



2022 YEAR IN REVIEW

Helping Your Community Meet Its Housing Needs

Since the program's founding in 2004, GICH has facilitated progress toward housing stability in 89 communities throughout Georgia. Communities selected to participate in the three-year program receive technical assistance from state practitioners and academic experts, as well as a competitive advantage in applications for state community development and affordable housing funding. Upon graduation from the three-year program, GICH communities are encouraged to continue to work toward local housing goals and utilize the GICH network of state agencies, academic experts, and other GICH teams which have addressed often similar housing issues. GICH provides a platform for teams to develop creative solutions to complex local challenges through collaboration with local, regional, and state leaders. In 2022, the freshmen, sophomore, and junior classes of GICH continued efforts to overcome the challenges of the pandemic, learn more about their housing stock, create on-going local partnerships, and meet regularly as teams.



GICH BY THE NUMBERS

In 2022, the Georgia Initiative for Community Housing (GICH) hosted its Spring and Fall retreats. Roughly 200 participants attended the two retreats, many of whom shared their views on the post-retreat evaluation form. As a result of participating in GICH, community housing teams were able to deliver housing and housing services in a variety of ways. There was a total of \$31 million in funding invested in both current and alumni GICH communities through three programs which include the Community Development Block (\$16.1 million), the Community Housing Investment Program (\$2.4 million), and the Low-Income Housing Tax Credit Program (\$12.6 million).

In 2022, across all current and former GICH communities, DCA invested:

Low Income Housing Tax Credit financing for the development of affordable rental housing **\$12.6M**

Community Development Block Grant funds supporting local housing and community development initiatives **\$16.1M**

Community HOME Investment Program (CHIP) grants for rehabilitation and construction of owner-occupied homes **\$2.4M**

Since 2004, DCA has invested over \$520 million across the 89 Georgia communities that have participated in GICH. **\$520M**

15 Communities Enrolled in 2022

FRESHMAN

Baldwin County: Baldwin County’s housing team has worked collaboratively to address many impediments to affordable housing. We are working multiple tracks to accomplish this. The county is contributing \$25,000 annually for legal fees to resolve heirs’ property issues. The county has received a \$400,000 CHIP grant to rehab, hopefully, eight homes. Creekside Apartments, the county’s first LIHTC project, opened in October 2022. It has 60 units for seniors and the apartments are all occupied. The county has cleaned up the old Ogden landfill which is now owned by the county and will be offered to a developer for a LIHTC project. We are applying for CDBG annually now. The city and the county adopted the joint resolution for a Housing Rehabilitation SDS form. The city and county are finalizing the Landbank Authority IGA which will allow Habitat for Humanity to pursue CHIP grants to build new homes.

The county has received a \$400,000 CHIP grant to rehab, hopefully, eight homes. The reaction to the homeowners who will benefit was heartwarming. The whole community is rallying around the county and its efforts to rehabilitate the homes of our low income, elderly, and disabled residents.

Gilmer County: The Gilmer County Housing team is still laying the foundation of their housing plan. They selected the Georgia Conservancy to conduct a local housing assessment. They are also working on completing an RFP to select a Tax Credit development partner. They plan to get the RFP sent out in early 2023. The Gilmer County team also assisted a nonprofit partner in the purchase of a 3-acre site for the development of workforce housing. Rezoning was required for the nonprofit site, and this would have likely been denied without our involvement.



Baldwin County GICH team’s Heirs’ Property Workshop

“My goal with GICH is to find reasonable solutions to ensure our workforce and our children can access homes they can afford. We must do this mindfully and preserve our community, but not be afraid to seek solutions working in other communities. I’m honored to be a part of this process.” ~ Tiffany Camp Watson, Executive Director, Gilmer Family Connections

SOPHOMORES

City of Calhoun: The Calhoun housing team has worked diligently in 2022 to make an impact on their community. They have focused on both making a presence in the community and earning the trust of community members. The Calhoun housing team has worked to establish partnerships with entities that will help them with funding and land donations, which will assist them in rehabilitating housing for low-income homeowners. This will ensure that these homeowners will have safe housing and will be able to age in place. Several of the Calhoun housing team members were certified to help homebuyers obtain affordable housing through 502 Loan packaging.



Calhoun GICH housing team leader, Carrol Hatch, the promoting their efforts at the Gordon County BBQ Boogie & Blues Festival 2022

JUNIORS

City of Ocilla: The City of Ocilla’s housing team is currently looking to update their housing plan before they graduate from the program. They have a housing plan that identifies areas of need already. Their current strategy is to produce a housing plan that can be adopted by the city as a “redevelopment plan”. This plan will be used for housing grants and a possible LIHTC development.

“Through the help of the GICH program we have been able to secure a substantial CHIP and CDBG award. This happened in our early years in the program”
 - Karsen Wynn, Ocilla GICH housing team leader

GICH PARTNERS & SPONSORS

The Georgia Initiative for Community Housing (GICH) helps communities improve quality of life and economic vitality through the development of locally-based housing and revitalization strategies. GICH is a collaboration between the Georgia Department of Community Affairs; the University of Georgia’s Housing and Demographics Research Center, a unit of the Department of Financial Planning, Housing, and Consumer Economics in the College of Family and Consumer Sciences; University of Georgia’s Office of the Vice President for Public Service and Outreach; and the Georgia Municipal Association. GICH’s founding partner, Georgia Power, and its ongoing retreat sponsor, Wells Fargo, continue to support the initiative’s ability to reach diverse communities across Georgia. GICH is also funded through the Rural Community Development Initiative (RDCI), a United States Department of Agriculture (USDA) Rural Development Grant program.

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