PEMBROKE
HOUSING
ASSESSMENT

Tiffany M. Walraven
TEAM DEVELOPMENT

• Team Meetings on 1st Thursday of every month during working lunch period

• Mission Statement
  
  Pembroke Housing Team’s mission is to provide and develop quality, affordable housing opportunities for the citizens of Pembroke while promoting self-sufficiency, neighborhood revitalization, historic preservation, community mobilization and economic development. The PEMBROKE HOUSING TEAM will work toward increasing the quality of life for all individuals in our city while preserving the historic small town atmosphere.

• Vision Statement
  
  Pembroke Housing Team has formed a collaborative partnership among residents, agencies, organizations, and businesses to perform a study on the current condition of the housing market of Pembroke. The PEMBROKE HOUSING TEAM will work toward revitalizing existing housing, developing new housing for all income levels, and promoting economic development in Bryan County.
DEVELOPMENT OF PARTNERS

Bryan County Board of Education
First Baptist Church of Pembroke
Carol Bacon Miller, Attorney at Law
Churches of Pembroke
W.R. Masonry
Butler Tire & Lube
Pembroke Planning & Zoning
Michael Owens
DEVELOPMENT OF PARTNERS

- Georgia Southern University
  - Environmental Health Sciences
  - Student Leadership & Civic Engagement
  - Dr. Simone Charles
  - Wendy Denton
- United States Army
  - Major General John M. Murray
    - Commanding General, 3rd Infantry Division, Fort Stewart Army Base
- Bryan County Board of Education
  - Superintendent, Dr. Paul Brooksher
  - Board Member, Payne Bacon
  - Retired Member, Michael Owens
- Pembroke Fire Department
- Pembroke Police Department
- Pembroke Recreation Department
- Coastal Regional Commission
INCREASING AWARENESS

- Newspaper Articles
- Facebook Page Launched
- Website In Development
- Logo Created
- T-Shirt Development
- Citywide Door Hangers
- Volunteer Letter
PLANNING STAGES

• Met with Garden City Planner and Ed DiTommaso with GeoRec, LLC.
• Met with Georgia Southern University Environmental Health Sciences Professor
• Met with representative from Georgia Southern University Student Leadership & Civic Engagement Department
• Met with Bryan County GIS Coordinator
• Met with County and City Agencies
• Formed Survey Subcommittee
MAP DEVELOPMENT

- Development of Sub-districts by GIS for 4 City Council Districts
MAP DEVELOPMENT

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MAP DEVELOPMENT

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SURVEY DEVELOPMENT

• Met with Departments and Agencies from City of Pembroke and Bryan County to determine what data would be needed during the survey process

• Met with Garden City to determine how their surveys were developed and implemented

• Revised survey over 20 times after many meetings, case studies, and field pilot studies with over 30 different volunteers
SECTION I: Housing Unit Characteristics

Minor Defects (Check All That Apply)

- 1. Slightly swayed roof
- 2. Damaged and/or missing roofing
- 3. Uneven and/or slightly cracked foundation
- 4. Uneven windows and/or doors
- 5. One of two broken window panes
- 6. Bare and/or unfinished wood
- 7. Missing and/or damaged exterior siding
- 8. Exposed insulation
- 9. Minor dry rot
- 10. Uneven steps
- 11. Porch and/or entrance in a state of disrepair
- 12. Skirting slightly damaged on home
- 13. Handrails present in a state of disrepair

Major Defects (Check All That Apply)

- 1. Sagging roof
- 2. Significant area of damaged and/or missing roofing
- 3. Seriously uneven and/or seriously cracked foundation
- 4. Multiple broken and/or missing windows/doors
- 5. Severely damaged and/or missing exterior siding
- 6. Major dry rot
- 7. Steps, porch, or entrance falling in
- 8. Skirting missing or severely damaged on home or mobile home
### Survey Development

**Evaluation**
- **Level I**: No more than 1 minor defect, no major defects
- **Level II**: 3 or less minor defects and/or 1 major defect
- **Level III**: 4 or more minor defects and/or 2 or more major defects

**Yard/Lot**
- □ Satisfactory
- □ Needs to be mowed
- □ Overgrown
- □ Major cleanup / maintenance needed

**Curb Appeal**
- □ Good
- □ Fair
- □ Poor

**Sidewalks**
- □ Yes
- □ No

**Dead or Hazardous Trees**
- □ Yes
- □ No

**Buildup of Junk in Yard**
- □ Yes
- □ No

**Roaming Pets**
- □ Yes
- □ No
<table>
<thead>
<tr>
<th>Fencing &amp; Gates</th>
<th>Litter (defined as scattered trash: pieces of trash that have been carelessly left on the ground)</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Damaged and/or non-functional</td>
<td>□ Litter in Ditches</td>
</tr>
<tr>
<td>□ Damaged but functional</td>
<td>□ Litter in Yards</td>
</tr>
<tr>
<td>□ Fencing and/or gates present with no damage</td>
<td>□ Buildup Needs to be Addressed by Officials</td>
</tr>
<tr>
<td>□ No fencing and/or gates</td>
<td>□ None</td>
</tr>
<tr>
<td>Wall Cracks/Gaps</td>
<td>Graffiti</td>
</tr>
<tr>
<td>□ Yes</td>
<td>□ Yes</td>
</tr>
<tr>
<td>□ No</td>
<td>□ No</td>
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</tbody>
</table>

Additional Comments
Housing Assessment Timeline

- City Water Bill Flyer: June 30, July 31
- Logo Final Approval: July 11
- Volunteer Request Letters Mailed: July 11
- Survey Volunteer Training & Information Session: July 25
- Door Hangers: July 29-August 2
- Pilot Study #1: August 5-9
- Georgia Southern Classes Commence: August 12
- Pilot Study #2: August 19-23
- Official Survey Begins Citywide: August 26
- Georgia Southern Student-City Survey: August 31
- GICH Training/Seminar in Rome, Georgia: September 10-12
- Georgia Southern Student-City Survey: September 14
- Pulse Check Date: September 26
- Final Surveys Due: October 31
- Crime Data Due: October 31
- Data Entry Due: December 13
- GIS Data Due: January 31
SURVEY TRAINING

• Held a training seminar for volunteers and team members
• Trained Georgia Southern University Professor
  • She trained both the Graduate and Undergraduate Students
  • Case Studies were analyzed during the training to ensure > 95% accuracy among all field surveyors
• Produced an amateur video training for those not in attendance that included the slides and case studies
  • Videos could be accessed from the internet at the surveyor’s convenience
CASE STUDY EXAMPLE

Map 132

143 Georgia Street
Pembroke, Georgia

P01 001 401
SURVEY PREPARATION
## CITY OF PEMBROKE-GSU HOUSING SURVEY ASSIGNMENTS

<table>
<thead>
<tr>
<th>TEAM</th>
<th>TEAM LEADER</th>
<th>CONTACT INFO</th>
<th>TEAM MEMBER</th>
<th>TEAM MEMBER</th>
<th>MAPS</th>
<th>TRANSPORTATION</th>
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<tbody>
<tr>
<td>1</td>
<td>Nita Woodcock</td>
<td>912-660-8848</td>
<td>Vincenti Graves</td>
<td>Caroline Neidinger</td>
<td>34,36,37,38,39,59</td>
<td>Fire Chief's Car</td>
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<tr>
<td>2</td>
<td>Mary Warnell</td>
<td>912-658-5424</td>
<td>Kristen Sapp</td>
<td>Brodi Mosley</td>
<td>56,57,58,60</td>
<td>Warnell Mule</td>
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<tr>
<td>3</td>
<td>Jesse France</td>
<td>912-663-1265</td>
<td>Emily Nolan</td>
<td>18,19,20,21,22,17,23</td>
<td>66,64,83,85</td>
<td>Fire Golf Cart</td>
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<tr>
<td>5</td>
<td>Kay Hughes</td>
<td>912-667-7949</td>
<td>Kaitlyn Scott</td>
<td>Taylor Wells</td>
<td>47,44,43,50,67</td>
<td>Hughes Golf Cart</td>
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<tr>
<td>6</td>
<td>Sharroll Fanslau</td>
<td>912-492-5316</td>
<td>Lillian Norris</td>
<td>Sazm Roddechhi</td>
<td>1,2,45,46,48</td>
<td>Public Works Director's Truck</td>
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<tr>
<td>7</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
<td>Brianna Bare</td>
<td>Nicolas Knerly</td>
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<td>9</td>
<td>Michael Owens</td>
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<td>102,103,104,105,106,96,101</td>
<td>Public Works Mule</td>
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<td>10</td>
<td>Jordon McCoy</td>
<td>912-657-1447</td>
<td>Madison Bocook</td>
<td>Jared Simonin</td>
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<td>Blue Police Mule</td>
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### CONTACT INFORMATION

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<th>CONTACT ADMINISTRATOR</th>
<th>CONTACT INFO</th>
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<tbody>
<tr>
<td>Survey Administrator</td>
<td>912-657-0577</td>
<td>Morgan Mule</td>
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<td>GIS SUPPORT</td>
<td>912-656-8151</td>
<td>Morgan Mule/ City of Pembroke Escape</td>
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<td>Food</td>
<td>912-429-1992</td>
<td>Strickland Suburban</td>
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<tr>
<td>Food</td>
<td>912-312-6127</td>
<td>Personal Vehicle</td>
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<tr>
<td>Non-Emergency</td>
<td>912-661-2095</td>
<td>Public Safety Director's Truck</td>
</tr>
</tbody>
</table>
BLUE & YELLOW SURVEY DAY
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SURVEY DAY ANALYSIS

- 52% of Surveys Completed in one 8-Hour Day
- 30 Students, 20 Community Volunteers
- 8 Survey Data Entry Volunteers
- Computers Loaned For Input
- 4 Food Volunteers
- 3 Survey Coordinators
Without community service, we would not have a strong quality of life. It's important to the person who serves as well as the recipient. It's the way in which we ourselves grow and develop.

Dr. Dorothy I. Height, president and CEO of the NCNW