GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Community Home Investment Program CHIP

CHIP@dca.ga.gov



Program Overview

The purpose of the Community HOME Investment Program (CHIP) is to provide safe, decent, and affordable housing in Georgia. Funds are granted to city and county governments, public housing authorities, and nonprofits to rehabilitate owner-occupied homes and build and renovate affordable single-family homes for sale to eligible homebuyers.

CHIP is funded by the Department of Housing and Urban Development (HUD) HOME Investment Partnership Program funds. Funding is prioritized for communities with solid housing redevelopment plans.

The CHIP application is released annually in the fall and due in January. For rehabilitation grants, studies illustrating current housing conditions are required. For new construction grants to provide homes to homebuyers, market analyses are required to justify the need for affordable single-family homes and demonstrate the ability to sell to income-eligible homebuyers.

Eligible Applicants

- Local Governments
- Nonprofits with 501(c)3/(c)4 designation
- Public Housing Authorities
- Current grantees with less than 50% in unspent CHIP funds

Activities and Funding Amounts

- Housing Rehabilitation of Owner-Occupied Homes: Up to $500,000
- New Construction and/or Rehabilitation of Homes for Sale to Eligible Homebuyers: Up to $1,500,000

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS



Certified Local Government CLG

outreach@dca.ga.gov

Program Overview

The Certified Local Government (CLG) program is a partnership between the National Park Service (NPS), Historic Preservation Division (HPD), and local jurisdictions that integrates historic preservation into local planning decisions. Enhancing the local government's role in preservation, the CLG program connects local communities to subject matter experts in the NPS and HPD, as well as jurisdictions nationwide through the National Alliance of Historic Preservation Commissions. Participation is open to local governments of any size, but they must be qualified by the Georgia Department of Community Affairs (DCA).

Program Benefits

- Eligible to apply for federal Historic Preservation Fund grants
- Opportunity to review National Register of Historic Places nominations
- Access to technical assistance
- Partnerships among local, state, and federal preservation groups and organizations

Eligibility

- Enactment of a historic preservation ordinance
- Ordinance enforcement through a local
- Meet requirements outlined in Procedures for Georgia's Certified Local Government Program

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS



Preservation Planning

outreach@dca.ga.gov

Program Overview

The Historic Preservation Division (HPD) is Georgia's State Historic Preservation Office (SHPO) whose responsibility is the development and implementation of a comprehensive statewide historic preservation plan. The Historic Preservation Planning program provides an opportunity for citizens' voices to be heard regarding the preservation of the state's historic assets. Additionally, the program ensures that those assets are included in planning activities throughout the state. The plan includes information about state trends and possible impacts on historic assets; mission, vision, and goals for historic preservation; information about Georgia's historic and archaeological assets; and the statewide planning process. HPD updates the plan every five years as required by the National Park Service. HPD also provides technical assistance for local historic preservation planning.

Program Benefits

- Provides a "road map" for historic preservation efforts

State Planning Activities

- Assisting Regional Commissions and federal, state, and local governments with implementation of planning legislation
- Identifying trends that affect historic assets and developing initiatives in response
- Coordinating with other agencies and organizations that affect historic assets
- Developing and implementing Georgia's statewide historic preservation plan

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS



Environmental Review

er@dca.ga.gov

Program Overview

In the decades following World War II, federal agencies undertook large projects in many states with no input from the state and local elected leaders and communities, resulting in the wholesale destruction of historic assets. Boston, for instance, lost 30% of its historic building stock between 1945 and the early 1960s. As a result of lobbying by the nation's governors and others, Congress passed the National Historic Preservation Act of 1966. Federal agencies are required by the Act to consult with the State Historic Preservation Office (SHPO) when considering anundertaking. Undertakings can range in size from the Savannah Harbor Expansion (U.S. Army Corps of Engineers) to the issuance of cell tower licenses (Federal Communications Commission). HPD's role as SHPO is to assist the federal agency in complying with the law, which requires that the agency take into account significant historic assets that may be affected by the undertaking. HPD acts on behalf of Georgia citizens to ensure that their voices are heard and their historic assets are carefully considered by federal agencies.

Program Benefits

- Ensures Georgia's historic assets are considered in federal project planning
- Gives a voice to under-served communities
- Enhances quality of life in local communities

Legal Basis

- Sections 106 and 110 of the National Historic Preservation Act of 1966, as Amended

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS



Rehabilitation Tax Incentives

taxincentives@dca.ga.gov

Program Overview

Georgia's Historic Preservation Division (HPD) offers financial assistance supporting historic preservation projects through three tax incentive programs. The Federal Historic Preservation Tax Incentive Program is administered by the National Park Service through each State Historic Preservation Office and is available to incomeproducing properties. The federal income tax credit is 20% and is not capped. The Georgia Preferential Property Tax Abatement and State Income Tax Credit for Rehabilitated Historic Property are available to both private residential properties as well as income-producing properties. The abatement program freezes the county property tax for more than eight years while the income tax credit of 25% is capped at levels depending on how the building will be used after rehabilitation

Program Benefits

- Promote economic development
- Encourage heritage tourism
- Support sustainability

Three Types of Incentives

- Federal Rehabilitation Investment Tax Credit
- Georgia Preferential Property Tax Assessment
- State Income Tax Credit for Rehabilitated Historic Property

Requirements for Eligibility

- Certified structure
- Follow Secretary for Interior Standards for Rehabilitation
- Meet substantial rehabilitation test

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Archaeology and Tribal Relations

er@dca.ga.gov



Program Overview

The United States Constitution vests the federal government with the authority to engage in relations with the tribes, thereby firmly placing tribes within the constitutional fabric of our nation. Historic Preservation Division (HPD) archaeologists coordinate research and preservation efforts with federally recognized Native American tribes that were formerly resident in Georgia under the auspices of the National Historic Preservation Act of 1966 as amended. HPD routinely participates in tribal conferences and other events, and helps ensure that Georgia's matchless Native American-related archaeological sites and sites of religious significance are preserved and respected.

Program Benefits

- Archaeology is the only way to know about 97% of our past
- Helps us understand changes in human behavior through time
- Supports long-term planning

Partners

- National Association of Tribal Historic Preservation Officers
- Federal Land Managers
- Society for Georgia Archaeology
- Georgia Council for Professional Archaeologists
- American Cultural Resources Association
- Georgia Archaeological Site File

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

African American Heritage Program

outreach@dca.ga.gov



Program Overview

Georgia's Historic Preservation Division (HPD was the first state historic preservation office to establish an education and outreach program dedicated to African American historic assets. Working with non-governmental organizations across the state and nation, HPD's African American Program Coordinator and the Georgia African American Historic Preservation Network's (GAAHPN) Steering Committee plan and implement historic preservation projects that foster economic development and community revitalization. GAAHPN includes more than 3,000 people from across the state who have an interest in preservation. Working with HPD, members develop projects and are encouraged to offer ideas, comments and suggestions. The award-winning HPD newsletter Reflections is a primary communications tool for the GAAHPN membership.

Program Benefits

- Identifies cultural resources across the state
- Provides technical assistance to under-served communities
- Supports the Georgia African-American Heritage Preservation Network (GAAAHPN)
- Publishes Reflections, a newsletter covering African American heritage

Partners

- The Georgia Trust for Historic Preservation
- The National Trust for Historic Preservation
- Saint Simon's African American Heritage Coalition and other local partners