

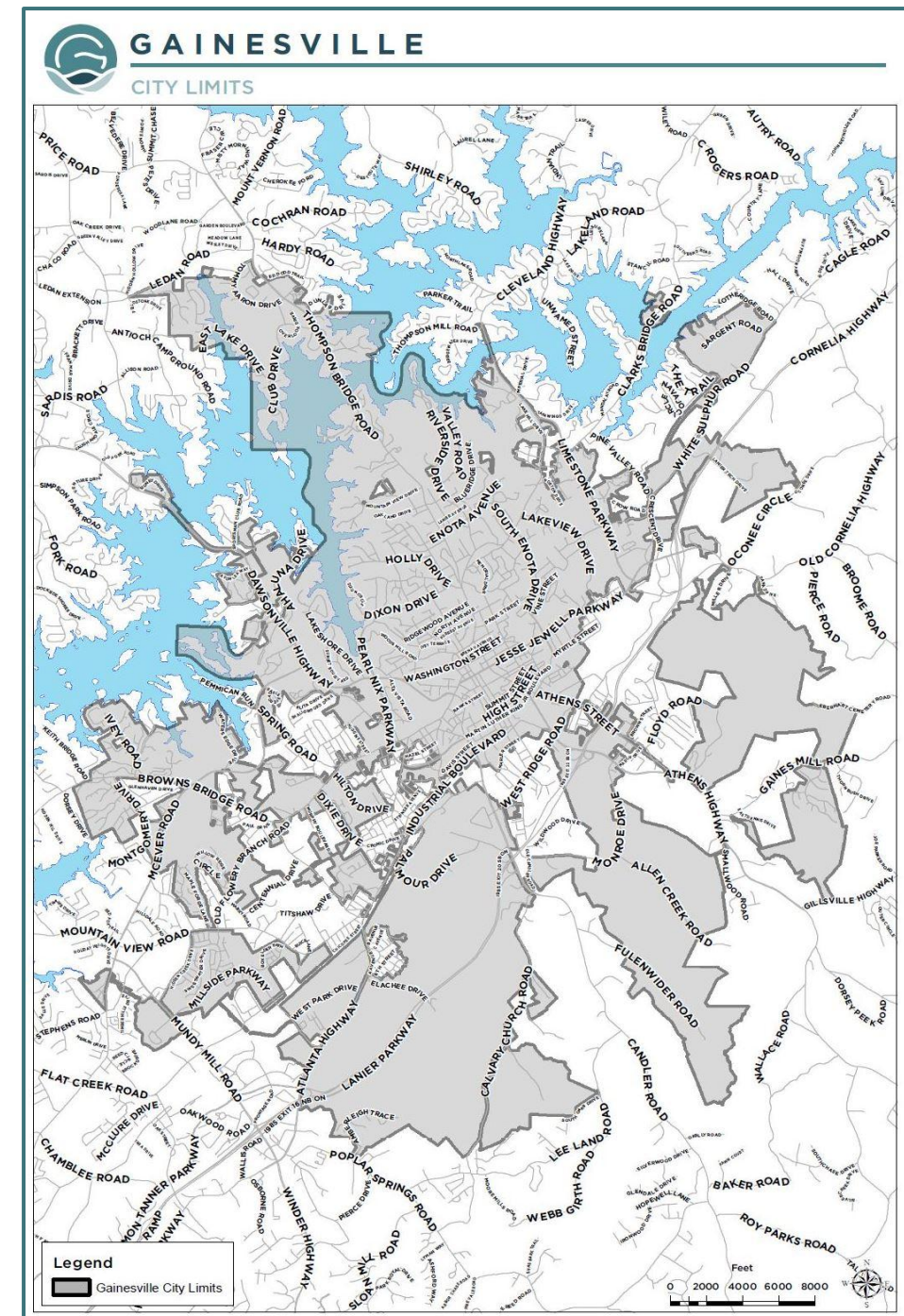


GICH SPRING RETREAT

CODE ENFORCEMENT:
HOUSING IMPROVEMENT INITIATIVE
CITY OF GAINESVILLE
APRIL 16, 2025

GAINESVILLE FACTS

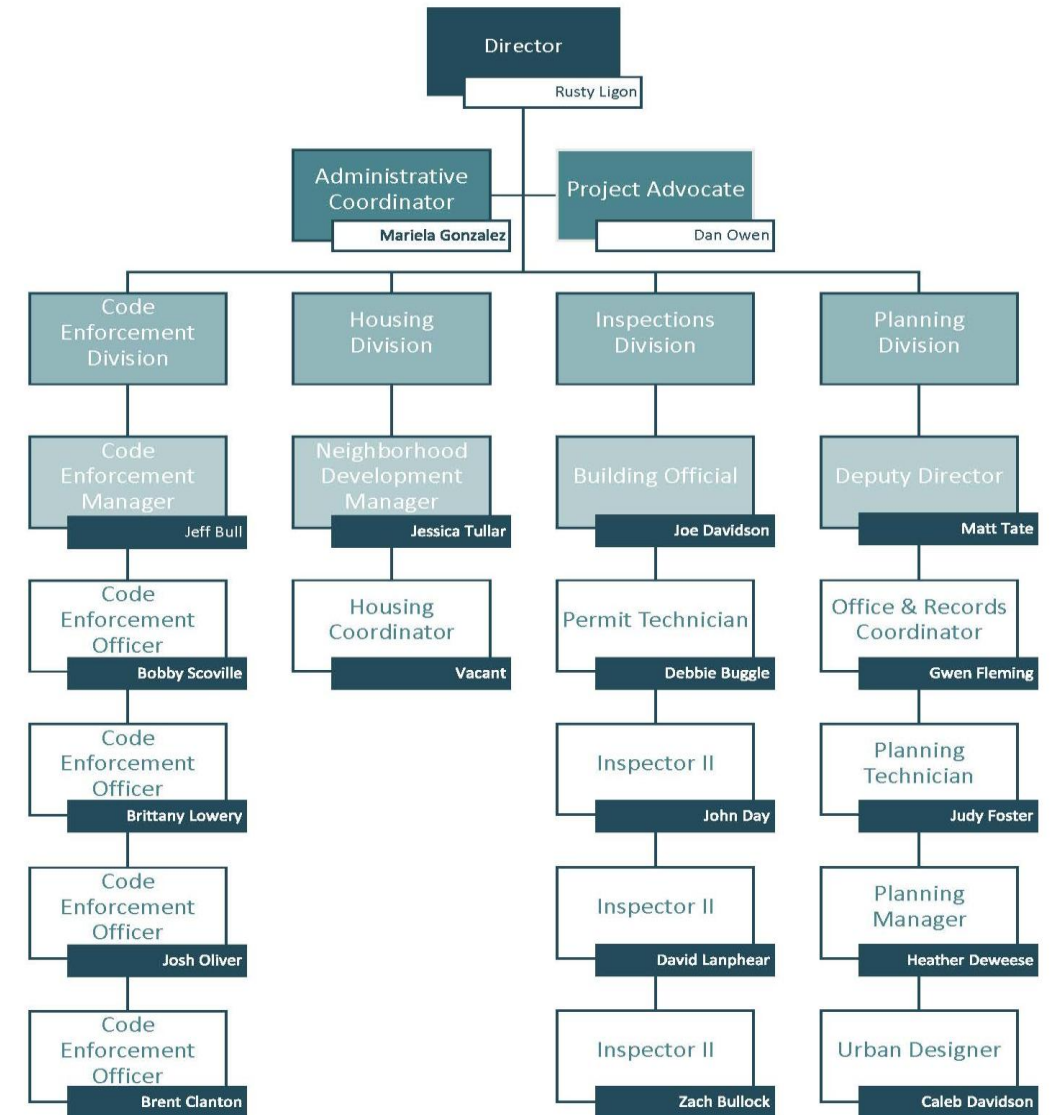
- Population ~ 48,000 people
- Employment, medical & retail hub for Northeast Georgia
 - ❑ Daytime Population grows to over 150,000
- Diversified employment base, including several international firms
 - ❑ 60.3% = *Services*
 - ❑ 27.8% = *Goods Producing/Manufacturing*
 - ❑ 11.8% = *Government*
 - ❑ 0.2% = *Unclassified*
- Three higher education institutions located within the City
 - ❑ *Brenau University*
 - ❑ *North Georgia University*
 - ❑ *Lanier Technical College*
- Lake Lanier, which hosts nearly 12 million visitors annually





KEY COMPONENTS

- Prior to “Great Recession” – Four separate departments
- Housing conditions became an important issue following the Recession
- 2012 began participation in GICH and visits to other communities





Dilapidated Property Conditions

Housing Sweep

- City Council Retreat & Bus Tour
- Goal = Improve housing conditions
- Deliberate, intentional approach with **LOTS** of communication
 - *Pre-sweep meetings with City Admin, Mayor and Council, City Attorney & City Solicitor*
 - *Inspections + Code Enforcement*
 - *Conducted Detailed Field Analysis / Walked door to door documenting violations – exterior and interior of units*
 - *Shared findings with Mayor and Council BEFORE notifying owners/tenants*

Housing Sweep

- Inspected 5 target areas, 2016-2022
 - Target Areas with 40-200 properties in each
 - Areas known for poor housing conditions
 - Some areas were identified as areas of blighted conditions during a 1960s study
 - High number of rental housing units, with multiple properties under single ownership
- Properties Inspected
 - ~ 965+ Properties Inspected
 - ~ 2,700+ Violations
 - ~ 300 violation letters issued
 - 1 Citation Issued

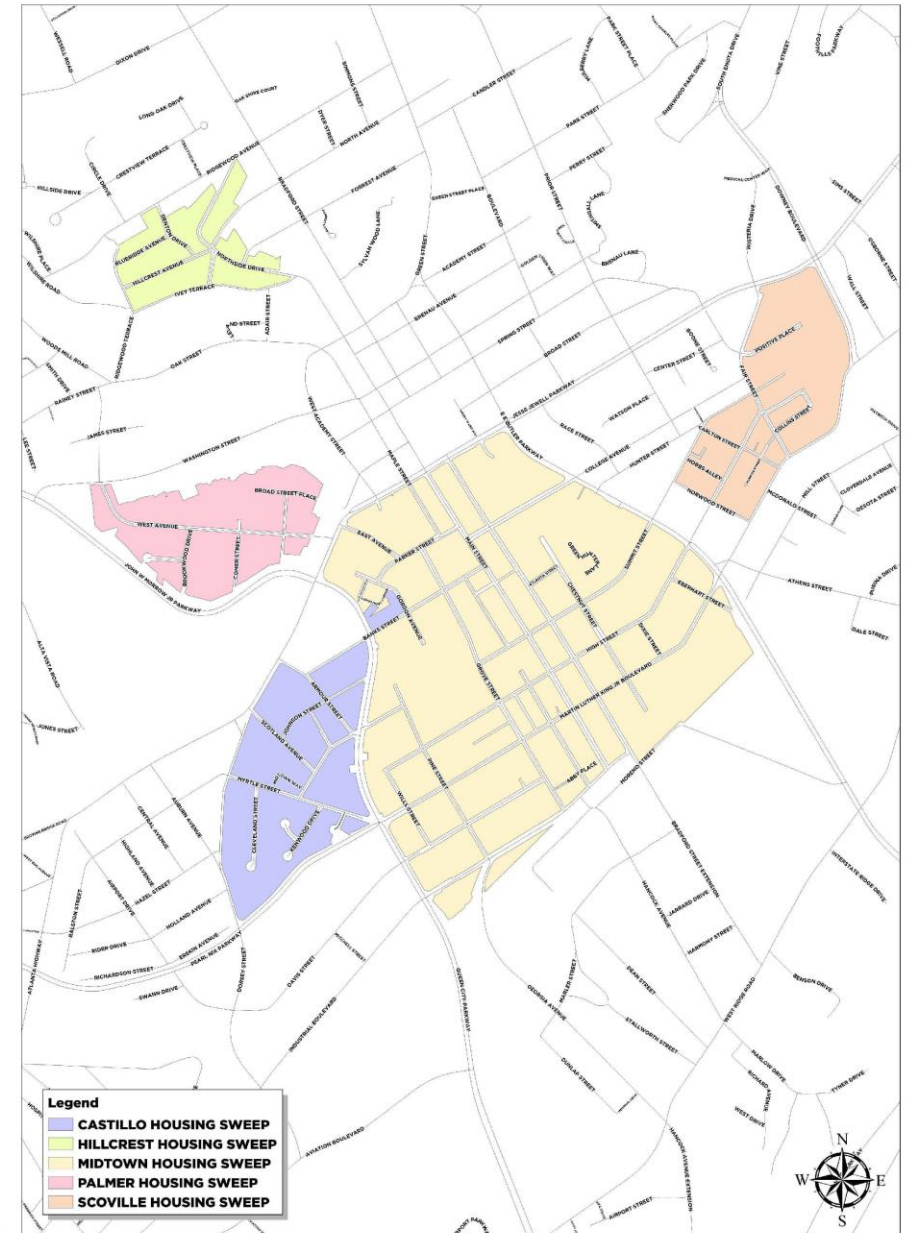
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GAINESVILLE



GAINESVILLE

HOUSING IMPROVEMENT INITIATIVE SWEEP AREAS





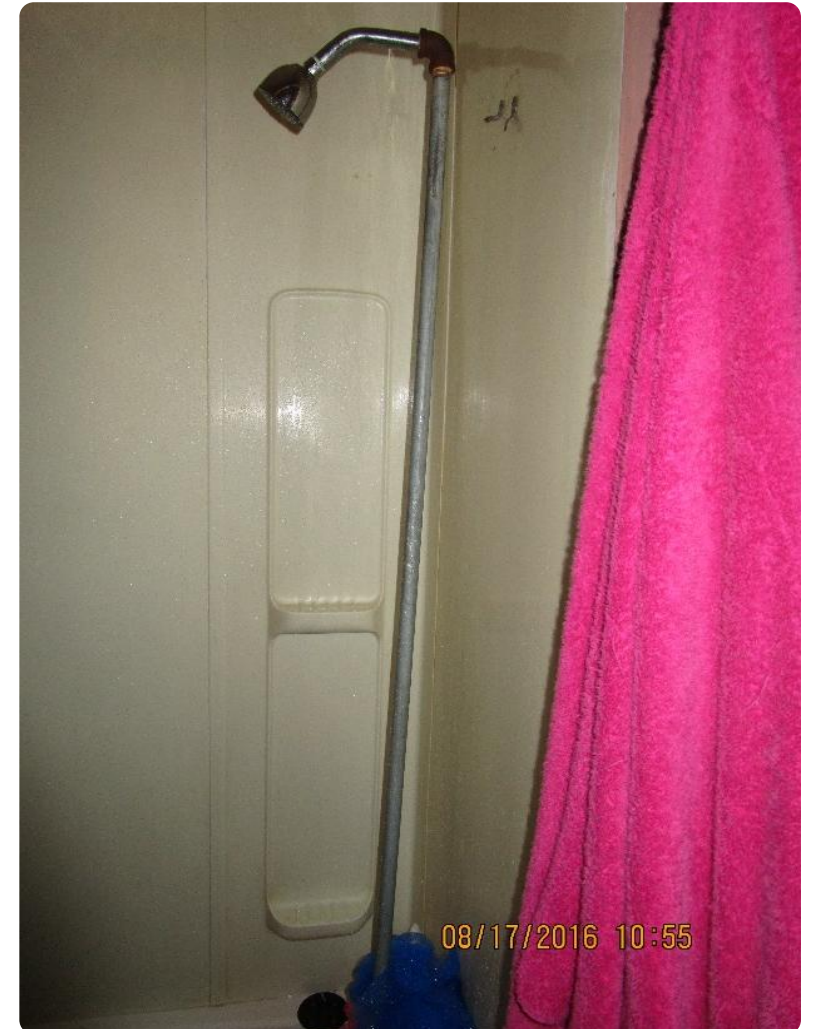
What We Saw

- Tenant-Related Violations (~ 20%)
 - *Litter, trash & illegal dumping*
 - *Storage of junk & salvage materials*
 - *Inoperable vehicles*
 - *Improper parking of vehicles*
- Owner-Related Violations (~ 80%)
 - *Foundational / Structural Violations*
 - *Egress Violations*
 - *Plumbing / HVAC / Electrical Violations*
 - *Mold / Health Safety Violations*

FOUNDATIONAL/STRUCTURAL VIOLATIONS



STRUCTURAL/PLUMBING VIOLATIONS



ELECTRICAL VIOLATIONS

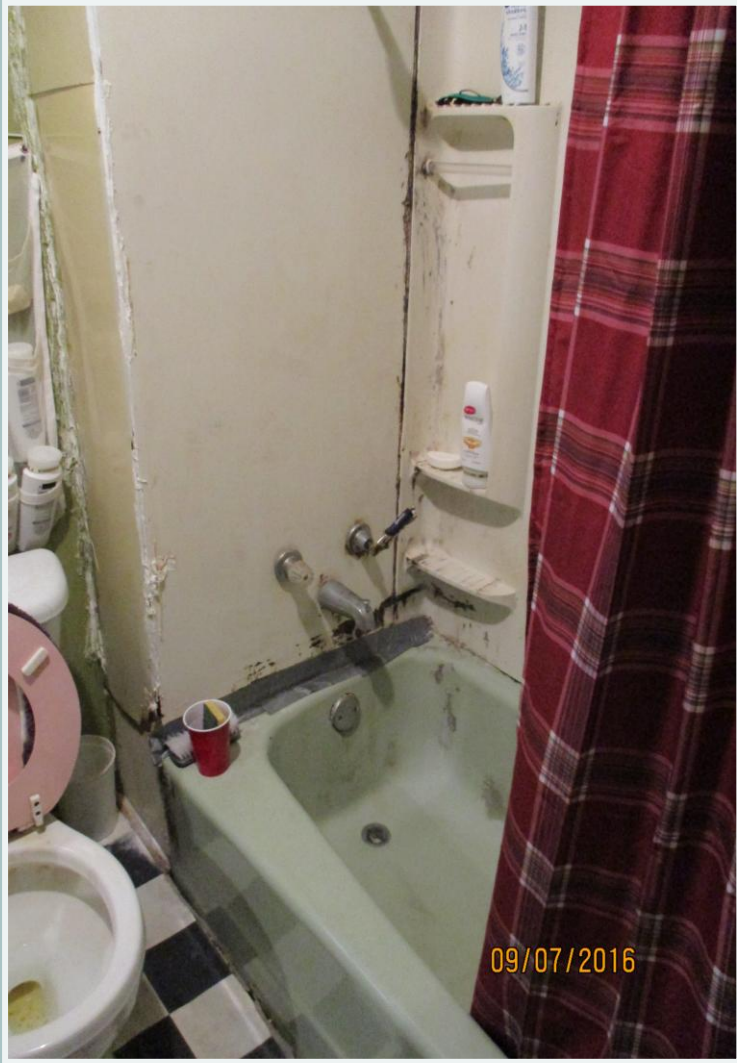


HEALTH SAFETY VIOLATIONS



EGRESS VIOLATIONS











08/18/2016 10:51



05/16/2017 13:47





05/02/2017 10:46



MONA
LIFE



AWESOME HOME FOR SALE
Call Bob or Mary
678-974-3777
FOR MORE INFO
CALL BOB OR MARY





08/11/2017 11:14







11/09/2022 10:56







09/27/2019 13:13









Results

- Accountability & Compliance
 - *Property cleanup*
 - *135+ Repairs/Remodels*
 - *45+ Demolitions*
 - *Demolition & Redevelopment*
 - *90%+ Compliance*

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GAINESVILLE



- Approach
 - *Deliberate, Citywide*
 - *Target Areas – known for housing violations*
- Methodology
 - *All 4 Code Enforcement Officers & Building Official/Inspectors*
 - *Laminated card with house sketch and parts labeled*
 - *Multiple days to complete inspections & visual assessments*
 - *Worked ½ day on Sweep & ½ day on regular duties*
- Tools – IPMC & Boarded-up Permit
- Incentives
 - *Demolition assistance (City General Funds & CDBG)*
 - *Redevelopment Overlay District*
 - *Development fees waived for projects meeting certain criteria*
 - *Minimum acreage under single ownership with all structures demolished*
- Keys to Success = Communication is key!
 - *Close coordination & support from Mayor/Council, City Attorney, Municipal Court Judge, Solicitor, CMO & Staff*
 - *Relentless follow-through, will not happen overnight*
 - *Halo Effect – surrounding property owners reacted to improve properties*



THANK YOU!

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