

FY2026 CDBG Summit
Revitalization Area Strategy
Presented by: Glenn Misner

Revitalization Area Strategies

RAS designation is for 3 years
Successful applicants are rewarded for *local* efforts demonstrating:

- ❑ Long-term vision for the area
- ❑ Well-defined area that includes comprehensive revitalization activities
- ❑ Grassroots involvement from area residents
- ❑ Commitment from other funding partners
- ❑ Documented commitment from funders and stakeholders



Revitalization Area Strategies

Planning for the future-when designing the RAS area, keep in mind:

- DCA generally does NOT allow changes to the geography of the RAS Area during the 3 year designation term



Map your proposed area with future projects in mind!

Revitalization Area Strategies

Application process and requirements – See RAS Application Manual

For RAS applicants WHO ARE APPLYING for CDBG for FY26:

Electronic submission via the DCA's GrAAM System is mandatory

- ▣ Applications due April 10, 2026
 - ▣ New or Recertification applicants complete RAS 1
 - ▣ RAS Communities in year 2 or 3 must complete RAS 2
- ▣ BOTH require significant narrative and documentation as part of the application process

To Access the RAS Application in GrAAM:

Request for Exception to Every Other Year Rule

Generally, units of government funding in the FFY2021 Annual Competition (whether individually or jointly submitted, and including projects funding with funds other than the FFY2021 program year funds) may not apply for FFY2022 CDBG funding.

Is the local government requesting an exception to the every other year rule?

- ☐ Yes
☒ No

Click here to open the RAS Application Portal WITHOUT requesting an exception to the "Every Other Year" rule

☒ Open RAS Portal

Revitalization Area Strategy (RAS)

Is the Applicant seeking RAS designation (RAS-1) or recertification (RAS-2)?

- ☒ Designation (RAS-1)
☐ Recertification (RAS-2)

RAS-1 Application Details

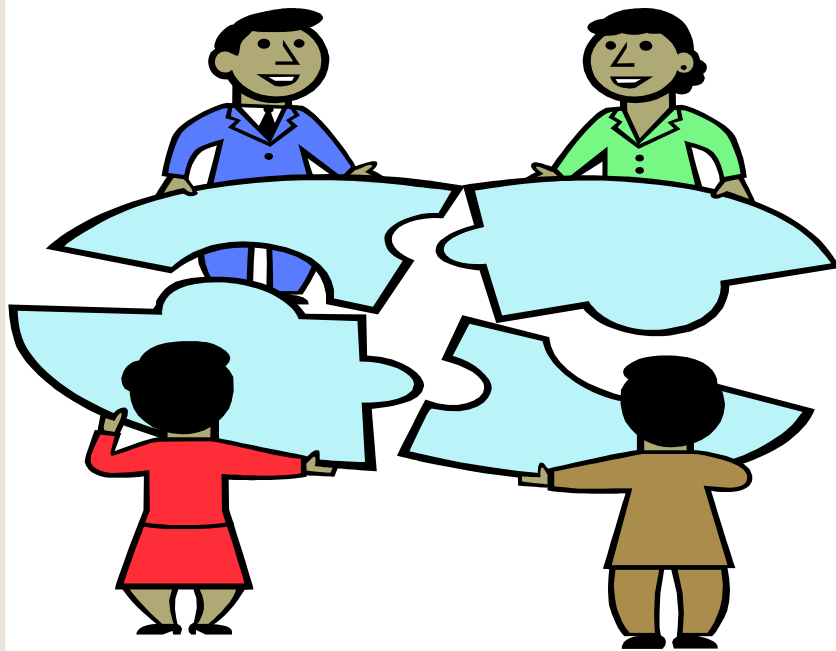
Complete all information on subsequent pages

Active RAS Communities that do NOT apply for CDBG

For local governments that are NOT applying for CDBG funds in the 2026 Application Cycle, the RAS 2 information must be submitted through **DCA's WEB_GMS** System.

CDBG Revitalization Area Strategies

RAS Application Scoring



Threshold – 5 points

Local Redevelopment Tools

– up to 5 points

Investment Partnerships

– up to 5 points

Collaboration

– up to 5 points

Threshold – 5 Points

Urban Redevelopment Plan – must be officially adopted by the local government
AND

*The RAS area must be within Census Block Groups of 20% or Greater **Poverty***

Summary of Georgia's Urban Redevelopment Act (O.C.G.A 36-61-1)

- ☐ Gives cities and counties broad powers to redevelop blighted or threatened areas of the community.
- ☐ Allows communities to use eminent domain to buy and assemble property for revitalization and resale.
- ☐ Does not require a referendum.
- ☐ Can be implemented by an authority appointed by the local government.

Threshold – 5 Points

Urban Redevelopment Plan

- ***Summary of Georgia's Urban Redevelopment Act (O.C.G.A 36-61-1) Cont.***
 - ❑ Encourages involvement of private enterprise/public private partnerships to redevelop neglected areas of the community.
 - ❑ Permits use of tax-exempt bonds for redevelopment purposes. These may be secured by loans and grants.
 - ❑ Lets the public know what is being planned for the redevelopment area.
 - ❑ Guides investments in infrastructure to support redevelopment.
 - ❑ Allows the City or County to negotiate variances and waive existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the redevelopment area.

Threshold – 5 Points

Urban Redevelopment Plan

- ❑ Allows the imposition of conditions more specific than existing land use regulations. Conditions run with the property and control development above other land use regulations. Design standards may be included
- ❑ Can waive or modify ordinance provisions that stand in the way of revitalization
- ❑ Shows public what will replace blight
- ❑ UR entity may issue tax exempt bonds to be repaid with profits from redevelopment project. May be secured by mortgages on property within the district

Threshold – 5 Points

Urban Redevelopment Plan O.C.G.A. 36-61

Checklist items

- ❑ Citizen participation process
- ❑ A Statement that the URP is consistent with the local government comprehensive plan
- ❑ Clearly defined boundaries
- ❑ Explanation of negative conditions in the area
- ❑ Defines the city or county land use objectives for the area
- ❑ Outlines possible exceptions to development regulations
- ❑ Description of land parcels to be acquired

Threshold – 5 Points

Urban Redevelopment Plan O.C.G.A. 36-61

URP Checklist, cont'd.

- ❑ Structures to be demolished or rehabilitated
- ❑ Strategy for relocating any displaced residents
- ❑ Any covenants/restrictions to be placed on properties in the redevelopment area
- ❑ Public infrastructure to be provided (transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment
- ❑ Strategy for leveraging private resources
- ❑ A workable strategy for implementing the plan

Threshold – 5 Points

- ☐ RAS must be within eligible **CENSUS BLOCK GROUP(S)** **20% or greater POVERTY RATE (NOT AMI)**. Mapping tools are found on **DCA's website**
- ☐ RAS must be within Urban Redevelopment Area with an adopted Urban Redevelopment Plan (O.C.G.A. 36-61)
- ☐ CDBG Public Participation process must be followed for RAS ALSO – Hearings may be held consecutively



Note: The *entire* CDBG Target Area must be located within the RAS Area in order to receive RAS bonus points

Threshold – 5 Points

20% or greater poverty rate – may be determined by

- ☐ ACS Data – Any of the most recent 3 years of data available (DCA Mapping website)

OR

- ☐ Local Survey conducted in accordance with the “Guide to Acceptable Survey Methodology – November 2017” – Appendix C in the CDBG Applicants’ Manual
- ☐ A narrative describing the survey methodology, analysis of results, and copies of all survey instruments used for the survey must be included in the RAS application.

NOTE – Poverty rate income is DIFFERENT than AMI income. 2025 rate table may be found in the RAS Manual

Threshold – 5 points

Map Requirements – map(s) must show

- ☐ Local government (city/county) limits
- ☐ Census Block Group(s)
- ☐ Urban Redevelopment Area
- ☐ RAS Area – including individual plats within the RAS boundary
- ☐ CDBG Target Area

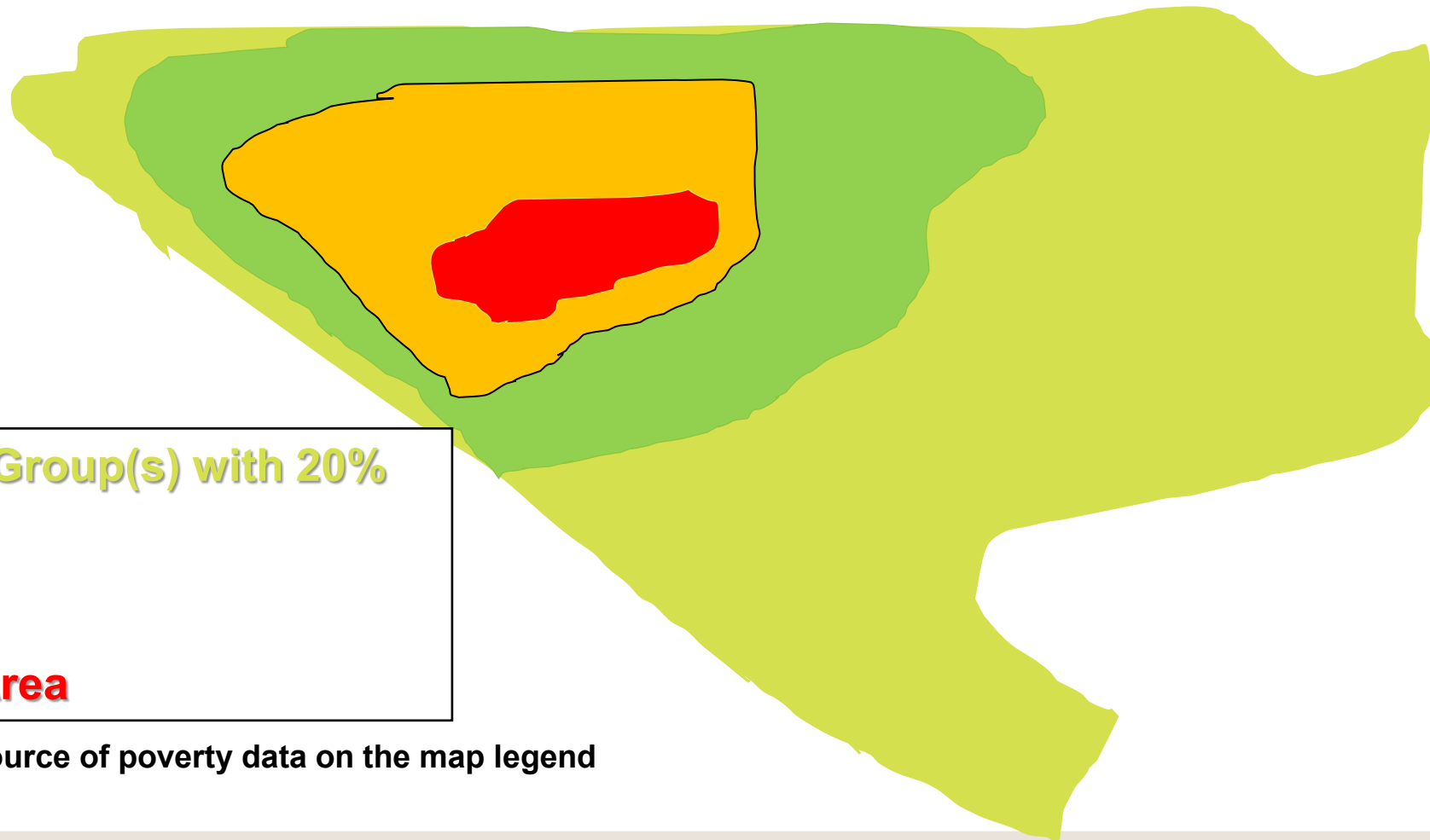
Threshold – 5 points

Threshold

Census Block Group(s) with 20%
Poverty
URA Area
RAS Area
CDBG Target Area

Note: Please show source of poverty data on the map legend

Georgia Department of Community Affairs



Threshold – 5 points

- ❑ Property values for the RAS area are to be tracked each year.
- ❑ The Tax valuation Spreadsheet **MUST** be submitted electronically as part of the application.

*Taxable value of property--Sample spreadsheet.

Tax Parcel	Street Address	Tax Value
A		
B		
C		
D		
etc.		
Total tax value		Total MUST be included

Threshold – 5 points

Application NARRATIVE Requirements

- ❑ **RAS 1** – Detailed description of HOW the revitalization strategy will be implemented
 - Activities that will be undertaken to revitalize the chosen area including a detailed description as to how these activities are tied to the urban redevelopment plan
 - Local strategy that will be used to implement the plan;
 - Property Values (described above)
 - Number of business/occupational licenses issued.
 - Number and value of building permits issued.
 - Opportunities available for economic development improvement.
 - Problems likely to be encountered.
 - Photos illustrative of conditions in the RAS

Threshold – 5 points

Application NARRATIVE Requirements

☐ **RAS 2** – Detailed description of HOW the revitalization strategy is being implemented

- Activities the local government **has** undertaken to revitalize the chosen area including a detailed description as to how these activities are tied to the urban redevelopment plan - results must be documented
- Narrative describing what other developments have happened within the RAS that furthers the goals of the strategy. Supporting documentation of activities is required.

Threshold – 5 points

Application DOCUMENTATION Requirements

☐ RAS 1

- Copy of Urban Redevelopment Plan
- Evidence of Citizens' Participation including, but not limited to, advertisements of public meetings, attendance lists and minutes from the hearing
- A copy of all local government resolutions establishing urban redevelopment area(s), urban redevelopment plan(s) including amendments and related resolutions, must be submitted.
- A certification from the local government's attorney that the public hearing requirements, resolutions and policies and the authorizing resolutions for the urban redevelopment plan were adopted in accordance with applicable law must be included. If URP has been amended, new atty. certification is required
- Maps

Threshold – 5 points

Application DOCUMENTATION Requirements

☐ RAS 2

- Copy of any amendments to the Urban Redevelopment Plan (if applicable)
 - Must also include attorney certification that plan was amended in accordance with 36-61
- Documentation of supporting activity undertaken as described in the narrative for this category
- Number of business/occupational licenses issued
- Number and value of building permits issued
- Updated property values for the RAS area
- Spreadsheet must be included with the application

Local Redevelopment Tools – Up to 5 points

Locally adopted tools designed to target investment and/or redevelopment programs for the RAS area

Examples:

- Tax Allocation District (O.C.G.A. 36-44)
- Community Improvement District
- Business Improvement District
- Enterprise Zone (O.C.G.A. 36-88)
- Opportunity Zone
- Land Bank Authority
- Other locally designated, geographically targeted strategies that further the goals of the strategy



Local Redevelopment Tools – Up to 5 points

Application Requirements

☐ RAS 1

- Narrative requirement
 - Narrative for this section of the RAS application must describe in detail how the tools will be used to benefit the RAS area.
- Documentation requirement
 - Documentation of official adoption of all tools claimed (e.g., resolutions, ordinances, charters, etc.)

Local Redevelopment Tools – Up to 5 points

Application Requirements

☐ RAS 2

- Narrative requirement
 - Narrative for this section of the RAS application must describe what tools *were* used over the past year and details as to how those tools have contributed to the revitalization of the RAS area.
- Documentation requirement
 - Documentation (where possible) of benefits derived from use of the claimed tool - Company/agency letters documenting benefits gained by use of the tool(s)

☐ Full narrative and documentation required for any NEW tools proposed

Investment Partnerships – Up to 5 points

Partnerships committed to monetary **Investment** into the area by revitalization, residential improvement, social service funding programs or job creation / retention programs applicable to the RAS area

Examples: Investment partnerships may be:

- ☐ Private developers
- ☐ Public programs chartered by the State of Georgia,
- ☐ Georgia Housing and Finance Authority,
- ☐ U.S. Department of Treasury
- ☐ SBA
- ☐ USDA

Investment Partnerships – Up to 5 points

Examples (con't)

- ☐ Federal Home Loan Bank
- ☐ TVA
- ☐ HUD
- ☐ DOL
- ☐ Habitat for Humanity,
- ☐ Other non-profit organizations – CBDO's, CHDO's

Investment Partnerships – Up to 5 points

Application Requirements

☐ RAS 1

- Narrative requirement
 - Narrative for this section of the RAS application must describe in detail the roles of the investment partners and how the investment will be used to benefit the RAS area.
- Documentation requirement
 - Documentation (correspondence from the proposed partners) must be provided showing a firm, long-term commitment by the investment partner or a long-term commitment by the applicant to use investment partners as part of their RAS strategy.

Investment Partnerships – Up to 5 points

Application Requirements

☐ RAS 2

- Narrative requirement
 - Narrative for this section of the RAS application must describe in detail the roles of the investment partners over the past year and how their investments have been used to benefit the RAS area.
- Documentation requirement
 - Documentation (correspondence from the partners) must be provided confirming their investment in the RAS area. This section may also identify new partners who began (or will begin) participation in the RAS strategy. Documentation from newly identified partners must also be included.

Collaboration – Up to 5 points

Application must demonstrate that initiatives will be created and/or undertaken within the eligible area by private for-profit and/or not-for-profit community stakeholders.

Examples

- ❑ Local lending institutions
- ❑ Community or Neighborhood housing organizations
- ❑ Community development organizations or groups that will carry out some aspect of the Revitalization Area Strategy.
 - ❑ GICH
 - ❑ Housing or other task forces
 - ❑ City code enforcement efforts

Collaboration – Up to 5 points

Examples (con't.)

- ❑ Credit counseling, Homebuyers Classes
- ❑ Housing Expo, Senior Expo
- ❑ Cleanup campaigns, junk appliance roundup
- ❑ Formation of Neighborhood Associations and Neighborhood Watch
- ❑ Church outreach: Food Pantry, Boys and Girls Club, After-school programs
- ❑ Summer youth mission group builds handicap ramps and trim shrubbery
- ❑ “Hands-On” projects: paint elderly houses, help build park

Collaboration – Up to 5 points

Application Requirements

☐ RAS 1

- Narrative requirement
 - Narrative for this section of the RAS application must describe in detail the roles of the collaborative partners and how the initiatives undertaken by each partner will be used to benefit the RAS area.
- Documentation Requirement
 - Documentation (correspondence from the proposed partners) must be provided indicating commitment by the collaborative partners describing the initiatives they will undertake as part of the overall RAS strategy.

Specific Documentation

Points for Collaboration / Investment Partnerships are based on the **DOCUMENTATION** submitted (**in addition to narrative**):

- ❑ Before and after photos
- ❑ Newspaper clippings, newsletters
- ❑ Letters from partners, with specific details
- ❑ Minutes from council meetings
- ❑ Code enforcement logs
- ❑ Agreements, deeds, etc.
- ❑ Grant award letters, etc.

RAS Rewards:

- ☐ Can apply for CDBG every year, provided that current CDBG project meets timeliness criteria
- ☐ Provides up to 20 bonus points on CDBG Annual Competition applications that are proposed within the RAS area
- ☐ Designation is effective for 3 years, then can re-apply



Note: Generally, DCA will only allow geographic amendments to RAS boundaries every three years upon application for renewal status - PLAN AHEAD

RAS Application submission:

Electronic Submission of RAS Applications is mandatory if applying for CDBG in this round.

Submission of RAS 2 information for those active RAS communities NOT applying for CDBG --- DCA's WEB_GMS

Deadline April 10, 2026

Results.....

Rockmart: Jackson Square Apts.



Thomasville: Victoria Place



Georgia Department of C



The former Macon Homes—now Bartlett's Crossing



City of Washington - Rusher Street



For more info:

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Questions?