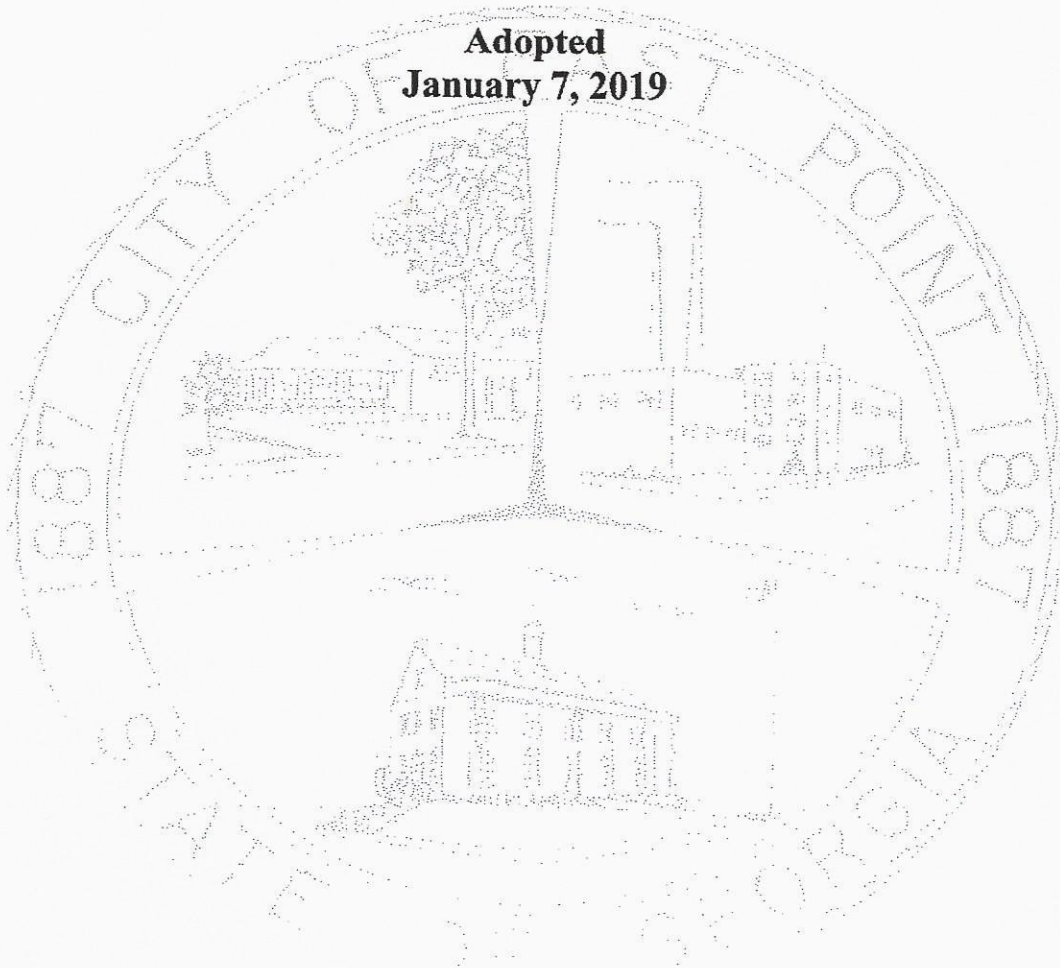


**CITY OF EAST POINT  
URBAN REDEVELOPMENT PROGRAM**

Prepared by  
**The Department of Planning & Community Development**

**Adopted  
January 7, 2019**



## INTRODUCTION

The redevelopment of the City of East Point provides an exciting opportunity to enhance the livability, economic opportunity, and overall vitality of the city's traditional downtown and surrounding distressed neighborhoods. This document sets forth a program, or general plan of urban renewal.

This Redevelopment Program has three primary objectives: (a) to define and establish the boundaries of an urban redevelopment district in which the City or its designated agencies may exercise powers under the Georgia Urban Redevelopment Law, O.C.G.A. Title 36, Chapter 61; and O.C.G.A Title 36, Chapter 44; and (b) to structure a comprehensive approach to successful redevelopment that is (i) consistent with the City's Comprehensive Plan, and (ii) that facilitates the future creation of tax allocation districts, enterprise and opportunity zones, and renders the urban redevelopment district eligible for attracting available grant/loan funding; and (c) to encourage and promote the voluntary redevelopment or rehabilitation of the area by private owners or private enterprise to the maximum extent possible.

## DISTRICT DESIGNATION

In order to approve an Urban Redevelopment Project or Plan, the governing body, by resolution, must first determine the boundaries of such district to constitute a "slum area", as defined by O.C.G.A. §36-61-2 (18), and designate such area as appropriate for an urban development project or projects (the "district"). The boundaries are revised as follows:

### AREA #1:

Beginning at the intersection of Norman Berry Drive and Cleveland Avenue; running east along Cleveland Ave to the intersection of Cleveland Avenue and Sylvan Road; running south along Sylvan Road to the intersection of Sylvan Road and North Central Avenue; running southwest along North Central Avenue to the intersection of North Central Avenue and Central Avenue; running west along Central Avenue following the official city limits of East Point to Willingham Drive; running west along Willingham Drive to the intersection of Willingham Drive and East Main Street; running along the official City Limits of East Point over to Washington Road; running east; along Washington Road to the intersection of Washington Road and Cheney

Street; running north along Cheney Street to the intersection of Cheney Street and West Forrest Avenue; running west along West Forrest Avenue to the intersection of West Forrest Avenue and Norman Berry Drive; running east along Norman Berry Drive to the intersection of Norman Berry and Cleveland Avenue. This urban redevelopment area is shown on a map attached hereto as Appendix "A."

**AREA #2:**

Beginning at the intersection of Delowe Drive and Delowe Stanton Access Road running east along Delowe Stanton Access Road to the intersection of Delowe Stanton Access Road and Stanton Road; running south along Stanton Road to the intersection of Stanton Road and Connally Drive; running west along Connally Drive to the intersection of Connally Drive and Delowe Drive. Also included is the parcel identified by the following address and parcel ID Number: 14 0187LL0296 or 2327 Delowe Drive. This urban redevelopment area is shown on map attached hereto as Appendix "B."

After diligent analysis of this area by qualified housing and building inspectors, urban planners, economic development specialists, and city staff, occurring over approximately ten years, and building upon the findings and conclusions of existing related and future studies, such as the Livable Centers Initiative conducted on behalf of the Atlanta Regional Commission, the City Council finds the area designated meets the criteria of a "slum and blighted area", as defined by statute.

**CODE ENFORCEMENT, INSPECTIONS AND PLANNING**

To eliminate existing deteriorated and dilapidated buildings and structures intended for human occupancy, including substandard housing within the proposed district, and to prevent the development and spread of new slum areas, staff recommends the City Council provide dedicated funding for a concerted code enforcement, building inspection and planning program, over a period of not less than ten (10) years. Such program will incorporate the diligent enforcement of minimum construction codes, health and life safety codes, zoning and housing ordinances, and the unfit buildings and structures abatement ordinances. The goal of this program is to provide incentive to private property owners to repair, renovate, rehabilitate and maintain properties within the district. The City's contribution may be through improved infrastructure, transportation, and amenities, such as parks and passive recreational facilities. Where warranted, and when

a valid public purpose is determined, the program may recommend acquisition of land and interests therein through the exercise of eminent domain.

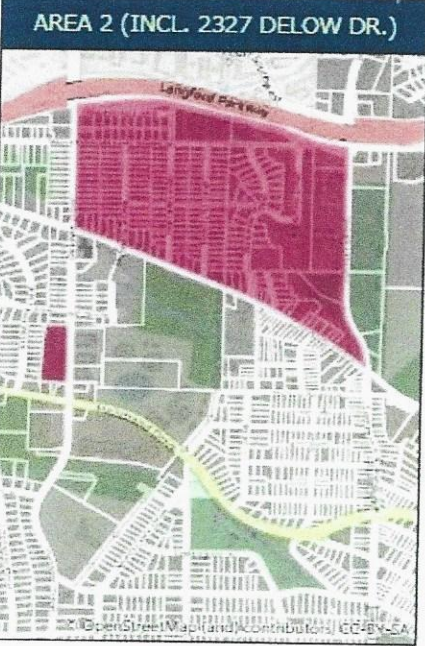
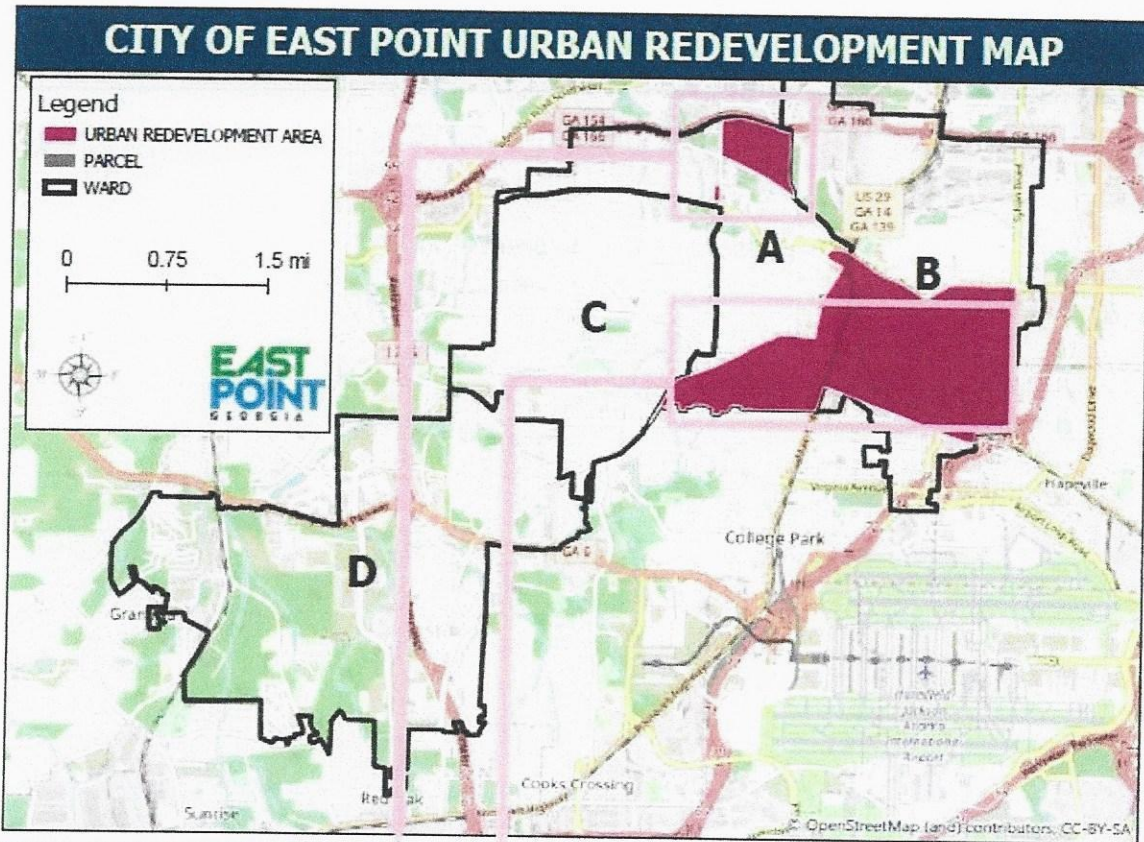
The Director of Planning and Community Development shall annually present a proposed program budget, including recommended capital improvements, and the source of funding for financing its operation, including specific grants, loans and similar funding.

### **RELOCATION OF DISPLACED PERSONS & FAMILIES**

The City of East Point's Planning and Community Development Department certifies it will follow a residential anti-displacement and relocation assistance plan in accordance with the Georgia Relocation Act and the Federal Uniform Relocation Act. Any resident displaced during the construction/reconstruction process of the redevelopment plan will be properly and reasonably assisted with financial needs in order to be housed in appropriate apartment or rental house space. Costs concerning moving and storage will be reasonably accommodated. While residents are free to re-locate to areas of their choosing, the City of East Point will endeavor to assist them in locating to housing that is convenient to current needs, such as health care, jobs and grocery stores.

Ultimately, new housing will be constructed within the district to accommodate those persons who may be displaced or inconvenienced during redevelopment.

APPENDIX A and APPENDIX B



Area 1:  
2401 parcels  
~1062+ acres

Area 2:  
236 parcels  
~106 acres

