

City of Douglas

GICH REPORT

GRIFFIN, GA

FEBRUARY 2010



City of Douglas – GICH Update

Accomplishments since August 2009:

- Unified Land Development Code nearing completion.**
- Code Enforcement Continued**
- Tax Credit Senior Housing Development progressing**
- Received Housing Rehab and Down Payment Assistance Grant funds from DCA**
- Three Home Buyer Consumer Education Classes held**
- Urban Redevelopment Area Plan in Progress**

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- **Unified Land Development Code**
 - **Zoning Ordinance Update**
 - **Sign Ordinance Update**
 - **Inclusion of Development Standards**
 - **Changes considered to current zoning ordinance: allowing multi-family rental units in other zones – currently allowed in the R-3 Zone and mixed use is allowed in the B1-Downtown District;**

- **The Southern Georgia Regional Commission is preparing the ULDC.**

- **Should be completed in April 2010.**



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□ **Code Enforcement On-Going**

- **The city has continued to pursue code enforcement throughout the city.**
- **Plan to appear before the Commission to request that the city's Nuisance Abatement Ordinance be strengthened. Specifically, shorten the time allowed for abatement and increase fines for those in contempt. This will hopefully nudge property owners to come into compliance and speed up the process.**
- **City currently has 14 code violations cases being processed.**

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- **Pine Meadow Senior Housing Development (Tax Credit Project)**
 - **Land Disturbance Permit issued**
 - **Bidding Phase in process**
 - **Once completed will provide 60 rental units to senior adults 55 and over.**

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BACK IN THE HOUSING BUSINESS!

- **Resuming Down Payment Program**
 - **Down Payment Assistance Grant approved from DCA**
 - **Three Home Buyer Education Classes held with 71 attending**
 - **Meeting with applicants - working from established list of applicants**
 - **Referred clients to USDA for assistance and they made several direct loans in the city**

- **Resuming CHIP Housing Rehab Program**
 - **City received CHIP Program grant funds from DCA**
 - **Program underway**
 - **Working from established list of applicants**
 - **Partner with USDA Rural Development when applicable**



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□ **GOALS:**

- Encourage local developers to construct rental units:
 - To provide housing to those that can't obtain loans on the secondary market due to current restrictions and to meet rental needs.
 - To create infill development
- For Board of Education to teach Credit Counseling to students in the school system.
- Encourage local developers to place restrictive covenants on all residential development projects.



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