



Georgia[®] Department of



Community Affairs

Georgia Department of
Community Affairs

December 10, 2019

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DCA-3 Description of Jurisdiction & Target Area Needs

□ Think of a funnel

Overall Community Development Needs Described

Alternate Target Areas, Concentration Maps

Rationale for Target Area Selection

Target Area Needs, Plans

Project

(Project discussed in DCA-4)

5 Categories of Information

- Demographics
- Infrastructure/ Buildings/ Housing Analysis
- Concentrations
- Target Area Selection
- Planning

Demographics

- We don't need to read history
- Focus on last 10 years (2010 census and later)
- Narrative and/ or Table
- Include details linked directly to project
- Sources: American Community Survey, Census

Demographics

Table

Table 1 – Demographic Information		
	State of Georgia	Crawford County
2010 Total Population ¹	9,687,653	12,821
2017 Total Population ²	10,201,635	12,385
Growth Rate ^{1,2}	5.03%	-3.5%
Unemployment Rate ²	7.5%	12.6%
Median Age ²	36.4	44.2
percent Minority ²	40.6%	26.5%
percent in Poverty ²	16.9%	18.1%
Median Household Income ²	\$52,977	\$41,302
Per Capita Income ²	\$28,015	\$22,212
percent with HS Diploma/GED (25+) ²	86.3%	84.5%
percent with 4-Year College Degree (25+) ²	29.9%	13.2%
¹ US Census Bureau, 2010 Census		
² US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates		

Infrastructure

- Water
 - Overall condition
 - Coverage/ Capacity
 - Pipe Materials (ex. 80% of pipes are PVC, 20% asbestos cement)
 - Pipes Undersized (areas where pipes are undersized)
 - Wells (number, condition, sufficient?)
 - Fire Protection (areas without coverage, ISO ratings)
 - Needs
 - Funding Sources, Loans
 - Dashboards

Infrastructure

- Sewer
 - Overall condition
 - Capacity
 - Treatment Plant (condition, capacity)
 - Pipe Materials
 - Number/ Percentage of residents served by sewer and on septic
 - Needs
 - Funding sources, Loans

Infrastructure

- Streets & Drainage
 - Overall Condition
 - Number of Miles/ % of Paved vs. Dirt
 - Needs
 - Funding sources

Buildings

- Public Buildings (not general government)
 - Condition / Age
 - Needs
 - Funding sources

Housing

- Housing stock
 - General condition / Age
 - Number of units
 - Owner vs Renter
 - Stick-built vs Manufactured Home
 - Needs
 - Funding sources

Concentrations

- Discuss any concentrations in jurisdiction
- If Target Area is not in one of the three concentration areas, explain how TA was chosen to answer the question, “Why isn’t the TA in an area of concentration?”
- If no concentrations in jurisdiction, include statement indicating this
- Reminder – Concentration maps are to cover the entire jurisdiction and show the location of Target Area

Target Area

- Discuss alternate Target Areas
- Discuss rationale for Target Area selection
- Discuss Target Area overall:
 - Demographics
 - Infrastructure/ Buildings/ Housing
 - Water, Sewer, Streets
 - Public Buildings (if any in Target Area)
 - Housing
- If project is city or county-wide, no need to discuss again

Planning

- Project should be identified in some type of plan
- Types of Plans
 - Comprehensive Plan (do not include entire Plan in application, excerpts acceptable)
 - Community Work Program (see above, excerpts acceptable)
 - Department/ Authority (Water, Sewer, Utilities, Street, etc) Plan
 - Strategic Plan
 - Urban Redevelopment Plan, GICH
 - Plan First, Water First
- Highlight/ clearly identify pertinent text
- Efforts made to address identified problem

