

Grant Funding to Meet Community Development Needs



Kimberly Carter, Division Director
Community Finance

DCA Overview

Helping to build strong, vibrant communities.



The Georgia Department of Community Affairs is composed of:

7 divisions operating across the state in 12 regions.

DCA

Community Development Division

Community Finance Division

Historic Preservation Division

Homeownership Division

Housing Assistance Division

Housing Choice Voucher Division

Housing Finance and Development Division

70+ programs and resources

are administered to help provide funding, incentives, technical support and partnerships.



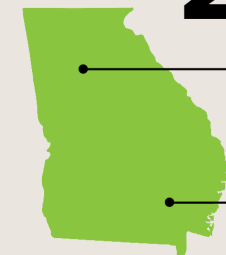
- Local Government and Community Assistance
- Homeless and Special Needs Housing Support
- Mapping, Research, and Surveys
- Rental and Mortgage Assistance
- Historic Preservation
- Construction Codes & Housing Development
- Planning

12 regional representatives

are located throughout the state to help communities decide which programs best address their particular needs.



2 locations



1 Atlanta (Central)
60 Executive Park South, NE
Atlanta, GA 30329

2 Waycross (HCV)
500 Alice Street
Waycross, GA 31501

Our Programs

DCA offers a variety of financial resources and technical assistance to help communities realize visions of success and improve the lives of their citizens. These resources, when used effectively and in concert with each other, can drive major improvements in a community and lead to an improved quality of life.

DCA offers a breadth of programs which can be categorized as follows:

Funding ■

Disburse state and/or federal funds to build or create something the community has deemed important such as sidewalks, roads, parks, public buildings, water and sewer facilities, housing choices, or economic development projects.

Incentives ■

Encourage the private sector to invest and fill a need that is important to a community, often resulting in a public-private partnership.

Partnerships ■

Foster partnerships with a private for-profit or non-profit entity, quasi-governmental agency, or another government entity to achieve a goal.

Technical Assistance ■

Employ experts in financing, planning, research, citizen engagement and governance who can help local governments develop appropriate strategies to meet local goals.

DCA Regional Representatives

The DCA Regional Representatives are a vital entry point to help navigate the agency's diverse offering of programs and resources.

- Located in each of the state's 12 service delivery regions
- Available to discuss a community's needs and options
- Access, organize, and manage the various types of assistance offered through DCA
- Help a community decide which tools are best to address its particular needs and manage the various types of assistance offered by DCA
- Maintain a network of regional and statewide partners
- Coordinate and facilitate many of the agency's special initiatives

DCA Regions



DCA Regional Representatives

Region 1	Patrick Vickers	(404) 695-2093	region1@dca.ga.gov
Region 2	Kathy Papa	(770) 362-7078	region2@dca.ga.gov
Region 3	Tracie Sanchez	(470) 851-8827	region3@dca.ga.gov
Region 4	Corinne Thornton	(706) 340-6461	region4@dca.ga.gov
Region 5	Beth Eavenson	(404) 387-6977	region5@dca.ga.gov
Region 6	Tonya Mole	(404) 852-6876	region6@dca.ga.gov
Region 7	Tina Hutcheson	(478) 278-9434	region7@dca.ga.gov
Region 8	Rebecca White	(706) 340-6461	region8@dca.ga.gov
Region 9	Lynn Ashcraft	(478) 484-0321	region9@dca.ga.gov
Region 10	Heather Sharpe	(470) 654-3920	region10@dca.ga.gov
Region 11	Kelly Lane	(404) 227-3619	region11@dca.ga.gov
Region 12	Jennifer Fordham	(912) 531-1746	region12@dca.ga.gov

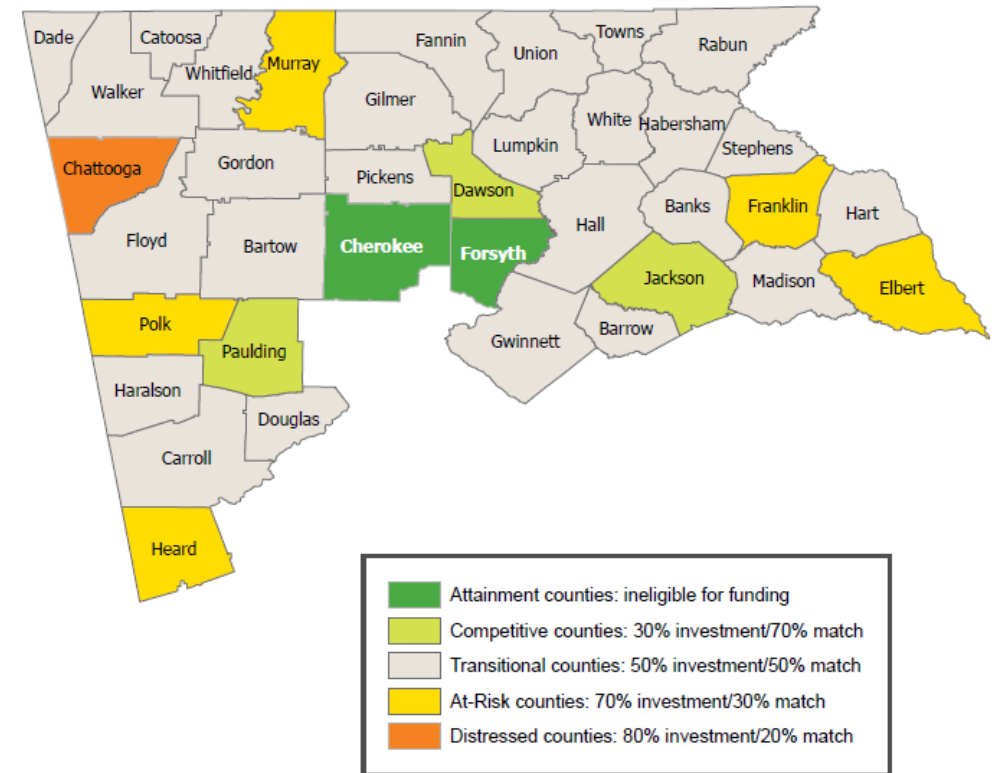
Local Government and Community Funding

- Appalachian Regional Commission
- Southeast Crescent Regional Commission
- Community Development Block Grants
- Downtown Development Revolving Loan Fund
- Regional Economic Business Assistance
- OneGeorgia Authority

Local Government and Community Funding

Appalachian Regional Commission

- Regional economic development agency that represents a partnership of federal, state, and local governments
- Established by an act of Congress in 1965
- Composed of the governors of the 13 Appalachian states
- Federal co-chair, who is appointed by the president
- Provides financial investment and technical assistance to eligible applicants in support of community and economic development in Georgia's 37-county Appalachian region



Source: Appalachian Regional Commission, 2022
Effective October 1, 2022 through September 30, 2023

2022-2026 ARC Federal Strategic Goals & How They Align With State Priorities

Building Appalachian Businesses

- Downtown Development
- Regrowth of the tourism economy

Building Appalachia's Workforce Ecosystem

- Downtown Development
- Workforce development

Building Appalachia's Infrastructure

- New, improved or enhanced infrastructure

Building Regional Culture and Tourism

- Downtown Development
- Regrowth of the tourism economy

Building Community Leaders & Capacity

- Creating resilient communities



Important Facts


- FY2023 Regular Allocation - \$6,585,925
- FY2023 Infrastructure - \$9,779,926
- Award Amount – up to \$1,000,000
- Application Deadline – 2nd Friday of each quarter (January, April, July, October)
- For More Information –
Annaka Woodruff, annaka.woodruff@dca.ga.gov

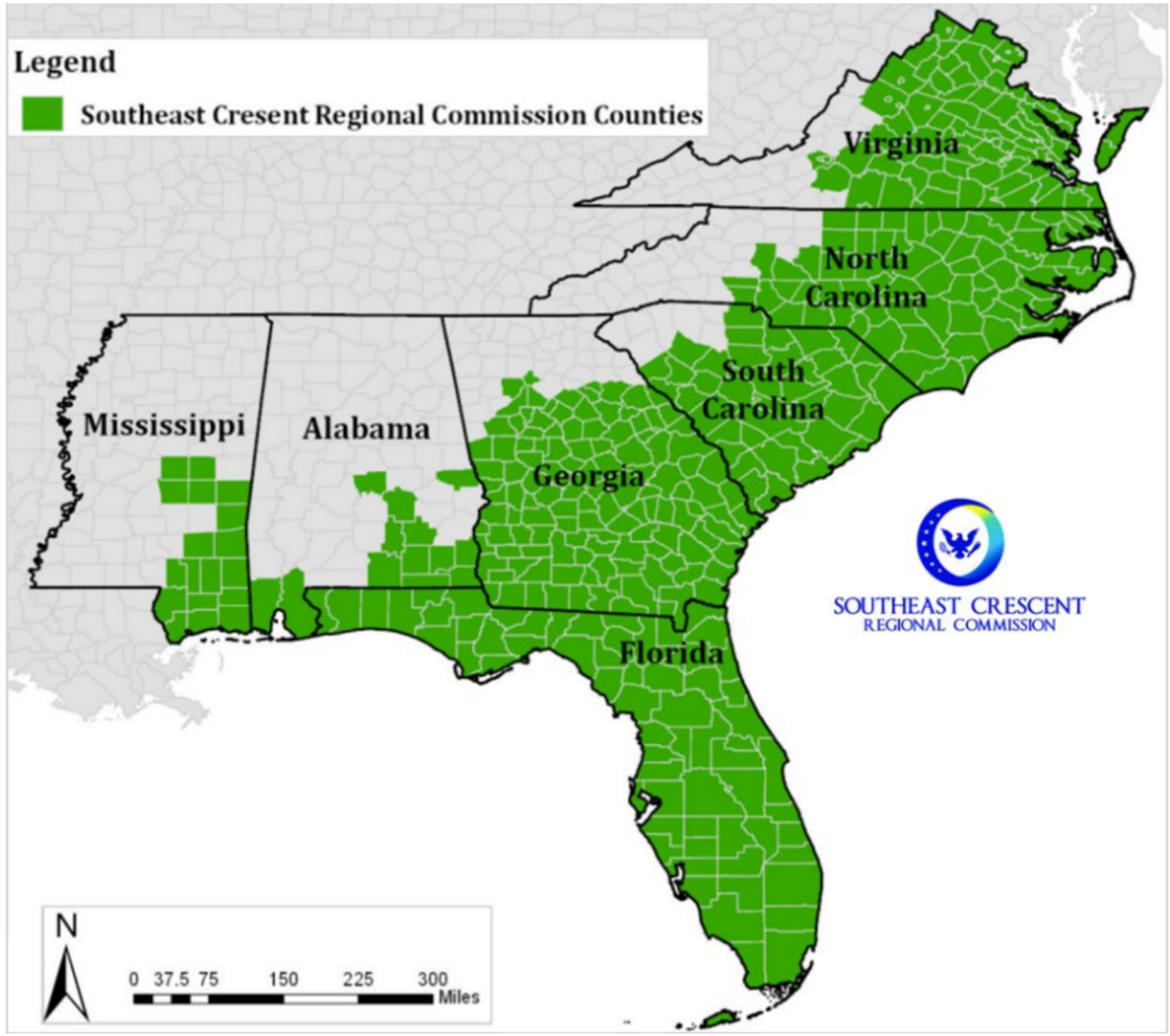
Southeast Crescent Regional Commission

Build sustainable communities and strengthen
economic growth across the Southeast Crescent Region



Legend

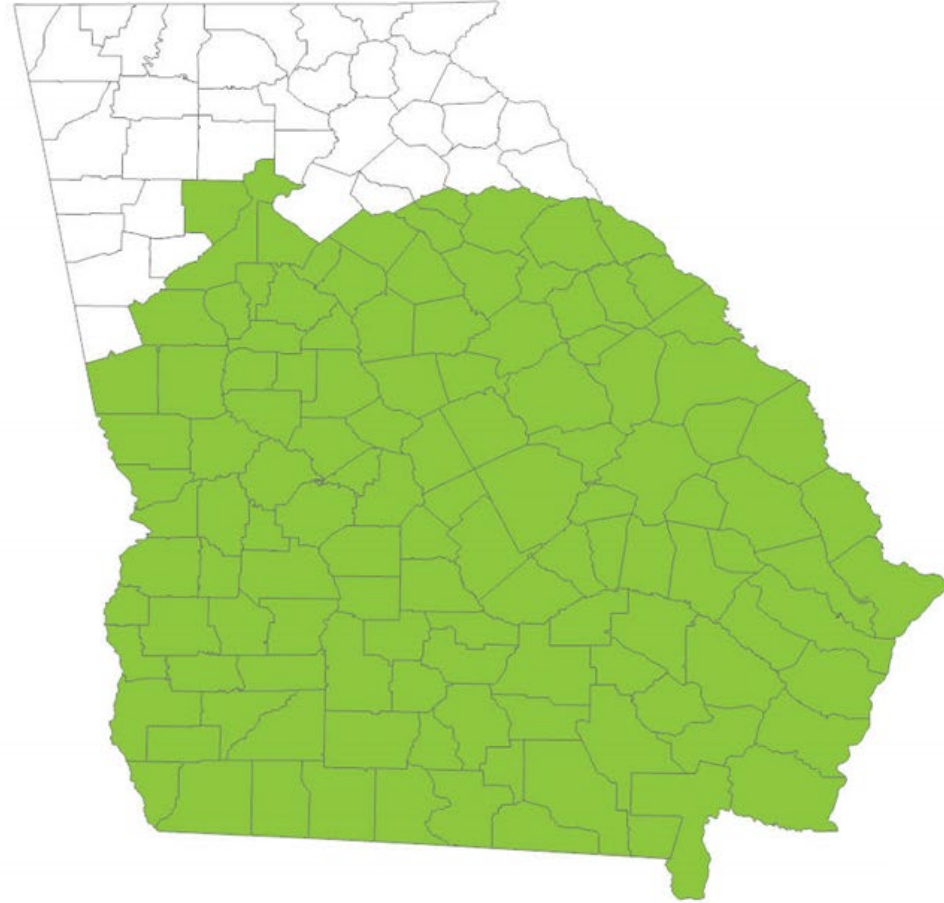
 Southeast Crescent Regional Commission Counties



SCRC Georgia Region

122 Counties

FY 2023 Annual Allocation
\$5,758,040



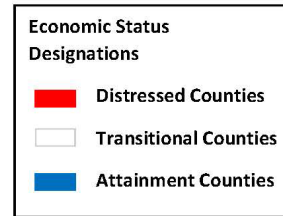
SCRC FY'23 Priorities

- Invest in **Critical Infrastructure**
- Improve **Health and Public Service** Access and Outcomes
- Strengthen **workforce** capacity
- Foster **Entrepreneurial and Business Development** Activities
- Expand Affordable **Housing** Stock and Access
- Promote **Environmental Conservation, Preservation and Access**

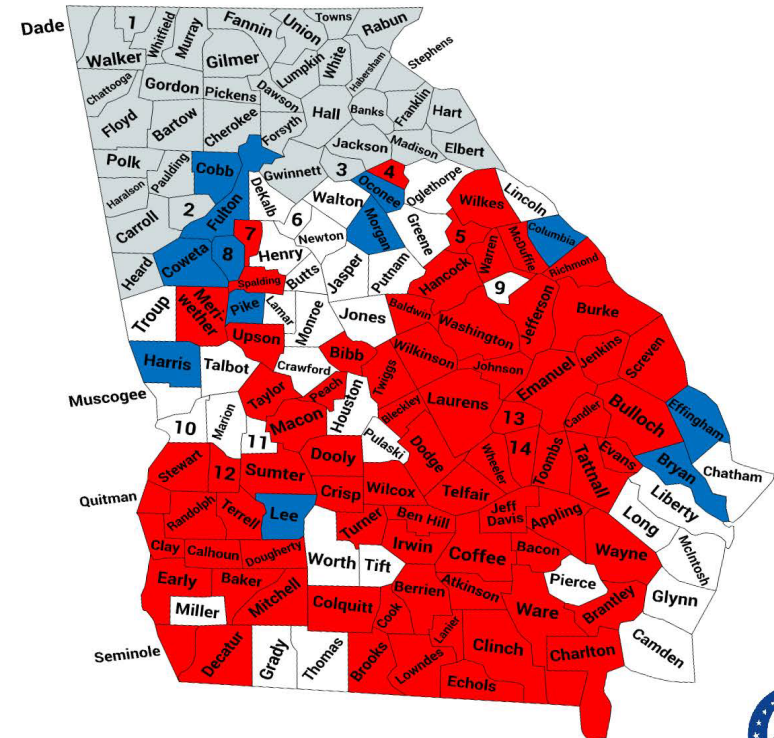
Southeast Crescent Regional Commission

FY23 Economic Designations

GEORGIA



1. Catoosa
2. Douglas
3. Barrow
4. Clarke
5. Taliaferro
6. Rockdale
7. Clayton
8. Fayette
9. Glascock
10. Chattahoochee
11. Schley
12. Webster
13. Treutlen
14. Montgomery



*Counties in grey are not covered by SCRC.



SOUTHEAST CRESCENT
REGIONAL COMMISSION

Georgia SCRC Program Policies

- Maximum SCRC investment is **\$350,000**. The maximum investment may be waived by the Governor at his discretion.
- Priority is given to projects that are **“ready-to-go”**
- Eligible applicants include:
 - Local governments
 - Development Authorities
 - Non-profit organizations
 - Educational institutions
 - Public healthcare institutions
 - Public-private partnerships are eligible, but applicant must be a public entity or non-profit entity
- Each proposal is scored according to the following criteria:
 - Consistency with Southeast Crescent Regional Commission goals and strategies
 - Consistency with Georgia’s goals and strategies
 - Economic impact within the community and the region

Local Government and Community Funding

Community Development Block Grants – Annual Competition

- Federal block grant program focuses on benefiting low- to moderate-income people by providing resources for livable neighborhoods, economic empowerment, and decent housing
- State CDBG program primarily includes rural cities and counties

2 Employment Incentive Program

- A financing program may be used in conjunction with traditional private financing for economic development projects

3 Redevelopment Fund

- Provides flexible financial assistance, including grants and loans, to local governments
- Assists with challenging economic and community development projects while addressing blight

4 Immediate Threat and Danger

- Provides 50% matching funds for community development activities having particular urgency posing serious and immediate threat to health or welfare of the community
- These situations should typically occur due to a state or federally declared disaster.

CDBG Programs and Allocations ■

The Georgia CDBG Program is comprised of the following:

Program	Allocation
CDBG-CV Program (Rounds 1, 2, and 3)	\$82,850,607
Immediate Threat and Danger Program Set-Aside	\$500,000
Employment Incentive Program Set-Aside	\$4,000,000
Redevelopment Fund Program Set-Aside	\$1,500,000
Innovative Grant Program Set-Aside	\$10,000,000
Annual Competition <i>FFY23 allocation is approximately \$41 million</i>	<i>Balance of HUD allocation after administration, technical assistance and set-asides</i>

Eligible Applicants

- **Non-entitlement communities**
Cities/Counties that do not participate in the Entitlement Program
- The following entitlement communities are not eligible to participate in the State CDBG Program:
 - The Cities of Albany, Atlanta, Brunswick, Dalton, Gainesville, Hinesville, Marietta, Rome, Roswell, Sandy Springs City, Savannah, Smyrna City, South Fulton, Valdosta, and Warner Robins.
 - The Counties of Cherokee County, Clayton County, Cobb County, DeKalb County, Fulton County, Gwinnett County, and Henry County.
 - The Consolidated Governments of Athens/Clarke County, Augusta/Richmond County, Columbus Consolidated Government, and Macon/Bibb County.
 - Any incorporated city within a HUD Entitlement Urban County that has chosen to participate with the Urban County through a Cooperating Agreement.

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 clearance
 - Publicly owned buildings
(*not used for general operation of government*)
 - Housing rehabilitation or reconstruction
 - Fire protection
 - Senior Centers
 - Health Centers
 - Boys & Girls Clubs

Funding Limits and Match Requirements

Applicants may apply for -

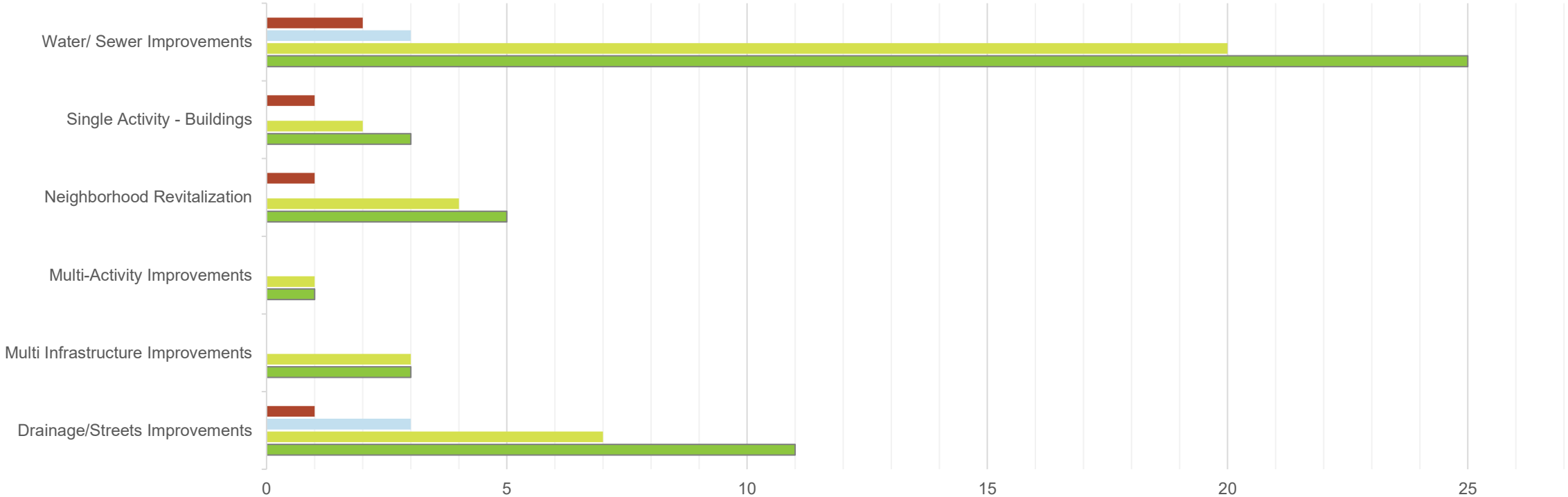
- Single-Activity Project - up to \$1,000,000
- Multi-Activity Project - up to \$1,250,000
- Regional Cooperation – up to \$2,000,000

Local Match Requirements – Annual Competition:

- 0% match requirement for grant requests of \$300,000 and less
- 5% match requirement for grant requests of \$300,001 to \$750,000
- 10% match requirement for grant requests of \$750,001 to \$1,000,000
- 15% match requirement for grant requests of \$1,000,001 or more

2023 CDBG Annual Competition

■ Ineligible ■ Denied ■ Approved ■ Applications Received



	Drainage/Streets Improvements	Multi Infrastructure Improvements	Multi-Activity Improvements	Neighborhood Revitalization	Single Activity - Buildings	Water/ Sewer Improvements
■ Ineligible	1	0	0	1	1	2
■ Denied	3	0	0	0	0	3
■ Approved	7	3	1	4	2	20
■ Applications Received	11	3	1	5	3	25

CDBG ANNUAL COMPETITION APPLICATION CYCLE

Application Available



Applicants' Workshop held each year (October / November). The purpose of this workshop is to inform local government officials and other interested parties of the procedures to be used in preparing State CDBG applications.

Project Closeout

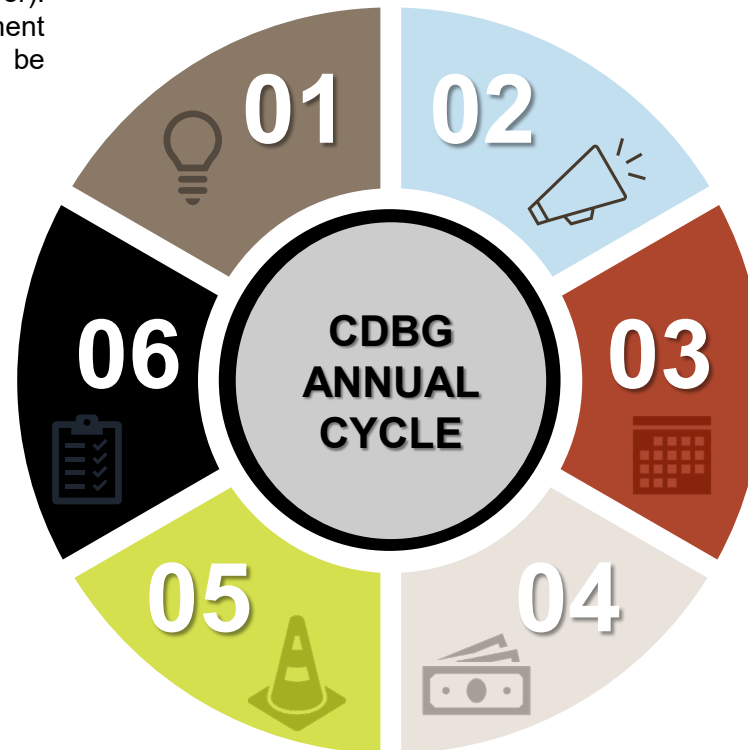


After successful implementation, a closeout site visit is conducted. All funds must be accounted for in the jurisdiction's financial audit.

Project Performance Period



Projects are designed, bid, and placed under contract. Active construction and monitoring of project success.



Public Input



The purpose of the hearing will be to obtain citizens' views and to respond to proposals and questions concerning previous CDBG funded projects (if any) and to obtain citizen participation in the development of new proposals including identification of community needs and proposed activities.

Application Deadline



Applications are due April 1st annually

Funding Announcement



Approved projects are announced by the Governor in the fall (September / October)



Success Story
CDBG Redevelopment Project

SUCCESS STORY

CDBG REDEVELOPMENT PROGRAM

WAYFARER MUSIC HALL (MONROE LIVERY)



SUCCESS STORY

CDBG REDEVELOPMENT PROGRAM

WAYFARER MUSIC HALL (MONROE LIVERY)



SUCCESS STORY

CDBG REDEVELOPMENT PROGRAM

WAYFARER MUSIC HALL (MONROE LIVERY)



SUCCESS STORY

CDBG REDEVELOPMENT PROGRAM

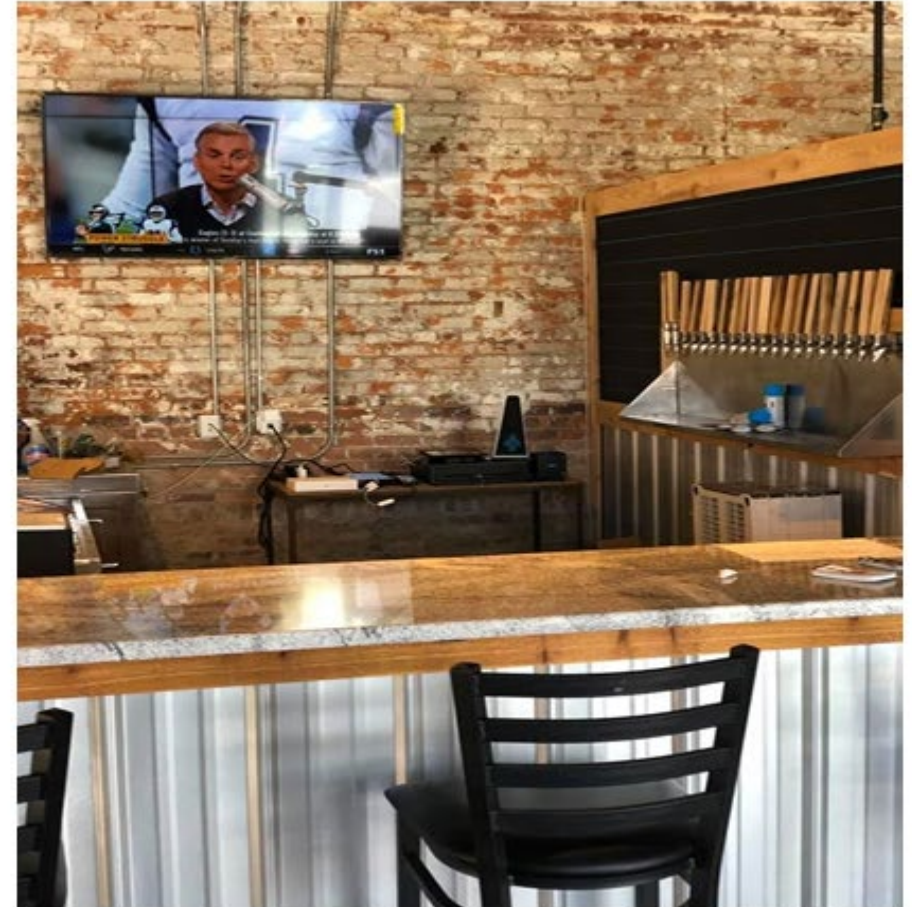
WAYFARER MUSIC HALL (MONROE LIVERY)



SUCCESS STORY

CDBG REDEVELOPMENT PROGRAM

WAYFARER MUSIC HALL (MONROE LIVERY)



Local Government and Community Funding



Downtown Development Revolving Loan Fund ■

- Assists cities, counties, and development authorities with efforts to revitalize and enhance downtown areas
- Provides below market rate “gap” financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods to spur commercial redevelopment
- Loan Maximum - \$250,000
- 15-year term (3% interest; 2% for Main Street cities)

Local Government and Community Funding



Regional Economic Business Assistance ■

- Enhances Georgia's competitiveness in attracting sizable economic development projects through this state-funded incentive
- Acts as a vehicle for significant local, regional or statewide initiatives having short- or long-term economic development benefits
- Typically, REBA funds are targeted for projects in non-rural counties

Local Government and Community Funding



OneGeorgia Authority ■

- Provides grants and loans typically for land acquisition and infrastructure development, machinery purchases, business relocation assistance, and other economic development capacity-building and job-creation projects

EDGE Fund

- Assists communities whose sites are being considered for business relocation or expansion while competing with another state
- Local development authorities are required to apply
- The application must be accompanied by a letter of recommendation from a state agency, typically the Georgia Department of Economic Development

Local Government and Community Funding

OneGeorgia Authority

Rural Workforce Housing Initiative

- Provides flexible funding for developing workforce housing
- Activities can include, but are not limited to:
 - Land acquisition
 - Construction finance for workforce housing
 - Developing essential infrastructure that specifically supports new housing developments

“

As we grow business opportunities across the state, affordable housing for our workforce will continue to be a growing need.”

- Brian Kemp, Governor of Georgia

Rural Workforce Housing Initiative Quick Guide

Amount	\$25 M	\$10 M
Administrator	One Georgia Authority	DCA HFDD
Financing Type	Grants	Loans
Activity	Land Development	Starter Homes
Recipient	Development Authorities	Community Applications with Lender + Builder

Funding Requirements

	Infrastructure Grants	Housing Loans
Maximum Award	\$2.5 million	\$1 million
Match Required?	No match required but leveraged resources will improve application competitiveness	Yes. 60% funds must come from other sources

Applications for under \$250,000 will not be accepted

Rural Workforce Housing Initiative Awards

- City of Albany- \$923,513
- City of Colquitt- \$2,400,000
- Columbus Consolidated Government- \$2,256,463
- Douglas-Coffee County Industrial Authority- \$2,310,885
- Stephens County Development Authority- \$478,400



Local Government and Community Funding

OneGeorgia Authority ■

Rural Innovation Fund (5 awards, \$24.5M awarded, TPC - \$73.5M)

- Assists the welfare, safety, and economic security of Georgians living in rural communities
- Successful projects will promote the development or retention of employment opportunities

Equity Fund (Capacity-Building Program)

- Assists in building the necessary infrastructure for economic development, including improvements to sewer and water lines, roads, and industrial parks
- Funding can come in the form of grants or loans



Equity Success Story

Red Hills Business Park - Thomasville

\$500,000 OneGeorgia Authority Grant for Water/Sewer

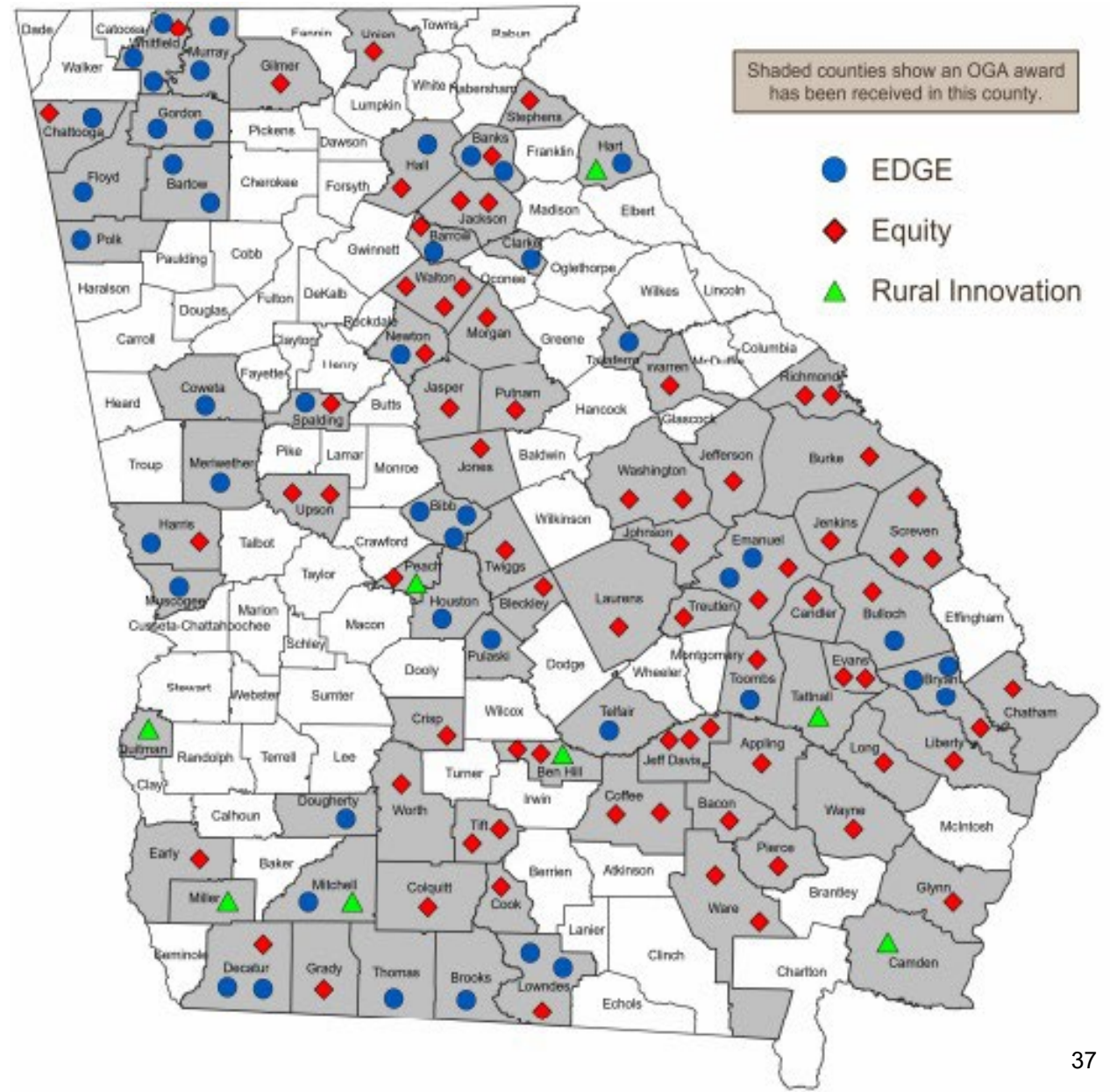
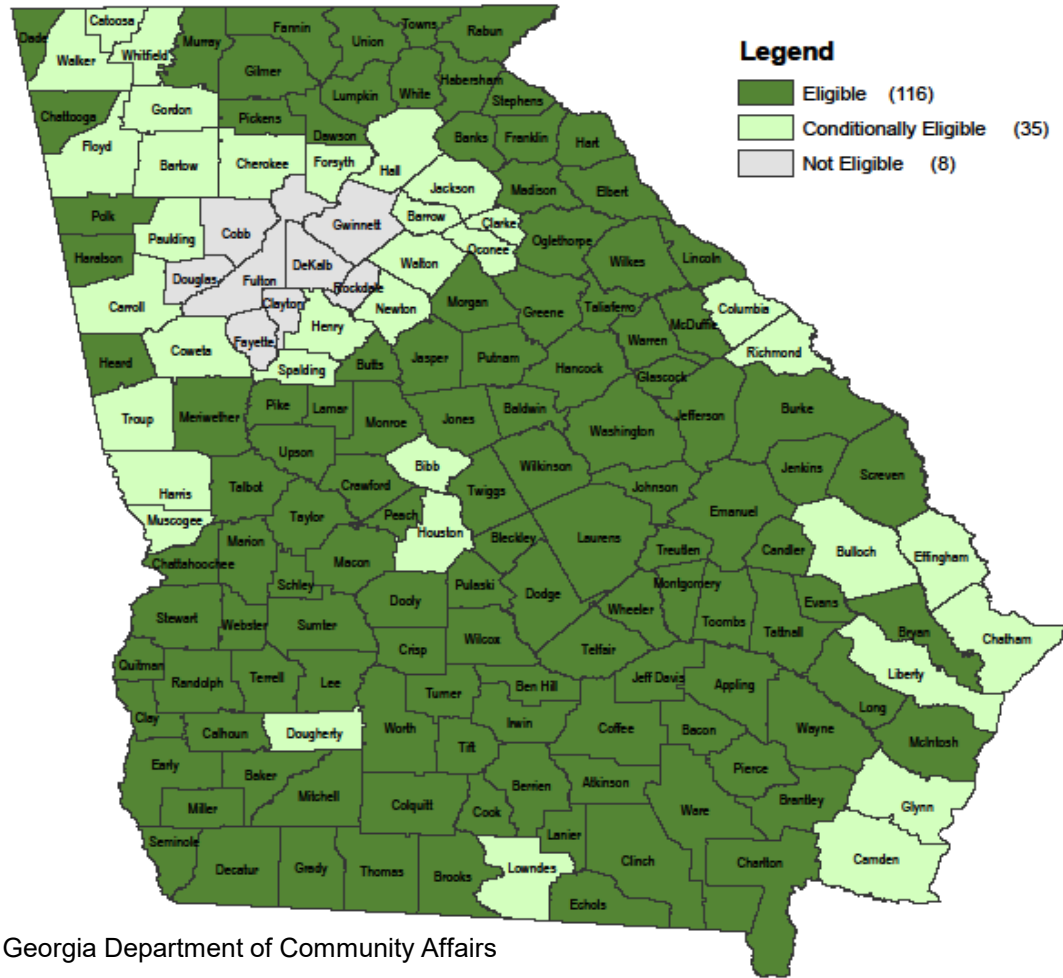
\$17 million total project costs

As of 2023, 5 major announcements

1. Troy Acoustics - 166 jobs / \$63 million
2. Ashley's Distribution Center - 105 jobs / \$20M
3. Carroll's Cabinets - 20 jobs / \$1.1 million
4. A1Granite - 45 jobs / \$1.5 million
5. Southern Quality Propane - 50 jobs / \$2.5 million



Official Map
Eligible Counties



Things to Consider Before Applying for a Grant

■ Strategy

- Vision
- Problem to be Solved

■ Need

- Community Assessment
- Budget

■ Feasibility

- Eligibility
- Match requirement
- Performance Period

■ Impact

- Effect on the people or community

Thanks!

Questions?

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Community Finance Division
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