

**Thomson - McDuffie County
GICH Report, August, 2011
Athens, GA**

Lack of Community Involvement.	Publicity in local press Neighborhood Associations Pinehills, MLK, Strawberry Hills	Ongoing
Neighborhoods in Decline	Form Local Land Bank Authority Investigate Blight Tax Code and ordinance enforcement	Complete No Ongoing
Assess Housing Stock	Complete Survey on Condition of Existing Housing Stock Complete a Marketing Survey on Housing Stock Needs	Complete
Landlords	Aggressive code enforcement, equally applied Research Best Practices in other communities	Ongoing

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Accomplishments

CDBG Awards: 2009, 2010 awards for \$800,000 each, infrastructure and rehab. 2011 App pending.

CHIP Awards: Received before GICH selection, housing rehab. \$1.2 mm
All work in Pitt Street and Strawberry Hills areas of Thomson

Formed Local Land Bank Authority
Policies and procedures written and approved.
\$10,000 deposited in LBA account
Initial action plan in development
One property ready for donation to LBA

Complete Survey on Condition of Existing Housing Stock
Complete a Marketing Survey on Housing Stock Needs

New ordinance in place for subdivision development. City and County now have up to date subdivision ordinances.

New Sign Ordinance in place for City

Completed DCA mandated Local Comprehensive Plan

Housing Tax Credit Project Application, 2011.

Housing Authority Participation

H.A. participation directly related to GICH participation

HOUSING/QUALITY OF LIFE FACTORS: McDuffie County

THE SURVEY	
Distribution: Corporate	2,450 surveys were delivered to Human Resources (HR) representatives at business and governmental offices in McDuffie County.
Distribution: Employees	The HR representatives distributed the surveys to employees who filled them out, sealed them in the envelope provided and returned them to the HR department.
Response	610 surveys were received for a 24.9% return. Of the 610 respondents, 549 either rented or owned a home. 61 of the respondents lived with relatives or friends and were not included in the results highlighted in this presentation.
Preliminary Analysis	The preliminary review of the data includes an examination of the ten (10) housing situations highlighted in the survey, comparing the responses of homeowners and renters living in McDuffie with those of respondents who live in other counties. There is also an examination of the quality of life factors comparing county residents to those who live in other counties.

HOUSING: McDuffie County - Homeowners

Observations:

- Homeowners in other counties have a higher opinion of local housing than do county homeowners.
- County residents who own property are very concerned about poorly maintained housing.
- County residents who own property perceive there to be too few options for entry-level housing.

HOMEOWNERS 393 Respondents	Homeowners living in McDuffie County	Homeowners living in other counties	All Homeowners
Too few single family homes.	42%	33%	38%
Too few condos or townhomes.	53%	35%	44%
Too few apartments for families/young people.	65%	38%	52%
Too few affordable homes for sale.	64%	39%	52%
Too few affordable rental units.	29%	36%	33%
Too little subsidized / assisted housing options.	40%	28%	34%
Too little housing for the elderly.	61%	41%	51%
Too little housing for the disabled.	60%	39%	50%
Too much dilapidated housing.	78%	48%	63%
Too much vacant and/or abandoned housing.	77%	46%	62%

HOUSING: McDuffie County – Renters

Observations:

- Renters in other counties have a higher opinion of local housing than do renters in the county.
- Renters living in McDuffie County perceive there to be a serious problem with housing options.
- County renters are concerned with poor maintenance of housing units in the county.

RENTERS 156 Respondents from 610 Surveys	Renters living in McDuffie County	Renters living in other counties	All Renters
Too few single family homes.	71%	36%	54%
Too few condos or townhomes.	61%	61%	61%
Too few apartments for families/young people.	77%	61%	69%
Too few affordable homes for sale.	78%	54%	66%
Too few affordable rental units.	84%	57%	71%
Too little subsidized / assisted housing options.	65%	32%	49%
Too little housing for the elderly.	64%	46%	55%
Too little housing for the disabled.	64%	46%	55%
Too much dilapidated housing.	75%	57%	66%
Too much vacant and/or abandoned housing.	78%	61%	70%

HOUSING: McDuffie County – Ranked Concerns across all Respondents

Observation

- Vacant, abandoned, and dilapidated housing is the most serious concern.
- The number of housing units available is the second most serious concern.

Rank	Homeowners and Renters 549 Respondents from 610 Surveys	All Homeowners	All Renters	All Respondents
1	Too much vacant and/or abandoned housing.	62%	70%	66%
2	Too much dilapidated housing.	63%	66%	64%
3	Too few apartments for families/young people.	52%	69%	61%
4	Too few affordable homes for sale.	52%	66%	59%
5a	Too few condos or townhomes.	44%	61%	53%
5b	Too little housing for the disabled.	50%	55%	53%
5a	Too little housing for the elderly.	51%	55%	53%
6	Too few affordable rental units.	33%	71%	52%
7	Too few single family homes.	38%	54%	46%
8	Too little subsidized / assisted housing options.	34%	49%	42%

Quality of Life: McDuffie County

Observations:

- Jobs are a serious concern.
- Adequate health care facilities and green space are perceived as a concern.
- The police services are perceived as needing only a little improvement.

Rank	Homeowners and Renters 549 Respondents from 610 Surveys	Needs a Little Improvement	Needs a Lot of Improvement	Average
1	Enough high-paying job opportunities	15%	73%	88%
2	Provision of high-quality health care facilities.	34%	41%	75%
3	Enough parks and green space.	33%	40%	74%
4	Enough high-quality police services	70%	2%	72%
5	Adequate roads for current and future development.	38%	27%	65%
6	Provision of high-quality schools.	44%	19%	63%
7	Enough convenient transportation.	19%	42%	61%
8	Enough high-quality fire protection services.	42%	13%	55%
9	Provision of high-quality drinking water.	32%	23%	55%

More Questions:

How do demographics affect responses about housing and quality of life in McDuffie County? The survey includes data about the following:

- Marital status
- Race/Ethnicity
- City v. County Residence
- Income
- Education
- Employment Sector

Is there a difference in the perceptions of those non-resident respondents who live in rural areas from those who live in urban/suburban areas?

Are there patterns in the comments included in responses that inform the data?

When the housing concerns are divided into “Minor Problem” and “Major Problem” for closer review, will the primary concerns change? (This preliminary examination included all responses of concern, whether major or minor, in the results.)