IDENTITY
- Organize ourselves – name, logo, meetings, website, committees, schedule

KNOWLEDGE
- Educate ourselves – resources, policies/procedures, programs, ABC cheat sheet

DIRECTION
- Craft mission statement and an aspirational but realistic program of work
About Teamwork

Identification & Awareness
About Teamwork
About Teamwork
### Housing Types

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Number of Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>1,791</td>
<td>-</td>
</tr>
<tr>
<td>Detached Dwellings</td>
<td>1,252</td>
<td>69.91%</td>
</tr>
<tr>
<td>Apartments</td>
<td>174</td>
<td>9.72%</td>
</tr>
<tr>
<td>Duplexes</td>
<td>144</td>
<td>8.04%</td>
</tr>
<tr>
<td>Manufactured Homes</td>
<td>79</td>
<td>4.41%</td>
</tr>
<tr>
<td>Public Housing</td>
<td>66</td>
<td>3.69%</td>
</tr>
<tr>
<td>Lofts</td>
<td>41</td>
<td>2.29%</td>
</tr>
<tr>
<td>Townhomes</td>
<td>27</td>
<td>1.51%</td>
</tr>
<tr>
<td>Apartment Houses</td>
<td>8</td>
<td>0.004%</td>
</tr>
</tbody>
</table>
## OUTBUILDINGS

### The Basics

- **Visual Characteristics**
  - Blacks, grays, and whites dominate the color palette.
  - The form of the outbuildings is simple and functional.
  - The use of materials such as wood, stone, and metal is minimal.
  - The outbuildings are designed to complement the site and the primary structure.

### Preservation Points

- Outbuildings should be designed as a permanent structure.
- Outbuildings should be constructed to last.
- Outbuildings should be designed to be integrated into the site.
- Outbuildings should be designed to be harmonious with the primary structure.
- Outbuildings should be designed to be energy-efficient.

### The Guidelines

1. **Site Arrangement**
   - Outbuildings should be placed to provide a buffer between the building and the street.
   - Outbuildings should be placed to provide a buffer between the building and the street.

2. **Orientation**
   - Outbuildings should be oriented to take advantage of the natural light and views.
   - Outbuildings should be oriented to take advantage of the natural light and views.

3. **Coverage**
   - Outbuildings should be designed to harmonize with the primary structure.
   - Outbuildings should be designed to harmonize with the primary structure.

4. **Architectural Design**
   - Outbuildings should be designed to be compatible with the primary structure.
   - Outbuildings should be designed to be compatible with the primary structure.

5. **Materials**
   - Outbuildings should be designed to be compatible with the primary structure.
   - Outbuildings should be designed to be compatible with the primary structure.

### Contextual Design

- Outbuildings should be designed to be compatible with the primary structure.
- Outbuildings should be designed to be compatible with the primary structure.

### Assessment

- Outbuildings should be assessed for their compliance with the regulations.
- Outbuildings should be assessed for their compliance with the regulations.

---

**Adopted - March 28, 2011**

Planning & Development

[www.madisonsage.com](http://www.madisonsage.com)

planning@madisonsage.com
CHIPping-In for Better Housing

The Georgia Initiative for Community Housing (GICH) Team has been awarded a $36,000 grant from the Georgia Department of Community Affairs. The Community Home Investment Program (CHIP) funds will be used to rehabilitate eight homes in the Canaan neighborhood.

Partnering with the GICH Team are the First United Methodist Church of Madison donating $10,000, the City of Madison waiving $3,600 in permit fees, and Sherry Kurtz donating $1,500 in grant services. Serving on the committee are Cindy England, David Griffith, Donald Harris, Sonya Hope, Ashley Hunt, Shandon Land, Jeff Miller, Teresa Owen, Carrie Peters-Reid, Maureen Ronan, Judy Sefrit, Judy Thomas, and Erica Vassey. The Team has attended training sessions over the past two years, learning how to implement the program using guidelines established by the Department of Community Affairs and GICH.
Home Investment

CHIP - Community HOME Investment Program

Madison utilized Sherry Kurtz of Grant Specialists of Georgia, Inc., to compete in the state annual competition for housing rehabilitation funds. Administered by the Georgia Dept. of Community Affairs, CHIP funds are used to assist existing low income homeowners with home improvements, addressing substandard housing code and safety issues.

On May 24, 2016, Madison became one of the 15 award recipients, in part because of the concentrated work of the GICH Team and the support of the First United Methodist Church. Huzzah!

CHIP Program (DCA Information)
2016 CHIP Awards - Madison

GRANT PROGRAM STARTS - August of 2016
CHIP Newsletter Article
CHIP Participation Flyer
Contact: Grant Administrator, Sherry Kurtz, (229) 928-5954
“Promote and advocate for the use of strategies to stabilize, revitalize, and connect established neighborhoods and to support the sustainable development of the community through the innovative development of workforce and lifelong housing options. “
Objective 1: To increase neighborhood stability... by reviewing current housing conditions, determining the scope of the issue, and recommending specific tools, strategies, and quantifiable goals to decrease existence of conditions beyond minor or modest repair.

Objective 2: To revitalize neighborhoods... by prioritizing current target areas for rehabilitation and redevelopment, determining eligible properties/participants, and recommending use of available funding to improve housing conditions and retain existing affordable housing.

Objective 3: To revitalize neighborhoods... by fostering neighborhood engagement opportunities, conducting neighborhood assessments and recommending additional properties for rehabilitation and redevelopment, and collecting and assessing household data.

Objective 4: To connect neighborhoods... by evaluating existing and planned infrastructure, prioritizing community improvement projects, and identifying opportunities and recommending pursuit of leverage funding.
Goal 2: Sustainable Development of the Community

Objective 5: To forestall neighborhood instability... by reviewing and making recommendations on current and future housing policy having the potential to impact existing stable neighborhoods and developments.

Objective 6: To plan for new residential development... by understanding the local housing market and national trends, identifying local housing desires and barriers for additional housing options (specifically for the workforce and lifelong sectors), and by recommending housing policy to add to housing stock in both quantity and quality.

FOCUS...
Every new task discussed as part of the work program (short term and long term items) should meet both the mission and one of the established goals.

DIVISION OF LABOR - 3 WORKING COMMITTEES
EXISTING BUILDING STOCK

- **REMOVE THE IRREPARABLE**
  - Comprehensive approach and paced to match city’s appetite

- **DEVELOP A REHABILITATION STRATEGY**
  - Primary and secondary target areas – then seeking funding and leveraging

- **IMPROVE HOMEOWNER TOOLBOX**
  - Items to help homeowners manage an asset or morph their asset
# Property Maintenance List

Based on 2014 Housing Inventory

## Residential Structures

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Address</th>
<th>Rating</th>
<th>Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>027 024 2</td>
<td>850 Kolb St*</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M02 036</td>
<td>916 Pearl St (DDA; demolition)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 001</td>
<td>977 Wellington St</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 002</td>
<td>921 March St</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 009</td>
<td>737 Garnett St (demo permit)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 009</td>
<td>749 Garnett St (demo permit)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 010</td>
<td>761 Garnett St (demo permit)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 014</td>
<td>840 Pearl St (removal)</td>
<td>1</td>
<td>Manufactured Home</td>
</tr>
<tr>
<td>M06 002</td>
<td>1390 Billups St</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M07 079</td>
<td>993 Mapp Street (DDA; demolition)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M10 033</td>
<td>3rd St*</td>
<td>1</td>
<td>Accessory Dwelling</td>
</tr>
<tr>
<td>M16 004</td>
<td>924 N Main St* (UF; Lion; demolition)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M16 016</td>
<td>477 E Washington St* (demolition)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M12 040</td>
<td>1151 Sulgrave Drive (fire; demolition)</td>
<td>1</td>
<td>Detached Dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Address</th>
<th>Rating</th>
<th>Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>036A 052</td>
<td>1520 Wellington St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M02 048</td>
<td>1120 Wheat St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 003</td>
<td>963 March St (next)</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 009 A</td>
<td>795 Wellington St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 011</td>
<td>705 Garnett St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 030</td>
<td>691 Pearl St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 046</td>
<td>625 Pearl St (demolition; new-start)</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 043</td>
<td>852 Pearl St (warning)</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 047</td>
<td>818 Pearl St (warning to restart)</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 048</td>
<td>806 Pearl St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M03 049</td>
<td>774 Pearl St</td>
<td>2</td>
<td>Manufactured Home</td>
</tr>
<tr>
<td>M07 007</td>
<td>1087 Whitehall St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M07 045</td>
<td>1062 Whitehall St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M07 077</td>
<td>993 Mapp St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M08 034 A</td>
<td>582 St. (fire; DDA; Removal)</td>
<td>2</td>
<td>Manufactured Home</td>
</tr>
<tr>
<td>M11 008 A</td>
<td>752 A Old Post Rd</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M16 014</td>
<td>846 Allen St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M16 011</td>
<td>848 N Main St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M16 022 A</td>
<td>765 College Dr (DDA; Removal)</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M18 048</td>
<td>545 Maple St</td>
<td>2</td>
<td>Manufactured Home</td>
</tr>
<tr>
<td>M18 051</td>
<td>480 Vine St, units 1-3</td>
<td>2</td>
<td>Manufactured Home</td>
</tr>
<tr>
<td>M18 054</td>
<td>420 Pennick Alley</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M19 119</td>
<td>420 Pennick Alley</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
<tr>
<td>M20 071</td>
<td>498 S Main St</td>
<td>2</td>
<td>Detached Dwelling</td>
</tr>
</tbody>
</table>
Rehabilitation Grants

• CHIP & CDBG - $806,000

  – Enduring Partnerships
  – Governmental Skin-in-Game
  – Neighborhood Distrust & Fatigue
  – Consultants

Phase I: 1/4 of Target Area (20)
EXISTING BUILDING STOCK

Improving Living Conditions

CANAAN HISTORIC NEIGHBORHOOD

Cooperative Housing Investment Program (CHIP)
Community
Home
Investment
Program
Project Participant

For information contact (706) 342-1256 ext 107
Learn more by visiting www.MadisonGA.com/CHIP

Project Participant
WHEN DO I NEED TO BUDGET FOR...
Appliances generally have a limited warranty covering some repairs. Taking care to use appliances as they are meant to be used and keeping them clean increases life expectancy. However, even with the best care, appliances and finishes have a life span. Plan ahead so that you are not surprised by the next big expense.

- Refrigerator: 8-12 years
- Ovens/stove: 12-15 years
- Dishwasher: 10-15 years
- Water heater: 10-12 years
- Roof: 20-25 years
- Vinyl flooring: 10 years depending on traffic
- Air conditioner: 10-12 years
- Furnace: 12-15 years
- Manufactured flooring: 10 years

The Housing Opportunity Commission is part of the Georgia Initiative for Community Housing (GICH) Program.

MISSION STATEMENT:
“Promote and advocate for the use of strategies to stabilize, revitalize, and connect established neighborhoods and to support the sustainable development of the community through the innovative development of workforce and life-long housing options.”

For Information:
MadisonGA.com
City of Madison Planning & Development
132 N. Main Street
Madison, GA 30650

Keys To Happy Home Ownership

QUIZ: AGING IN PLACE
Definition: The ability to live in one’s own home and community safely, independently, comfortably regardless of age.

The vast majority of retirees and soon-to-be retirees want to age in their own homes for as long as they possibly can. If you are considering this option, ask yourself the following questions:

1. Do I have enough money, taking into consideration making mortgage payments (if any), property taxes, and home insurance premiums, to be able to afford to stay in my own home?

2. As I age, and gradually lose some strength, mobility, and agility, will I be able to afford services to maintain my home and yard? (for example, climbing a ladder to clean gutters or change a light bulb)

3. In order to plan realistically, do I have a good idea of what out-of-pocket health care costs typically run for older people, even with Medicare or Medicaid? Do I have any health conditions that are likely to persist or worsen as I age?

4. A local assisted living, in Home care provider, Meals on Wheels, and other services will be willing and able to help me maintain my independence and continue to age in place.
PARTICIPATION
- Participate in local planning, host regular town halls, SHARE and LISTEN

PARTNERSHIPS & LAYERING - RAS WORKS!
- Identification of mission overlap and press coverage

TRANSFERANCE
- Block captains, phone trees, social networking
Participation
Easy & Visible
Neighbor Assistance
Cross-Pollination

Other City Objectives

Proactive & Reactive
FUTURE RESIDENTIAL USE

- ALTERNATIVE VIEWPOINTS
  - Understanding the climate - before and after the recession, perception vs. reality

- LARGER CONTEXT & TRENDS
  - Pace of development, realistic opportunities and real impediments

- BEYOND 40 ACRES & A MULE
  - Diversity of housing stock and special needs, community-initiated development
Data Collection

- Real Estate Professional Buyer Demand Survey
- Recent Home Buyer Demand Survey
- Comp Planning Quality of Life Questionnaire
Predictive Models

- Full Build-Out Model
- New Start Trends
- Infill Opportunity Mapping
- Future Land Use Map
Special Needs Assessments

- Homeless Site Reports
- Urban Redevelopment Areas
- Workforce Housing Sector Interviews & Panels
  - Government
  - Commerce
  - Industrial
About Opportunity
About Options
DOWNTOWN LIVING > INCREASE & DIVERSIFY

CONTEXT-BASED DESIGN
About Leadership

TAKE AWAYS

- **SUCCESSION PLAN**
  - GICH TEAM > standing city policy board – Housing Opportunity Commission

- **STAY ON TARGET**
  - Invest in the Priority and Secondary Target Areas, citywide policy initiatives

- **PRACTICE PATIENCE**
  - Housing is not a sprint, it's a marathon. All starts with one step forward.