

## PROGRAM FUNDING

- 1) The City of Riceboro will set-aside funds on a yearly basis to support this initiative.
- 2.) Riceboro will aggressively pursue grants and loans for the continued success of this initiative to end blight and:
  - a. to benefit low and moderate income persons; and/or
  - b. to aid in the prevention or elimination of slums or blight: and/or
  - c. to meet other community needs having urgency when conditions pose a serious and immediate threat to the health or welfare of the community.

NOTE: When undertaking residential rehab in a slum/blight area, the building must be considered substandard under local definition and all deficiencies making the building substandard must be eliminated before less critical work is undertaken.

## RICEBORO CODE OF ORDINANCES

### CITY CODE CHAPTER 10

#### Buildings and Building Regulations:

The City encourages all property owners to support neighborhood stabilization efforts which includes The Blight Elimination Program. All property owners interested in having their properties cleared via The Blight Elimination Program should review The Code of The City of Riceboro, Georgia online at [www.municode.com](http://www.municode.com). (Free online library)

## Decent, Safe and Affordable Homes for Riceboro



**QUALITY HOMES WITH CURB APPEAL**



## CITY OF RICEBORO

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## RICEBORO BLIGHT ELIMINATION PROGRAM



**BLIGHT PROPERTIES**



**Eliminating blighted properties promotes public safety, stabilizes property values and enhances local economic development opportunities.**

**An investment in blight elimination is an investment in the future of Riceboro and Liberty County, GA.**

## WHAT IS BLIGHT?

**Georgia House Bill 1313** \*(2006) narrows the usage terms for blighted property, where the property must show two or more of these categories: unsafe or abandoned structures; have inadequate provisions for ventilation, light, air or sanitation; be an imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe; be a site identified by an agency as environmentally contaminated; have repeated illegal activity on the property; have maintenance of the property which is below state, county, or municipal codes for at least one year after notice of the code violation; and be conducive to ill health, transmission of disease, infant mortality or crime in the immediate proximity of the property.

**Georgia Resolution 1306** \*was also passed in 2006, which requires elected officials to vote on redevelopment projects before the properties can be taken by eminent domain.

\*<http://www.legis.ga.gov/Legislation/20052006>

## WHY ADDRESS BLIGHT?

Eliminating blighted properties promotes public safety, stabilizes property values and enhances local economic development opportunities. An investment in blight elimination is an investment in the future of Riceboro and Liberty County, GA.

## ANNUAL BLIGHT ELIMINATION GOALS

- Site Selection and Demolition
- Residential Rehabilitation
- Code Enforcement
- Increased Property Value

## BLIGHT ELIMINATION PROCESS:

**Minimum requirements and how the process will work:**

- 3+ Structure selection by lottery at City Hall
- 4+ Property ownership verification
- 5+ **10% of the total blight elimination costs shall be paid by the property owner.**
- 6+ City will obtain permits and select “take down” date
- 7+ Implementation of “take down”
- 8+ Site stabilization

Contractor Opportunities may be available for:

Structure “Take Down”

- Site Clean-Up
- Debris Removal
- Site Stabilization



**STRUCTURE “TAKE-DOWN”**



Debris, will be removed and properly disposed of in a landfill. This includes any concrete from the foundation, sidewalk, or garage floors. Once all the debris is removed, the site will be graded, backfilled with topsoil and seeded.

**Liberty County is proposed to provide debris removal for the Blight Elimination sites.**