

A top-down view of various construction and plumbing tools arranged on a dark wood-grain surface. In the top left is a yellow hard hat. To its right is a brass faucet and a brass drain cover. On the right side is a yellow spirit level with two visible green liquid levels. In the bottom left is a pair of orange-handled pliers. A yellow pencil lies horizontally across the bottom center. A white sheet of paper is placed in the center, serving as a background for the text.

FY2026 CDBG Summit Application Development Neighborhood Revitalization

Glenn Misner

Look familiar???

























CDBG Annual Competition

Funding Limits

Single Activity CDBG (Annual Competition)

Employment Incentive Program

Redevelopment Fund Program

Multi-Activity ----- \$1,250,000

Regional Cooperation Projects ----- \$2,000,000

Innovative Projects ----- \$5,000,000

\$1,000,000

CDBG Annual Competition

Electronic submission through DCA's
GrAAM System

Application Due Date:

April 10, 2026

CDBG Annual Competition

Changes from past rounds - still in effect:

- **Increased Funding Limits**
- **Increased PDC's**
- **Modified Score Values**
- **DCA 3 replaced with Community Needs Assessment**
- **Bonus Points for “ROBUST” Citizen Participation**
- **GICH Certified Alumni may apply every year**

CDBG Annual Competition

Raised limit of the amount allowable for the rehabilitation of MHU's to \$20,000 (including CDBG funds AND owner/other contributions) for MHU units.

- ***Financial Plan Form*** is a pdf with formulas.

CDBG Neighborhood Revitalization

- Types of Grants
 - **Single Activity:**
 - Housing Activities Only
 - Infrastructure Activities Only
 - Public Building Only
 - **Multi-Activity:**
 - Housing PLUS Infrastructure and/or Building Activities

CDBG Neighborhood Revitalization

Assessing Needs

- ❑ What are the needs community wide?
- ❑ The required Public Hearing is the opportunity for citizen input
- ❑ Are there concentrations of substandard housing? Are there Infrastructure needs?
- ❑ Determine the project area (TARGET AREA)

Single Activity Neighborhood Revitalization

- **Addresses Housing Activities**
- **May Include Several Activities**
 - **Rehabilitation**
 - **Reconstruction**
 - **Homebuyer Assistance**
 - **Acquisition**
 - **Relocation**
 - **Demolition/Clearance**

Single Activity Neighborhood Revitalization

Who May Receive Assistance?

- Individual or Family Home-Owners (Owner Occupants)
- Investor Owners (Rental Units).
- Occupants must meet Low-Moderate Income definition
- Must possess clear Deed to property.
 - “Life Estate” agreement is OK
- Properties must be within Applicant Jurisdiction

Single Activity Neighborhood Revitalization

Eligible Activities:

- **Rehabilitation** – To repair and/or bring to Code/Program Property Standards existing substandard housing unit.
- **Reconstruction** – Where unfeasible to Rehab - Demolish and construct new unit on same site – *Owner Occupied ONLY.*

Single Activity Neighborhood Revitalization

Eligible Activities

- Acquisition - of Real Property
- Disposition – Costs Incidental to Disposing of Property Acquired with CDBG Funds
- Code Enforcement – but...

Single Activity Neighborhood Revitalization

Eligible Activities

- Clearance – Of Dilapidated Structures, out-buildings, etc.
 - GET OWNER COMMITMENT –in writing
- Interim Assistance
- Relocation – Temporary or Permanent
 - Temporary Relocation is NOT mandatory for Owner occupied units
- Removal of Architectural Barriers

Single Activity Neighborhood Revitalization

Eligible Activities

- Home Buyer Assistance
 - Down Payment
 - Closing costs
 - Principle Reduction Payment
 - Interest buy-down

NOTE: *DCA policy mandates use of **fixed rate mortgages** on all CDBG funded projects*

Multi-Activity – Maximum \$1,250,000

Multi-Activity: “Comprehensive Neighborhood Revitalization”

- Includes Housing AND Public Facilities Activities
- Inter-related Activities
- Same Target Area
- Comprehensive (Meets all/most of the Needs in the Target Area)

Application MUST show a reasonable distribution of funds between activities

Revitalization Area Strategy (RAS)

- Officially adopt a local Redevelopment Plan in accordance with the Urban Redevelopment Act O.C.G.A. 36-61
- Eligible area of Census Block Group(s) of 20% or greater poverty level.
- Develop strong local partnerships focusing local resources within the Revitalization Area.
- Submit application for designation to DCA.
- Must be designated by DCA through application

Electronic Submission for NEW and Annual Reports *required*

CDBG - Neighborhood Revitalization Application Review Process

- Each application is read and reviewed by the Housing Panel
- Rank and Score based on:
 - Feasibility of Project
 - Strategy Proposed
 - Impact of Project
 - Project Need

Questions?



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**

CDBG - Neighborhood Revitalization Application Review Process

Malisa Thompson