

Sandersville/Tennille Washington County

HOUSING TEAM PRESENTATION

GEORGIA INITIATIVE FOR
COMMUNITY HOUSING

FEBRUARY, 2010

SANDERSVILLE

- 155 SUBSTANDARD STRUCTURES REMOVED-ALL UNDER VOLUNTARY COMPLIANCE
- 1 STRUCTURE RENOVATED
- 4 HOUSES CONSTRUCTED

TENNILLE

WASHINGTON ESTATES DEVELOPMENT

- 4 MILLION DOLLAR
SUBDIVISION
- 54 SINGLE FAMILY
DETACHED HOMES
- 3 TO 4 BEDROOM
- MOST TWO-STORY



TENNILLE

- HISTORICALLY SYMPATHETIC DESIGN
- IF SOLD WOULD BE IN THE MID-100'S
- RENTAL UNITS FOR LOW-TO MODERATE INCOME
- LOW INCOME TAX CREDIT PROJECT
- RENTS \$351 TO \$595
- 15 YEAR ARRANGEMENT



TENNILLE

- FULLY EQUIPPED CLUBHOUSE W ACTIVITY ROOMS & OUTDOOR ACTIVITY FACILITIES; COMPUTER ROOM; LIBRARY
- ALL UNITS HAVE WASHER/DRYER HOOKUPS; KITCHEN APPLIANCES-COIN OPERATED LAUNDRY ALSO ON PROPERTY



WASHINGTON ESTATES BENEFITS

- ADDITIONAL PROPERTY TAX REVENUE
- SPREAD FIXED WATER & SEWER COSTS FOR WATER/SEWER OVER LARGER NUMBER OF SUBSCRIBERS
- ADD AT LEAST 200 PERSONS TO TENNILLE'S LONG STANDING POPULATION OF 1500
- 10 TO 15% INCREASE IN POPULATION WILL BRING ABOUT SALES TAX REVENUES INCREASE AND SUPPORT FURTHER ATTAINMENT OF FEDERAL/STATE GRANTS

TENNILLE

ADAPTIVE REUSE-- SCHOOL TO ASSISTED LIVING (ELDERCARE)

- FULLY FUNCTIONAL IN 2011
- WILL EMPLOY 30 TO 50 PERSONS
- CITY & DDA WILL PARTLY FINANCE WITH NEW REVOLVING LOAN FUND
- 1.6 MILLION DOLLAR VALUE



WORKFORCE HOUSING STUDY

- CONDUCTED W THE HOUSING & DEMOGRAPHICS RESEARCH CENTER AT UGA
- SURVEYED SCHOOL SYSTEM, HOSPITAL, TECHNICAL COLLEGE, MANUFACTURING FIRMS
- LOOK AT HOUSING NEEDS, INTERESTS, CAPACITY
- WILL DO ROLLOUT PRESENTATION W HOUSING TEAM, BANKERS, LOCAL GOVERNMENT, DEVELOPERS