site. This expansion is particularly critical for planning ahead to serve displaced persons during other crises, a vital function during hurricane season.

GeorgiaHousingSearch.org offers FREE property posting, is bilingual, and has a toll-free number (877-428-8844) available to those individuals without internet access. The website also provides information on rental assistance, community resources and special needs housing.

Landlords can register in a five-minute process or work with staff to register large-scale listings. Property owners are encouraged to post their affordable rental units to help make this site as useful as possible. For more information, please contact Sheila Barry at 404-679-4855 or sheila.barry@dca.state.ga.gov

families, hundreds of DCA staff and participants offered their help when Georgia needed it most. Following are just a few examples:

- Seventy-one DCA staff logged more than 700 hours in GEMA-FEMA Disaster Assistance Centers across the state.
- Twenty-five AmeriCorps members and four staff worked 240 total hours managing and staffing GEMA's Volunteer Reception Centers.
- Clayton State University's AmeriCorps program helped out in Floyd County, over 100 miles away. Team members helped a Floyd County family whose farm had been in the tornado's direct path. The farm lost four buildings and most of its fencing; so members separated the debris into burn piles, recyclable piles, and metal piles, keeping three dumpsters' worth of material out of a landfill, and providing thousands of dollars of cleanup services.

For more information about Georgia's AmeriCorps program, contact John Turner at john.turner@dca.ga.gov. For more information regarding DCA's staff disaster assistance, contact Raymond Noel at raymond.noel@dca.ga.gov.

First Neighborhood Receives 2011 Preservation Award

The Board of Trustees of the [Historic Macon Foundation](#) recognized GBHS (DBA [The River Edge Foundation](#)) with the 2011 Preservation Award for Appropriate Infill Housing for the First Neighborhood Permanent Supportive Housing construction. The annual preservation awards are intended to recognize the assets that make Macon unique and inspire appreciation for the city.



Photo courtesy of [Walter Elliott Photography](#)

First Neighborhood, located at the intersection of Bowman Street and Emery Highway in Macon, is a complex of eighteen duplexes constructed with a competitive grant award from the first round of the Department's Neighborhood Stabilization Program funding, and is one of only two supportive housing complexes to use this fund pool. "This project is an all-around win," says Assistant Commissioner Carmen Chubb. "These funds helped preserve a piece of Macon's history, improve a

city neighborhood, and provide safe and decent shelter for some of our most vulnerable citizens. The Department is proud of its role in making this project happen."

The housing units opened to residents in October 2010 and have been fully occupied for several months, providing homes, services, and hope for formerly homeless citizens. Shannon Harvey, CEO of RiverEdge, stated, "not only does the First Neighborhood complex give homes to formerly homeless people with mental illness or disabilities, but it also helps redevelop blighted neighborhoods in Macon and Bibb County." Congratulations to The RiverEdge Foundation and the City of Macon for a job well done!

Twenty-five Years of Housing Tax Credits Make a Difference

As the Housing Tax Credit Program celebrates its 25th anniversary, representatives from state housing finance agencies from across the United States will converge on Atlanta for the [National Council of State Housing Agencies](#) Housing Credit Market Place at the Marriott Marquis June 13-16, 2011.

In Georgia, the Department's Housing Tax Credit Program has been instrumental in providing safe and affordable rental housing for communities throughout the State, impacting almost all 159 counties; from rural to suburban to urban communities. Private developers and non-profit agencies have created more than 100,000 units of safe and affordable housing as a result of Georgia's successful utilization of the Housing Tax Credit. Here are three examples of successful projects:

The Dogwood Apartments, located in Bremen (Haralson County) is a 40 unit project reserved for the elderly, aged 55 and older. The community

center is equipped with a library and computer room. Residents also enjoy the covered picnic pavilion, a shuffle board court, and a special playground for seniors.



Pearl Stephens Village in



Macon (Bibb County) is a 61-unit adaptive reuse of the former Pearl Stephens Elementary School (a beloved Napier Avenue landmark for generations). The school had been vacant for many years and was in dilapidated condition prior to renovation. The Pearl

Stephens Partners, LP used Housing Tax Credits and other funding to transform the formerly decaying classrooms into one and two bedroom affordable units for seniors 62 and older. Amenities include an auditorium for resident activities, meeting rooms, laundry facilities, a library and computer center, fitness center, a community garden, and a putting green.

[Sustainable Fellwood](#), Savannah (Chatham County), is a mixed use, mixed income development composed of three phases that respects the past while embracing the future. The 27-acre site is located on Bay Street, near Savannah's Historic District and was once the site of Savannah's first housing project, Fellwood Homes. Sustainable Fellwood features [LEED GOLD](#) certified buildings in a registered EarthCraft™ community and LEED neighborhood. When all phases are complete, the neighborhood will provide 220 mixed use/mixed income housing units, including 100 family units and 100 senior units for rent, 13 single family units, and commercial space. The amenities include a clubhouse, an organic community garden, and significant common green space.

For more information on Georgia's Housing Tax Credit program, check out our website [HERE](#).

**UPCOMING EDUCATION, EVENTS,
OPPORTUNITIES AND DEADLINES**

**Housing Solutions for Cities: A Key
Element to Economic Development: June**

25, 2011 at the GMA Conference in Savannah

Discover how to address a variety of housing concerns at the Georgia Municipal Association's Annual Convention on June 25, 2011.



This one-day course will provide information on available housing programs and show how to use those programs to build a housing strategy that supports your economic development strategy.

We have fewer than twenty spaces left for the day. Participants may register on site at the Savannah International Trade and Convention Center at 8:00 AM Saturday, June 25. Questions about course content may be directed to Cynthia Harrison at cynthia.harrison@dca.ga.gov or by phone at (404) 502-6176.

Community Planning Institute: July 15-16, Helen, Georgia

Register now for the popular Community Planning Institute! We limit class size to allow each participant a full opportunity to learn in small groups and take part in class discussions. The Community Planning Institute provides training for citizens, staff and elected officials involved in planning and land development in their communities. We emphasize the importance of a community vision in planning for the future, the role of the planning commissioner in helping define that vision and how to work with your community's citizens and governing body to make that vision a reality. Registration information is available online at [The Community Planning Institute](http://TheCommunityPlanningInstitute), or contact Annette Henson at Annette.henson@dca.ga.gov. You may be eligible for a \$100 scholarship through the Georgia Planning Memorial Foundation, Denise Abboud Fund. For more information go to: <http://georgiaplanning.org/about-gpa/memorial-foundation/>



GICH Is Looking for Your Community!

The Georgia Initiative for Community Housing (GICH) is accepting applications for 2012 participation now through



September 2, 2011. We encourage communities to send a Letter of Intent to apply by July 29, 2011, so that GICH Program Leaders may follow-up with you during the application process. Applications are available at UGA's Housing and Demographics Research Center -

<http://www.fcs.uga.edu/hace/hdrc/gich.html> or contact Karen Tinsley, GICH Program Coordinator at (706) 542-4949.

GICH provides a three-year program of collaboration and technical assistance to help communities create and launch locally-based plans to meet their housing needs. Participants will create a community housing team, develop ideas and goals to meet local housing needs, learn about successful approaches and available resources, and produce and implement their community housing plan. The Georgia Initiative for Community Housing is a partnership of DCA, the Georgia Municipal Association, the University of Georgia Housing and Demographics Research Center, Georgia Power and Georgia EMC.

Learn more about the GICH program by attending the roundtable discussion at the 2011 GMA Annual Convention in Savannah on Sunday, June 26, 2011, Pulaski Room and/ or by participating in a webinar on July 14, 2011 at 9:30 AM. For questions or to RSVP for the webinar (by July 11, 2011), contact Karen Tinsley at (706) 542-4949 or klt@uga.edu

Registration Now Open for the Georgia Academy for Economic Development

It's time to register for the Fall 2011 Georgia Academy for Economic Development! See the table below for information for Regions 2,3,4,7, and 12. If you or someone you know is interested in participating in this multi-day, information packed class, contact the DCA Team Georgia Manager for your region, or Corinne Thornton, Director, at corinne.thornton@dca.ga.gov. We'll be offering the GAED in Regions 1,5,6,8,9 and 11 beginning in January 2012.

Region	Session Dates	Contacts
2	8/9, 9/1, 10/11, 11/8	kathy.papa@dca.ga.gov
3	8/11, 9/8, 10/13, 11/10	cynthia.easley@dca.ga.gov
4	8/11,9/15, 10/5, 11/2	patrice.williams@dca.ga.gov
7	8/10, 9/7, 10/12, 11/9	tina.hutcheson@dca.ga.gov
10	8/23, 9/20, 10/18, 11/29	dean.nelson@dca.ga.gov
12	9/1, 10/5, 11/3, 12/1	teresa.concannon@dca.ga.gov

REGIONAL PERSPECTIVE

Around the State

Each of Georgia's twelve regions is unique, from the foothills of Appalachia to the Coastal Plain and marshes of the Atlantic Ocean. The Department's twelve Service Delivery Regions offer local governments "on the ground" assistance with all of our financial and technical assistance programs.

Over the next few months, this newsletter will focus on some of the communities within the regions that have combined local leadership and hard work with a variety of financial and technical assistance from the Department to keep building a Climate of Success. This month we're focusing on Regions Seven, Eight and Nine: the Central Savannah River Area; the

River Valley, and the Heart of Georgia.

The Department's Team Georgia Managers are the first points of contact in each of the state's regions. From economic development financing, to downtown rehabilitation, from trail projects to affordable housing, the Department provides financing and technical expertise to Georgia's communities, partnering with local governments to improve economic and quality of life conditions across the state. The dedicated staff and elected officials of local governments, and the dedicated staff of the Department of Community Affairs find ways to make progress to keep Georgia continuously improving.

Region Seven

Team Georgia Manager: Tina Hutcheson - tina.hutcheson@dca.ga.gov

The Central Savannah River Area stretches east to the South Carolina border and includes cities, small towns, rolling hills and farm and forestland. Region Seven was the home of DCA's pilot Communities of Opportunity project, allowing the Department and the region to form stronger partnerships to address specific needs. The three highlighted communities exemplify the climate of success for which the Department strives.

Thomson-McDuffie County: The city and county are one of Georgia's best examples of partnerships to increase efficiency. From their joint governmental complex in downtown Thomson to their joint application to become a GICH participant, these governments prove over and over again that working together for a common goal pays big dividends. As one of the initial Communities of Opportunity participants, Thomson-McDuffie used the opportunity to identify housing conditions, community development and neighborhood revitalization as their biggest needs.

After completing the initial Communities of Opportunity program, Thomson-McDuffie joined the GICH program in 2009 to continue to work to improve housing conditions throughout the community. Using the Department's CHIP and CDBG funds, the governments have completed several housing and multi-activity projects to meet their goals. In 2010, Thomson-McDuffie created a Land Bank Authority with each local government contributing operating funds and staff time, and including the Thomson Housing Authority as a partner as well.

Washington County: with the assistance of the [University of Georgia Archway Partnership](#), Washington County and the cities of Sandersville and Tennille have made marked improvements in the quality of life for their citizens, focusing on

economic development, downtown development and housing conditions. The three local governments joined the GICH program in 2008, becoming one of only a few multi-jurisdictional GICH participants. Using more than \$1 million in Department funds, the three governments have improved existing housing and made infrastructure improvements to benefit a number of residents.

The county and cities have worked to increase the number and types of jobs available in the community. Using OneGeorgia and DCA funds, the governments have recruited Trojan Battery and Bennett Building Systems to the area, and constructed a new airport terminal.

Washington-Wilkes County: A Main Street City since 1999, Washington has proven over and over again that commitment to goals will achieve results. Home to the award-winning [Fitzpatrick Hotel](#), a restored, early-20th century hotel constructed to provide train travelers an elegant resting place, the city has used a variety of DCA financial resources to improve downtown buildings, businesses and public spaces, making downtown Washington a still-favorite location for travelers. The owners of the Fitzpatrick Hotel purchased the dilapidated building from the city and after an eighteen month renovation, reopened the hotel in in 2004. Since that time, the business has become a cornerstone of the downtown.

The city joined the GICH program in 2010 and has created a plan to address housing blight in several neighborhoods.

Region Eight

Team Georgia Manager: Jo Childers - jo.childers@dca.ga.gov

The River Valley region of Georgia is dotted with small cities and towns across the vast landscape of farmland and timber property, with Columbus, home to the Army's Fort Benning, serving as the largest economic engine in the region. The three communities we've highlighted exemplify partnerships with the Department to promote economic development and improve the quality of life for citizens in the region.

Americus: One of Georgia's earliest Main Street Cities, Americus was the only Georgia city accepted into the program in 1983. With a successful Keep Georgia Beautiful affiliate, the city works to provide a great place to call home and an interesting stopping point for travelers. Joining the GICH program in 2010, Americus has chosen to focus on improving housing in existing neighborhoods, and their GICH team

members have been enthusiastic participants in each of the GICH retreats. The city has used CDBG and CHIP funds to repair and restore existing housing units, and with a strong plan in place, has committed to making progress in improving the quality of life for its citizens.

Columbus: As the region's largest city (and one of the largest in the state), Columbus is an employment and retail center for much of the area, including Alabama residents who routinely cross the river to enjoy the city. Since 2007, when the Department designated Columbus as the first Urban Main Street in Georgia, the downtown has seen ten new businesses open, which have created 50 jobs. In addition, the downtown sponsors more than 60 events a year, attracting more than 60,000 participants. The Columbus Housing Authority used DCA's HOME funds, and Permanent Supportive Housing dollars to construct a 28-unit facility for citizens with mental illness and other disabilities. This project was a partnership among the Department, the Housing Authority and the local Community Service Board.

Vienna: This small city has made the most of DCA's technical and financial resources. Since 2003, when Vienna joined the Better Home Town program, business and property owners throughout the downtown have relied on the Office of Downtown Development's Design Services to help them visualize façade improvements. The city joined the GICH program in 2009, and has focused on improving the existing housing stock in Vienna. The community used CHIP and CDBG funds to rehabilitate existing homes, and upgraded water and sewer infrastructure. Earlier in 2011, the GICH team helped the city host a housing fair, which drew more than 150 attendees from six counties. Vienna and Dooly County have both used EIP and OneGeorgia funds to help existing businesses make needed improvements, keeping hundreds of jobs in their communities.

Region Nine

Interim Team Georgia Manager: Corinne Thornton - Corinne.thornton@dca.ga.gov

The Heart of Georgia is rich in agricultural history and natural beauty. Among its millions of acres of forest and farmland, the communities across the region are small and close-knit and many citizens serve multiple leadership roles. The following communities highlight examples of the partnerships DCA has formed to create jobs, improve quality of life, and provide safe, decent and affordable housing across the state.

Dublin: Since becoming a Main Street City in 1989, Dublin has partnered with the Department to plan for and finance everything from historic renovations to park space to housing

units. The city's extensive renovation and restoration work throughout the 1990s (using CDBG and Georgia Cities Foundation funds, among others) resulted in the Georgia Cities Foundation selecting the city for a stop on the Heart and Soul of Georgia Bus Tour in 2002. The annual tour focuses on successful downtowns, giving elected officials and other leaders an on-the-ground view of the importance of downtowns as economic development engines.

In 2001, the city hosted a Resource Team through the DCA. The week-long stay resulted in a series of [recommendations](#) focused on housing, neighborhood revitalization and greenspace. In the last ten years, city leaders have worked to implement nearly a dozen of the recommendations, including passing a greenspace ordinance for new development and creating an Urban Redevelopment Plan for the Martin Luther King, Jr corridor and neighborhoods.

As one of the largest employment centers in the Heart of Georgia region, Dublin and Laurens County have worked to create and maintain a variety of jobs and businesses. Using EIP, REBA, OneGeorgia Edge and Equity funds, the governments have attracted several large employers to the area, including the Best Buy Distribution Center and the Fred's Distribution Center. Of course, more jobs mean more people, which means a higher demand for housing, and Dublin has done its share to provide safe, decent and affordable units throughout the city, using more than \$4 million from Department sources in the last ten years to construct new units and improve existing housing conditions.

In 2007, Dublin became one of the Department's Signature Communities, which highlighted its commitment to creating an atmosphere of success for its families and businesses.

Dodge County-Eastman: The city and county have partnered on a number of projects to improve the quality of life in this agricultural community, including diversifying the economy by attracting several businesses to the area. In the last ten years, Dodge County and Eastman have partnered with the Department and OneGeorgia to partially fund the following:

- A facility for BellSouth Telecommunications that created 70 new jobs
- Attraction of Pace American of Georgia, which created 150 jobs and invested \$1 million in private funds.
- Expansion of the Heart of Georgia Airport Industrial Park
- Expansion of the Standard Candy Company manufacturing facility in Eastman, which created an additional 77 jobs and made an additional \$1 million

investment.

Metter-Candler County: In 1998, Metter became a Better Hometown, and has made steady, continuous improvements for its businesses and citizens. The city has used more than \$1 million of CDBG funds since then to improve and construct sidewalks throughout the city, providing its citizens with safe access to goods and services in the downtown. Business owners have worked to rehabilitate and restore a number of historic structures, contributing to the city's charm.

In 2004, Metter-Candler County used OneGeorgia funds to create a regional E911 system with Bulloch and Evans Counties, improving the safety and health of the communities' citizens. In 2006, Metter hosted a Resource Team through the Department, which made [recommendations](#) regarding tourism, job development, and improving housing conditions. To that end, Metter joined the GICH program in 2007, and has since constructed affordable housing units in Summer Trace, as well as adopted an Urban Redevelopment Plan in 2010 to improve the quality of life and business conditions in the city.

DCA Technical and Financial Resources

Following is a reference guide to all of the DCA resources listed in the Regional Perspective section. Click on any of the links to learn more about the Department's programs that provide financial and technical assistance to local governments across Georgia.

Better Hometown	GICH	REBA
CDBG	Low Income Housing Tax Credits	Redevelopment Fund
CHIP	Main Street	Resource Team
Downtown Development Revolving Loan Fund	Neighborhood Stabilization Program	Shelter Plus Care
EDGE	Office of Downtown Development Design Services	Urban Redevelopment Plan
Georgia Cities Foundation	Office of Planning and	WaterFirst

	Environmental Management	
Georgia Dream	Opportunity Zone	

COMMUNITY DEVELOPMENT AND FINANCE DIVISION

May Awards by Region

Region 2

- Franklin County
 - \$400,000 in Employment Incentive Program (EIP) funds
 - Retains 350 jobs, creates 25
 - \$70,000,000 in private investment by Ty Cobb Health Systems

Region 5

- Newton County Industrial Development Authority
 - \$350,000 in EDGE funds
 - Retains 250 jobs, creates 150
 - \$100,000,000 in private investment by the SKC Corporation

Region 6

- Macon-Bibb County Industrial Development Authority
 - \$200,000 in EDGE funds
 - Retains 148 jobs, creates 138
 - \$1,400,000 private investment by TIMCO Aviation Services

Region 8

- City of Pinehurst
 - \$20,000 in Immediate Threat and Danger (ITD) funds
 - Affects 307 people
 - Replaces components in two lift stations, repairs city well

Region 12

- City of Darien

- \$733,466 in Disaster Grant funds

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