

# Attachment B

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## **CDBG Blight Definition, HUD Guidance, and Performance Requirements**

This memorandum provides a consolidated overview of U.S. Department of Housing and Urban Development (HUD) guidance, statutory and regulatory definitions, and Community Development Block Grant (CDBG) performance requirements related to the elimination and prevention of blight. It incorporates relevant provisions under 24 CFR 570.208(b) and HUD's Guide to National Objectives and Eligible Activities for Entitlement Communities.

### **I. Regulatory Authority and National Objective**

CDBG-assisted activities that address slum and blight conditions must meet the national objective of preventing or eliminating slums or blight, as described in 24 CFR 570.208(b). These activities may be carried out on an area basis, a spot basis, or as part of an urban renewal project.

Basis	Key Requirements	Examples of Eligible Activities
Area Basis	<ul style="list-style-type: none"><li>• Area officially designated as slum/blighted under state or local law.</li><li>• Substantial number of deteriorated or deteriorating buildings or public improvements.</li><li>• Activity must address one or more conditions contributing to blight.</li></ul>	<ul style="list-style-type: none"><li>• Rehabilitation of multiple structures within a designated area.</li><li>• Infrastructure improvements such as sidewalks, lighting, or drainage.</li></ul>
Spot Basis	<ul style="list-style-type: none"><li>• Addresses specific blighting influences not in a designated area.</li><li>• Each activity must eliminate a condition of blight or decay.</li></ul>	<ul style="list-style-type: none"><li>• Demolition of unsafe or abandoned structures.</li><li>• Historic preservation of deteriorated buildings.</li><li>• Clearance of hazards or health/safety threats.</li></ul>
Urban Renewal	<ul style="list-style-type: none"><li>• Conducted under Title I of the Housing Act of 1949 or related urban renewal statutes.</li><li>• Must contribute to the elimination or prevention of slum/blight.</li></ul>	<ul style="list-style-type: none"><li>• Activities within approved urban renewal areas.</li><li>• Clearance, site preparation, or relocation efforts.</li></ul>

### **II. Definition and Local Authority**

HUD defers to state and local law for defining 'slum' and 'blight.' However, documentation must demonstrate that the conditions meet federal criteria for substantial deterioration or obsolescence. Local ordinances typically identify blight as properties or areas exhibiting physical decay, unsafe structures, inadequate infrastructure, or economic obsolescence contributing to community decline.

### **III. Documentation Requirements**

Each CDBG activity qualifying under the slum/blight objective must maintain written documentation that includes:

- Official designation of the blighted area (if area basis).
- Description and photographic evidence of deteriorated conditions.

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- Identification of how the activity addresses one or more causes of blight.
- Records of compliance with local ordinances or redevelopment plans.
- Before-and-after documentation for rehabilitation or demolition.

### IV. Performance and Outcome Requirements

CDBG-assisted activities addressing blight must demonstrate measurable results consistent with program performance standards. Outcomes should reflect the elimination of hazardous or deteriorated conditions and prevention of further deterioration within the community. Activities should be evaluated using local housing condition surveys, code enforcement data, and neighborhood stabilization indicators.

### V. Redevelopment Considerations

HUD does not require that blighted properties be redeveloped following clearance or demolition; however, the resulting conditions must not create new public nuisances or safety hazards. Redevelopment is encouraged as a best practice when feasible to sustain area improvements and leverage additional investment. Future reuse plans should align with the Consolidated Plan and local community development strategies.

### VI. Best Practices for Compliance

To ensure compliance and effective outcomes, grantees should:

- Maintain clear local definitions of blight and documentation standards.
- Conduct regular condition assessments and update designations as needed.
- Link blight removal to long-term revitalization goals.
- Use objective data (e.g., code violations, vacancy rates) to support determinations.
- Ensure activities focus on correction of deterioration rather than general beautification.

### VII. References

- 24 CFR 570.208(b) – National Objective: Prevention or Elimination of Slums or Blight
- HUD Guide to National Objectives and Eligible Activities for Entitlement Communities (Chapter 3)
- HUD Exchange: Community Development Block Grant Program – National Objectives Overview