PEMBROKE
HOUSING
ASSESSMENT

Tiffany M. Walraven
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
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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
SURVEY DEVELOPMENT

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

<table>
<thead>
<tr>
<th>Surveyor</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Map/Parcel ID</th>
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</thead>
<tbody>
<tr>
<td>438 BURKHALTER STREET CITY</td>
<td>P01 01 001</td>
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</tbody>
</table>

**Your Name**

**Map Number**

**Current Date**

**Prefilled Data**
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
## 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 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>
</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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This form is designed to assess various aspects of a site's condition, including fencing, gates, litter, wall cracks/gaps, and graffiti. It aims to collect specific data that can help in developing a comprehensive survey. Additional comments section allows for more detailed notes or observations that may not fit into the predefined categories.
HOUSING ASSESSMENT TIMELINE

- City Water Bill Flyer
- Logo Final Approval
- Volunteer Request Letters Mailed
- Survey Volunteer Training & Information Session
- Door Hangers
- Pilot Study #1
- Georgia Southern Classes Commence
- Pilot Study #2
- Official Survey Begins Citywide
- Georgia Southern Student-City Survey
- GICH Training/Seminar in Rome, Georgia
- Georgia Southern Student-City Survey
- Pulse Check Date
- Final Surveys Due
- Crime Data Due
- Data Entry Due
- GIS Data Due

- June 30, July 31
- July 11
- July 11
- July 25
- July 29-August 2
- August 5-9
- August 12
- August 19-23
- August 26
- August 31
- September 10-12
- September 14
- September 26
- October 31
- October 31
- December 13
- 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>Nile 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>
</tr>
<tr>
<td>2</td>
<td>Mary Warnell</td>
<td>912-658-5424</td>
<td>Kristen Sapp</td>
<td>Emily Nolan</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>Brodi Mosley</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>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></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>Shannon Fansau</td>
<td>912-492-5316</td>
<td>Lillian Norris</td>
<td>Sazum Roddechhi</td>
<td>1,2,45,46,48</td>
<td>Public Works</td>
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<tr>
<td>7</td>
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<td></td>
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<td>Director's Truck</td>
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<tr>
<td>8</td>
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<td></td>
<td></td>
<td>Public Safety</td>
</tr>
<tr>
<td>9</td>
<td>Michael Owens</td>
<td>912-661-2095</td>
<td>Brianna Bare</td>
<td>Nicolas Knerly</td>
<td>61,62,63,65,80</td>
<td>Public Works Mule</td>
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<tr>
<td>10</td>
<td>Jordan McCoy</td>
<td>912-657-1447</td>
<td>Marisa Turner</td>
<td>Doug Flott</td>
<td>102,103,104,105,106,96,101</td>
<td>Public Works Mule</td>
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<tr>
<td>11</td>
<td>Kelly Price</td>
<td>706-594-2179</td>
<td>Madison Bocook</td>
<td>Jared Simonin</td>
<td>93,86,81</td>
<td>Blue Police Mule</td>
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<tr>
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<td></td>
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<td></td>
<td>Red Police Mule</td>
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</tbody>
</table>

### Contact Information

<table>
<thead>
<tr>
<th>CONTACT ADMINISTRATOR</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>GIS SUPPORT</td>
<td>Tiffany Walraven</td>
<td>912-656-8151</td>
</tr>
<tr>
<td>Survey Administrator</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>912-661-2095</td>
</tr>
<tr>
<td>Food</td>
<td>Tommy Strickland</td>
<td></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

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

• Emergency Management Tool
  • Police Department
  • Fire Department
  • Code Enforcement
  • 911

• Future Planning
  • Urban Redevelopment Plan
  • Comprehensive Plan Updates

• Tax Assessors Office
• GIS

DID YOU KNOW?

4,400

In 2012, The Home Depot Foundation funded repairs and renovations to 4,400 units of housing for veterans and their families.
SURVEY DATA
SURVEY DATA
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