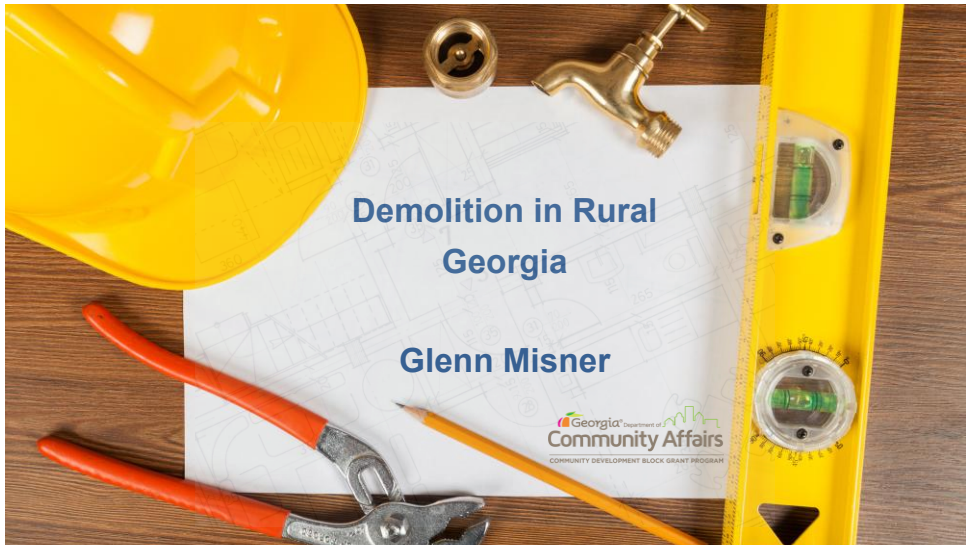
GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

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Look familiar???



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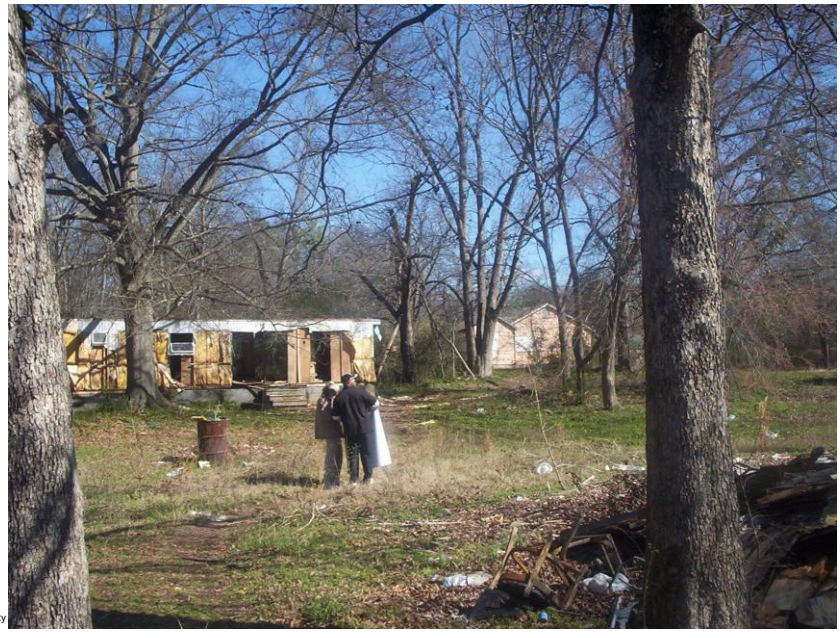
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How Georgia's CDBG Program addresses substandard and dilapidated property

- Encourage adoption of building codes and enforcement of said codes through inspection and citation
- DCA oversees development and revision of mandatory and permissive building codes – residential and commercial – and provides technical assistance to local governments for code adoption and enforcement
- Provides funding through CDBG to local governments to acquire and clear vacant dilapidated structures IN CONJUNCTION WITH housing rehabilitation and reconstruction projects under our CDBG Annual Competition
  - We generally do not fund "Demolition Only" projects
- Encourage local governments to develop locally funded Demolition Programs

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Cochran, Georgia Demolition Assistance Program

Program Purpose

The program removes unsafe and blighted structures to improve safety and encourage new development.

Target Beneficiaries

The program Focuses on dilapidated properties owned by low-to-moderate-income residents meeting ownership and structural criteria.

Cost and Funding

Applicants pay $250 for residential and $500 for commercial demolitions; city covers testing, demolition, and disposal expenses to ease financial burden.

Community Impact

The demolition assistance program revitalizes neighborhoods and helps the city qualify for community development grants.



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Cochran, Georgia
Demolition Assistance Program

Locally funded - $45,000 in 2025

Max grant/building - $8000

Owner required contribution - $250 residential /$500/commercial

Since program inception 50+ bighted buildings have been demolished



Georgia Department of Community Affairs

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Other resources



- Georgia Initiative for Community Housing – GICH
  - 3 Year program for communities that receive peer-to-peer and subject expert training on addressing housing issues
- Blight Tax
  - Local property taxes increased on blighted properties
    - Some places X6!
- Revitalization Area Strategy – RAS
  - Rewards innovative local strategies and a commitment to redevelop a targeted area with a comprehensive, collaborative approach that includes private and public partners.
  - Successful applicants receive up to 20 bonus points on their CDBG Application
- Based on local adoption of an Urban Redevelopment Plan in accordance with Georgia Law (O.C.G.A> 36-61)

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Revitalization Area Strategy

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

Results……

Rockmart:
Jackson Square Apts.









Thomasville: Victoria Place











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The former Macon Homes—now Bartlett's Crossing





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City of Washington - Rusher Street















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