A THREE-YEAR GICH SNAPSHOT

CEDAR TOWN
GEORGIA
FIRST THING’S FIRST ...
The Cedartown GICH Team is a great group that represents many facets of our community. It took some time to build the solid core that we have, but we made it work for what best suits our community.

We brought in bankers, realtors, investors, non-profits, business owners, city employees, and citizens. With this knowledge base, along with the GICH program, we have a group that is well versed in housing needs and we look forward to what we can accomplish in the coming years.

-Jordan Hubbard,
City Commission Chairman and Cedartown GICH Team member
WHO’S LIVING HERE?

Population: 9,890

Households: 3,399

Homeowner percentage: 45.2%

Renter percentage: 54.8%

Sub-standard* occupied RENTAL units: 202

Overall vacancy rate: 1.7%

*Sub-standard as defined by US Census Bureau: lacking plumbing or 1.01 or more persons per room
HOW MUCH MONEY DO THEY HAVE?

11% less than $10,000

18% $10,000 to $14,999

12% $15,000 to 19,999
MAJOR ACCOMPLISHMENTS

In August 2014, City of Cedartown Commissioners adopted a new ordinance to fight blight. The ordinance states, in part:

“There is hereby levied on all real property within the city which has been officially identified as maintained in a blighted condition an increased ad valorem tax by applying a factor of seven (7.0) to the millage rate applied to the property...”
MAJOR ACCOMPLISHMENTS

The City of Cedartown employed an additional Code Enforcement Officer in August 2015.

Previously, the City had one Code Enforcement Officer who also served as the Building Inspector.

Additional code enforcement presence has allowed the City of Cedartown to more efficiently and effectively manage violations.
MAJOR ACCOMPLISHMENTS

Cedartown Housing Authority began a $20 million dollar rehabilitation project in 2015.

Includes acquisition, rehabilitation and equipping of:
- a 100-unit apartment project, and
- 140 housing units in five Cedartown locations
- converted all CHA public housing to Section 8 Project Based Rental Assistance
INTERIOR PAINTING  BATH & KITCHEN SINKS

EXTERIOR PAINTING  FLOORING

LANDSCAPING  CABINETS

NEW KITCHEN APPLIANCES  COUNTERTOPS

LIGHT FIXTURES
MAJOR ACCOMPLISHMENTS

Vantage Development Housing Project began in 2015 and is located on +/-20 acres inside the City Limits

ON SCHEDULE FOR COMPLETION THIS WINTER

- features 62 townhomes comprised of 9 one-bedroom units, 32 two-bedroom units and 21 three-bedroom units

- site amenities include a covered picnic area with BBQ grills an outdoor playground and community laundry facility
“Vantage Management is excited to be a part of the community. We are looking forward to being a valued neighbor and are thrilled to offer safe and affordable living options to the residents of Cedartown.”

Vice President of Vantage Development Zac Plumstead
MAJOR ACCOMPLISHMENTS

In the last three years

- **NINE** blighted structures have been demolished at **no cost to taxpayers**
- **one** home has been brought up to code
- **two** additional homes are slated for demolition this year
MAJOR ACCOMPLISHMENTS

This summer, we redesigned our website and focused heavily on blight reduction measures and successes.
MAJOR ACCOMPLISHMENTS

Participated in a POVERTY SIMULATION designed to bring attention to housing dilemmas for low or no-income residents.

Participated in a GRAFFITI REMOVAL project designed to clean up a local neighborhood and increase GICH visibility in the community.
The Cedartown City Commission passed a new ordinance in 2016 stating that dogs can be tethered temporarily outdoors BUT they cannot be kept outdoors on a tether continually.
OUR
THOUGHT
PROCESS

2015 – THE FUTURE
Increased tax on blighted properties forces owners to either tear down or bring up to code.

The addition of new, affordable housing units force irresponsible landlords to either clean up or lose rental income.

New housing development, renovated Section Eight housing provides safe housing options for residents.

Continued public education regarding GICH, blight and housing options.

Affordable, attractive housing a better Cedartown.