

City of Madison

February 2017 Retreat - Albany

HOUSING OBJECTIVES & GOALS

PROJECT	GOALS	AVAILABLE RESOURCES	POTENTIAL OBSTACLES	RESOURCE & TECHNICAL ASSISTANCE NEEDS
Assessment of Existing Housing	Support stable, viable neighborhoods	Examples from other GICH communities	Support of elected officials in focus area(s); Funding for housing assessment Support of Churches and residents in targeted areas	Census Data and Mapping; DCA grant program information; contacts in neighborhoods
Code Enforcement	Ensure code enforcement officer has necessary support, time, training, and resources	Certification and training at GA Association of Code Enforcement http://www.gaceonline.com/	Code Enforcement Officer is re-assigned by Police Department	Support from elected officials
Rehabilitation Program	Improve existing housing stock	Examples form other GICH communities	Funding	Support from elected officials
Future Residential Use	Anticipate needs of current and prospective residents; build a strong, sustainable community	Comprehensive Plan Update Process: Public Input meetings to assess neighborhood needs and receive input.	No control over external economic forces	Census data and Mapping (UGA); Regional Commission
Neighborhood Engagement	Taking it Back: Educate the community	Comprehensive Plan Update Process: Public Input meetings to assess neighborhood needs and receive input.	Housing team has no control over Police Department staffing decisions; Time and manpower needed to reach out to neighborhoods	Access to media contacts; Support from elected officials
Partnerships	Develop a communitywide network of partners	Local Government, Regional Commission, banks seeking to fulfill Community Reinvestment Act (CRA) requirements	Attracting support for community housing program	Support from elected officials http://www.federalreserve.gov/communitydev/cra_about.htm
Aging in Place	Develop a framework for future planning that ensures all development is accessible to all ages and abilities.	Comprehensive Plan Update Process: Public Input meetings to assess neighborhood needs and receive input. Potential redevelopment sites.	Negotiations with School District over future of unused properties. Support of elected officials for development requirements.	GICH List Serve; DCA; Regional Commission
Housing Choice	Identify potential housing development programs; consider a Land Bank Authority for redevelopment	CHDO, Housing Authority (Monroe), Habitat for Humanity, Local government, Regional Commission; Local government; City Attorney; CHDO; Housing Authority; Habitat for Humanity; Regional Commission	Property owners unwilling to remediate blight; rental property; Developing a shared vision of appropriate redevelopment	Athens Land Trust (CHDO); Other GICH communities

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HOUSING WORKPLAN

PROJECT <i>(Name of Objective)</i>	GOAL <i>(Short and Long-term goals)</i>	TIMELINE	ACTION STEPS	TEAM MEMBER / RESPONSIBILITY
Assessment of Existing Housing	✓ Stable, viable neighborhoods	<i>February 2017 – September 2017</i>	<ol style="list-style-type: none"> 1. Conduct Housing Assessment to identify houses in need of repair or demolition 2. Conduct a survey of (amenity) needs in target areas. 3. Identify heir-properties and contact owners; clear titles. 	GICH team; City and County government staff https://gaappleseed.org/
	✓ Neighborhood pride	<i>February 2017 – September 2017</i>	<ol style="list-style-type: none"> 1. Use CHIP-funded program to assist property owners to remediate blight or sell for redevelopment 2. Maintain landlord registry 3. Work with UGA to identify more localized Census data that shows pockets of poverty, etc. 4. Map rental v. owner-occupied homes 	GICH team; Local government staff
Code Enforcement	✓ Enforce Nuisance Codes	<i>February 2017 – September 2017</i>	<ol style="list-style-type: none"> 1. <i>Use Housing Assessment</i> to identify dilapidated properties; continue to map activity 2. <i>Continue</i> demolition program (top 10 targeted at rate of 3 per annum) 3. <i>Calculate the effect of potential development on vacant lots</i> 4. Update / enforce ordinances: <i>Demolition; Slum & Blight Tax; Preservation; Property Maintenance</i> 	GICH team; Local government staff http://www.gaceonline.com/ http://www.gmanet.com/Advice-Knowledge/Sample-Documents/Model-Derelict-and-Blighted-Property-Ordinance.aspx
Rehabilitation Program	✓ Maintain housing stock	<i>February 2017 – September 2017</i>	<ol style="list-style-type: none"> 1. Develop prioritized list of owner-occupied houses for rehabilitation <i>in target area</i> 2. Submit CDBG & CHIP applications for infrastructure & Housing rehabilitation <i>when eligible</i> 3. Develop partnerships to fund activities ineligible for CHIP and CDBG 4. Develop “Echo” program, to fund rehab and beautification of properties that are not grant-eligible (e.g., renter occupied) in target area 5. Provide classes on landscaping; home maintenance in target area 	GICH team; Local government staff http://www.dca.state.ga.us/housing/housingdevelopment/programs/homeinvestment.asp http://www.dca.state.ga.us/communities/cdbg/
Future Residential Use	✓ Build a strong, sustainable community	<i>February 2017 – September 2017</i>	<ol style="list-style-type: none"> 1. Continue to collect data from survey of realtors to identify amenities sought by prospective residents 2. Solicit input from current residents during Comprehensive Plan update process 3. Incorporate GICH Work Plan goals into Comprehensive Plan 	GICH team; Local government staff http://www.unitedgrowth.org/pdfs/reports/BGN_28-45.pdf

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Neighborhood Engagement	✓ Maintain Infrastructure	February 2017 – September 2017	<ol style="list-style-type: none"> 1. Identify infrastructure improvements to reduce crime. 2. Continue to organize neighborhood clean-up days in target area(s) 3. Adopt bylaws for Housing Opportunity Commission, which will carry on work of GICH team. 	<p>GICH team; Local government staff</p> <p>http://cebcp.org/evidence-based-policing/what-works-in-policing/research-evidence-review/broken-windows-policing/</p>
	✓ Educate the community	February 2017 – September 2017	<ol style="list-style-type: none"> 1. Support development of neighborhood associations and neighborhood watch. 2. Recruit block captains and distribute awareness flyers. 3. Host periodic Housing Planning events 4. Provide workshops on <i>Developing a Will</i> 5. Provide workshops on <i>Quit Claim and Clearing Titles</i> 6. Provide classes on <i>Financial Literacy for young people (students) and families</i> 	<p>https://www.talgov.com/parks/parks-neighborhood-h2guide1.aspx</p> <p>Credit Counseling - http://www.greenpath.com/</p> <p>Financial Literacy - http://www.georgiaconsortium.org/</p> <p>Develop a Will - https://georgia.gov/popular-topic/creating-last-will-and-testament</p> <p>Quit Claim http://www.quitclaimdeed.com/county-information.htm?areaid=242897</p>
Partnerships	✓ Maintain network of partners: Residents, Authorities, Committees	February 2017 – September 2017	<ol style="list-style-type: none"> 1. Publicize mission and logo of GICH housing team 2. Support DDA efforts to clear dilapidated houses and clear land titles 3. Identify opportunities to add value to target neighborhoods, e.g., Tot Lots and Pocket Parks. 	<p>GICH team; Local government staff</p>
	✓ Maintain the network of partners: Banks, Builders, Utilities	February 2017 – September 2017	<ol style="list-style-type: none"> 1. Investigate partnerships with Banks for workshops on credit repair, budgeting and homeownership. 2. Identify projects and developers for CHDO 3. Recruit builders to help with rehabilitation projects not covered by federal grants (emergency repairs, income limits, donations to cover homeowner share) 4. Identify incentive programs to benefit all residents, e.g., GA Power rebates and home efficiency credit 5. 	<p>GICH team; Local government staff</p> <p>http://www.federalreserve.gov/communitydev/cra_about.htm</p> <p>http://www.dca.state.ga.us/housing/housingdevelopment/programs/CHDOdesignation.asp</p> <p>http://residential.georgiapower.com/rebates/</p>
Aging in Place	✓ Maintain a framework for future planning that ensures all development is accessible to all ages and abilities.	February 2017 – September 2017	<ol style="list-style-type: none"> 1. Evaluate potential sites for lifelong housing and community centers. 2. Work with School District to identify unused schools that can be repurposed as community centers in target areas. 3. Use innovative methods, e.g., land swaps / TDRs, to procure land for development of senior housing. 4. Create a brand; develop guiding principles for lifelong housing 	<p>GICH team; Local government staff</p> <p>http://www.lincolnst.edu/publications/articles/transfer-development-rights-balanced-development</p> <p>http://www.atlantaregional.com/aging-resources/lifelong-communities</p>

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Housing Choice	<p>✓ Use all available home ownership programs</p>	<p>February 2017 – September 2017</p>	<ol style="list-style-type: none"> 1. Build communitywide awareness of Home Ownership Programs such as GA Dream and USDA 2. Provide training on home maintenance for Habitat for Humanity and other first time homebuyers (Lowe's) 3. <i>Encourage construction of low-cost houses; modular housing; tiny houses</i> 4. <i>Identify large lots in target areas; provide alleys; allow accessory dwelling units</i> 	<p>-https://www.dca.ga.gov/GeorgiaDream/ -http://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program Lowes - http://lowesbuildandgrow.com/</p>
	<p>✓ Tools for clearing title, removing blighted property, and creating redevelopment opportunities</p>	<p>February 2017 – September 2017</p>	<ol style="list-style-type: none"> 1. Research the benefits of a local Land Bank Authority 2. Encourage city and county officials to expand efforts of DDA (clearing title of demolished properties) into a countywide Land Bank Authority 3. Use Urban Redevelopment Area (URA) procedures to dispose of land and development sites obtained through Land Bank Authority 	<p>GICH team; Local government staff</p> <p>http://www.communityprogress.net/filebin/pdf/new_res_rcs/GA-LandBank-ResourceManual.pdf</p>
	<p>✓ Use all available rental housing and homeless programs</p>	<p>February 2017 – September 2017</p>	<ol style="list-style-type: none"> 1. Identify programs (such as LIHTC) which can provide assisted living, workforce, and middle-income housing 2. Work with motel owners to improve properties used for long term residency 3. Identify options for transitional housing, rapid rehousing, and emergency shelter 	<p>http://www.dca.ga.gov/economic/TaxCredits/index.asp</p> <p>http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp</p>

POA - <http://www.luederlaw.com/the-reasons-why-a-community-should-adopt-the-georgia-property-owners-association-act/>

Tiny House Cost - <http://tinyhousegiantjourney.com/2016/03/15/tiny-house-cost/>
<https://padtinyhouses.com/how-much-does-a-tiny-house-cost/>
<https://tinyhousebuild.com/the-incredible-8000-tiny-house/>

Cottages; apartments - <http://hendleyproperties.com/>

Accessory Dwelling Units - https://assets.aarp.org/rgcenter/consume/d17158_dwell.pdf, <http://www.completecommunitiesde.org/planning/healthy-and-livable/adu/>