City of Dublin GICH Team
February 2018 Update

“Our mission is to mobilize and equip partners to meet our housing and neighborhood revitalization needs by developing and implementing a dynamic strategic housing program to revitalize existing neighborhoods, attract new development, and preserve our unique character and history.”
Dublin GICH Team 2018 Fall Retreat Plans

- The Dublin GICH Team decided to:
  - Meet bimonthly or quarterly in 2018
  - Create Subcommittees:
    - Marketing- Visit Dublin
      - Vision Statement
      - Facebook/Website
      - Logo/Branding “Ahead of the Housing Curve”
      - T-shirts
      - Compile list of marketable properties (MLK and 441)
    - Community Outreach- City of Dublin, Southside Community, Keep Dublin-Laurens Beautiful
      - Neighborhood Watch Programs
      - Housing Assessment
      - Landlord Forum
      - Community Survey
      - State/Federal Programs
      - Improve Infrastructure
    - Affordable Housing- City of Dublin, Dublin Housing Authority, Habitat for Humanity, Shamrock Management, Southside Community, Dublin Laurens Land Bank, Dublin Rising
      - CDBG
      - CHIP
      - Tax Credit
    - Riverwalk- Visit Dublin, City of Dublin, Downtown Development Authority, Southside Community
    - Revitalization Strategies- City of Dublin, Dublin Laurens Land Bank, Visit Dublin, Downtown Development Authority
      - Housing Needs Assessment
      - Urban Redevelopment Plan
      - RAS
      - Code Enforcement
Dublin GICH Committee Meetings

- Our committee consists of members from the City of Dublin, Visit Dublin GA, Downtown Development Authority, Dublin Housing Authority, Land Bank Authority, Laurens Baptist Association, Neighborhood Watch Representatives, Habitat for Humanity, Realtors, Property Managers, and Local Citizens.

- We meet every other month and meetings are held at different locations across the community. Pictured are photos from meetings held at the Habitat for Humanity house location, Dublin Housing Authority, and the Dublin Laurens Land Bank.

- We have had many public outreach opportunities including DCA Consolidated Plan Hearing and CDBG Hearings in October 2017.
The City was awarded a $710,000 CDBG housing grant.

The project will rehabilitate 13 housing units, reconstruct one housing unit, and acquire and clear three units.
Habitat for Humanity

House #38

- Groundbreaking - September 23, 2017
- Dedication - January 19, 2018
Urban Redevelopment Plan (City-Wide)

In December 2017, we held Focus Area meetings in three neighborhoods including the Scottsville 441N Community, the Southside Dublin Community, and the Stubbs Park/Stonewalll Community.

Neighborhood Revitalization/Citizen Participation Meetings
Dublin Mayor Phil Best and members of the Dublin-Laurens Land Bank Authority and GICH Team attended a Homebuyers Education Seminar in Atlanta.

The City held a local Homebuyer Education Seminar on January 23rd at the Carnegie in downtown Dublin. LaShana Middleton with Paradigm Realty offered a free session to residents of Dublin-Laurens County.
Since 2000, there have been 610 properties demolished or remodeled due to aggressive code enforcement.

Ten houses have been cited for Blight Tax.

80 houses cited for Blight Tax are waiting to be processed.

Upon receiving a citation, the homeowner has 30 days to clean up the blighted property. The ordinance offers property owners who remediate or redevelop their blighted property a decrease on their ad valorem property taxes for up to four years, depending on the cost expended by the property owner. Taxes will be lowered by a factor of .5 of the city millage rate for those who participate. If they don’t comply, the judge will set a date for a hearing, and eventually the property owner could be fined a tax of 10 times more than the regular tax rate on that property. The ordinance offers a number of conditions by which a property can be classified as “blighted” for a new tax. For the tax to be imposed, two or more of the conditions set out in the ordinance must be determined.
Highlighting Our Partners
Dublin-Laurens Land Bank Authority

- Working with the City’s property listing
- New proposal application
- Created in 2016 by an inter-governmental agreement between the city and the county to address abandoned, delinquent, dilapidated, non-revenue producing property.
- Executive Director hired in July 2017
- Joined the Urban Redevelopment Planning Committee
- Formed partnerships with Community Developers, Landlords, Neighborhood Representatives/Associations, Code Enforcement....
Highlighting Our Partners
Dublin Housing Authority

The Housing Authority of the City of Dublin Georgia (DHA) has been serving the housing needs of the low income population of Dublin since 1949.

The Dublin Housing Authority also has:
- Renovations to Jones Village, a 45 unit family oriented complex
- Assisted residents in obtaining their Certified Nursing Assistant Certificate through the Oconee Fall Line Technical College.
- Offered a 6 hour Child Care Basic Core Training at the Verline Copenny Community Center.
- Offered an expanded food and nutrition education program (EFNEP) to the residents.

Recent Renovations at Jones Village
A 45 unit family oriented complex
400 Vine Street Dublin, GA
Highlighting Our Partners
Visit Dublin GA

- Creating neighborhood unity through preservation, the arts, grants, promotion, & creation of events like Yuletide Glow in historic Stubbs Park.
Historic Rehabilitation Tax Credits to Incentivize Residential Development

• Downtown Investment: $30 million since 2007 Public-Private
• Jackson Plaza underway
Highlighting Our Partners
Southside Community Association, Inc.

Programs:
• Housing Renovations
• Community Clean Up
• Community Outreach Events

National Night Out—an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live.

Mincey Street Housing Renovations
Scheduled to be completed in March 2018
Dublin RISING officially began in 2009 and has slowly accumulated 28 properties exclusively in this area, 18 originally with homes on them. All were in various stages of dilapidation.

Services:

- **Housing Rehabilitation**- received a CHIP grant for the Cherry Quarters area of Dublin in 2015.
- **PATH (Program to Assist the Temporarily Homeless)**
- **Addiction counseling services**
- **Lonnie G. Woodum Memorial Park**
Highlighting Our Partners
Communities for Veterans

Timeline
Draft Dublin Veterans Community Revitalization Plan
Hold Community Input Public Hearing for Plan
Official Adoption of Plan by City Council
Issue GICH Support Letter to Developer
Issue Local Government Support Letter to Developer
Tax Credit application due to DCA (Developer)
Notice of Award to Developer by DCA
Proposed Veterans Housing Project Initiation
Project completion

Deadline
November 1, 2017
November 10, 2017
November 13, 2017
April 2018
April 2018
May 24, 2018
November 2018
Spring 2019
Spring 2020
Upcoming Projects

- Homebuyer Education Seminar
- Tire Amnesty Event May 5th - (KDLB) Great American Clean Up
- New River of Life Housing Partnership
- Clean Up projects
- Housing Needs Assessment
- Communities for Veterans Housing Project
- Urban Redevelopment Plan
- 2018 CDBG Housing application - Southside area
- 2018 Housing CHIP application - Scottsville area
- USDA Housing Workshop