



Georgia<sup>®</sup> Department of 

# Community Affairs



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# Community Development Block Grant (CDBG) Program Overview



# Purpose of Today's Presentation

- General Overview of the CDBG program
- Statutory requirements
  - National objectives
  - Eligible Applicants
  - Eligible Activities
- Funding Limits and Match Requirements
- Goals of the Program
- Highlight successful projects
- Looking Forward...

# CDBG Authorization

- Established by the Housing and Community Development Act in 1974 as a tool for giving state and local leaders to help stimulate community development and job growth.
- Flexible funding solution to address physical, economic and social deterioration in low to moderate income neighborhoods and communities.



Celebrating its 50th anniversary in 2024, CDBG is one of the longest continuously run programs at the U.S. Department of Housing and Urban Development (HUD)

# CDBG National Objectives



Benefit to Low and Moderate  
income persons;



Prevention or elimination of  
slums or blight;



Urgent Need

# Who Can Apply?

Georgia has two delivery systems for CDBG funding:

1. Entitlement Communities – Receive funding directly from HUD
2. **State CDBG Program for Non-Entitlement Communities –**
  - **DCA administers CDBG using a competitive application process**
  - **Cities (generally below 50,000 in population) and Counties (generally below 200,000 in population) are eligible**

# What's an Eligible Project?

- All projects must conform to eligible activities listed under Section 105(a) of the HCDA of 1974.
- Examples include, but may not be limited to:
  - Water and Sewer
  - Storm drainage
  - Street improvements
  - Housing demolition
  - Publicly owned buildings (*not used for general operation of government*).
  - Housing rehabilitation or reconstruction
  - Senior Centers
  - Health Centers
  - Boys & Girls Clubs

# Funding Limits and Match Requirements

## Applicants may apply for -

- Single-Activity Project - up to \$1,000,000
- Multi-Activity Project - up to \$1,250,000
- Regional Cooperation Projects ----- \$2,000,000
- Innovative Projects ----- \$2,000,000

## Local Match Requirements - Annual Competition:

- Grants up to \$300,000, or grants for single activity housing projects - no matching funds required.
- Grants of \$300,001 to \$750,000 - 5% local matching funds required.
- Grants \$750,001 to \$1,000,000 - 10% local matching funds required.
- Grants of more than \$1,000,001 – 15% local matching funds required.



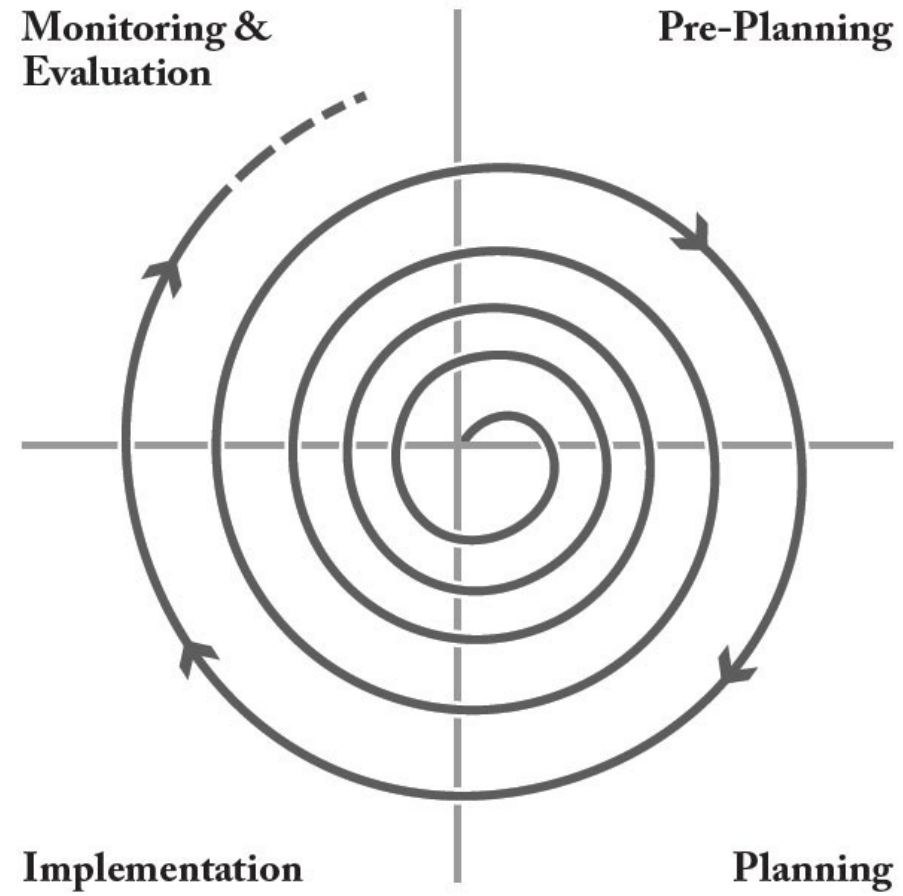
# What Are We Trying To Accomplish?

- **Community Planning** - Projects demonstrating thoughtful planning in prioritizing needs and capital
- **Public Facility Improvements** - Projects addressing health and safety, improved quality of life, greater availability, accessibility and affordability of services.
- **Housing Improvements** – Creating affordable *standard* housing
- **New Job Creation** - Projects creating new jobs for low and moderate income people, which increases the per capita income and reduces unemployment in a community.

# Building a Great Place to Live



# Planning and CDBG



# Planning as Priority-Setting

*Long Term*

Community  
Goals

*Immediate*

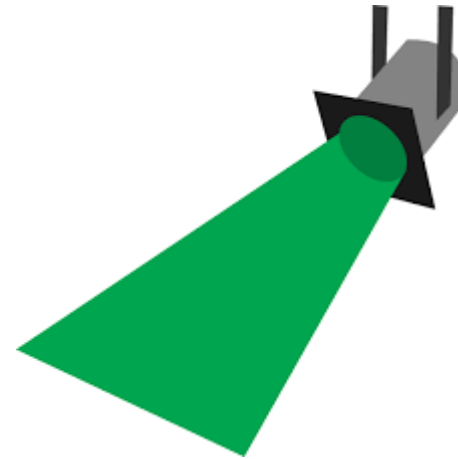
Needs &  
Opportunities



*Plans deal with both the immediate and the long term but pull it all together in the Work Program.*

# Planning and CDBG

- Planning considers the whole
  - Widens options/Avoid a narrow focus
  - Gather data
    - Look for bright spots
    - What needs improvement?



# Planning and CDBG

- Use DCA programs to step back and gain perspective
  - Comp Plan
  - PlanFirst
  - GICH
  - RAS



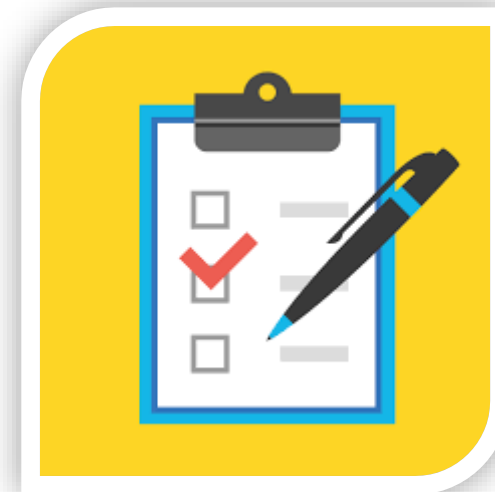
# Now What?

- You've planned—we hope.
- You're ready for implementation.
- So what's important?



# How to Apply for CDBG?

- Attend the CDBG Applicants' Workshop
  - November 14-15 at the Macon Marriott
- Applicants' Manual (DCA.GA.GOV)
  - Includes detailed information on writing a competitive application
- Application Deadline
  - April 1, 2024
- Also, attend the DCA Fall Conference October 23 – 25
  - Overview of ALL DCA programs
  - Register at [DCA.GA.GOV](https://DCA.GA.GOV)





# CDBG Innovative Grant Program

Notice of Funding Availability to be published soon

- **Amount of Funds Available for Award**
  - DCA anticipates that approximately ten million dollars (\$10,000,000) will be available under this NOFA. DCA reserves the right to fund, in whole or in part, any, all, or none of the applications submitted in response to this NOFA.
- **Maximum Amount of Grant Request**
  - DCA will award up to \$2,000,000 per application.
  - Application due date: TBD
- **Match Requirement**
  - The minimum match requirement is 15% of the amount of the grant request.
  - \$2,000,000 award will have a \$300,000 match
  - \$1,000,000 award will have a \$150,000 match

# CDBG Innovative Grant Program

- The goal of the Innovative Program is to provide financial resources to communities who have developed plans that will create *transformational change* within the community upon the plan's implementation.
- Expected outcomes:
  - Successful applicants will develop projects that not only provide a resource to Low-and Moderate-Income households to improve the quality of life through housing improvements, enhanced infrastructure, etc., but more importantly begin answering the question of how the proposed project will develop solutions toward the upward mobility of the individuals to be assisted.

# CDBG Innovative Grant Program

## What's Eligible?

- A sampling of ideas that could be transformative, if fully developed, may include, but not be limited to:
  - A corridor revitalization effort
  - Consolidation of water and/or wastewater systems
  - Development of a plan to address mental health issues
  - Whole neighborhood revitalization using multiple resources.....

# **Success Story**

**Rusher St. - City of Washington, GA**

# Rusher Street

- Rampant Drug Use
- Non-conforming Lots
- Abandoned, substandard, and dilapidated housing
- Blight
- Substandard water and sewer infrastructure
- Narrow streets; lack of drainage system

# City of Washington - Making the Pieces Fit

□ The City of Washington secured designations and public/private partnerships that included:

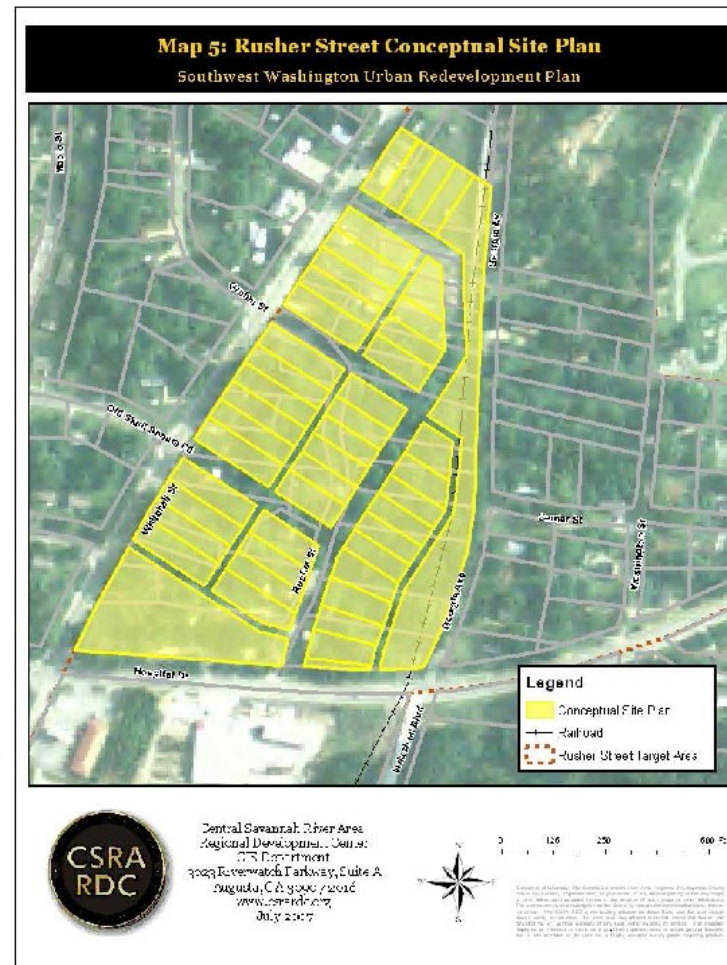
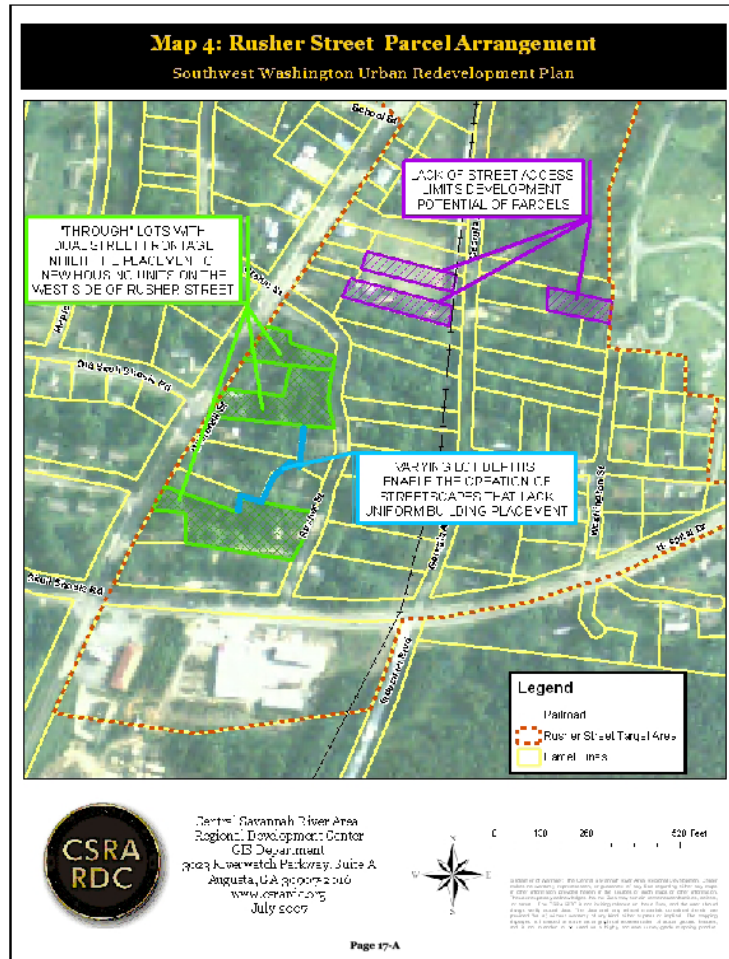
- Adoption of an Urban Redevelopment Plan (O.C.G.A. 36-61)
- The establishment of an Urban Redevelopment Authority (URA)
- Enterprise Zone/Opportunity Zone
- Historic Preservation Tax Credits
- Brownfield Programs and Incentives
- GICH (class of 2011)
- Entrepreneur Friendly Designation
- Camera Ready and Work Ready
- UGA Small Business Development Center
- Used combination of GICH, CDBG, RAS, AND CHIP to accomplish goals of the URP

**Washington established an Enterprise Zone**

**Developed Nuisance Ordinance and Non-Conforming Use Ordinance as a way to handle properties that contribute to blight**



# Washington - Implementing an Urban Redevelopment Plan





# Washington - “Rusher Street” Before



# “Rusher Street” Before



# “Rusher Street” Before



# “Rusher Street” Before



# “Rusher Street” Before



# “Rusher Street” After



# “Rusher Street” After



# “Rusher Street” After Pictures





# “Rusher Street” After



# Questions??

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