

*City of Madison GICH Retreat  
Facilitated Sessions*

*Freshman Class*

*Macon GICH Retreat*

*February 23-25, 2015*

*City of Madison, Freshman Class  
Macon GICH Retreat Summary  
February 24-25, 2015*

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During the 2015 Macon GICH Retreat held February 23-25, 2015, members of the City of Madison GICH Team met to initiate their GICH Team plan. Pat Merritt, Community Development Manager with Georgia Electric Membership Corporation of Atlanta, facilitated the meeting on behalf of Rayle EMC.

**Participants**

Herb Anderson	Theresa Owen
Monica Callahan	Shandon Land
Dave Griffith	Jeff Miller
Donald Harris	Carrie Peters-Reid
Sonya Hope	Maureen Ronan
Ashley Hunt	Judy Senft
Bryce Jaeck	Judy Thomas

From Madison's application to participate in GICH:

**Major City Trends:**

Population growth inside the city of Madison has been less than 1% per annum since 1930

**Major Issues:**

Diversity of housing stock  
Cost of housing stock  
Ownership vs. rental  
Dilapidated existing housing stock  
Quality and maintenance of new and existing housing stock  
Future house – land use

**Additional Major Issues identified by the GICH Team:**

Indigent housing needs (Supply vs. Demand----do we have that data?)  
Housing needs in general  
Madison has more businesses than residents  
Rental is a growing phenomenon by millennials  
Resources / Work Completed by GICH Team to date:  
Completed door to door housing assessment data collection  
Completed housing condition assessment data collection  
There are areas of dis-investment in the City of Madison

**Missing / Needed Resources for GICH Team:**

- Income levels by household (could be a UGA mini-grant possibility)

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- Pending CDBG Cannon Historic Neighborhood grant for \$500,000 to be submitted on April 1, 2015
- Rental data
- Economic Burden – Benefit Metric Data – current data is approximately 5-6 years old and is at the Morgan County level, not the City of Madison level
- Need to know if we can afford building “affordable housing” without raising taxes
- There exists a disconnect between workforce and workforce housing – specifically for Madison
- We need to define “workforce housing” and “affordable housing”
- 25% out-commute for jobs; 25% in-commute for jobs
- Data on the average pay for a job in Madison
- Lack of a new “middle class” subdivision ---one hasn’t been developed since the 1970’s
- Data on the impact of new residents on schools, senior housing (would require age, familial status, health issues, mental health issues of prospective future Madison residents).
- UGA Professor Dr. Jeffrey Dorfman’s Cost of Services study was for all of Morgan County; it was completed 5 years ago so it is out of date and not down to the city level.
- Currently have a draft housing study including the number of units, types, recreational areas, streets, and the change in density, undeveloped land, maximum build out as currently zoned, etc.
- Code enforcement issues – dilapidated houses in the city of Madison (there are not that many in the City of Madison but those that do exist are adjacent to historic properties.)
- We need to identify the areas of disinvestment; districts that have failing properties.
- Look at Madison’s specific needs – many are small in nature but still need to be addressed (i.e., homelessness); Madison is a unique place and we need to preserve its culture.
- Aging population; it’s important to have young teachers in the community, can they afford to live in Madison?
- Explore the “Tiny House” concept; how much land is available for development?
- What’s driving population growth projections?
- May we bring in the Chamber of Commerce and law enforcement?  
Community Outreach will be very important to the GICH process
- We need housing for college graduates who return
- What recreational opportunities exist for young people?

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- We need to develop our focus, Mission and Vision
- We need to identify what workforce is available (many who work at Lowe's and Cracker Barrel commute in from other counties)
- Potential home owners need education on how to obtain financing, perhaps some hand-holding on credit repair; develop an incentives brochure (Porterdale example)
- We need to reach out to other partners: United Bank, churches, communication resources, volunteers, find out who is already providing community assistance housing
- Education (Public and Private) – needs to be teaching children life skills; the BOE has a new joint venture to do this with the College and Career Academy
- There are distinct “have” and “have not” communities within Madison
- Black and white racial issues – we must address the segregation by choice issue
- Economic integration – learn from Atlanta, cultural losses, cultural exchanges
- Lack of mid-range amenity-based multi-family apartment homes; potential for smaller pocket developments (scalable to the needs)
- Define workforce housing (repeated)
- Gather rental data (repeated)
- Gateways into the community go through blighted areas
- Reduce the loss of young people; seeing an increase in the elderly population; need housing for younger folks (repeated)
- Homeless are living in motels due to lack of choices, fixed income (SSI and disability-\$30/night)
- Bring the community together “one house at a time”

**Background:**

The Madison GICH Team was City Council appointed. It does not have to have a quorum to make decisions.

The Housing Opportunity Commission (HOC) is a 7 member council appointed by the Mayor and Council created 1/1/15 –It has no “teeth,” is a recommending body, it could create a land bank, it could advise the City on green space and it will survive the GICH process. The Chair of the HOC will serve as the GICH Chair. The appointments are for 2-3 rolling terms. The HOC will elect officers, review ethics regulations and responsibilities; it does have to have a quorum to make decisions.

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The Housing Advisory Council (HAC) was also created on 1/1/15. Its role is to participate in the comprehensive planning process; participate in the HOC meetings, its membership will swell and float similar to the Cemetery Commission; it does not have to have a quorum to make decisions.

The Historic Preservation Commission (HPC) is a regulatory body.

**Brainstormed goals for the next 6 months:**

**1. Educate the GICH Team by holding work sessions on specific topics (potential topics listed below)**

- a. Current city activities related to housing-who leads, timelines, zoning and land use already in place (12 items related to housing are currently on the work plan of the comprehensive plan)
- b. Existing codes, exploratory codes (Idea: municipal judge and code enforcement officer – have an education meeting with them)
- c. Review of the housing assessment
- d. Needs assessment
- e. Develop our Mission and Vision (Pat Merritt offered to assist)
- f. Planning session – Action Plans, Timelines, Who’s Responsible
- g. Financial tools and resources
- h. Partners - Create a Partnership Development Subcommittee – Liaison member remarks (Gov’t bodies: County Commission, City Council, Board of Education, Planning and Zoning Commission, DDA, IDA, Hospital Authority, Urban Renewal Authority, Land Bank Authority; Private Sector: Chamber of Commerce, Bank of Madison (potential CRA funds), ministerial associations, churches, etc.)

Who’s Responsible? City staff arranges in order and distributes tasks to the Subcommittees; send information out in advance, GICH Team members will be responsible for reviewing and being prepared to discuss the information

**2. Create Subcommittees to accomplish our education process (potential Subcommittees and volunteers listed below)**

- a. Partnership Development Subcommittee: Sonya, Carrie, “Coach” Donald, Judy T., Bryce
- b. Data Group Subcommittee - Needs assessment, household income, etc.: Jeff, Theresa, Ashley, Bryce, Erica

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- c. Acronym Group Subcommittee– Information on Resources – Financial/Funding Programs – CHIP, HOPE6, GA Dream: Monica, Judy S., Herb, Regional Commission, Shandon
- d. Output Group Subcommittee - Development of GICH notebook materials, glossary of terms, tools, programs, data, logo, slogan, plans, timelines, etc.: Dave, Maureen, Monica (Possible opportunity for UGA Grad Student projects)

**3. Participate in the Comprehensive Planning Process**

- a. City Planning Representatives will send out information about how the GICH Team can participate in the Comprehensive Planning Process. The city will be holding neighborhood sessions, topic sessions and workshops. They are planning to hold 8—9 public meetings to develop the plan 4<sup>th</sup> quarter 2015 write the plan 2016 and adopt the plan 2017. As a part of this process, the GICH Team will be hosting or co-hosting a Housing Workshop in the fall of 2015.

**GICH Team Member Team Building**

Monica will send out a mini-bio and ask each GICH Team Member to complete a similar one and send it back to Monica for inclusion in the GICH Team Notebooks.

**Regular Meetings of the GICH Team:**

The GICH Team agreed to meet the last Thursday of each month from 5:30 p.m. – 7:00 p.m. The meeting time and location must be published and the public can attend. Best meeting location: Chamber of Commerce upstairs until April.