PEMBROKE
HOUSING
ASSESSMENT

Tiffany M. Walraven
Total Population: 2196

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.
  • Georgia Southern University Environmental Health Sciences Professor
  • Representative from Georgia Southern University Student Leadership & Civic Engagement Department
  • Bryan County GIS Coordinator
  • County and City Agencies

• Formed Survey Subcommittee
MAP DEVELOPMENT

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

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

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MAP DEVELOPMENT

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

PEMBROKE
-Housing and Residential Lot Assessment -
Georgia Initiative for Community Housing

Surveyor
Date
Address
Map/Parcel ID

Your Name
Prefilled Data
Current Date
Prefilled Data
Map Number
### Property Type
- Single Family w/ Attached Garage / Car Port
- Single Family w/ Detached Garage / Car Port
- Single Family - No Garage
- Multi-Family # of Units __________
- Mobile Home Separate Parcels
- Mobile Home - Multiple on 1 Parcel
- Vacant Lot (Skip Housing Unit Characteristics)
- Church
- Other

### General Property Information
- Occupied
- Vacant/Unoccupied
- For Sale
- For Rent
- Unknown

<table>
<thead>
<tr>
<th>Carriage House (i.e. Garage Apartment)</th>
<th># of Stories</th>
<th>Is the Address # Visible?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>1</td>
<td>Mailbox</td>
</tr>
<tr>
<td>No</td>
<td>2</td>
<td>House</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Marker in Yard</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No Visible Address</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are you confident this is the correct address?</th>
<th>Are street signs visible on this street?</th>
<th>Are public street lights close enough to provide safe lighting for home?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Within 1-2 Houses</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>Within 3-4 Houses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 4 Houses Away</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unsure, please send a City Official to Evaluate</td>
</tr>
</tbody>
</table>
### 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

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Level I</th>
<th>No more than 1 minor defect, no major defects</th>
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<tbody>
<tr>
<td></td>
<td>Level II</td>
<td>3 or less minor defects and/or 1 major defect</td>
</tr>
<tr>
<td></td>
<td>Level III</td>
<td>4 or more minor defects and/or 2 or more major defects</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yard/Lot</th>
<th>Curb Appeal</th>
<th>Sidewalks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Good</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dead or Hazardous Trees</th>
<th>Buildup of Junk in Yard</th>
<th>Roaming Pets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
### Survey Development

<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</td>
<td>□ Buildup Needs to be Addressed by Officials</td>
</tr>
<tr>
<td>with no damage</td>
<td>□ None</td>
</tr>
<tr>
<td>□ No fencing and/or gates</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Cracks/Gaps</th>
<th>Graffiti</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td>□ Yes</td>
</tr>
<tr>
<td>□ No</td>
<td>□ No</td>
</tr>
</tbody>
</table>

**Additional Comments**

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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
# 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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nate Woodcock</td>
<td>912-660-8848</td>
<td>Vincent Graves</td>
<td>Caroline Neidlinger</td>
<td>34,36,37,38,39,59</td>
<td>Fire Chief’s Car</td>
</tr>
<tr>
<td>2</td>
<td>Mary Warnell</td>
<td>912-658-5424</td>
<td>Kristen Sapp</td>
<td>E. Nolan</td>
<td>56,57,58,60</td>
<td>Warnell Mule</td>
</tr>
<tr>
<td>3</td>
<td>Jesse France</td>
<td>912-663-1265</td>
<td>Emily Nolan</td>
<td>Brodi Mosley</td>
<td>18,19,20,21,22,17,23</td>
<td>Fire Golf Cart</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>66,64,83,85</td>
<td></td>
</tr>
<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>
</tr>
<tr>
<td>6</td>
<td>Sharroll Fansau</td>
<td>912-492-5316</td>
<td>Lillian Norris</td>
<td>Sazm Roddechchi</td>
<td>1,2,45,46,48</td>
<td>Public Works Director’s Truck</td>
</tr>
<tr>
<td>7</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
<td>Brianna Bare</td>
<td>Nicolas Knerly</td>
<td>61,62,63,66,80</td>
<td>Public Safety Director’s Truck</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>88,87,90,89,91,92,84</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Jordan McCoy</td>
<td>912-657-1447</td>
<td>Madison Bocook</td>
<td>Jared Simonin</td>
<td>93,86,81</td>
<td>Blue Police Mule</td>
</tr>
<tr>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>70,73,75</td>
<td></td>
</tr>
</tbody>
</table>

### Contact Information

<table>
<thead>
<tr>
<th>Contact</th>
<th>Contact Info</th>
<th>Transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Administrator</td>
<td>Traci Wells</td>
<td>912-657-0577</td>
</tr>
<tr>
<td>Survey Administrator</td>
<td>Tiffany Walraven</td>
<td>912-656-8151</td>
</tr>
<tr>
<td>GIS Support</td>
<td>Norm Diesman</td>
<td>912-312-6127</td>
</tr>
<tr>
<td>Food</td>
<td>Diane Moore</td>
<td>912-429-1992</td>
</tr>
<tr>
<td>Food</td>
<td>Marilyn Page</td>
<td>912-312-6127</td>
</tr>
<tr>
<td>Food</td>
<td>Tommy Strickland</td>
<td>912-429-1992</td>
</tr>
<tr>
<td>Emergency</td>
<td>Bryan County EMS</td>
<td>911</td>
</tr>
<tr>
<td>Non-Emergency</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
</tr>
</tbody>
</table>
BLUE & YELLOW SURVEY DAY
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
SURVEY DATA

• Gathered data for Pembroke’s current housing inventory
• Inventory analysis by City and County Departments
• Analysis helped determine what areas to target within our housing initiative:
  • Grants
  • Revitalization
  • Crime Prevention
  • Future Housing Development
  • Future Redevelopment
  • Economic Development
SURVEY DATA

<table>
<thead>
<tr>
<th>EVALUATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Level I</td>
<td>No more than 1 minor defect, no major defects</td>
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</tr>
<tr>
<td>Level III</td>
<td>4 or more minor defects and/or 2 or more major defects</td>
</tr>
</tbody>
</table>
Major Defects

- Sagging Roof: 28
- Significant area of damaged and/or missing roof: 16
- Seriously uneven and/or seriously cracked foundation: 14
- Multiple broken and/or missing windows/doors: 21
- Severely damaged and/or missing exterior siding: 26
- Major Rot: 32
- Steps, porch or entrance falling in: 30
- Skirting missing or severely damaged on home or mobile home: 41
### Minor Defects

- Slightly swayed roof: 57
- Damaged and/or missing roof: 47
- Uneven and/or slightly cracked foundation: 10
- Uneven window and/or doors: 24
- One or two broken window panes: 31
- Bare and/or unfinished wood: 53
- Missing and/or damaged exterior: 49
- Exposed insulation: 4
- Minor Rot: 57
- Uneven steps: 35
- Porch and/or entrance in a state of disrepair: 52
- Skirting slightly damaged: 57
- Handrails in state of disrepair: 26

The chart illustrates the frequency of minor defects in various components of a building.
Pembroke City
Housing Assessment
Address and Dilapidated Porch Issues
District 1

The following fields were used from the spreadsheet:

Minor 11 (identified Parcels with Porch Damage)
Major 7 (identified Parcels with Porch Damage)

Additional Comments: identified numerous Parcels with different types of Address issues, number of buildings, whether building was accounted for at damage, etc.

To display, the fields were summarized and reviewers need to cross reference the data on the forms with the parcel number shown on the map. The map gives a good view of where the work needs to be focused for this analysis and will aid in the City’s Planning efforts. As these issues are resolved, there needs to be updates to the spreadsheet which then need to be transferred to the GIS Program to keep the ongoing Planning and Status Map accurate.
SURVEY IMPACT
SURVEY IMPACT

• Grant Applications
  • LIHTC
  • CDBG
  • Project Specific Grants
    • Home Depot Foundation Community Impact Grant

• Emergency Management Tool
  • Police Department
  • Fire Department
  • Code Enforcement Department
    • Identification of Slum & Blight
    • Management of Problem Areas
  • 911

• Future Planning
  • Urban Redevelopment Plan
  • Comprehensive Plan Updates

• Tax Assessors Office
• GIS
SURVEY IMPACT

• Rehabilitation of Homes and Community Partnerships
  • Local Business Donated $3000 Paint
  • $5000 Home Depot Grant for Veteran Porch Rehabilitation
• $25,000 State Farm Playground Grant
• $625,000 Drug Free Coalition Grant
• $498,000 CDBG
  • Replacement of Water Lines in 2 Quadrants of Town
• Reduce Crime
  • Level 1 Crime Cut by 50%
SURVEY IMPACT
SURVEY IMPACT
SURVEY IMPACT
SURVEY IMPACT
SAWMILL LANDING

- $9.5M Tax Credit Development
- (60) 2 Story Townhome Units
- Designed to Target Workforce Housing Needs

### PROPOSED RENTS

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Unit Size</th>
<th>Asking Rent</th>
<th>Utility Allowance (1)</th>
<th>Gross Rent</th>
<th>2014 LIHTC Maximum Allowable Gross Rent (2)</th>
<th>2014 HUD Fair Market Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td>9</td>
<td>750</td>
<td>$407</td>
<td>$141</td>
<td>$548</td>
<td>$548</td>
<td>$725</td>
</tr>
<tr>
<td>2BR</td>
<td>3</td>
<td>1,050</td>
<td>$478</td>
<td>$180</td>
<td>$658</td>
<td>$658</td>
<td>$860</td>
</tr>
<tr>
<td>3BR</td>
<td>5</td>
<td>1,250</td>
<td>$531</td>
<td>$219</td>
<td>$750</td>
<td>$760</td>
<td>$1,147</td>
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<td>17</td>
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<td>$568</td>
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<td>$860</td>
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<td>3BR</td>
<td>26</td>
<td>1,250</td>
<td>$591</td>
<td>$219</td>
<td>$810</td>
<td>$912</td>
<td>$1,147</td>
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<td>Total</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes (1) Source of Utility Allowance provided by the Developer.

Notes (2) Per GA DCA 2014 guidelines, the market analyst must use the maximum rents and income limits from the same year as the utility allowance. The GA DCA utility allowance is effective 7/2014 and, therefore, we have used the maximum rents and income limits for 2014.
SAWMILL LANDING

• Application and AWARD Tax Credit Project
  • Sawmill Landing
  • 11 acre site
  • W.H. Gross Construction Company
  • 60 Earth Craft Certified Townhome Units
  • Workforce Housing
  • Approx. $9.5M Investment into City of Pembroke
  • Impact Fees, Tap Fees, Building Permits, Utilities
  • Increased Housing Opportunities for Citizens, Soldiers, and Employers

• Won the Georgia Housing Decade of Success Rental Housing Award 2015
SAWMILL LANDING

• Pembroke Housing Team garnered support and partnerships prior to application submission
  • Chosen Developer
  • The City of Pembroke
  • Downtown Development Authority of Pembroke
  • Bryan County
  • Development Authority of Bryan County
  • Bryan County Board of Education
  • Business Owners
  • Nonprofits
  • Residents
WHY IS IT IMPORTANT?

• Economic Development Tool
• Community Development Tool
• Increases availability of affordable housing within Pembroke
• Increase in community tax base and city revenue
• Job creation
• Overall estimated economic impact in Georgia for 2015 with LIHTC projects
  • More than $176M in local income
  • Over $18.5M in local government revenue
  • Nearly 2,700 jobs from construction expenditures
SAWMILL LANDING

• Groundbreaking May 2015
• Estimated Date of Completion Summer 2017
URBAN REDEVELOPMENT PLAN

- Contract with Coastal Regional Commission for 2 years
- Development of Committee Completed
  - Assessment of City and Goals Defined
- Development of Urban Redevelopment Board Completed
- Finding of Necessity for Creation of URP Completed
- Next step...
  - Resolution Adoption
  - Board Meetings
  - District Meetings
  - Charrettes
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