

# Winder GICH – Fall 2011

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Fall 2011 Update for Winder, Georgia

# Winder GICH – Fall 2011

- Our Goal : Partnerships with Community Groups toward common projects
  - The Groups:
    - Faith Based – sponsored by First Baptist Winder
    - City of Winder
    - Habitat for Humanity
    - Jackson EMC Foundation
    - Local Volunteers
    - Winder Housing Authority



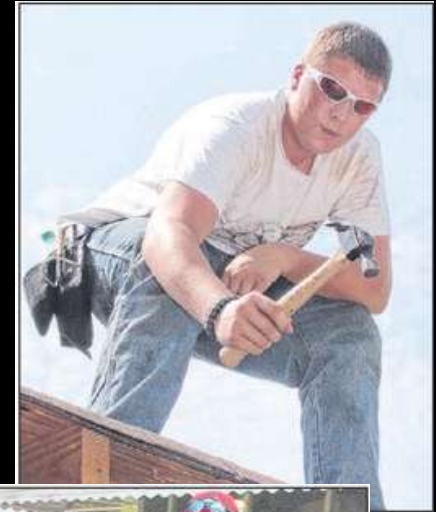
# Winder GICH – Fall 2011

- Our Accomplishments:
  - First Baptist Winder organized
    - 9 work crews of 120+ volunteers, mostly teens
    - 100+ “behind the scenes”
    - Over 4 days
    - 14 projects
      - Painting
      - Roofing
      - Shutters
      - Bathrooms
      - Decks
      - Insulation
      - Siding



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## Our Accomplishments:



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- Our Accomplishments:
  - Habitat for Humanity assists with a the “Brush for Kindness” program funded by a grant from Jackson EMC Foundation through Operation Round Up.



# Winder GICH – Fall 2011

## Our Accomplishments:

- Great Press and Public relations for affordable housing in the City of Winder.
- City Proclamation – *Project Winder 2011*

## Project Winder

### Kids take part in local hands-on ministry

By Lorin Sims-Clark  
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God's hands took the form of nine young work crews, who completed 14 construction and clean-up projects in four, very hot days during the First Baptist Church of Winder's first "Project Winder," a three-day mission which is sure to become an annual event.

"We became convicted and convinced that we need to focus our efforts on our own mission, rather than continuing to do the kind of work out of town," said First Baptist senior pastor, John Talley. "Project Winder is a hands-on ministry that offers students and adults an opportunity to put their faith into acts, as they work on community issues and share the love of Christ through their services.

The effort was modeled after World Changers International Church mission trips that many of the Project Winder participants have participated in.

Each of the nine work crews was made up of one or two adult crew chiefs and eight or nine young workers ranging in age from middle school to college, some of the kids' parents also volunteered. From July 26-28, the crews ate, showered and slept at the church.

They spent their days killing together in record-breaking heat, at 14 different job sites, doing everything from pressure washing and trimming shrubbery to tearing off siding and putting on new roofs.

"This is the first time we've done a project like this in our own home town," Project Winder overall coordinator John Graham said. "We wanted to reach out to those who need help right in our community. It's been a real team effort between our church, the city of Winder, the housing authority and Habitat for Humanity. Next year we are planning a more inclusive effort to involve other churches."

#### HOW IT WORKED

The homeowners and projects were chosen by the Winder Housing Authority and the local Habitat for Humanity, based on need.

Habitat for Humanity provided all of the paint, water tools and equipment and several adult volunteers.

Before the work week began, each house was evaluated by a group of church members with construction skills, then task and materials lists were drawn up. First Baptist supplied the lion's share of the materials used.

The City of Winder offered various support services and, an extensive team of enthusiastic First Baptist members, Sunday School classes and other volunteers supplied meals, delivered water and poppicks, cleaned up after the showers and meals each day.



**PART OF THE "PAINTING POSSE"**  
Garrett Coddington was one of those who worked hard all week as a member of the Painting Posse work crew.

Photo by Lorin Sims-Clark



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- Our Future Goal:
  - The program has been so successful that it has already begun planning for the summer of 2012.
  - Desire of 300+ involvement next year





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- Our Goal : Educate the City Council to the importance of quality, affordable housing as a component of overall economic growth.



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- Our Accomplishments:
  - Winder now has a code enforcement officer.
  - Met with City Council to begin an Urban Redevelopment Program educational process.
    - City of Winder has it under consideration. Will take time due to personal views of several council members.
    - Other local Cities moving toward this program will apply pressure for Winder to also adopt it.

# Winder GICH – Fall 2011

## Our Accomplishments:

- Council approved a multi-family rezoning for a new senior complex consisting of 64 units plus amenities. A federal housing credit development makes this an affordable community.



## New housing option on horizon for seniors

By Susan Norman  
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Winder's older residents may have a new affordable-housing option on the horizon.

The Winder City Council on Tuesday night approved a rezoning application to pave the way for the development of 64 rental units for residents who are at least 62 years of age and who have limited incomes.

The council rezoned from B-1 (Neighborhood Commercial Zone) to R-3 (Multi-Family residential) 7.5 acres of an 11.4-acre tract off Hwy. 11 about 1,100 feet north of the Hwy. 53 split.

The remaining 3.9 acres fronting the highway kept their B-1 zoning but were divided into two tracts.

The residential development, known as Stratford Court, is to be built behind those commercial parcels. The site plan shows "boulevard entry" that will run from Hwy. 11 between the two commercial parcels and to the housing.

The development is to include 14 two-

bedroom cottages and a three-story building with 50 one-or-two-bedroom apartments. The density will be about eight units per acre.

Brendan Barr, vice president of development for NorSouth, said the complex will have walking trails, and the three-story building will have elevators and amenities such as a library, fitness center, game room and community center where classes will be taught in partnership with community groups. The complex will not be an assisted living facility but will be marketed to seniors who can live independently and possibly drive and still work. The complex will have 70 parking spaces.

NorSouth plans to develop, build and manage the complex. One of the apartments is to be reserved for an on-site manager.

Now that the city council has approved the rezoning, NorSouth on June 23 will apply for federal housing credits to fund the construction.

"If allocated, those credits will then be sold in the investment community, and that becomes the major funding source for

the project," Barr said. "In addition, we will go out and get a loan, and that loan will be serviced monthly from rents minus expenses."

If the federal application is approved by late October, construction will begin in late May 2012, and the units will be available for rent in May 2013, he said.

Anyone interested in getting on the waiting list will have to wait a year, he said.

Because of the potential federal funding for the project, rentals not only will be restricted by age but also by income.

Barr said the income limits would be based on the median household income in the Atlanta metro area. Residents with as little as \$1,200 in monthly income would qualify, and rents will start as low as \$400 per month. NorSouth has been in business since 1986 and has specialized in the senior market since 2003. It has built more than 6,700 multi-family units, Barr said.

Currently under development are similar projects in Cherokee and DeKalb counties, and construction of a complex in Johns Creek is to begin in a few weeks, he said.

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- Our Accomplishments:
  - 7.5 acre development
  - 14 – 2 bedroom cottages
  - Three story, 50 unit apartment
  - Amenities
    - Library
    - Fitness center
    - Walking trails
    - Community center





# Winder GICH – Fall 2011

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- Our Future Goal:
  - Continue working with the City Council to establish an Urban Redevelopment Program and take advantage of the considerable resources this program can provide.
  - Adoption of the Urban Redevelopment Program.
  - Continued education of the City and Council on housing issues.



# Winder GICH – Fall 2011

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- Our Goal : Home Ownership
  - Get more people into the pipeline for individual home ownership.
  - Home Ownership education.
  - Partnership between Winder Housing Authority and Action, Inc.
  - Partner with existing Landlords.

# Winder GICH – Fall 2011

- Our Accomplishments:
  - New Home Owner.
  - Great Press

## *WHA helping residents achieve their dream of home ownership*

By Lorin Sinn-Clark  
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At the age of 67, Winder Housing Authority resident Shirley Stinson said she “never dreamed” she’d own her own home. But, thanks to a recent partnership between the WHA and Action, Inc. of Athens, Stinson moved on Memorial Day from her one bedroom WHA apartment to a four bedroom, two bath home she now owns on Lily Drive in Winder.

“It feels good,” Stinson said. “They (people at the WHA and Action) went over and above to help make this happen, and now, here we are. We’re really enjoying settling in.”

Stinson had been in a one bedroom

WHA apartment for two and a half years when she “took custody” of her 16-year-old granddaughter.

When her 21-year-old granddaughter asked if she could move in, too, because she was expecting her second child, Stinson said she didn’t know what she would do.

“There was no bigger apartments open and we couldn’t stay in that one bedroom,” she said. “Then, they told me about this new program they were starting up and asked if I wanted to be in it and I said, ‘Sure.’ It’s a good thing, too. With two granddaughters and two great-grandbabies, I’ve got a houseful!”

See **Home** on Page 14A





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- Our Accomplishments:
  - 2 People current eligible for new Home
  - 15+ people in the pipeline for home ownership
    - Credit Counseling, Budgeting, Finance
    - “Break the Chain” of project living
  - 2 Local Landlords working with first time home buyers in selling surplus rental properties.
    - Removes rentals from town and provides affordable housing to first time buyers

# Winder GICH – Fall 2011

- Our Future Goal:
  - Increased numbers of people in the pipeline for home Ownership.
  - Increased involvement of Local Landlords in the placing of tenants in surplus properties.





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- Our Goal : Creating a sense of community and pride that involves people every aspect as it relates to the citizens of Winder. *"City Pride, City Wide"*

# Winder GICH – Fall 2011

- Our Accomplishments:
  - Community Gardens
    - Near Community Housing
    - Near Main Street for Visibility.
    - Assisted by Master Gardeners
    - Harvest shared by Community and Excess Sold



# Winder GICH – Fall 2011

- Our Accomplishments:
  - GED Program with Lanier Tech
  - Winder Housing Authority has contracted with a grant writer to look for and apply for grants in the area of housing rehabilitation.





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- Our Accomplishments:
  - To expand our committee and add invaluable insight from the community, an active citizen of the targeted area has been added to the Winder GICH committee. This will expand our connection, understanding and influence in that community.