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Community Development  
Assistance Program

ARC

Atlanta Regional Commission

# COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM

2024 Call for Projects | Application Guidebook



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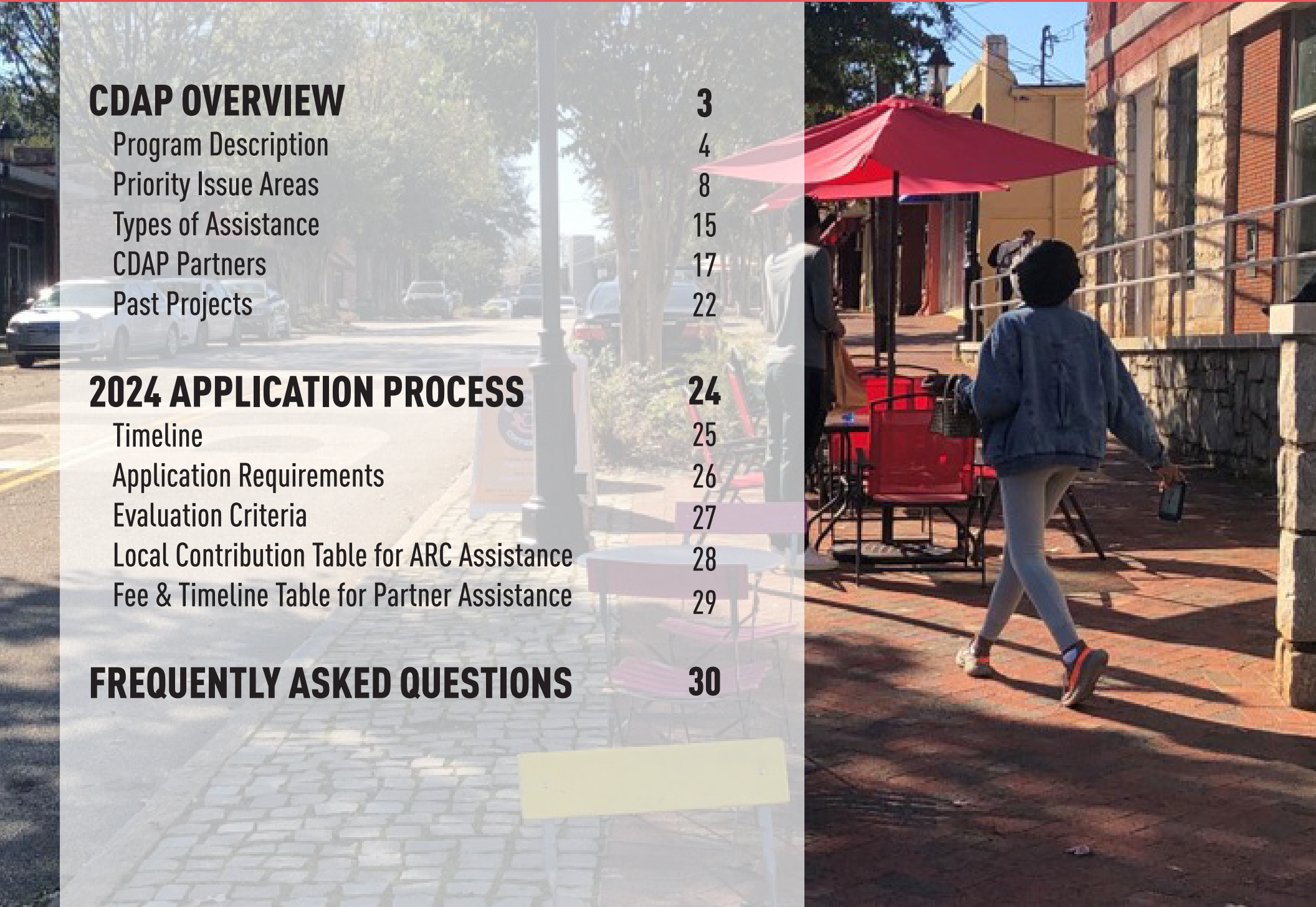
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Man Pig

YUM! YUM!  
Good Food

JEN'S ICE

Mac & Cheese

**CDAP  
OVERVIEW**



# Community Development Assistance Program

The Community Development Assistance Program (CDAP) provides planning assistance to local governments, CIDs, & non-profits across the 11-county metropolitan region to undertake local planning activities that advance the goals of the Atlanta Region's Plan.

## PROGRAM GOALS

- Implement the Atlanta Region's Plan at the local level
- Advance socially equitable planning processes & outcomes
- Promote community resiliency to safeguard against future shocks & stressors
- Foster comprehensive, inclusive, & meaningful community engagement

# Equity & Resiliency

Our communities have struggled to address the social and economic effects of COVID, while also grappling with ways to reverse past policy outcomes that have negatively affected or ignored minority and immigrant communities. CDAP shifted in 2021 to focus its assistance on advancing social equity and community resiliency in our region to meet our communities' needs.

## SOCIAL EQUITY

The just & fair inclusion into society in which all can participate, prosper, & reach their full potential. Equitable policies & programs address the harm from past planning outcomes & eliminate present & future harm to people of color, minority communities, seniors, disabled-persons, the LGBTQ community, etc.<sup>1</sup>

*1. Definition taken in part from the American Planning Association*

## COMMUNITY RESILIENCY

The capacity for individuals, communities, institutions, businesses, & systems to survive, adapt, & grow no matter what kinds of chronic stresses & acute shocks they experience.<sup>2</sup>

*Without equity, there is no resilience.*

*2. Definition & quote from the Resilient Cities Network*

# Community-Based Organizations

As part of ARC's ongoing efforts to create outcomes that benefit community members that have been disproportionately and negatively impacted by past planning outcomes, ARC will continue to prioritize assistance in 2024 to applications that demonstrate an active partnership between the local government and Community-Based Organizations (CBO).

## COMMUNITY-BASED ORGANIZATIONS

A CBO is an organization with a mission to improve the environmental, economic, social, cultural &/or quality of life conditions of a common community of interest.

The term "organization" should be broadly interpreted & can encompass groups with formal legal status & unregistered groups, such as block clubs, or other groups that may not have a legal designation yet are still organized to work on collective efforts to benefit their community.<sup>1</sup>

*1. Definition taken from Metro (Los Angeles County Metropolitan Transportation Authority)*

# Climate Change Vulnerability Assessment

In 2024, ARC will focus on addressing climate change through various mitigation and adaptation efforts throughout the region. A Climate Change Vulnerability Assessment will be conducted through CDAP for one jurisdiction per program cycle as part of those adaptation efforts.

## CLIMATE CHANGE VULNERABILITY ASSESSMENT

A Climate Change Vulnerability Assessment is a thorough process that examines the susceptibility of specific regions, ecosystems, and communities to the impacts of climate change. <sup>1</sup>

It encompasses an in-depth analysis of various factors, including physical, socio-economic dimensions, to identify potential vulnerabilities and assess their magnitude. This assessment helps in understanding how climate change may exacerbate existing vulnerabilities or create new ones, thereby enabling policymakers, researchers, and local stakeholders to develop effective adaptation strategies and mitigation measures. <sup>2</sup>

*1. Definition taken from the following document: Ebi et al. (2013). Protecting health from climate change: Vulnerability and Adaptation Assessment. Geneva, World Health Organization.*

*2. Definition taken from the following document: Dalson Twecan, Weiguang Wang, Junzeng Xu, Alnail Mohmmmed, Climate change vulnerability, adaptation measures, and risk perceptions at households level in Acholi sub-region, Northern Uganda, Land Use Policy, Volume 115, 2022, 106011, ISSN 0264-8377, <https://doi.org/10.1016/j.landusepol.2022.106011>*

# Priority Issue Areas

ARC is looking for projects that address one to two of the eight regional challenges shown in the graphic below. ARC identified these priority issue areas through a series of stakeholder meetings, workshops, committee meetings, and community surveys. Projects do not need to address all of these priorities, but applications should explain in detail how and why they are looking to address each identified priority issue area.





# Priority Issue Areas

## ACCESS TO HEALTHY FOOD



Access to fresh, healthy food is not equitably distributed in the Atlanta region. Land use policies supporting community agriculture, local food production, and access to healthy food retail opportunities are critical to creating both an equitable and resilient region.



*Image of Little Ones Learning Center in Forest Park, GA from Food Well Alliance*

# Priority Issue Areas

## CREATIVE PLACEMAKING



Creative placemaking is the intentional integration of arts, culture, and community-engaged strategies into the process of equitable community planning and development. Working with local governments, artists engage the community to identify issues, set priorities, facilitate processes, and/or develop solutions.

*Definition from "Problem Solving through Arts and Culture Strategies"*



*Community fridge at Atlanta's Hodgepodge Coffeehouse. Free99Fridge not only addresses food insecurity but calls on artists to work with the community to design community fridges and their shelters. Image courtesy of Latisha Springer.*

# Priority Issue Areas

## IMPACTS OF CLIMATE CHANGE



Our region will experience climate shocks and stresses with increasing frequency. Resilient urban design and land use policies can incorporate innovative stormwater management and urban canopy considerations to improve health, protect natural resources, and adapt to extreme weather events.



# Priority Issue Areas

## HISTORIC PRESERVATION



The preservation of our region's rich historic resources is crucial to our understanding of each communities' unique story and to the development of a more just and equitable future. Historic preservation's catalytic impact on economic development, particularly in historic town centers, strengthens communities.



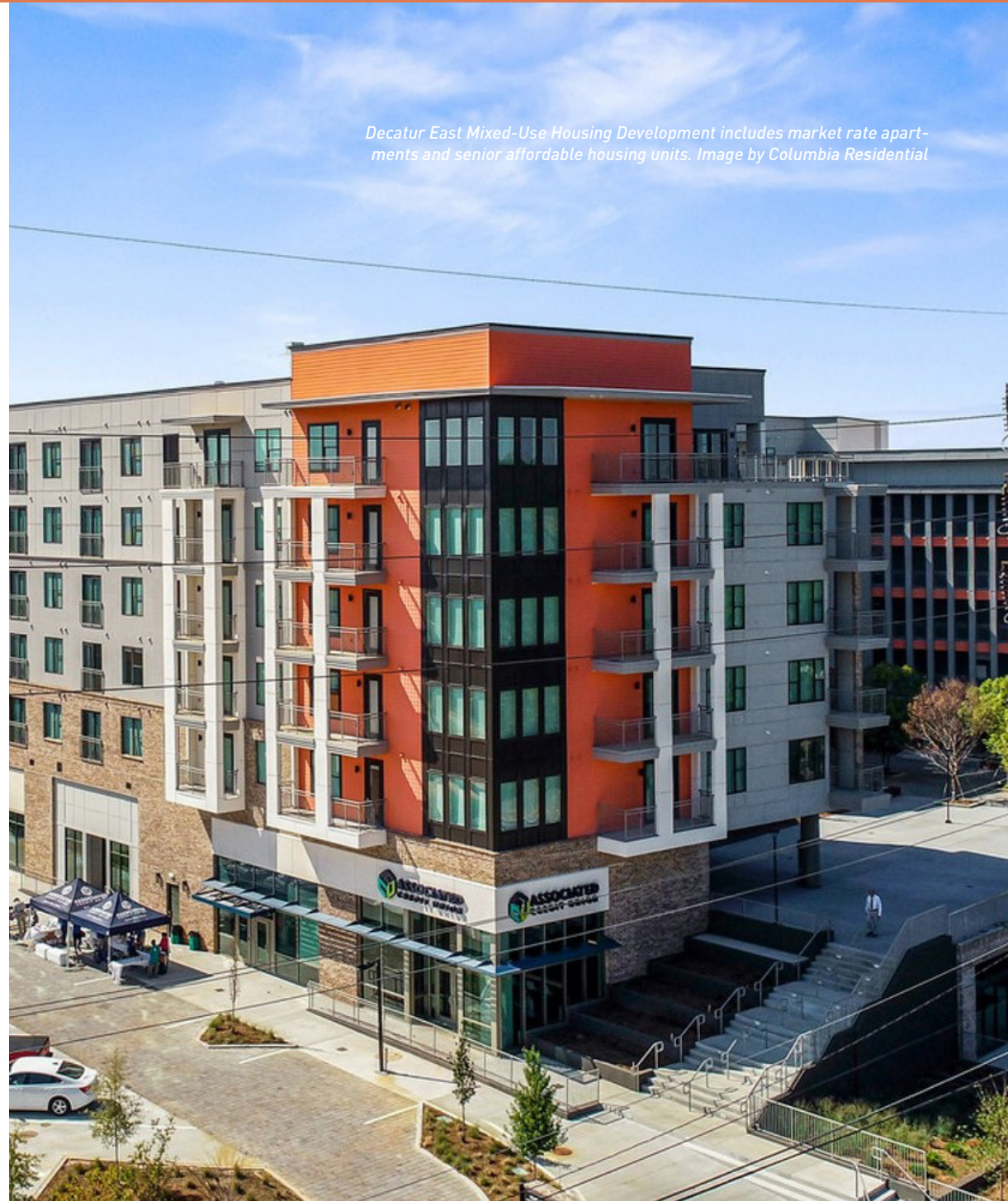
Downtown Marietta, GA

# Priority Issue Areas

## HOUSING AFFORDABILITY



Communities need to understand detailed information about their housing markets and set actionable steps to address housing affordability and stability. The goal is to foster a greater mix of housing options in the region, reflective of each community's specific housing needs.



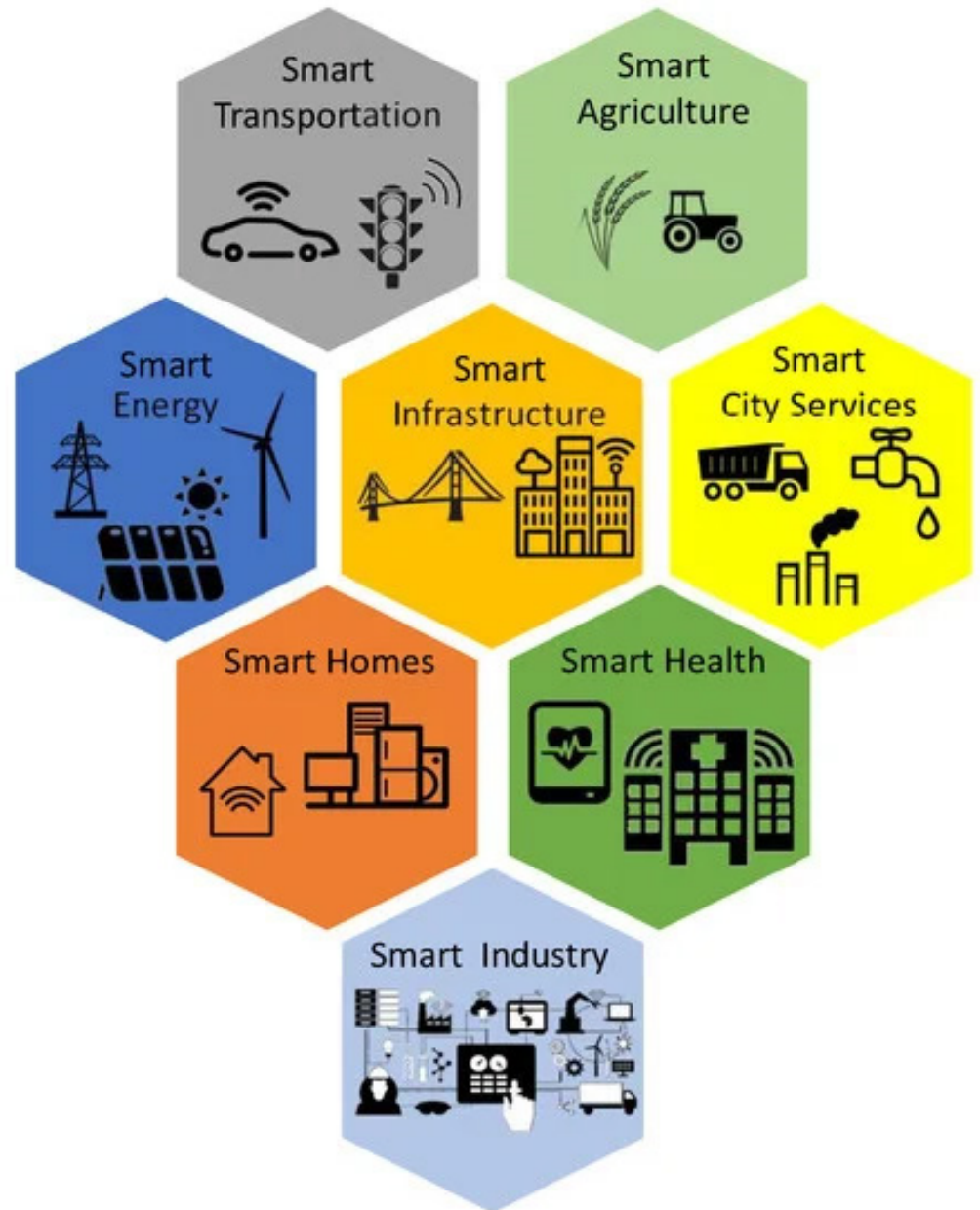
*Decatur East Mixed-Use Housing Development includes market rate apartments and senior affordable housing units. Image by Columbia Residential*

# Priority Issue Areas

## SMART TECHNOLOGY



Incorporating Smart City Technology allows communities to develop solutions in a new way that address issues related to mobility and other community challenges. It is important for communities to develop equitable methods of implementing new advances in technology that can improve the sustainability of our region.



# Types of Assistance



# Types of Assistance

CDAP offers technical assistance in three ways: ARC assistance, partner assistance, and grant assistance. In an effort to expand the assistance provided by our partners, some changes have been made to our application process, including the option to apply directly for a ULI TAPs.

## **ARC ASSISTANCE**

- Community must dedicate local contribution per contribution chart on page 28.

## **PARTNER ASSISTANCE**

- Participating partner descriptions are provided on pages 18-21.
- Fee structures and timelines may differ and are detailed on page 29.
- Partner programs may require scope change and/or an additional application. For example, ULI requires a separate application and review process if they select a CDAP application for consideration for their TAPs program.

## **GRANT ASSISTANCE**

- Very few CDAP grants are awarded annually.
- Project requires a strong transportation element.
- A local match of 20% minimum is required, similar to LCI.
- Unlike staff and partner assistance, non-profits are not eligible.



# CDAP Partners



Sustainable Growth Program



Graduate Capstone Projects



Graduate Studio Projects



Technical Assistance Panels (TAPs)

Georgia Conservancy's **Sustainable Growth Program** has advanced thoughtful community planning & urban design services for 25 years, focusing on reducing disturbances to nature while simultaneously improving quality of life across Georgia's diverse communities.

## **FOCUS AREA(S):**

- Range of topics (e.g., housing infill and redevelopment, asset-based economic development, etc.)
- Variety of jurisdictions (e.g., towns under 500 people, neighborhoods within large cities, etc.)

## **CDAP PROJECT(S):**

- City of Locus Grove Zoning Code Audit
- Douglas County Lithia Springs Character Area Implementation Strategy
- Douglasville Housing Assessment

The Andrew Young School of Policy Studies at Georgia State University undertakes short-term consulting projects for public, private, & nonprofit organizations. The **Graduate Capstone Projects** address challenges in organizations that don't have the capacity to tackle them internally.

## **FOCUS AREA(S):**

- Types of projects include service delivery assessment, program evaluation design, etc.
- Deliverables include white papers, executive reports, etc.

## **CDAP PROJECT(S):**

- South Fulton District 4 Resiliency Program

## **OTHER PROJECT(S):**

- Reducing Student Mobility Through Housing Stability In Clayton County
- Atlanta's Night Time Economy: Service Gaps and Challenges

**Graduate Studio Projects**  
in Georgia Tech's School of  
Architecture's MS in Urban Design  
& School of City and Regional  
Planning welcome opportunities  
to engage graduate students with  
real communities to propose real  
design & policy solutions for them  
to become more just, sustainable,  
& prosperous.

## **FOCUS AREA(S):**

- Redevelopment of underperforming suburban commercial properties, corridors, & transit access
- Equitable ecological infrastructure to reduce flooding, improve water quality, & attract investment
- Community-building programs, public spaces, & policies

ULI Atlanta's Technical Assistance Panels (TAPs) seek to advance the organization's global mission by assisting cities, public agencies, & non-profit organizations with complex land use challenges. TAPs enhance community leadership, clarify community needs and assets, & help inform land use policies.

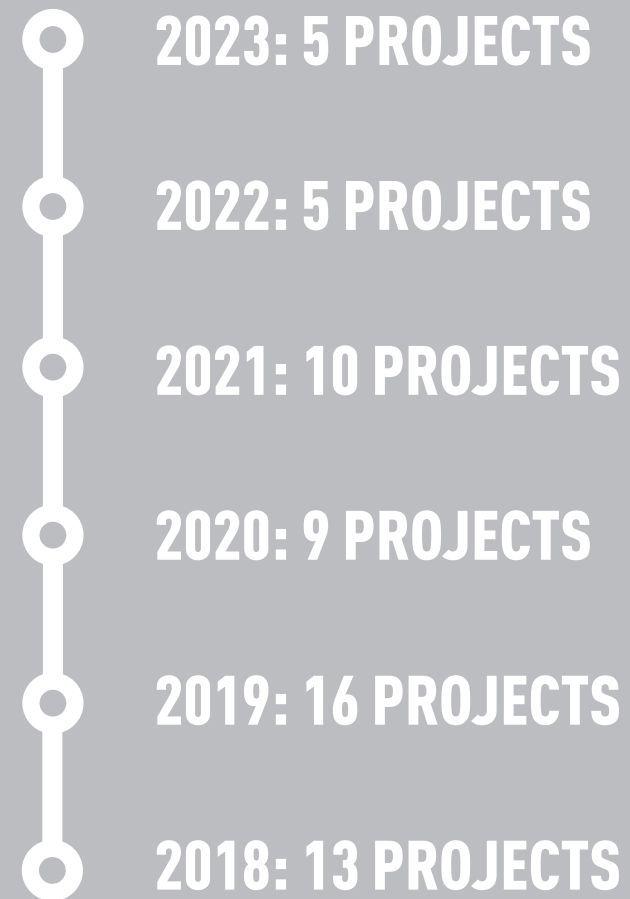
## FOCUS AREA(S):

- Redevelopment or reinvestment planning
- Responsible use of land (i.e. sustainable use of natural resources, sufficient provision of public services, equitable supply of housing, employment, transportation and preservation.
- Collaboration and leadership capacity
- Affordable and workforce housing  
Town center placemaking

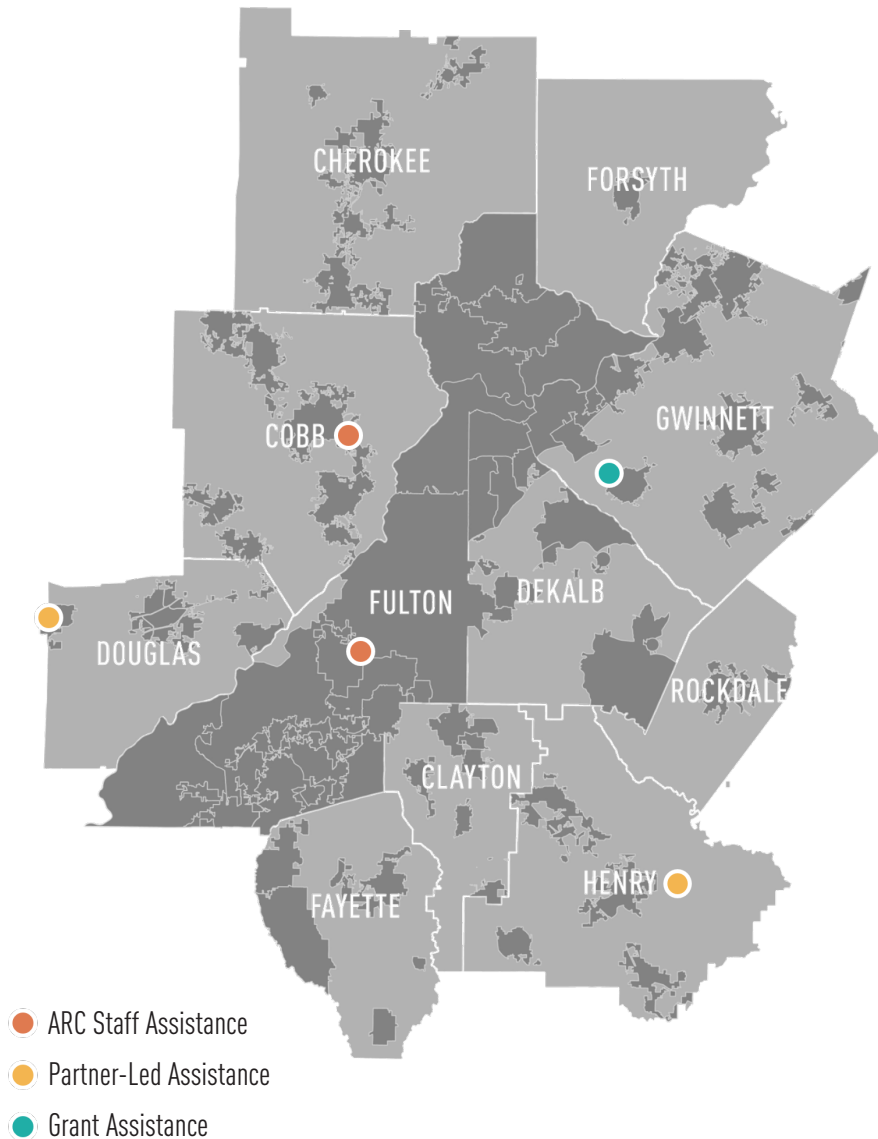
# Past Projects

CDAP has offered assistance on 58 total projects over the past five years. A list of these projects and links to the completed reports can be found on the Community Development Assistance Program webpage. On the next page, a map of the 11-county region depicts the geographic diversity of projects selected in 2023.

## SIX YEARS OF ASSISTANCE:



# 2023 Projects



## ARC STAFF ASSISTANCE

- Suwanee Roundabout Master Plan
- College Park Housing Authority's College View Hills Community Engagement

## PARTNER-LED ASSISTANCE

- Marietta Mountain to River (M2R) Trail Activation Strategy

## GRANT ASSISTANCE

- DeKalb County Stone Mountain Trail Master Plan
- Henry County Local Bus Service Creative Placemaking Plan

**5**  
**SELECTED**  
**PROJECTS**

Man Pig

YUM!  
YUM!  
Good  
Food

JEN'S ICE

McGee

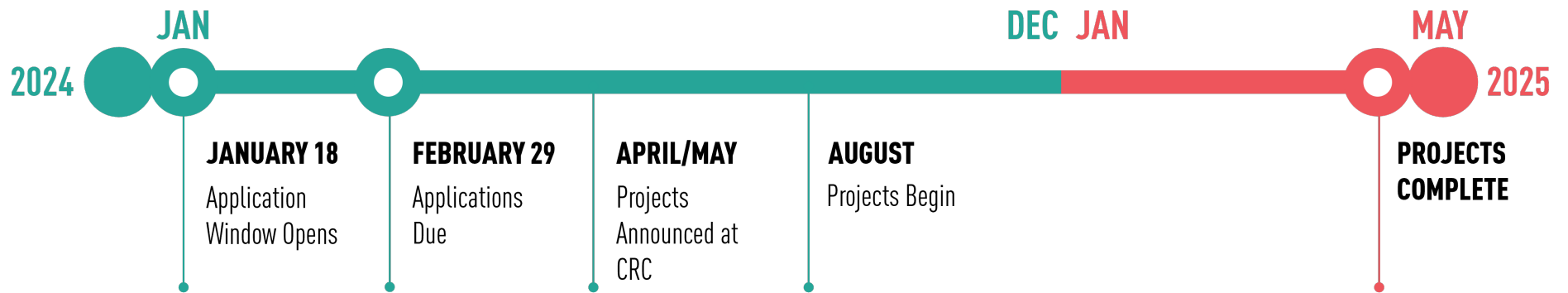
# APPLICATION PROCESS





# Timeline

The graphic below depicts the timeline for ARC assistance. Timelines for partner assistance can be found on page 31.



# Application Requirements

- A good idea that aligns with any ARC priority issue area
- Completed answers to application questions, including how your project advances social equity &/or community resiliency &/or engages with a Community Based Organization
- Applicant needs to be a representative from a local government, CID, or non-profit
- Signed letters of support from elected officials & relevant parties

# Evaluation Criteria

- Overall quality of the proposed project
- How well the project addresses social equity and/or community resiliency as defined on page 5 &/or engages a Community Based Organization as defined on page 6
- How well the project includes community engagement, if applicable
- How well the project addresses one or more of CDAP's 8 priority issue areas described on pages 9-16
- Geographic diversity & support from elected leadership and relevant parties
- ARC & partner resources available

# Local Contribution - ARC Staff Assistance

The chart below outlines the REQUIRED local contribution for ARC assistance. Fees for partner assistance can be found on page 31.

PROJECT TYPE	LOCAL CONTRIBUTION
RETREAT FACILITATION: For a City council, advisory boards, committees, etc.	\$500/day
TRAINING FOR PLANNING OFFICIALS	\$500 - 1,000
SPECIAL STUDIES*: Assessments & Data Analysis: Focused on one priority issue with no public engagement, limited stakeholder engagement, & data/GIS/research focused.	\$2,500 - 5,000
STRATEGIC INITIATIVES: A short, action-oriented, primarily stakeholder engagement driven study to assist in prioritization. Study requires little public engagement, & the deliverable is a short report.	\$3,000
ZONING AUDITS: For a sub-area or specific topic (i.e. ADU, parking, urban agriculture, etc.) only.	\$5,000
LAND USE AND DEVELOPMENT PLANS- MINOR: Single jurisdiction studies with maximum 3 steering committee meetings, maximum 1 public meeting, & an approximate time frame of 6 months.	\$5,000
HOUSING ASSESSMENTS: Technical/Data Analysis OR Community Outreach/Engagement.	\$7,500
LAND USE AND DEVELOPMENT PLANS- MAJOR: Multi-jurisdiction studies with multiple steering committee meetings, minimum 2 public meetings, time frame longer than 6 months, & potential consultant support. May use grant funds.	\$10,000
HOUSING STUDIES: Includes data analysis, stakeholder engagement, & public engagement. May use grant funds.	\$10,000
CLIMATE CHANGE VULNERABILITY ASSESSMENT: Includes data analysis, stakeholder engagement, & public engagement.	\$10,000
* Special studies include but are not limited to: Municipal Fiscal Analysis, Economic Development Initiatives, Economic Impact Analyses, & Historic Resource Surveys (small area or modified).	

# Fee & Timeline - Partner Assistance

The chart below outlines the individual project fees and timelines for partner assistance. Additional information about our partners can be found on pages 20-23.

PARTNER	FEE	TIMELINE
Georgia Conservancy (Sustainable Growth Program)	\$5,000 - 25,000	Same as ARC Assistance.
Georgia State University (Graduate Capstone Projects)	\$1,000+	Reviewed & approved in August or December 2023. Completed in the Fall 2023 or Spring 2024 semester (10-week period).
Georgia Institute of Technology (Graduate Studio Projects)	\$10,000 - 50,000	Reviewed & approved 1-2 months prior to the Fall 2023 (August-November) or Spring 2024 (January-April) semester.
ULI Atlanta (Technical Assistance Panels)	\$15,000 - 20,000	April - December 2023

Man Pig

YUM!  
YUM!  
Good  
Food

JEN'S ICE

McGee

**FREQUENTLY  
ASKED  
QUESTIONS**



# Frequently Asked Questions

**Q**

**WILL I STILL BE ABLE TO REQUEST ASSISTANCE FROM ARC'S COMMUNITY DEVELOPMENT GROUP OUTSIDE THE CALL FOR PROJECTS?**

**A**

Yes, ARC is still a resource for local governments at all times of the year. The annual call for projects will be the primary way to source technical assistance from the Community Development Group. However, communities should reach out to ARC with questions or ideas anytime. Staff capacity and resources will determine the ability to respond to any specific request.

**Q**

**I MAY NOT BE ABLE TO OBTAIN A LETTER OF COMMITMENT FROM MY CHIEF ELECTED OFFICIAL. IS A LETTER STILL REQUIRED?**

**A**

A letter of commitment from your chief elected official is a requirement. The letter must also acknowledge a commitment of funding from your local government.

# Frequently Asked Questions

**Q**

**DO REQUESTS FOR LOCAL COMPREHENSIVE PLANS NEED TO GO THROUGH THIS CALL FOR PROJECTS?**

**A**

No, ARC provides assistance to local governments with the update of a basic comprehensive plan through its contract with the Georgia Department of Community Affairs. There is a separate process by which that request is submitted.

**Q**

**MY QUALIFIED LOCAL GOVERNMENT STATUS HAS LAPSED, AND WE HAVE NOT COMPLETED OUR NEEDED UPDATE? ARE WE STILL ELIGIBLE?**

**A**

No, unless you have already submitted your update to ARC to be approved by DCA.



# Frequently Asked Questions

**Q**

**HOW MANY PROJECTS WILL BE SELECTED?**

**A**

There is no set number of projects that will be selected. Once all requests have been received, staff capacity and resources will determine the final number of projects. In 2023, five projects were selected.

**Q**

**WILL THERE BE A SCORING MATRIX FOR APPLICATIONS?**

**A**

Yes, there will a scored application process by ARC staff and an external committee.

# Frequently Asked Questions

**Q**

## **DOES MY PROJECT HAVE TO FIT ALL OF THE PRIORITY AREAS?**

**A**

No, projects do not have to address all of the eight priority issue areas. The project should address at least one of the issue areas.

**Q**

## **WHO CAN APPLY?**

**A**

Applicants must be a local government, CID, or non-profit within the 11-county region. Those communities with a Livable Center Initiative (LCI) outside the region but within the Metropolitan Planning Organization (MPO) may apply for ARC assistance **ONLY** if the project advances the goals of their LCI study. Communities within the MPO with a project idea that does not advance the goals of an LCI may apply for partner assistance.



Community Development  
Assistance Program



Atlanta Regional Commission

## Contact Information:

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