CONDUCTING HOUSING ASSESSMENTS

Georgia Initiative for Community Housing
Garden City
Demographic Overview

- Incorporated: 1939
- Location: Chatham County, GA
- Geographic Area: 14.6 Square Miles
- Population: 8,778
- Households: 3,392
- Housing Units: 3,704
  - Occupied: 91%
  - Vacant: 9%
  - Owner-Occupied: 46%
  - Renter-Occupied: 54%
Housing in Garden City

- **Housing Types**
  - Post WWII residential growth
  - Primarily Single-Family
  - Lack of diversity

- **Land Use Challenges**
  - Proximity to GA Ports
  - High demand for commercial and industrial development

- **Housing Trends**
  - Decreases in owner-occupied housing
  - Increased vacancy
  - Increase in bank-owned
Initial Work Plan (Tifton 2012)

GOALS

- Building Partnerships
- Public Relations & Marketing
- Restoration & Redevelopment
- Education / Communication with Council
- Transportation
- Housing Choices / Options

Complete a Housing Assessment!
Why a Housing Assessment?

- Prerequisite to achieving work plan goals
- Baseline conditions / Where do we stand?
- Exposes issues & opportunities
- Volunteer involvement
- Application of available tools
- Measures success moving forward
## Our Approach

### Getting Started

- **What do we have?**
  - Existing data

- **What do we want?**
  - Information to collect in the field

- **How do we get it?**
  - Team members vs. consultants

### Other Considerations / Tools

- Safety
- Time
- Training
- Housing Team shirts
- Informational flyer
Condition Assessment completed as part of Comp Plan (2007)

- **Poor**: defines a housing structure that is dilapidated and in need of major repairs
- **Fair**: defines a housing structure that is habitable. General maintenance and/or minor repairs are needed.
Condition Assessment of City Housing Stock

Poor

Fair

02/19/2009

04/14/2009
Condition Assessment of City Housing Stock

Poorest

Fairest

Images of housing stock labeled as poor and fair.
Conducting a Housing Assessment

Develop and Understand Goals of the Assessment
(What information do we want to collect?)

- Property Type
- General Property Info
- Housing Characteristics
- Visual Defects
- Lot Characteristics
- General Condition
- Photos
Conducting a Housing Assessment

Develop a Process for completing the Assessment (How do we want to collect the information?)
Conducting a Housing Assessment

Test the process and make revisions

Pilot Area 1
- Smith, Ronnie, Hickory, Azalea
- 17 houses

Pilot Area 2
- 2nd, 3rd, Davis, Delette
- 17 houses
Conducting a Housing Assessment

Managing Goals and Expectations

- Roughly 2,100 Residential Structures
- 5 Districts
- 65 Sub-Districts
Conducting a Housing Assessment

Housing Assessment
City of Garden City

Housing Assessment - Project Areas

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<thead>
<tr>
<th>Area Code</th>
<th>Description</th>
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<td>Jessica &amp; Rosetta</td>
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<td>Scott, Elaine, Pat</td>
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Legend

- Roads
- Railroads
- Completed
- In Progress

Community Housing Team
Revitalize, Restore, Rejuvenate
Conducting a Housing Assessment
Using the Data
Using the Data

**Property Types**

- Attached Single Family: 40%
- Single Family - No Garage: 15%
- Detached Single Family: 15%
- Other: 30%

**General Aesthetics**

- Good: 81%
- Fair: 13%
- Poor: 6%

**Evaluation**

- Standard: 93%
- Substandard: 4%
- Dilapidated: 3%
Value Added Benefits

- Improvements to the City’s GIS System
  - Provides a baseline for measuring progress
- Discovered addresses getting free services
- Post-disaster planning and response
- Detection of water leaks
- Code Enforcement
- Community buy-in
- Public perception
Value Added Benefits
Questions / Comments

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