



Vienna Initiative for Community Housing
February 2011 GICH Report

VICH Team



Partners

City of Vienna

Dooly County Chamber of Commerce

Dooly County Communities of Opportunity

Dooly County Building Permit Office

Easter Seals of Southwest GA

Keep Vienna Beautiful

River Valley Regional Commission

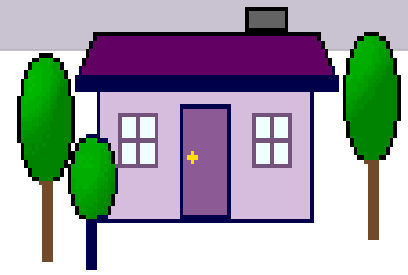
Sangster Realty

Southwest GA United Empowerment Zone

Vienna Historic Preservation Commission

Vienna Housing Authority

VICH.....Established 2008



Mission: “To promote economic development by improving the City of Vienna’s existing housing stock, by filling the need for affordable workforce housing, and by educating our citizens on homeownership and neighborhood responsibility.”

VICH Areas of Focus

I. Substandard Housing

- ❖ Stricter Code Enforcement**
- ❖ Energy Efficient Upgrades**
- ❖ Infrastructure Upgrades**
- ❖ Home Rehabilitation**

Progress Made

❖ Stricter Code Enforcement Making a Difference

- ✓ 46 letters sent to trashed property owners**
- ✓ 12 dilapidated mobile homes demolished**
- ✓ 9 dilapidated houses demolished**
- ✓ 63 junked vehicles removed**

Cleaner Neighborhoods
Greater Sense of Community Pride

Keep Vienna Beautiful

Recycling Program



Progress Made

❖ **Energy Efficiency Upgrades**

- ✓ **Continuing to take applications for GEFA's Weatherization Assistance Program**
- ✓ **18 homes received assistance in 2010**
- ✓ **46 additional homes on schedule to receive assistance**

Progress Made

❖ Infrastructure upgrades

✓ Funding from:

- CDBG/EIP
- EPD
- EDA
- OneGeorgia

= **\$2,557,514 Total Grant Funds**



Aerated Wastewater Treatment Lagoon

Sludge removal baffle replacement, rehabilitation of transfer pump station, installation of flow meter, floating aerators, control panel installed and electrical system upgrades.



Force Main Replacement



Treatment Pond



Completion of the Wastewater Infrastructure improvements:

- **Has retained 600+ jobs**
- **Increased the potential for future commercial, industrial and residential growth.**

Results

Progress Made

❖ Home Rehabilitation



- ✓ **CHIP Grant - \$305,742**
- **6 Rehabs + 1 Reconstruction = 7 properties brought up to Georgia Construction Codes**

VICH Areas of Focus

II. New Housing

- ❖ Affordable Work-force Housing**
- ❖ Quality Rental Property**
- ❖ Infill Development**
- ❖ Downtown Loft Spaces**

Progress Made

❖ Invite Developers

Vienna Housing Teams Meets with Housing Developer



L-R: Robert Cooke, Beverly Worthy, Janet Joiner, Mayor Emerson Lundy, Joe Brown, Gary Houston, Tom McFarland, and Brenda Gramm. Missing Team Members are: Gale Anderson, Diane Couch, Judy Daniels, Petronia Jones-Young, Gerald Mixon, John Penney, and Byford

The City of Vienna is now entering the third year of the Georgia Initiative for Community Housing program, a partnership between the Georgia Department of Community Affairs, the University of Georgia, and the Georgia Municipal Association. The objective of the Initiative is to help communities create and launch a locally based plan to meet their hous-

In keeping with the goal to recruit quality, affordable rental property development, the Housing Team along with some of our Cordele friends, met with a development specialist. At the January meeting, Mitchell Davenport introduced the Team to The Gateway Companies, a full service housing development, construction, and management company. Formed in 1986, Gateway currently manages apart-

ment properties consisting of over 856 units throughout the Southeastern United States with the closest being in Americus.

In other business, the group made plans for a county-wide Housing Expo that will be held on April 26, 2011 from 2:00 p.m. to 7:00 p.m., at the Vienna Elementary School cafeteria in Pinehurst. DCUTS will provide transportation to and from the event for anyone needing a ride. The purpose of the event is to provide local and area citizens information about the various assistances, programs, and services available to help them with their housing and home ownership needs.

Janet Joiner, Community Development Director, reported that in an effort to keep Vienna a clean and attractive community, the City has taken a stronger approach to code enforcement, and it is paying off. Since 2009, 12 dilapidated mobile homes have either been removed or demolished. 9 dilapidated hous-

es have been demolished, and 63 junked vehicles have been removed from the City. Letters are being sent to owners of trashed properties and vacant lots requesting clean-up and mowing. Most of them have complied. Those who have not will be cited by the Vienna Police Department. As a result, citizens are now reporting these unsightly properties to City Hall.

Joiner also reported the repairs and upgrades to the City's waste water treatment system as ordered by EPA are in process and nearing completion. The City has received approximately \$2.5 million in grants to assist in funding this project. These improvements will benefit residential and business owners in the city.

Since Vienna's Team will be attending a planning and training workshop in February, the next regular meeting will be on March 1, 2011. Bill Gandy with Trico Homes in Valdosta will present the program.

❖ Develop Infill Portfolio

Potential Infill Inventory

PARCEL #	OWNER	LOCATION	SIZE	ZONING	Mailing Address	Notes
V525	Charles Bartenfeld	3rd St. N., 212	105x132	R-1 HD	3657 Peachtree Rd NE, Ste 313, Atlanta 30319	
V711	Lewanda Hayslip	3rd St. N., 401	115x190	C-1	372 District Line Rd Cordele 31015	
V13216	Vanester Dobbins	3rd St. N., 525	198x406 (1.89 acres)	R-1	311 Parker St., Vienna	
V533	James Braxton	3rd St. N., 201		C-1	POB 438, Vienna	Commercial
V1616	Onice C Woodward Estate	3rd St. S.	75x118	R-1	c/o Ruby Mae Beverly 208 3rd St., Vienna	EST
V1618	Eva Lee Estate	3rd St. S.	50x137	R-1	c/o Rubye L Danielly 2722 Browntown Rd NW Atlanta, GA 30318	EST

❖ Promoting Upstairs Downtown Loft Living



VICH Areas of Focus

III. Education

- ❖ Work to improve public image of Dooly County School system**
- ❖ Educate the Community & Elected Officials about GICH Program**
- ❖ Provide Homeowner/Renter Education Classes**
- ❖ Promote a Community Sense of Pride**

Progress Made

❖ **Improving School Image**

- ✓ **Parent Advisory Group formed & held organizational meeting. To meet on regular basis.**
- ✓ **Community forums held throughout County**
- ✓ **Increase in news releases giving positive coverage**

Helping Students Find a Better Way

Becky Crissman Cordele Dispatch



Willie Williams is the behavioral specialist for Dooly County High School. This is his first year in the position where he is working to help students find more productive ways to accomplish goals and get their lives on track.

Dooly County Middle School Gives Unique Presentation



Dooly County Middle School Perfect Gentlemen greeted BOE members and other guests at the recent Board meeting with popcorn and 3-D glasses in preparation for their PowerPoint presentation. Here Justin Griffin gives a bag of popcorn to Dooly County High School Assistant Principal Tony Lester.

Progress Made

❖ Homebuyer Education Workshops Provided by SWGA United

2010:

- ✓ **5 Workshops in Dooly County**
- ✓ **52 participants**
- ✓ **4 participants have purchased homes**

**5 Workshops scheduled to be held in Dooly
County in 2011**



Communities of Opportunity

Employees of these local governments, who are first time home buyers, purchasing a home between May 26, 2010 - May 26, 2012 may be eligible for special benefits from the GA Dream Homeownership Program

\$7,500

Down Payment Assistance

Progress Made

- ❖ **Promote Community Sense of Pride**
Historic Preservation Awards



2011 PLANS

Dooly County Housing Information Expo



When: Tuesday, April 26, 2011

Where: Dooly County Middle School Cafeteria, Pinehurst

Time: 2-7 p.m.

Come learn about the many tools that are available to help you address your housing needs from various exhibitors representing real estate agencies, finance professionals, government agencies, and local non-profits.

**If you need transportation to and from the event call DCUTS
268-7433**

Sponsored by the City of Unadilla and the City of Vienna as part of the Dooly County Community of Opportunity program.

“In every community there is work to be done. In every nation, there are wounds to heal. In every heart there is the power to do it.”

Marianne Williamson