

# City of Lithonia Housing Inventory

ARC Community Choices Program



GPA Winner- Outstanding Initiative in  
a Small Community



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# Housing Inventory Summary

- As part of the city's participation in the Georgia Initiative for Community Housing Program (GICH) organized through the University of Georgia, the city determined the need to develop a plan that identifies the housing needs of its residents
- Lithonia was selected by the Atlanta Regional Commission's (ARC) Community Choices Program to receive assistance in conducting community-wide inventory of residential properties
- ARC developed web-based tool, utilizing Geographic Information Systems (GIS) technology, to perform the inventory with help of community volunteers
- Housing Inventory resulted in the creation of a full electronic database and interactive maps of Lithonia's existing housing stock condition
- Inventory used to understand conditions, identify issues related to housing needs, and leverage specific partnerships and funding opportunities



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# Community Driven Process

- ARC provided technical assistance for community project.
- Community members remained involved and informed throughout the project
  - Town Hall informational meeting
  - Meeting with Community Housing Team
  - Saturday morning volunteer kickoff event
- Final data set left in residents' hands



Community Housing Team members at kickoff event



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# Survey Preparation

- Meeting with police chief
- ARC surveyors carried post cards with project information for residents
  - Eased resident apprehension



## Community Choices

Tools for Today – Livability for a Lifetime

[www.atlantaregional.com/communitychoices](http://www.atlantaregional.com/communitychoices)

### City of Lithonia Housing Assessment (July – August 2013)

The City of Lithonia has been selected by the Atlanta Regional Commission's (ARC) Community Choices Program to receive technical assistance to conduct an assessment of all residential properties in Lithonia. The assessment will be used to understand housing conditions as well as identify issues and opportunities for improvement. Most of the work will take place in July-August 2013, with a presentation to Mayor and City Council in September or October.



*For more information, please contact:*

**Lithonia City Hall – 770.482.8136**

**ARC Community Choices Program – 404.463.3216**



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# Survey Process

- ARC Research team built web-based application for Ipad and Android using a free ArcGIS app
- The ArcGIS app is an online data collection platform.
- ARC creates and hosts the editable data that is accessed/viewed/edited through the app.



## ArcGIS App

The **ArcGIS App** extends the reach of your GIS from the office to the field. Navigate maps, collect and report data, and perform GIS analysis using the free downloadable application from Google Play, the Apple App Store, Amazon Appstore, and Windows Phone Marketplace. The app includes a developer-focused [Runtime SDK](#) that you can leverage to build your own custom mobile applications.

The ArcGIS App is a part of the ArcGIS platform and is a great way to

- Discover and share content by browsing map galleries from ArcGIS Online or leverage services from your existing enterprise GIS.
- Collect, edit, and update features and attributes.
- Use tools to search, identify, measure, and query.
- Develop a custom application or brand your own application specific to your business needs.



<http://www.esri.com/software/arcgis/smartphones/arcgis-app>



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# Survey Process

- ARC staff produced several iterations, informed by test runs, before finalizing the survey document
- Each evaluation included photograph and full conditions assessment (5-10 minutes per house)
  - 3 Major categories:
    - General Information
    - House Characteristics
    - Frontage Characteristics
  - Each characteristic classified as "good condition," "minor defects," or "major defects"
  - each characteristic was assigned a value scale determined by the extent it affects a house.
    - ie. A falling porch is more detrimental than chipping paint.

City of Lithonia Housing Inventory Evaluation Form Parcel ID: \_\_\_\_\_

Reviewer Name: \_\_\_\_\_ Date of Assessment: \_\_\_\_\_

Street Address: \_\_\_\_\_

**General Information (Circle Appropriate Answers)**

<b>Ownership Status:</b>	Owner-Occupied	Rental	Unknown	
<b>Occupancy Status:</b>	Occupied	Vacant	For Sale/Rent	Unknown
<b>Number of Stories:</b> (Not including basement)	1	2	3	
<b>Property Type:</b>	Single Family (Detached Garage) Duplex (2 Units)	Single Family (Attached Garage) Multifamily (3+ Units)	Single Family (No Garage) Mobile Home	Townhome (Row)  Vacant Lot
<b>If Multifamily, how many units?</b>	3-9	10-19	20-49	50 or More

**Housing Characteristics (Circle Appropriate Answers)**

<b>Roof:</b>	Good Condition	Minor Defects	Major Defects	Critical Defects
<b>Comments:</b>				
<b>Siding:</b>	Good Condition	Minor Defects	Major Defects	Critical Defects
<b>Comments:</b>				
<b>Paint:</b>	Good Condition	Minor Defects	Major Defects	
<b>Comments:</b>				
<b>Porch/Steps:</b>	Good Condition	Minor Defects	Major Defects	
<b>Comments:</b>				
<b>Detached Structures:</b>	Good Condition	Minor Defects	Major Defects	N/A
<b>Comments:</b>				
<b>Windows:</b>	Good Condition	Minor Defects	Major Defects	
<b>Comments:</b>				
<b>Doors:</b>	Good Condition	Minor Defects	Major Defects	
<b>Comments:</b>				
<b>Roof Gutters:</b>	Good Condition	Minor Defects	Major Defects	N/A
<b>Comments:</b>				
<b>Fence:</b>	Good Condition	Minor Defects	Major Defects	N/A
<b>Comments:</b>				
<b>Landscaping:</b>	Good Condition	Minor Defects	Major Defects	
<b>Comments:</b>				
<b>Driveway:</b>	Yes, Good Condition	Yes, Poor Condition	No	
<b>Comments:</b>				

**Frontage Characteristics (Circle Appropriate Answers)**

<b>Curbs:</b>	Yes, Good Condition	Yes, Poor Condition	No
<b>Comments:</b>			
<b>Paved Street:</b>	Yes, Good Condition	Yes, Poor Condition	No
<b>Comments:</b>			
<b>Drainage/Gutters:</b>	Yes, Good Condition	Yes, Poor Condition	No
<b>Comments:</b>			
<b>Sidewalks:</b>	Yes, Good Condition	Yes, Poor Condition	No
<b>Comments:</b>			

**General Comments:**

\_\_\_\_\_



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# Housing Conditions Summary

- 784 Total Parcels Assessed
- 616 Residential Parcels
  - 454 Housing Units (73.7%)
    - 16 Dilapidated (3.5%)
    - 22 Deteriorated (4.9%)
    - 96 Fair (21.1%)
    - 320 Good (70.5%)
  - 162 Residential vacant lots (26.3%)

29.5% of existing housing is in sub-optimal condition.





# Conditions Map

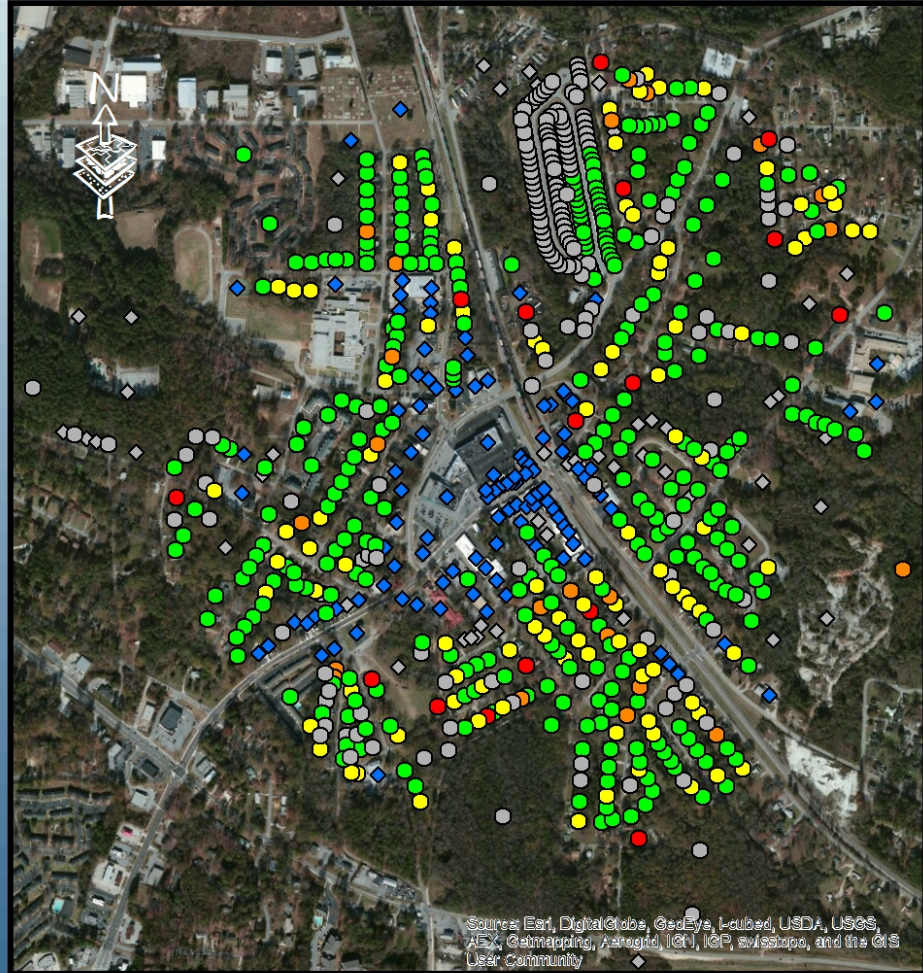


## City of Lithonia Housing Inventory

Map By: Atlanta Regional Commission  
August 2013

### Condition Score

- Good
- Fair
- Deteriorated
- Dilapidated
- Vacant Lot
- ◆ Non-Residential Building
- ◆ Non-Residential Vacant Lot



Source: Esri, DigitalGlobe, GeoEye, Ikonos, USDA, USGS, Aerial, GeoMapping, AerialGrid, IGN, IGP, SwissTopo, and the GIS User Community

0 0.125 0.25 0.5 Miles



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**ARC**  
ATLANTA REGIONAL COMMISSION



# "Good" Condition

- Well maintained
- Exhibits few deficiencies
- All major and critical components in good repair, with minimal minor defects



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# “Fair” Condition



- Structurally sound and habitable
- Major and critical components largely be well-maintained
- May need several minor repairs or renovations



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# “Deteriorating” Condition

- Exhibits several critical, major, or minor defects
- Significant work needed in order to halt further deterioration
- In a state of disrepair, but habitable



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# “Dilapidated” Condition



- Suffers from excessive neglect
- Appears structurally unsound
- Maintenance is nonexistent
- Numerous critical and major defects
- Is not fit for human habitation in current condition



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# Next Steps for Lithonia

- Database provides a starting point for community driven housing improvement initiatives.
- Keep community conversations apart of all implementation strategy discussions.
- Recommended strategies to consider include:
  - Direct funds to areas with high concentrations of deteriorating and/or dilapidated housing
  - Focus on stabilizing and maintaining neighborhoods with concentrations of good and fair quality housing.
  - Targeting most deteriorated areas, while simultaneously developing mechanisms for continued care and improvements of good and fair quality housing.



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# Questions?

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