Blight Elimination Program Statement

PURPOSE:

The program is designed to provide financial assistance to communities to make physical improvements to residential neighborhoods through blight removal of vacant residential structures that are publically owned. The residential blight removal program is designed to focus on demolition of vacant blighted property that is:

- In direct support of proposed investment of public or private funds including properties that will be redeveloped for residential use;
- Directly adjacent to or across from recent public or private investment, proposed investment, or other assets designated as critical investments or institutions by state or local officials;
- Critical for strategic redevelopment of a targeted area; or
- Assist in the stabilization of neighborhoods with high rates of foreclosure prevention services and/or homeownership, and other tipping point neighborhoods.

ELIGIBLE APPLICANTS:

- Non-Entitlement Local Units of Government

ELIGIBLE ACTIVITIES:

The blighted sites must be located in CDBG low and moderate income area, block group or census tract and meet one of the following blight definitions: 1) considered a public nuisance according to local code or ordinance; 2) is a nuisance because of age, physical condition, or use; or 3) has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, rendered ineffective so that the property is unfit for its intended use.

Due to federal regulations, projects that have already started or previously obligated funds are not eligible. All project activities or costs (both CDBG or non-CDBG) cannot have started and/or been incurred except for preliminary engineering cost estimates.

ELIGIBLE COSTS:

- Costs associated with the physical demolition of the structures and site restoration
- Communities may request up to twenty percent (20%) of the grant budget for grant administration.

PROJECT CONDITIONS:

- Contributes to the implementation of a local coordinated revitalization strategy and/or plan
- Community has demonstrated administrative capacity to meet federal grant compliance requirements.
- Site(s) are not historical and/or located in local, state, or federally designated historic areas. State Historic Preservation Office (SHPO) Clearance will be required for all sites.
- Local and state property taxes must be current – no outstanding non-mortgage liens
- Five-year (prorated) reuse/resale provision will be required within the funding agreement
- 25 percent leverage on grant award required

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