



2024 Fall Retreat
Community Reports



Freshmen Reports





Freshman Report Back
Georgia Initiative for Community Housing



Catoosa at a Glance



69,579

Population



\$70,859

Household Income



28,027

Housing Units

Catoosa at a Glance

\$258,433

Median Home Value

\$295,000

Median Sales Price

29

Days on the Market

Catoosa at a Glance

74%

Own



26%

Rent



Challenges



Progress

Community Housing Team Meeting in August

Bus Tours for Elected and Appointed Officials

Met with Developers – LIHTC Process and Attraction/Recruitment

Comprehensive Plan Review

Contacted by Developers for GICH Team Support



Roadblocks

- Juggling Community Housing Team Schedules
- Attrition of Community Housing Team Members
- Politics
- Community Buy-In

Moving Forward



Connect with City Housing Authorities

Further Investigate Land Bank Feasibility

Further Educate Citizens and Elected Officials

Investigate Possibility of Housing Assessment

Update Comprehensive Plan

Address County Infrastructure Needs



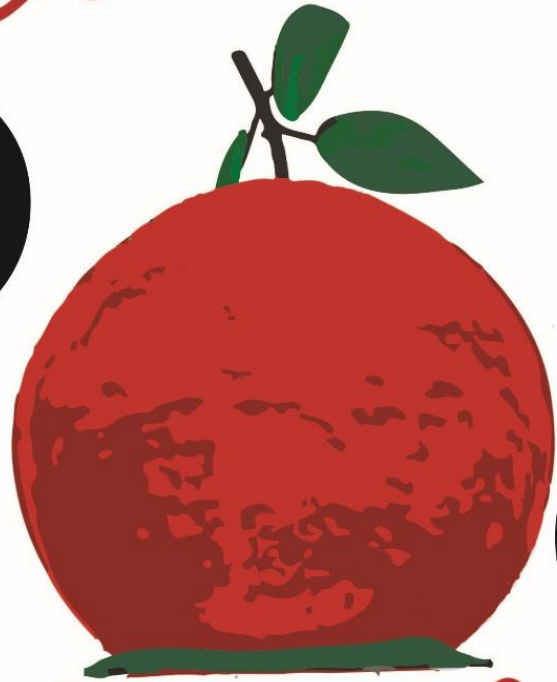
We Can Do Better.



Freshman Report Back
Georgia Initiative for Community Housing



Welcome to
3531
Cornelia, Georgia





Who we are

- Largest city in Habersham County
- Population of 4,910
- Commercial and retail hub
- 52% Caucasian, 40% Hispanic, 1% African-American, 9% Asian and other ethnicities
- Median age = 31
- 80% of residents under age 55





SWOT

Strengths

- growing population
- progressive outlook (expansion/growth)
- more affordable
- commercial/retail hub
- infrastructure
- strong leadership
- location
- diversity in housing
- population
- emerging downtown

Weaknesses

- lack of affordable housing
- lack of funding
- cell service/internet issues (carriers)
- topography challenges
- water access
- public or alternate transportation
- blight (rampant)
- uncooperative stakeholders
- homelessness (shared dwelling included)

Opportunities

- interested developers
- infill properties
- grants & home improvement assistance (funding)
- land bank
- nonprofits w/in community
- build to rent neighborhoods
- redevelopment of existing buildings
- use better language to describe (affordability)

Threats

- lack of resources for homelessness
- developers w/own intentions
- cost of construction
- education of the public (at large)
- decreasing population due to lack of housing
- government regulations
- change in leadership
- assumptions (rumors)



Mission Statement

To create a Cornelia that provides obtainable and diverse housing solutions that empower community revitalization and sustainability.



The Kirkwood
2,249 sq ft



O4W
1,869 sq ft



The Oakhurst
1,826 sq ft



The 2nd Avenue
1,293 sq ft



Things we want to learn more about:

1. Supportive Housing Program- Suzanne Dow, Circle of Hope
2. Georgia Housing Voucher Program
3. THRIVE Program
4. Land Banks

Best practices:

1. The art of Storytelling
2. Be like Gainesville- R&D EVERYTHING
3. Find out partners and funding resources
4. Incentives for developers to enable us the power of selection



Consensus of notable
takeaways



Potential obstacles and challenges

- Local support
- CDBG Funding
- Zoning
- City doesn't own land
- Need for resources that our community doesn't currently have. (Advantage Behavioral Health System, WorkSource GA Mtns, HUD, Avita, rapid housing, supportive housing, transitional housing, and how those programs work)



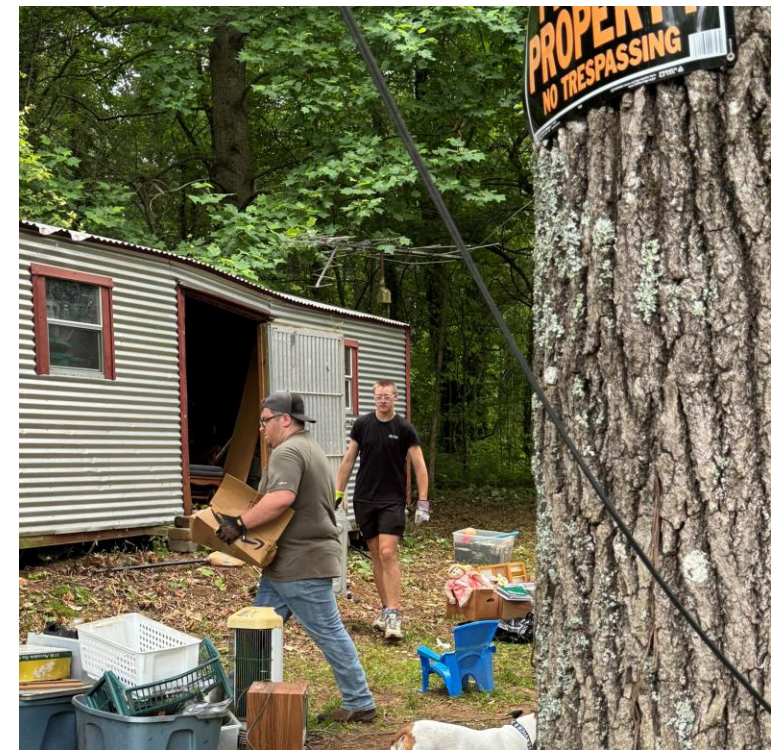


Code Enforcement

Officer Christopher Irvin



Emergency Situation





We facilitated the annexation of 28 acres in our lower income neighborhood to propose a two-phased LIHTC development. The first phase would be 48 units for anyone 60-80% AMI. The second phase would be for 55+.

Housing Options





Partnership
Habersham



Partnership
HABERSHAM
Investing in our future

BOARD OF DIRECTORS MEETING

**PROGRAM:
HOUSING PANEL**

**WEDNESDAY, MAY 22, 2024
NGTC INDUSTRIAL TECH BUILDING
1500 HWY 197 N, CLARKESVILLE 30523
7:45 AM – 9:00 AM**

**A LIGHT BREAKFAST WILL BE SERVED AT 7:45 AM
PROGRAM WILL BEGIN AT 8:00 AM**



Grant Funding

GICH PROGRAMS

Grant	Who is eligible	What is it for?	Who is the funder?	What is the max?	Match	Deadline	Cornelia Project
PRO-Pathways to Removing Obstacles to Housing	public agencies	housing policy plans, strategies, facilitate affordable housing production and preservation	HUD	Max: \$7 mil Min: \$1 mil		15-Oct	GICH Projects
Georgia Investments in Housing	501 c 3 and tax-exempt organizations	acquisition, site improvements, administration and planning, rehabilitation, new construction	GA OPB	Unknown	Unknown	Unknown	GICH Projects
Neighborhood Stabilization Program	local governments	purchase and redevelopment of foreclosed homes and residential properties, rehab abandoned homes, establish land banks, demolish blighted structures, redevelop demolished or vacant properties	HUD	Unknown	Unknown	Rolling	GICH Projects
Continuum of Care Builds	public agencies, housing authorities, nonprofits	address and reduce homelessness, add new units of permanent supportive housing through new, acquisition, or rehab	HUD	Max: \$10 mil Min: \$1 mil		21-Nov	GICH Projects
Rural Workforce Housing Initiative	Partnerships with local governments and housing developers	Ongoing workforce housing needs, difficulty satisfying workforce needs with low unemployment, commitment to expand and improve existing housing stock	DCA	Max: \$2.5 mil Min: \$250k	None	Jan 2, April 2, July 2, October 2	Housing development
Housing Preservation Grants	local governments	repair or renovate housing	USDA	Unknown	Unknown	Rolling	GICH Projects
Socially Disadvantaged Groups Grant	coops	feasibility studies, business plans, strategic plans, leadership	USDA	Max: \$175k	Unknown	Rolling	Housing needs assessment
Rural Housing Site Loans	Properties in Rural area	acquire and develop sites for housing for low and moderate income families using the self-help Housing program	USDA	None	Unknown	Rolling	GICH Projects
Rural Community Development Initiative Grant	public bodies, nonprofits	capacity building assistance to improve housing, community facilities, economic development (training, alternative funding resources, strategic plan, creating training tools)	USDA	Max: \$500k	Unknown	Rolling	GICH Projects, economic development, workforce



Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research



Archway Partnership
UNIVERSITY OF GEORGIA

United States[®]
Census
Bureau



Housing Needs Assessment





Meet with the people who know what they're doing

Questions for the experts:

- What do you do about the homeless population?
- How does the Georgia Housing Voucher Program work?
- What do you do for urgent needs like finding shelter for the homeless?
- How are you addressing mental health with the homeless or giving them access to needed resources in order to gain housing?
- Can you provide some details about how to start and run a land bank?
- How do you address code and aesthetics to make housing development more affordable?
- How do you handle annexations? Do you try to deter people from that and encourage redevelopment and infill instead?
- Can you give us more details about how the CHIP grant works?



Emergency
Situation

Welcome to

3  531

QUESTIONS?



Affordable Housing Committee

Freshman Presentation
GICH Fall Retreat 2024



Established Housing Priorities

Develop the skills and programming to support aging in place and housing stability for seniors.

Study and collect St. Marys specific data on workforce housing needs.

More clearly understand and articulate our community development needs.

Parlay code enforcement efforts to community assistance programs while limiting the recurrence of neighborhood blight.

Better understand the housing needs of our neighbor, the Naval Submarine Base of Kings Bay.



Camden County Housing Study Statistics



A projected gap/need of 180 affordable housing ownership units (priced below \$150,000 and for incomes less than \$35,000) within the next 5 years.



Based on the County's current renter mix, the private market will be UNABLE to meet the needs of at least 49% of the future rental unit needs over the next 5 years.



34% of County homeowners have incomes less than 80% Median Family Income (MFI, \$66,500 for a family of four) and 64% of renter households have incomes below 80% MFI.



Among the 2,870 existing home-ownership units with values affordable to very low income households, only 800 (or 28%) were occupied by such individuals, higher income households occupied 72 percent of lower-valued homes.

Spring 2024 Retreat – Takeaway Goals



Goal #1. Create and complete outreach and education efforts toward citizens and elected officials to gain community buy in, increase awareness & strengthen connections



Goal #2. Establish our elevator pitch! Create the narrative and public messaging around our housing efforts.



Goal #3. Understand State and Federal funding programs and how they would apply to St. Marys housing priorities.



Goal #4. Engage other GICH communities to see how/what they did to administer their programs.

St. Marys

6 Month Workplan

State & Federal Funding Programs

- Research and understand our existing, funded affordable housing assets
- Present DCA's Housing 101 to the full GICH Committee and our elected officials.

Learn & Shape Opportunity Areas

Prioritize State & Federal Funding

Begin Our Targeted Revitalization Plan

Outreach & Education

- Create a St Marys definition of workforce and affordable housing
- Establish our Elevator Pitch
- Create an outreach strategy to craft our narrative and communicate our data

Housing Data

- Collect and understand St Marys specific housing data
- Engage the SE Georgia Housing Authority to understand their goals

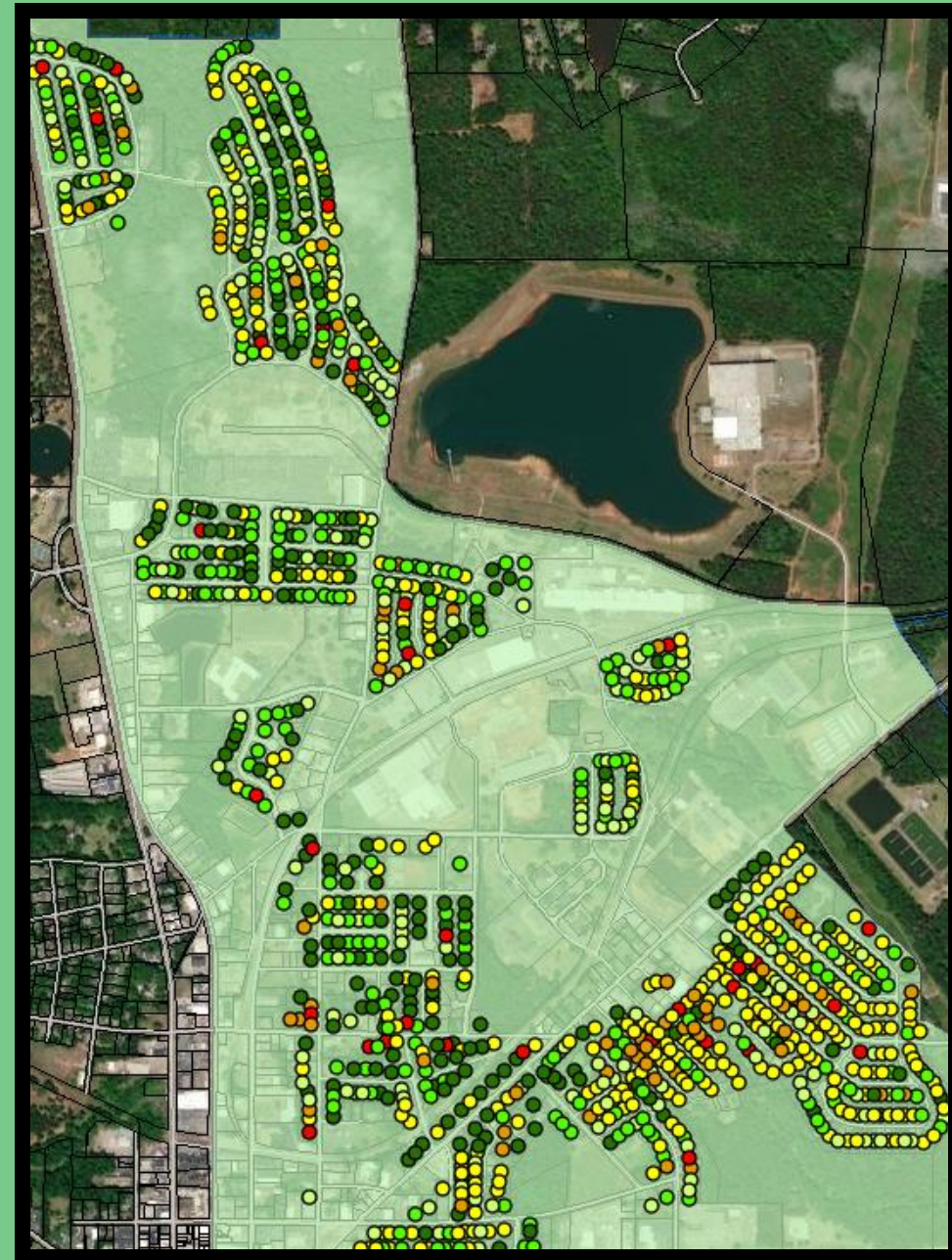


How the Georgia Initiative for Community Housing (GICH)
can help more people find a HOME in thomaston

housing needs assessment

- Partnership with University of Georgia College of Family & Consumer Sciences
- City Housing Units: 4,241
- Assessed Properties: 1,149 properties

Condition	#
Well-maintained	247
Sound	260
Minor repairs needed	181
Moderate rehab needed	359
Substantial rehab needed	70
Dilapidated	32
Total	1149



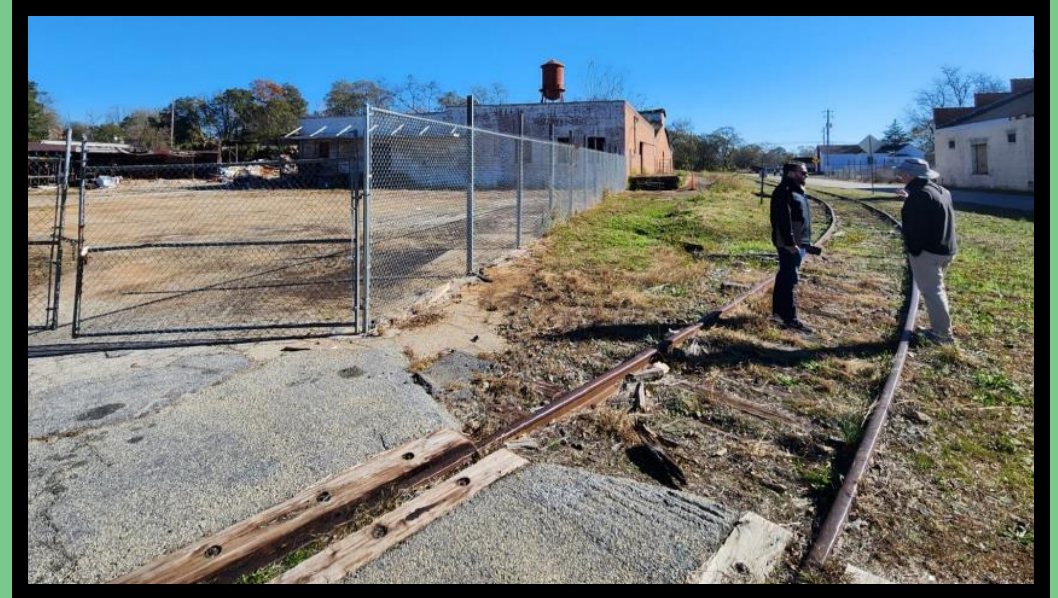
Community Challenges

- Housing Availability
- Housing diversity
- aging in place
- minimum sq. footage for new construction (1,500)



Community Challenges

- Neighborhood Connectivity
- Excessive landowners
- lack of market rate development (DATA)



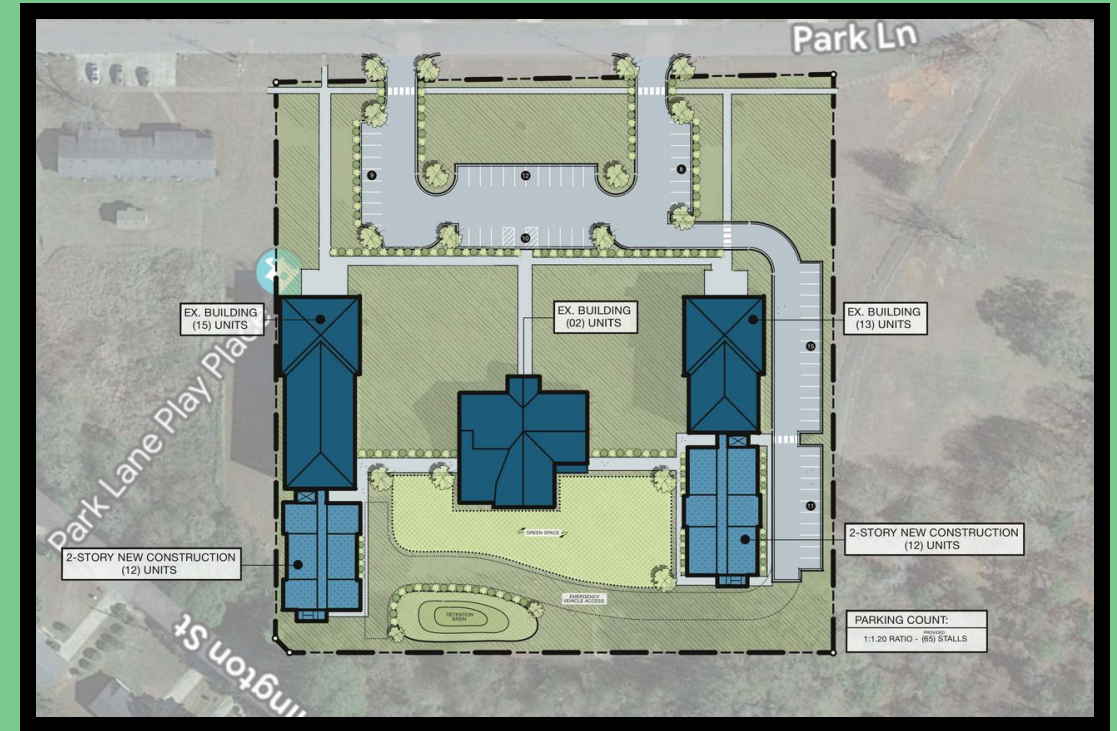
what have we accomplished

- Established and executing monthly gich team meeting
- site visit to Gainesville
- adopted urban Redeveloment Plan



what have we accomplished

- awarded lihtc for Halls of east thomaston
- rails to trails kick-off
- urban farming expansion



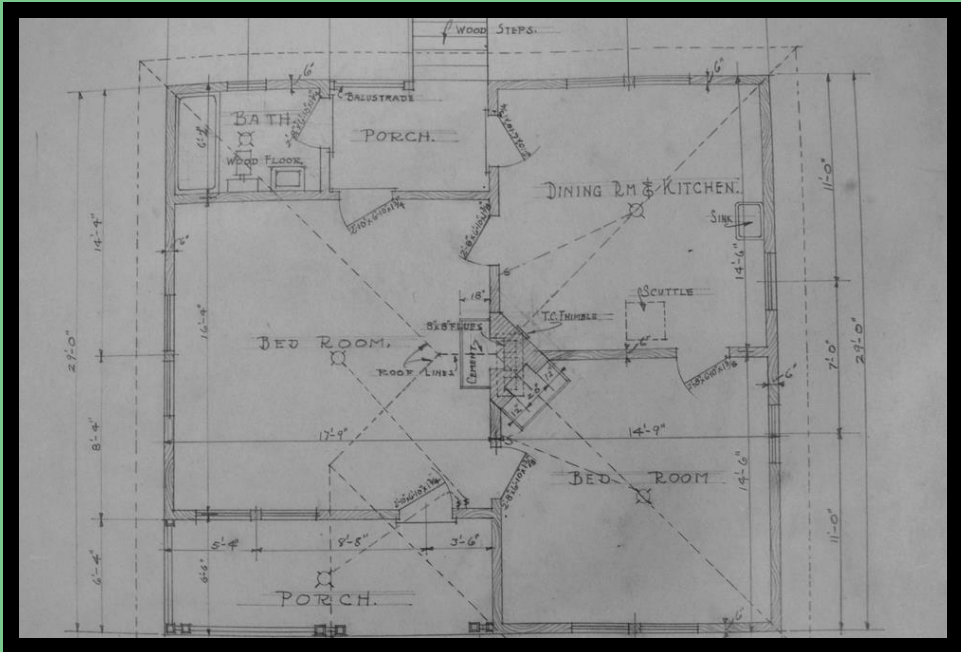
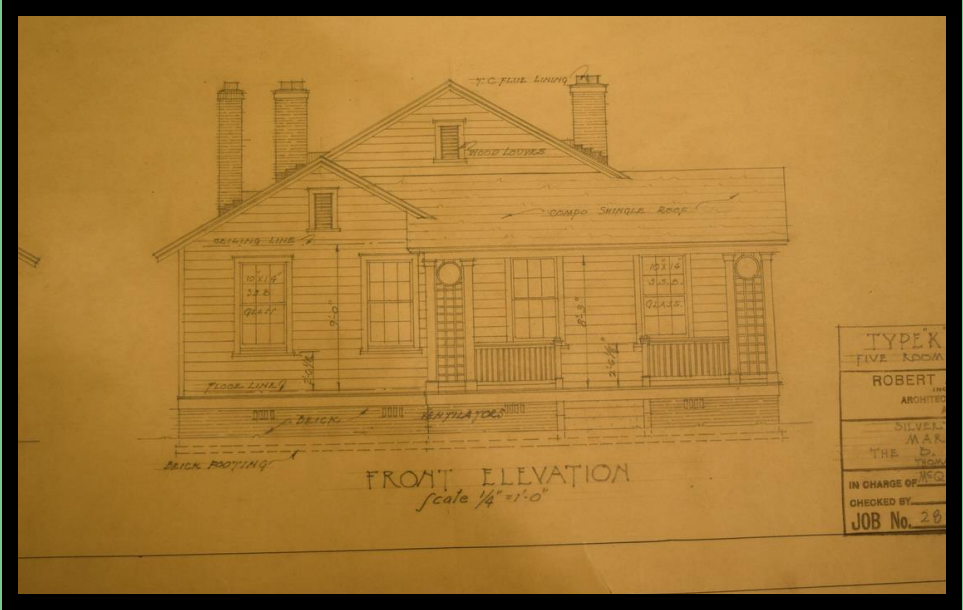
Potential roadblocks

- funding
- community support & Engagement
- lack of data to support market rate
- not optimizing downtown residential development
- lack of skilled labor, developers, investors



What's Next?

- phase 1 of rails to trail plan
- lagrange site visit- November 2nd



What's Next?

- identify funding sources
 - LIHTC, RWHI, CDBG, CHIP, SPLOST, T-SPLOST
- leveraging University of Georgia resources
 - College of Environment & Design
 - College of Engineering
 - College of Agricultural and Environmental Sciences
 - College of Family & Consumer Sciences
- assigning gich team members to different programs to promote momentum & engagement

GICH goals

1

URP Overlay District

2

Helping Hands

3

Mixed Income Housing

4

Rails to Trails

5

Excessive Landowners

6

Urban Farming



Questions?





Sophomore Reports



CITY OF CANTON



Georgia Initiative for Community Housing



CANTON

Canton - GICH

Mission-Vision Statement

Inspiring a pathway to strong, sustainable communities by providing affordable and equitable housing for all who desire to call Canton home.



At-a-Glance

38,007

Population

7,655 (2000) to 32,973 (2020) to
38,007 (2024 est.)

11,000

Housing Units (Approx.)

Majority built since 2000

\$75,414

Median Household Income

\$75,414 (ACS) - 10% Increase
\$103,500 (HUD) - 7% Increase
38% Cost Burdened Households

At-a-Glance

\$324,000

Median House Value

(2022, U.S. Census)
20% INCREASE from last year

\$569,900

Median Sales Price Listed

(2024 August, FMLS)
10.6% INCREASE from last year
\$231.20 Home Price per Sq. Ft.

45 days

List to Sell Timeline

At 1% below list price

At-a-Glance

55.9%

Owner Occupied Housing

3% INCREASE from last year

44.1%

Renter Occupied Housing

3% DECREASE from last year

\$2,400

Median Gross Rent

(June 2024, FMLS)

Rent Range - \$890 to \$4,050

**Most landlords look for at least 3 too 1
income ratio – About \$79,200 a year**

So what does it take to buy a home in Cherokee County

- Assume a \$495,000 Sales Price with a 10% Down payment (\$49,500 down + another \$8500 for other expenses.) Borrowing \$445,5000. 6.35% interest rate and 30-year mortgage
- Principal and Interest \$2772 per month
- Taxes \$425 per month
- HOA Dues \$50 per month
- Insurance \$190 per month
- Total Monthly Payment **\$3437**
- To qualify with NO OTHER DEBTS at a 40% Debt to Income Means they need Earn **\$103,112 yearly**
- Note: Each \$1000 in debt = \$30,000 more required income to Qualify
- 2022 Cherokee County Median Income **\$99,932**

Source <https://fred.stlouisfed.org/series/MHIGA13057A052NCEN>

ARC Reports

What is the condition of the housing condition (2024)?

- We are not building enough housing, but construction is picking up.
- Existing home sales have plummeted.
- Rising building costs are a factor.
- No signs of price depreciation.
- Wages are not keeping up with rent or price appreciation.
- **In Cherokee County, 60.1% say, “If I had to move right now, I could not afford to move to another house or apartment in my neighborhood area.”**
- **In Cherokee County, 72.9% of low-wage workers agree that they have a problem finding affordable housing.**
- In Cherokee County, 54.5% say, “If I had to move right now, I could not afford to move to another house or apartment anywhere in the metro Atlanta area.”

Obstacles & Challenges for Attainable Housing

- Land Prices
- Home Prices
- Interest Rates
- Availability of Existing Homes
- Lack of Funding Opportunities for Accessory Dwelling Units
- Material Costs
- Labor Shortage
- Public Perceptions



Canton GICH Work Plan

01 Develop North Canton
Cottage Village

02 Establish a Land Bank

03 Create a Down Payment
Assistance Program

04 Identify properties for
potential demolition or
redevelopment

05 Formulate an Education &
Outreach Plan

06 Conduct a resource
assessment

07 Identify potential 2nd/3rd
story Downtown housing

08 Create a Canton ADU
Program

09 Establish a Community
Land Trust

Housing Team Committees

Each comprised of 3-5 members from
the Housing Team



Education and Engagement

- Prepare promotional materials for use via web, social media, magazines, newspapers, and other forms of “advertising.”
- Identify Neighborhood “Champions” and success stories
- Identify Neighborhood Activities related to Housing or Creating Great Neighborhoods

Neighborhood Revitalization

- Identify vacant land and government owned land in the target area(s)
- Identify blighted properties in the target area(s)
- Perform street level housing assessments

Resources

- Identify and research grant opportunities
- Identify and research other funding opportunities
- Fund raising activities

Canton Housing Team Website

www.cantonga.gov/housing

Canton Housing Team

The Canton Housing Team was established in 2022 when the City of Canton was accepted into the Georgia Initiative for Community Housing Program. This three-year program provides collaboration and technical assistance to help communities create and implement a locally-based plan to meet their housing needs.

GICH helps communities improve their quality of life and economic vitality through the development of community-driven housing and revitalization strategies. This is achieved through technical assistance, collaboration, expert presenters, training, facilitation, consensus building, networking, and mentoring.



“Our local GICH team of over a dozen community stakeholders stands ready to roll up our sleeves and get to work. Canton has a shortage of attainable/affordable housing, and with the larger GICH family’s assistance and guidance, we’re confident we will tackle many housing and community development issues by working together as a team. As they say, it takes a village!”

Shawn Tolan, Councilor Ward 2, 04/30/2024

Current and Upcoming Projects

Tippins Elementary Demolition	+
Down Payment Assistance Program	+
Housing Tax Credit Projects	+
ADU Plans	+
North Canton Cottage Village	+

Committees

Education and Engagement

- Prepare promotional materials for use via web, social media, magazines, newspapers, and other forms of “advertising.”
- Identify Neighborhood “Champions” and success stories
- Identify Neighborhood Activities related to Housing or Creating Great Neighborhoods





INICIATIVA COMUNITARIA DE VIVIENDA EN GEORGIA

¿SABÍA USTED QUE?

- Los alquileres de vivienda han aumentado un 43% en los últimos cinco años, el nivel más alto en la nación.
- La tasa de inflación en el área metropolitana de Atlanta es la segunda tasa más alta en la nación.
- Solamente existe la mitad de viviendas necesarias para familias con un salario promedio de \$51,000.
- Para poder cualificar para un apartamento de dos habitaciones, una familia necesita un ingreso anual mínimo de \$88,000.
- El precio promedio de una casa en el Condado de Cherokee es de \$450,000. Una familia necesita ingresos de \$100,000 a \$120,000 anuales para poder comprarla.

LAS PERSONAS EN BUSCA DE VIVIENDA EN EL CONDADO DE CHEROKEE INCLUYEN:

Graduados recientes de Secundaria o Universidad
Personas en la tercera edad (ancianos)
Maestros
Personal de Primeros Auxilios
Profesionales de la salud

EL EQUIPO DE VIVIENDA DE CANTON ESTÁ AQUÍ PARA:

- Educar a nuestra comunidad sobre estas necesidades de vivienda
- Revitalizar nuestras comunidades existentes
- Ayudar a crear una fuerza laboral de calidad y con acceso a vivienda
- Asegurar que el Condado de Cherokee sea un lugar que atraiga nuevas inversiones comerciales donde sus empleados puedan vivir cerca de donde trabajan

CREEMOS QUE TODOS MERECE UN LUGAR SEGURO
Y COSTEABLE QUE PUEDAN LLAMAR SU HOGAR.



GEORGIA INITIATIVE FOR COMMUNITY HOUSING

DID YOU KNOW?

- Metro Atlanta rents have increased 43% over the last 5 years, one of the highest increases in the nation.
- The inflation rate in the Metro Atlanta area is the second highest in the nation.
- At \$51,000 salary there is only affordable housing for half the people looking.
- To afford a 2 bedroom apartment, a family needs to be making \$88,000 (3x) just to qualify.
- Average home price in Cherokee is \$450,000. A family would need to make \$100-120k a year to afford.

WHO IS LOOKING FOR AFFORDABLE HOUSING?

Recent high school & college graduates
Seniors
Teachers
First responders
Medical support staff

THE CANTON HOUSING TEAM IS HERE TO:

- Educate our community about the need.
- Revitalize existing neighborhoods.
- Help create more quality workforce/attainable housing.
- Ensure that Cherokee County continues to attract business investment because their employees can afford to live here.

WE BELIEVE THAT EVERYONE DESERVES A SAFE,
SECURE, & AFFORDABLE PLACE TO CALL HOME.

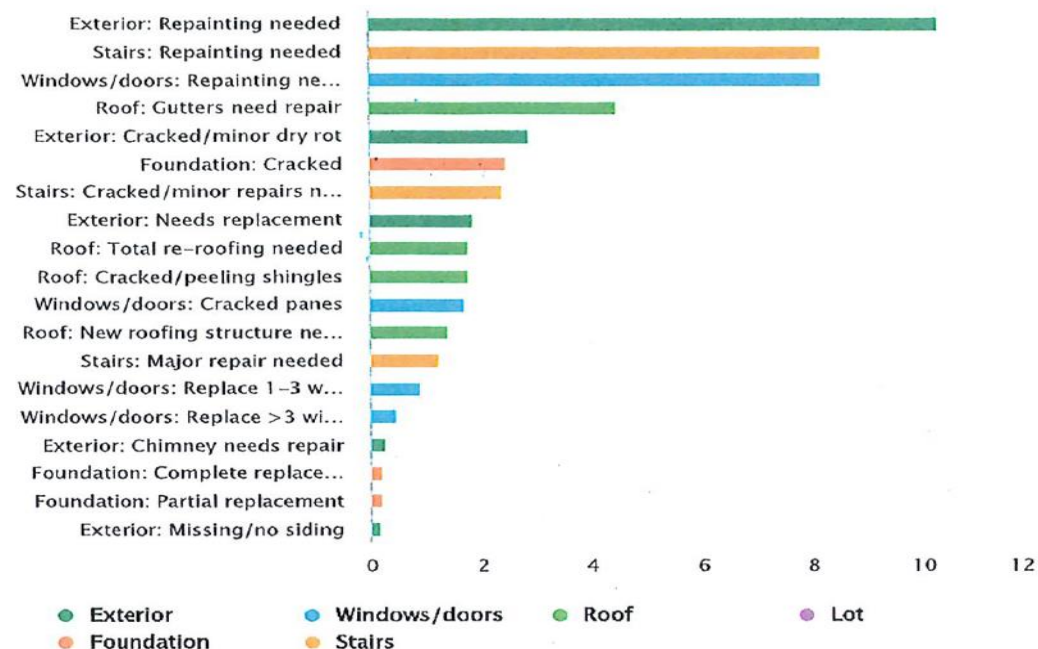


Canton Housing Survey

Contracted with UGA utilizing Fulcrum software

Conducted housing survey during June & July 2024

Surveyed 1,950 properties



Cottage Housing Regulations

7,000

Minimum Sq. Ft. Lot Area

2,904

Minimum Unit Area
(up to 15/acre)

25 ft.

Maximum Height

1,250

Maximum Sq. Ft. Main
Floor Area

400

Minimum Sq. Ft. Open
Space per Unit

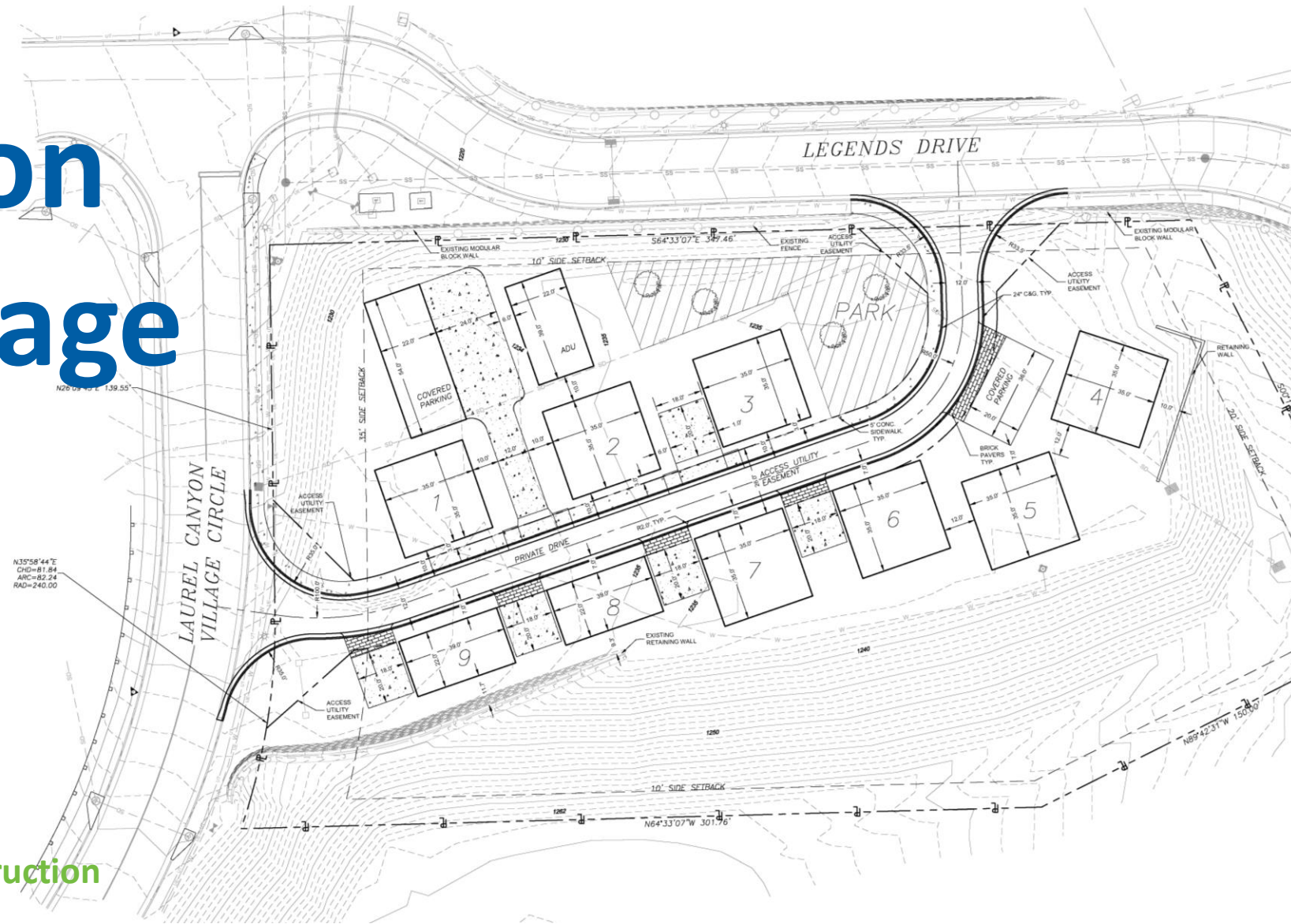
50%

or Minimum of Cottages
Shall Front Common
Open Space

Requires Public Hearing and Approval from the City Council.

North Canton Cottage Village Project

- ✓ Work In Progress
- ✓ Survey Completed
- ✓ Geotechnical Report Completed
- ✓ 50% Civil Plans Completed
- ✓ 90% Civil Plans Submitted to the City
- Full Civil Site Plans
- Prepare RFP for Development/Construction



Canton ADU Program

- Permitted by right in single family zoning districts (2014)
- Pre-approved City plans available for use
- Studio plan (The Archer) = 304 sq. ft.
- 1 bed plan (The Crisler) = 506 sq. ft.
- 2 bed plan (The Elmwood) = 702 sq. ft.
- Garage with unit above (The Oakdale) = 807 sq. ft.
- Reduced permit fees - \$300.00 (plus water/sewer tap fee, if separate tap)
- **1 ADU under construction – 3 in design/permitting**



Canton ADU In Progress

The Elmwood





Down Payment Assistance Program

- Standard Loan Amount – Up to \$12,500
- Partnership with Local Lending Institutions
- Forgivable Loan Program
- 20% of loan forgiven for each year resident stays in home
- Loan forgiven after 5 years of residency in home



Housing Tax Credit Projects

Tanner Place

- New construction of 70 units
- Replaces old Shipp Street units and Jefferson Circle units
- Tanner Place Timeline:
 - Financial Package Closing – June 13, 2024
 - Construction Start – July 2024
 - Lease-Up Start – August 2025
 - Construction Completion – December 2025
 - Stabilization – March 2026

Oakside

- New Construction of 75 units
- Financing Package – 1st Quarter 2025
- Closing – 2nd Quarter 2025
- Construction – 2nd Quarter 2025
- Lease Up – 6 months after construction start

Tanner Place Residential Units



MATERIALS LEGEND

ROOF

GAF CALIFORNIA COOL SHINGLES;
WEATHERED WOOD

GUTTERS/DOWNSPOUTS/HM DOORS

MEDIUM BRONZE

HARDIE PLANK LAP SIDING SMOOTH, 7" EXPOSURE, PRIMED FOR PAINT

SW 7004 SNOWBOUND

SW 7871 ON THE ROCKS

SW 6171 CHATROOM

SW 7071 GRAY SCREEN

SW 6235 FOGGY DAY

SW 7004 SNOWBOUND (TRIM)

BRICK VENEER

CHEROKEE BRICK: ANSLEY PARK GEORGIA CLASSIC



North Canton School Site

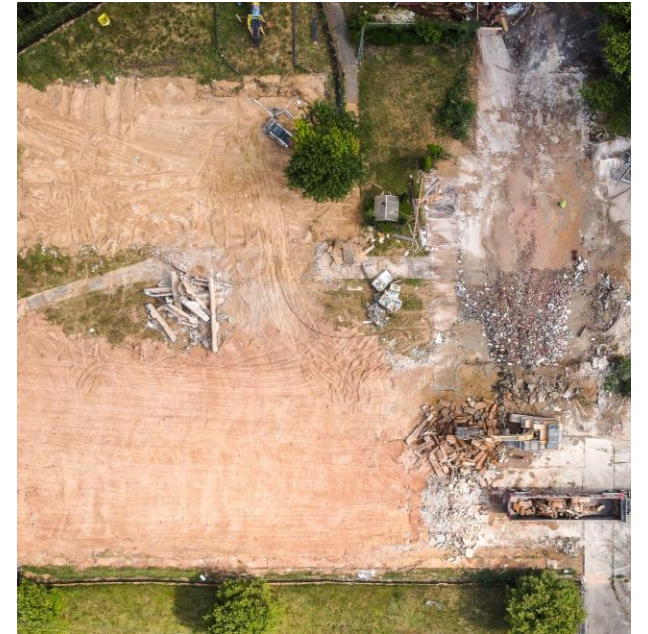
Demolition Start – April 2024

Demolition Complete – July 2024

City Council Committee

- Attended Site Visit – Aug. 2024
- Meeting with Neighborhood Champions – Sept. 2024
- Meeting with Interested Non-Profits – Sept. 2024
- Present Recommendation to City Council – Oct. 2024





Cherokee Regional Land Bank Authority

- Purpose – Provide Attainable Housing
- Cherokee County and 6 cities
- Each Local Government – 1 appointment
- Cherokee Office Economic Development – 1 appointment
- 1 At-Large Appointment Ratified by a Majority of the Appointing Authorities



Canton Community Land Trust

- Staff presented proposal to create the Canton Community Land Trust
- City Council will discuss at Fall Retreat in early October
- If City Council agrees, Canton Community Land Trust will be established in November
- Appoint Board of Directors for the Canton Community Land Trust
- Identify Land Options for Land Trust Development
- Identify Development Partners

CITY OF CANTON



Georgia Initiative for Community Housing





Chamblee GICH Team





Housing Team Members

Comm. Ted Terry, District 6, DeKalb County

Denise Revels, Dir. of Support Services, DeKalb Co. Schools

Mayor Brian Mock, City of Chamblee

Councilmember Elmer Veith, City of Chamblee

Kristen Gorham, City Manager, City of Chamblee

Daria Chryssochoos, Budget and Strategy Manager, City of Chamblee

Blake Dodd, Management Analyst, City of Chamblee

John Maximuk, Planning and Development Director, City of Chamblee

Wylly Harrison, Economic Development Director, City of Chamblee

Palmer Rogers, GIS Manager, City of Chamblee

Ranata Mattison, Principal Planner, Atlanta Regional Commission

Ronit Hoffer, Senior Real Estate Developer, Mercy Housing

Mariel Risner Sivley, Housing Director, St. Vincent de Paul Georgia

Stephanie Coreas, Executive Director, Los Vecinos de Buford Highway

Sharon Steele, Executive Director, Habitat for Humanity DeKalb

Belinda Dapreis, Community Advocate

Kate Henry, Resident and Chamblee Design Review Board Member

Omar Esposito, President and CEO, Framework Homeownership



Year 1 Affordable Housing Initiatives

- Small Area Plan: Dresden Drive
- Comprehensive Plan Update/ UDO Update
- DDA Development Incentives Update
- Chamblee Housing Inventory
- LIHTC Point Leverage
- Inventory of and Strategy for Heirs Property



Year 2 Affordable Housing Initiatives

- Chamblee GICH Artwork Competition
- GICH Public Education Opportunities
- GICH Housing Survey
- Chamblee Housing Festival and Resource Fair



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Comprehensive Plan Update

Housing

09/06/2024 DRAFT

Public Sector Initiatives

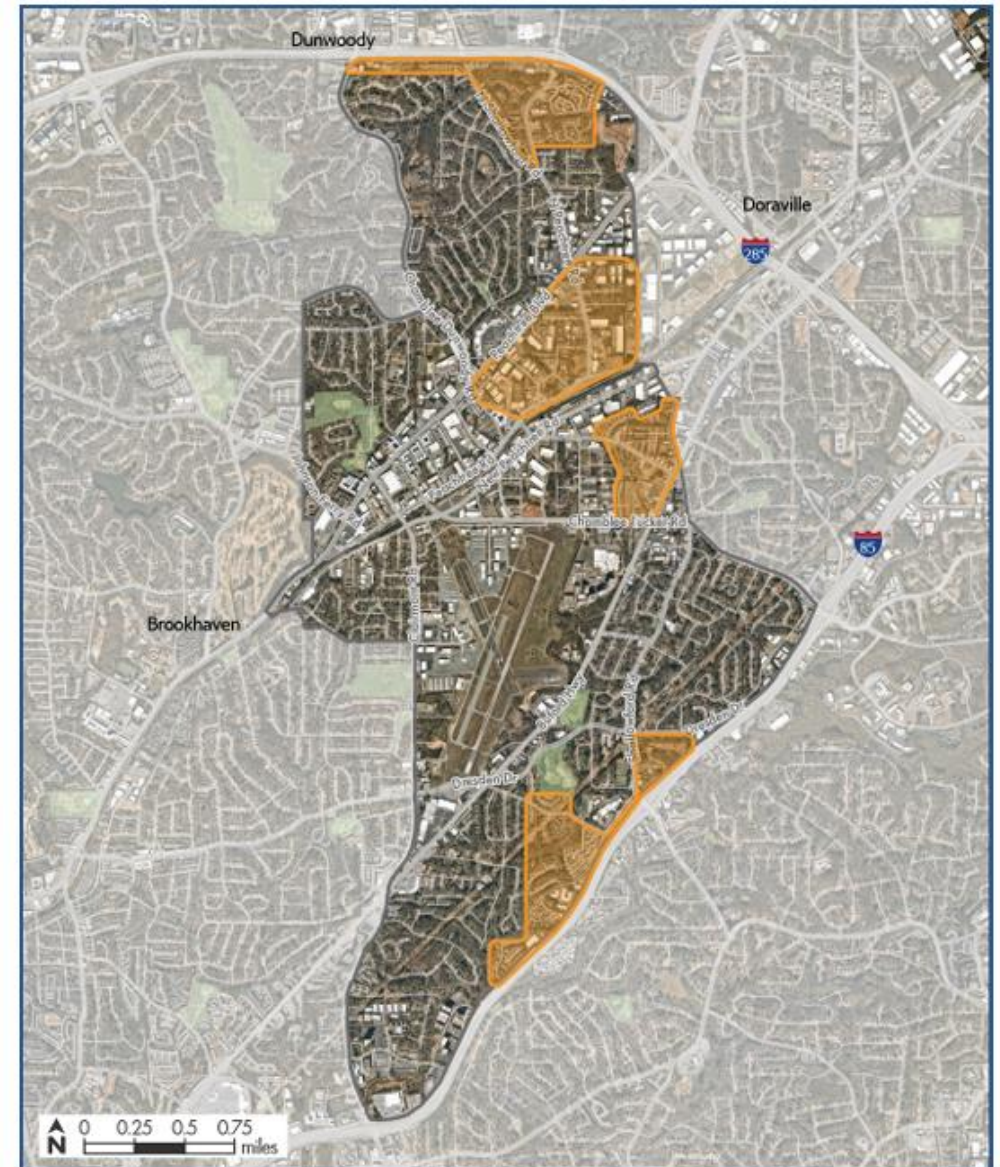
Based on recommendations from recent housing studies and initiatives in Chamblee, stakeholder and community input during the comprehensive plan update process, and utilizing discussions and information gathered during the Georgia Initiative for Community Housing (GIHC), a set of key housing initiative, policies, and strategies were developed. The map on the following page highlights in orange areas of the City that include pockets of naturally occurring affordable housing that should be preserved or enhanced. Some of the public sector housing strategies outlined should be targeted specifically in these areas, while others could be broader or Citywide.

Public Sector Action Items

- Update the Unified Development Ordinance (UDO) to require or encourage a more diverse mix of housing types, styles, and sizes
- Explore public-private partnership for the development of new affordable housing
- Directly fund or partner with others to stabilize existing affordable housing
- Consider requiring a community benefits agreement for development within certain areas
- Partner with existing Land Bank to preserve existing affordable or assemble land for new development
- Create a housing authority, housing trust, or other mechanism/organization focused on housing affordability
- Consider City-led acquisition of existing affordable housing
- Establish a residential revolving loan fund or similar funding program to support facade and facility improvements with the goal of stabilizing of affordable housing



Public Sector Areas





Comprehensive Plan Update...

Housing

- Broad support for addressing housing affordability
- Public and private solutions
- Public focus on naturally occurring and new affordable housing
- Private focus on encouraging more diverse housing types and more density in targeted areas
- Still important to protect existing single-family neighborhoods

Private Sector Housing - "Missing Middle" Opportunities

Single-Family/ADUs



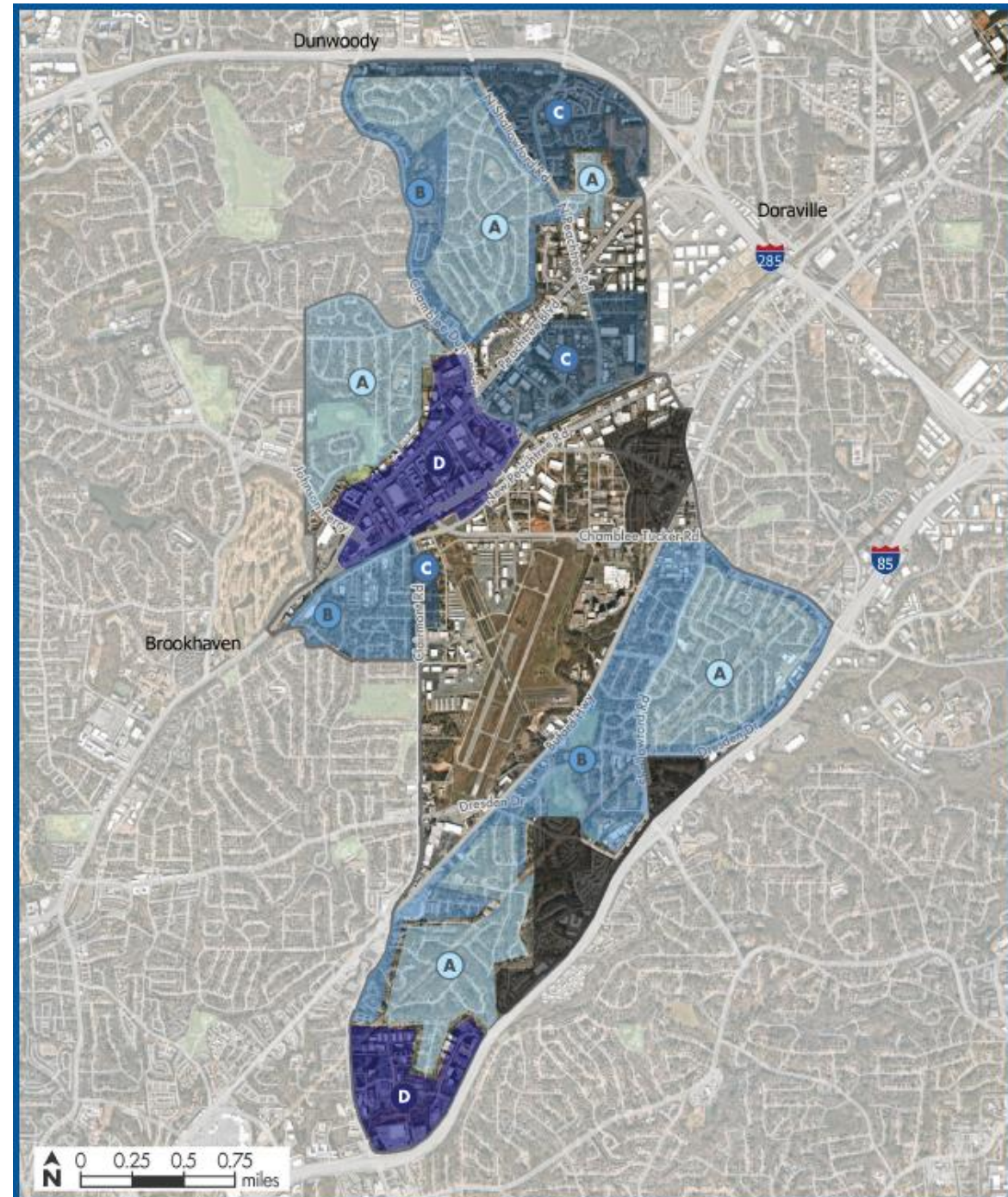
ADUs, Duplex, Cottages/Cottage Court



Duplex, Triplex, Small Apartment



Multifamily





DDA Development Incentives

- Chamblee was selected to work with a group of six Georgia Tech Public Policy students to work on a client-focused policy-relevant project that will serve as their Senior Capstone Project. The students use the first semester to work on a policy proposal for the City, and the second semester to complete the work they proposed.
- The Team's goal is to:
 - Provide recommendations that help the City of Chamblee create policies and strategies that encourage the development/retention of affordable housing.



NOAH Inventory/ Citywide Housing Inventory

AboveGr	Accessibil	Anchor	C	Appliance	Applicatio	Architect	Associat	Associat	Associat	Attributio	Attributio	Availabili	Basement	Bathroom	Bathroom	Bathroom	Bathroom	Bathroom	Bathroom	Bathroom	Bedrooms	Bedrooms	Bedrooms	BelowGra	BelowGra	BuildingAr	BuildingAr	BuildingAr	BuildingF	BusinessT	BuyerAger	BuyerAger	BuyerAger	BuyerAger	BuyerAger	BuyerFina	BuyerOffic	CeilingHe	Ch			
0					0		2199								0	0	0	0	0	0	0	0	0	0	0	0					3 %							0	Atl			
1200				Dishwash	0	Brick/Fr	0	None					Daylight,lr	1	0	0	0	0	0	0	0	2	0	0	0	0					3.5 %								0	Ch		
0					0		1788								0	0	0	0	0	0	0	0	0	0	0	0					3 %							0	Atl			
2115				Gas Wate	0	Brick 3 Sic	155	Insurance	Yes				Bath Finis	3	1	2	1	0	1	0	1	3	2	0	0	0					3 %								0	Atl		
1364				Gas Wate	0	Traditiona	0	Insurance,Maintenance	Grounds				None	2	0	2	1	0	1	0	0	2	2	0	158	0	0					4 %								0	Atl	
1616				Gas Wate	0	Traditiona	250	Other	Yes				Bath/Stub	2	0	2	1	0	1	0	0	3	3	0	415	0	0					3 %								0	Atl	
0				Dishwash	0	Brick/Fr	0	None					Crawl Spa	4	0	3	0	0	0	0	0	5	4	0	0	0	0					3 %								0	Atl	
1840				Gas Wate	0	Brick 4 Sic	0	None					Crawl Spa	2	0	2	1	1	0	0	1	4	3	0	0	0	0					3 %								0	Atl	
2392				Gas Wate	0	Brick 4 Sic	0	Insurance	Yes				Bath Finis	3	1	2	1	0	1	0	1	3	2	699	0	0	0					3 %		PECORAK	338220	VA		ATCM01		0	Atl	
1639				Gas Wate	0	Brick/Fr	0	Maintenai	Yes				None	2	0	2	1	0	1	0	0	3	3	0	0	0	0					0.3 %								0	Ch	
1316				Gas Wate	0	Brick 4 Sic	0	None					Crawl Spa	2	0	0	0	0	0	0	3	0	0	0	0	0	0					3.5 %		LIPTONDI	120620	Other	RMAA01				0	Ch
1919				Dishwash	0	Other	0	None					None	2	0	2	1	0	1	0	0	3	3	0	0	0	0					2.5 %		MANNINC	178866	FHA	REOS02				0	Atl
794	Accessible Elevator			Electric W	0	Contempo	0	Security,lr	Yes				None	1	0	0	0	0	0	0	0	1	0	0	0	0	0					3 %								0	Ch	
3644				Gas Wate	0	European	125	Other,Res	Yes				Crawl Spa	2	0	1	1	0	1	0	0	4	3	0	0	0	0					3 %								0	Ch	
1830				Gas Wate	0	Traditiona	0	Insurance	Yes				None	2	0	2	1	0	1	0	0	3	3	0	0	0	0					3 %								0	Atl	

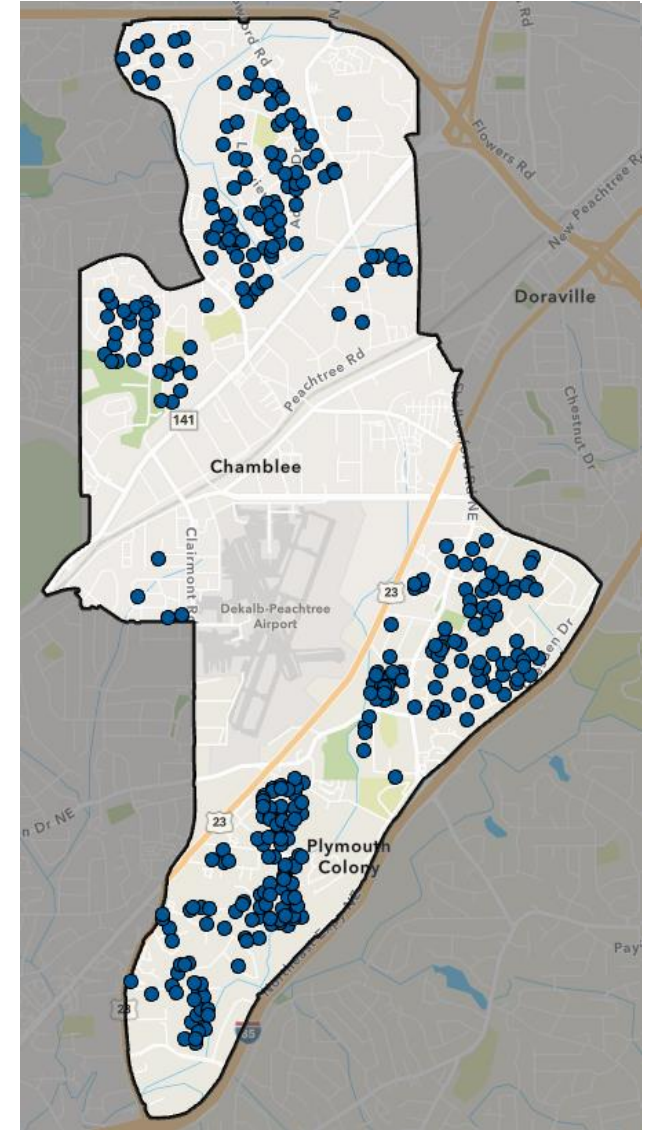
- The City of Chamblee sent a list of parcels to Georgia MLS. They provided all records from their system in a spreadsheet.
- The MLS data had over 221 categories for each listing with almost 5,300 total listings.
- We filtered this down to 51 categories.



NOAH Inventory/ Citywide Housing Inventory

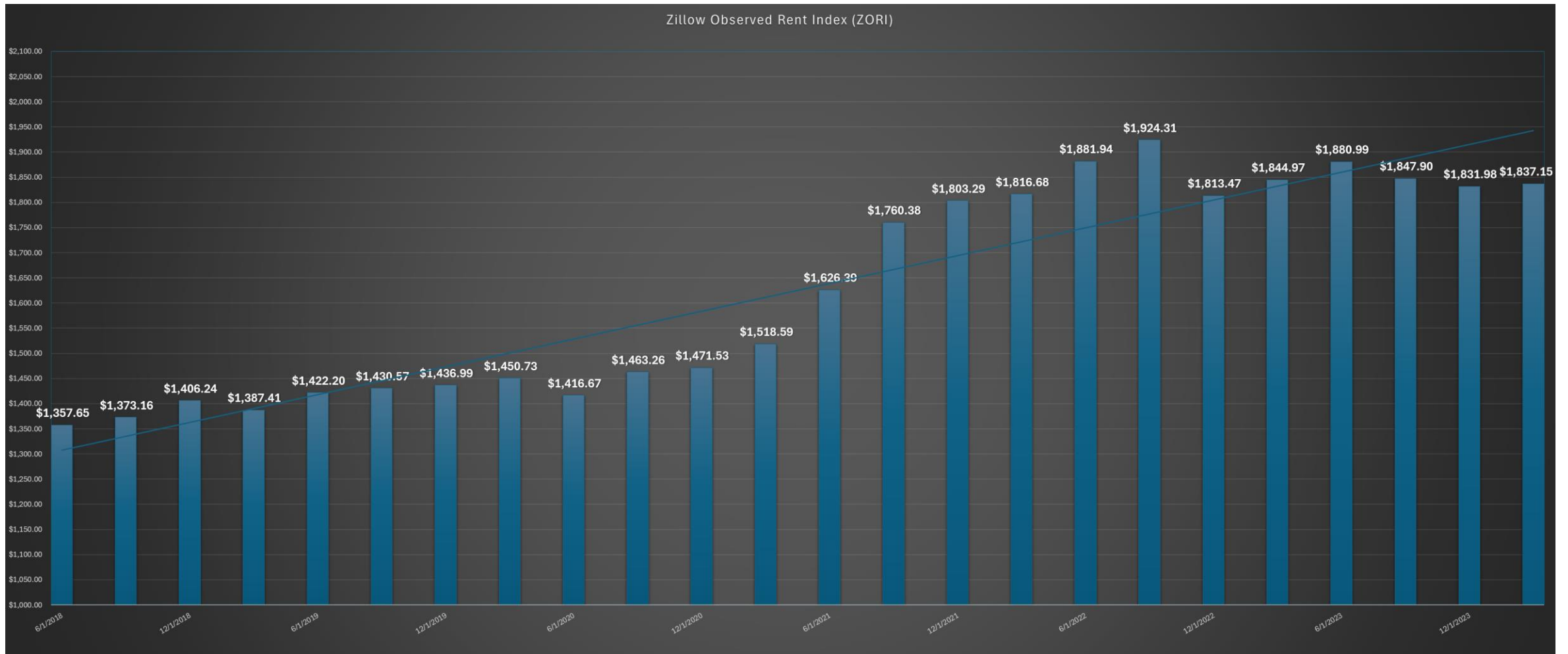
- Using the address from the MLS listings, the GIS Department was able to map out 5,175 records from 2008-2024.
- With the fields that were provided from MLS, we can filter records in a variety of ways.
 - Heat Map
 - Filter based on year
 - Filter based on architectural style

[Interactive Housing Application – In Progress](#)



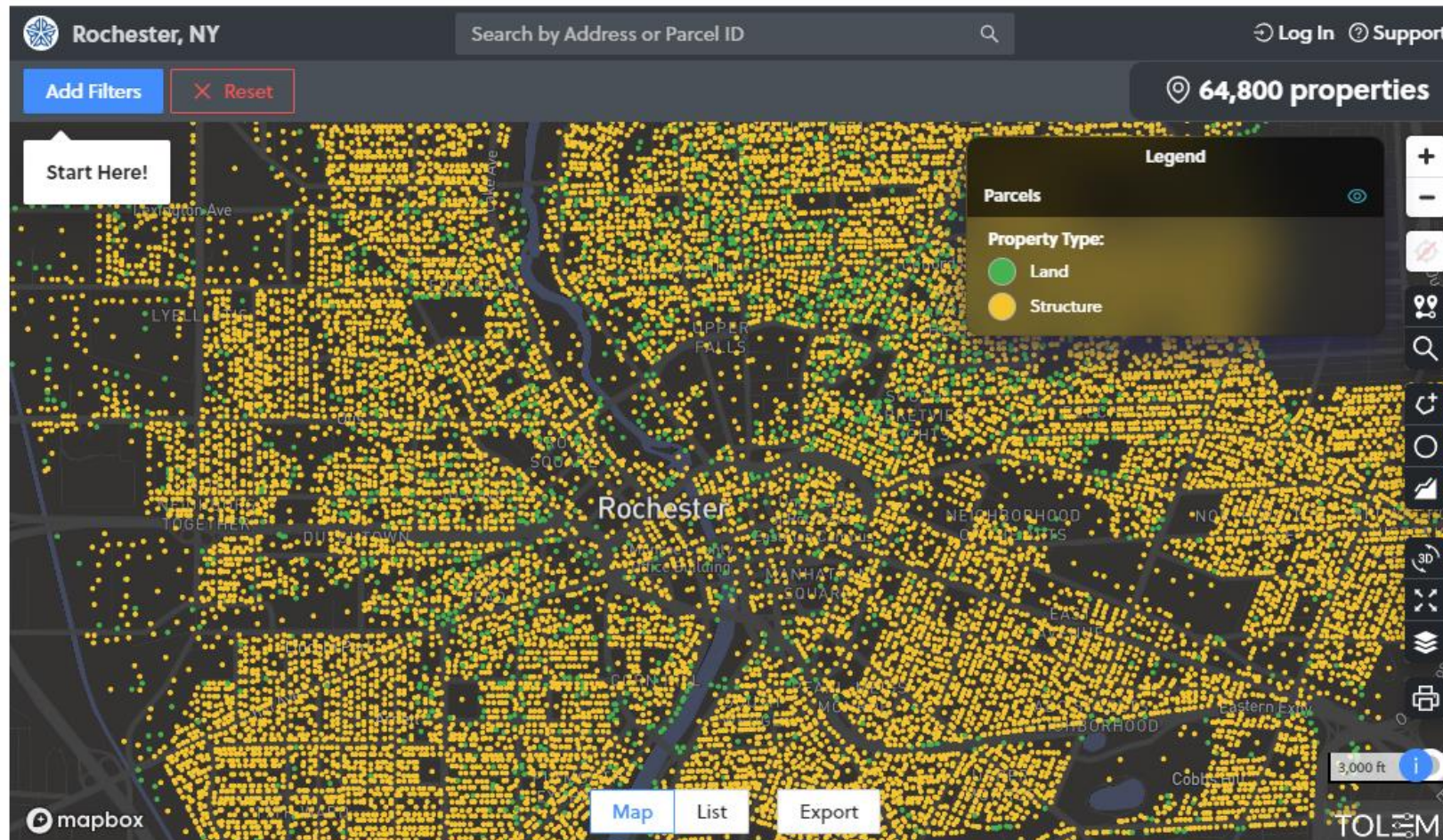


NOAH Inventory/ Citywide Housing Inventory





NOAH Inventory/ Citywide Housing Inventory





Heirs Property Inventory

- Met with Georgia Heirs Property Law Center
- Staff will leverage the Citywide Housing Inventory to identify potential heirs properties

Objectives:

- Identify Potential Heirs Property
- Educate Chamblee Residents on the importance of having a will and about the issues that arise with Heirs Property
- Develop and begin providing program to address current and future heirs property

HEIRS PROPERTY

Is the title of your home in your name? Do you have a will? If the answer to either of these questions is no, you could be affected by Heirs Property.

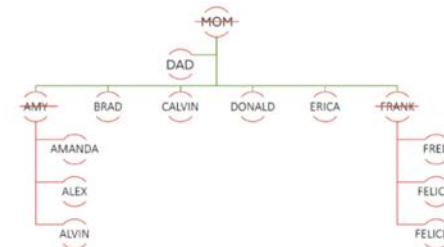
WHAT IS HEIRS PROPERTY?

Heirs Property refers to a home or land that passes from generation to generation without a legally designated owner through a will or deed, resulting in ownership divided among all living descendants in a family.

HEIRS PROPERTY IS CREATED WHEN:

- The owner dies with a will leaving property to multiple relatives; or
- The owner dies without a will so the property passes to heirs at law

The recorded deed for the property is typically in the name of the deceased relative but without a will it results in a "fractured" title shared among multiple family members.



IMPLICATIONS FOR HEIRS

- Face increased risk of forced sale and eviction
- Cannot sell or mortgage property without agreement of all heirs
- Cannot qualify for rehab programs or secure financing for needed repairs
- Cannot participate in government programs offered by USDA, FEMA and other agencies
- Cannot qualify for loss mitigation programs when facing foreclosure
- Family relationships may be permanently ruined
- Can lose a connection of family history and community
- Can also lose the sense of freedom associated with ownership

To find out more please visit
<https://www.gaheirsproperty.org/>

Chamblee GICH Housing Team



Housing Festival & Resource Fair



HOUSING RESOURCES
JOB RESOURCES
FAIR HOUSING INFO
CREDIT COUNSELING
BUDGETING & MORE

SATURDAY, APRIL 20
9:30 AM - 12:30 PM
LONGWOOD PARK

FREE FOOD!
KIDS' GAMES!
PRIZES!
MUSIC!

For more info, contact (770) 531-6570

Presented by Georgia Initiative for Community Housing, Gainesville-Hall County Team



IMMIGRANT HERITAGE MONTH



RESOURCE FAIR

FREE ADMISSION

10a to 2pm

VILLAGE PARK
3397 CHAMBLEE DUNWOODY RD
JUNE 1ST

FAMILY FUN RESOURCES COMMUNITY

To participate as a vendor, please contact jduarte@chambleega.gov



Questions and Ideas?

Please reach out!

Blake: bdodd@chambleega.gov

Daria: dchrysochoos@chambleega.gov

Gwinnett County GICH

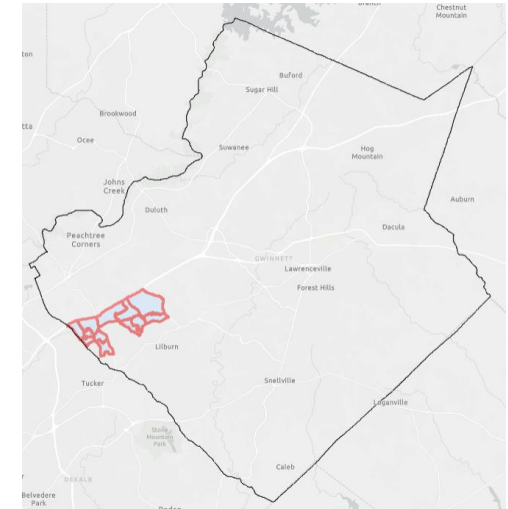
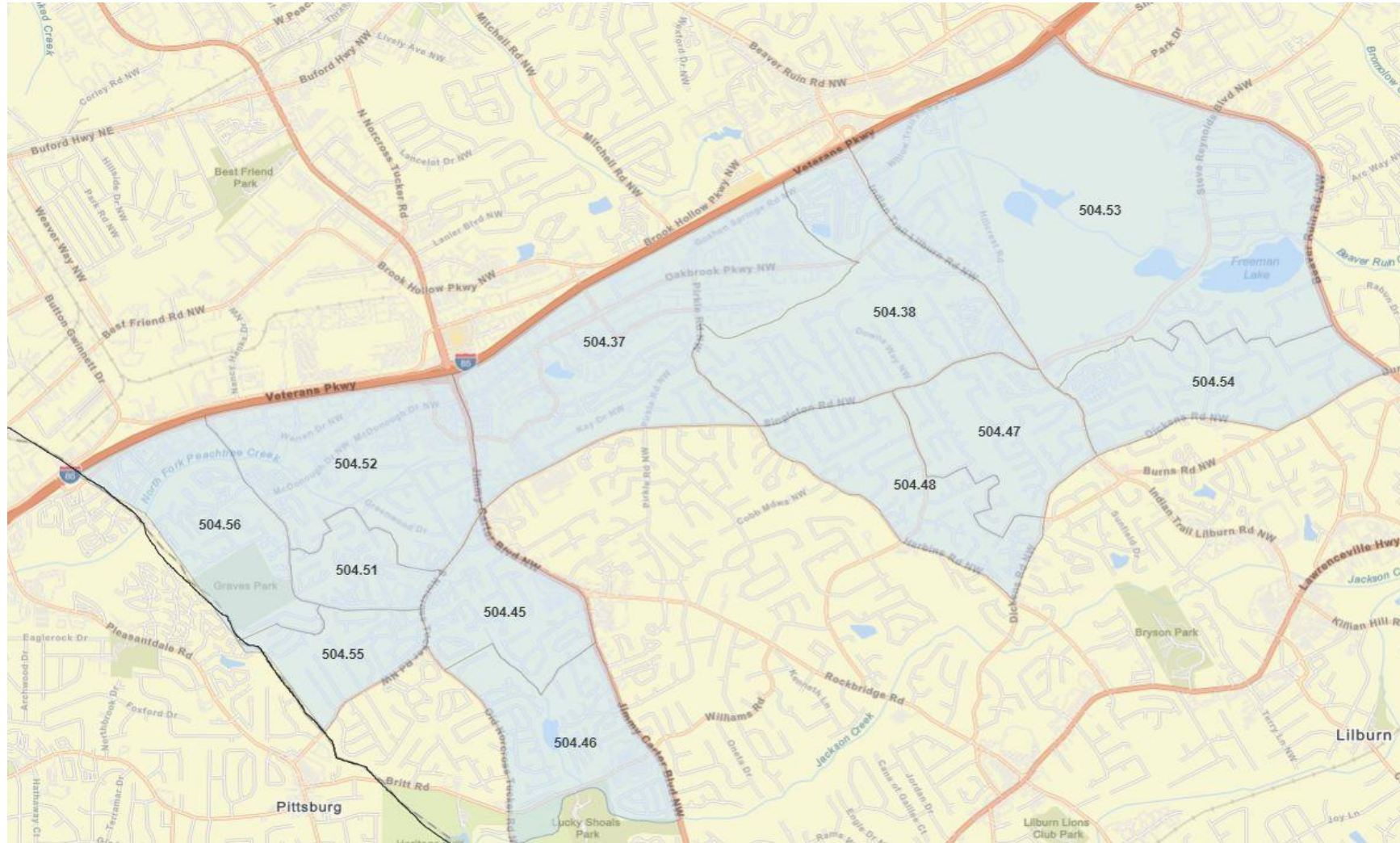
Fall Retreat 2024



Gwinnett



GICH Focus Area



Housing Challenges

Lack of
Affordable
Housing

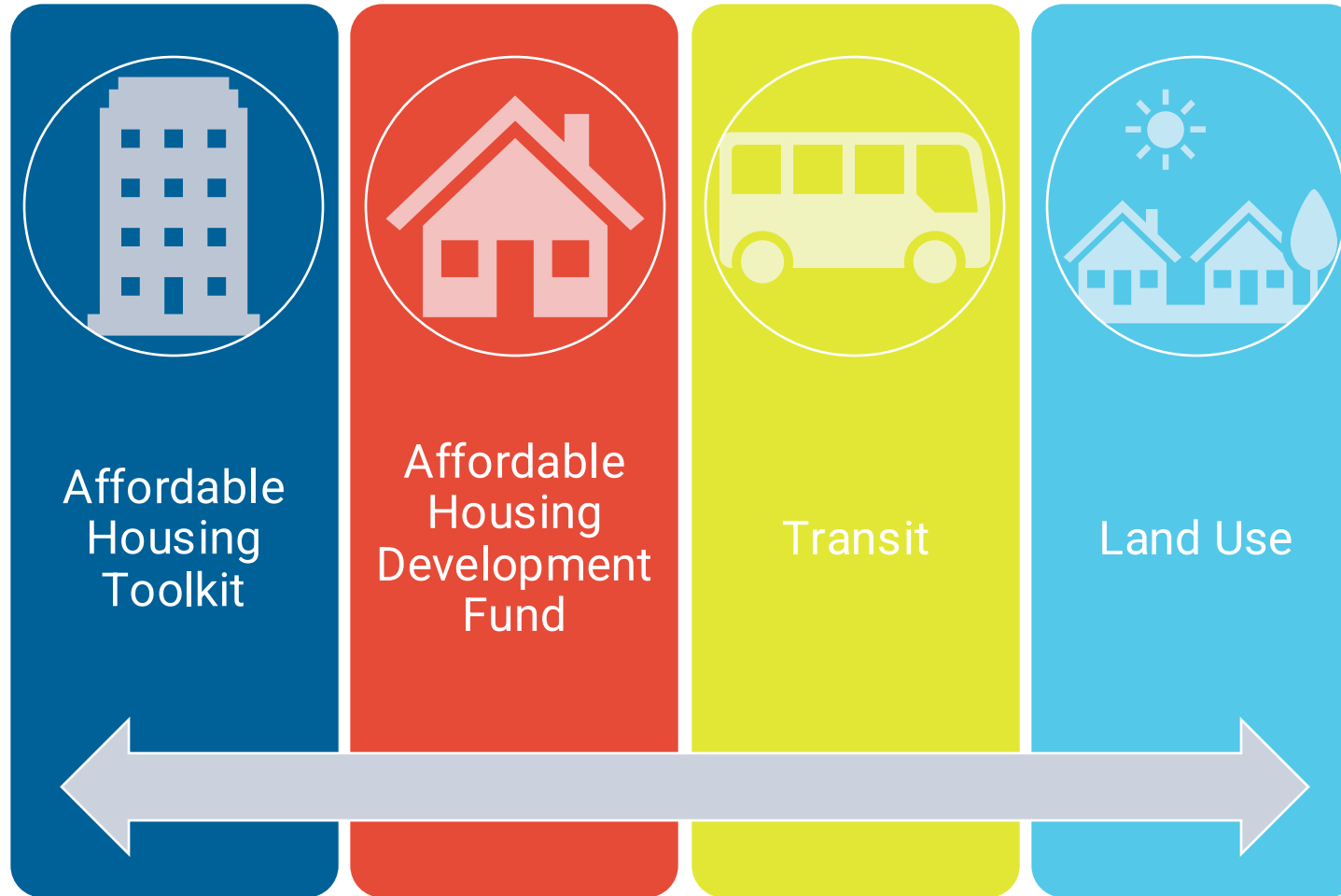
Aging
Properties

Limited
Investment

Increasing
Costs

Extended
Stay Density

What are we working on?

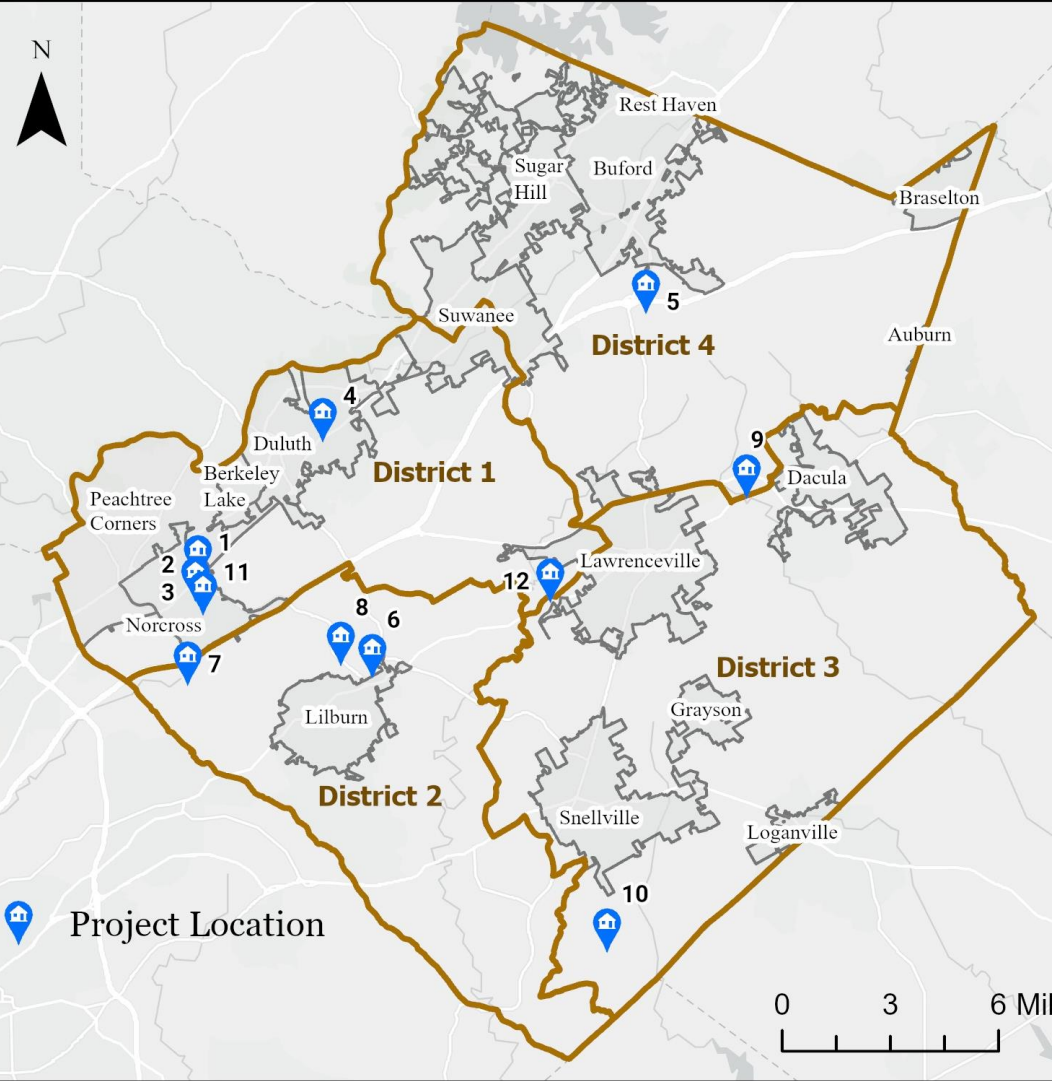


Affordable Housing Toolkit

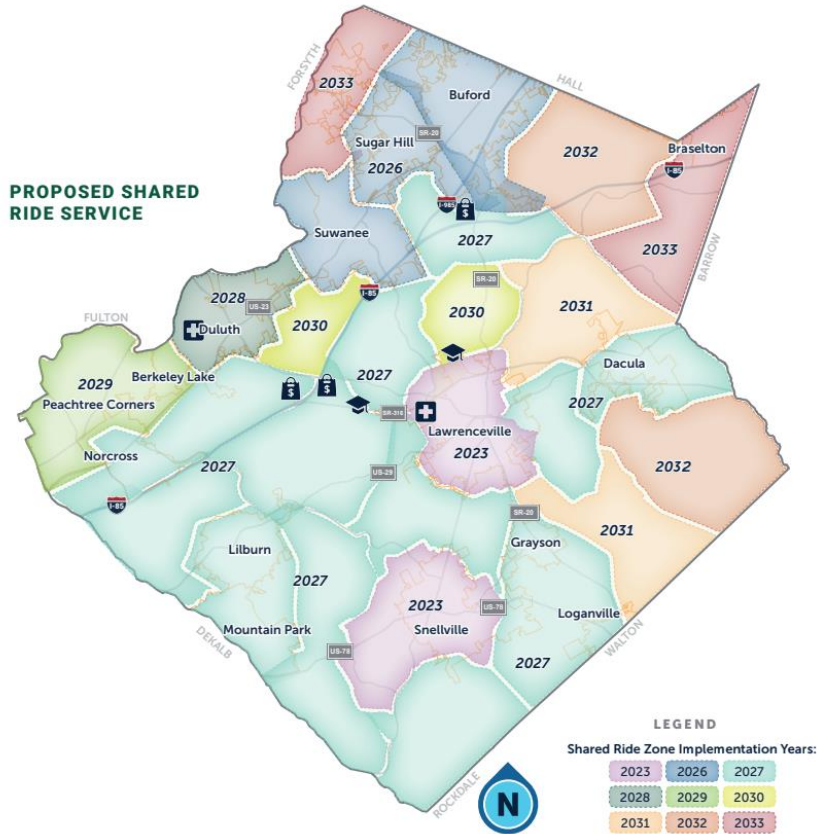
- To address housing shortages and affordability challenges, we are preparing an incentives-based toolkit.
- Incentives are proposed in three categories:
 - 1) Financial Incentives;
 - 2) Administrative Incentives; and
 - 3) Leverage Incentives

Affordable Housing Development Fund

- \$18 Million
- 780 Affordable Housing Units
- Expended To Date: \$2.0 Million
- Units Completed: 256
- Units Underway:



Transit



- Focus Area Annual Transportation Cost - \$12,840
 - Transportation Costs = 20% of Household Income
 - Affordable Transportation Costs = 15% or Less of Household Income.
- Comprehensive Plan to Bring Transit to Entire County by 2033
- New Shared Ride and County Ride services
- Opportunity for Transit-Oriented Development
- Proposed 1% Sales Tax Referendum on Ballot

Unified Plan – Daily Community



Intensity



Mix of Uses



Walkability



People Friendly Design



Parking Management



Roadblocks

- Turning Policy Into Practice
 - Revised Unified Development Ordinance
 - New Land Use Plan
 - International Property Maintenance Code
- Selling the Area
 - Historical Disinvestment
- Economic Realities
 - Lower Income Area

Montezuma GICH/HOME Program

HOME- Housing Opportunities in Montezuma for Everyone



GICH@dca.ga.gov



HOW WE HELP

- Technical assistance
- Training
- Facilitation
- Networking
- Mentoring

WHAT YOU'LL DO

- Identify issues and needs
- Develop new ideas and solutions
- Learn about best practices and available resources
- Produce community housing plan
- Begin implementation of action plan
- Participate in two annual retreats

Program Overview

The Georgia Initiative for Community Housing Initiative (GICH) offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the initiative is to help communities create and implement a locally based plan to meet their housing needs. Launched in 2004, GICH grew out of Georgia's experience with the National League of Cities' Affordable Housing Program and the success stories that were celebrated at the annual Magnolia Awards for Excellence in Affordable Housing. The Archway Partnership, Carl Vinson Institute of Government, and UGA Extension provide in-kind support, and the program is partially funded by a USDA Rural Development RCDI grant.

What is GICH?

- GICH is a three-year education and technical assistance program designed to teach communities about affordable housing and how to stimulate housing investment
- GICH is run as a partnership with DCA, UGA, and GMA
- Over their three years, communities develop an actionable housing plan
- In GICH's 20 years, we have had 96 communities participate



What Do GICH Communities Do?

Organize	Build Capacity	Plan	Implement
Communities create a local housing team comprised of local leaders and residents.	Learn about housing issues, resources, and strategies to improve housing stock.	Develop a housing plan that outlines goals and strategies and guides future efforts.	Implement planning strategies that address prioritized housing needs.

Montezuma Housing Team Objectives and Goals			
Project/Objective	Goals	Action Steps	Available Resources
Community Engagement & Buy-in	Communication, Outreach, & Education	Education on Home Ownership	DCA flyers/Housing Authority; Financial Aid/Tools
		Build Neighborhood/Community Pride through clean-up days, Attend local neighborhood meetings, build trust by documenting progress, Post big and small "wins" and actions in Happening in Montezuma FB page	FB page, DF Douglas alumni community, neighborhood captains
		Neighborhood Resident Buy-in:knock-on doors/educate with Neighborhood Captains; Mt. Pleasant CME meeting	Cussetta Journey; (former mayor) Willie James Larry; Jill Harrison (MCIC), Mario (resident)
		GICH Team Meetings - host before Land Bank Meeting @ Housing Authority; Email GICH team with meeting schedule times/locations	
		Resident Feedback through surveys: How do you want to be contacted, rent or own, interested in being a homeowner, how do you get your news/local events information, will you be a neighborhood captain (explain what this means), Communicate Projects Clearly and Openly: Facebook page; meetings; newspaper articles	Family Connections (Nicole Howell); Family Resource Office (Verneda Johnson)
Eliminate Blight	Start in DF Douglass Neighborhood	Start with Landbank Properties (easier to complete projects/low hanging fruit): Clean up trash at street, clear properties, develop Code Enforcement/Compliance, starting with in-Rem properties; Budget for Safe Built needs to be approved by Montezuma Council - March 2023 meeting	CHIP, Habitat for Humanity (?)
		Safe Built - Code Enforcement/Compliance: condemn blighted properties for In-Rem properties; work on compliance for other properties	
		Community Clean Up Days: Clean up Surface Trash (not major dumpster cleanup):	Flint Energies, International Paper, Other Industry in Macon County, local organizations, students who need volunteer service hours
		Public Works: Cleanup & maintenance on all right-of-ways and city-owned properties -- Clean up lot with abandoned furniture; overgrown/cutting back the woods from the streets; cut trees on city-owned river front properties	City Public Works Department
Create Workforce Housing	Create Diverse Housing in DF Douglass	Apply for CDBG grant annually (starting in 2024); start with Housing and Water/Sewer grant for DF Douglass Neighborhood properties -- Identify housing needs with applications November - December 2023	CDBG
		LIHTC Development: Housing Authority Partnership: Discuss further with Richard and team; contact Mandy Young about her company	LIHTC
		Apply for CHIP Grant annually: New builds on Land bank Properties: Contact Vienna for Grant Administrator Referral	CHIP
		Housing Tour with Housing Authority to look at existing housing communities for ideas	

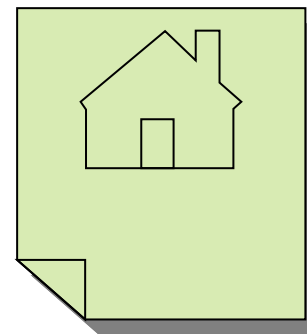
GICH/HOME

Steps Forward:

Had a community meeting and invited all citizens. DCA rep was in attendance along with RVRC members.

Had a meeting with DCA & RVRC discussing Multi-Use CDBG grant next cycle and applying for a CHIP possibly thru RVRC.

Put a short housing survey on our local Facebook page to see what citizens think of homeownership and the main concerns and challenges they have. We haven't had many fill out the survey thus far. Going to promote it on a few other outlets.



Biggest Challenge:

*Promoting homeownership & finding
developers*

**Scoring on tax credits for small cities
(school system)**

GICH Community DCA Benefits

- CHIP
 - Bonus points on applications
- CDBG
 - Ability to apply every year instead of every other year
- LIHTC
 - Ability to write support letter worth two bonus points

*Housing Symposium in Columbus was very beneficial and had great information.

*Tracy Turman and GA DREAM Program info great for our citizens.

PROGRESS & PLANS

- *Finally have a developer applying for tax credits for a possible development next year, under contract for local property again.*
- *Housing Authority has plans to build townhome type complex on some of their property in Crosstown neighborhood where we've removed some blight properties.*
- *Have a private developer interested in developing some small houses for a retirement type community that would be 65 & up (only person I have interested in being a landlord.)*

****MAJOR GOAL** is still new stick built homes to promote homeownership.





Montezuma
GEORGIA

GICH Team Leader

- Angie Peaster, City of Montezuma-
- Economic Development, Tourism Coordinator,
- Downtown Development Authority Coordinator angiemtz@windstream.net

GEORGIA INITIATIVE FOR COMMUNITY HOUSING UPDATE OCTOBER 2024



GICH Committee

AGENDA OUTLINE

ITEM 1

Update from
Housing Needs
Assessment

ITEM 3

Senior Housing
Rehabilitation
Program and
CDBG Application

ITEM 5

Public awareness,
engagement and
education

ITEM 2

Narrowing the
focus and
Community
Engagement

ITEM 4

Recommended
zoning, square
footage minimums
& ADUs

ITEM ONE

UPDATE FROM HOUSING NEEDS ASSESSMENT



Definition of project area



Review of vacant lot inventory and housing ownership status

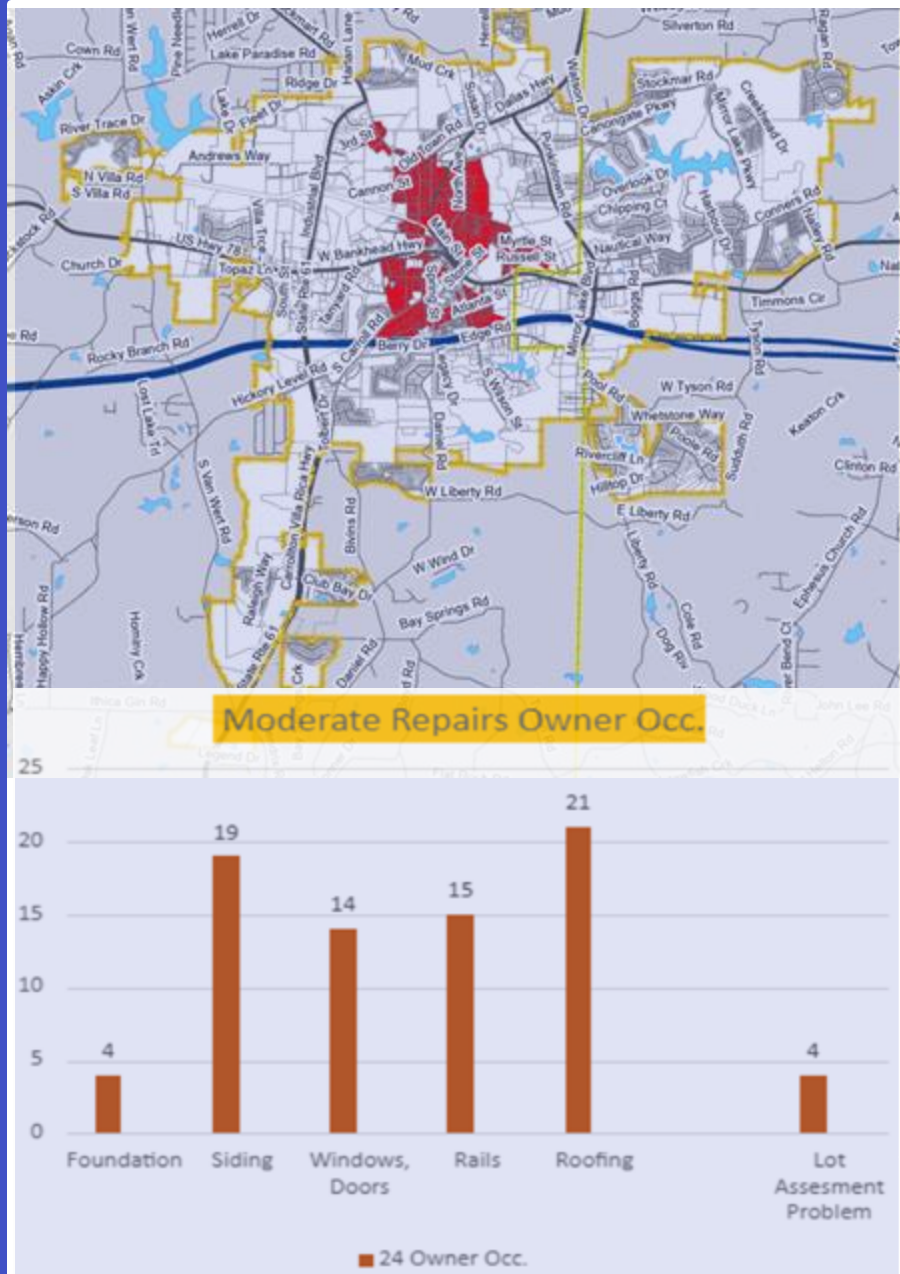


Moderate versus minor home repairs



ITEM ONE

- City-owned lots provide an opportunity to partner on a GICH demonstration project .
- Of the area studied in the Housing Needs Assessment:
 - 16% of the 649 housing units in the GICH Study Area needed minor or moderate rehabilitation
 - 65 owner-occupied homes and 39 rental-occupied.
 - Total rehab costs are \$865,338 - \$366,191 for rentals and \$499,147 for owners
- For the city to operate a Senior Owner-Occupied Housing Rehabilitation Program, it would require dedicated staff for operations and compliance reporting.



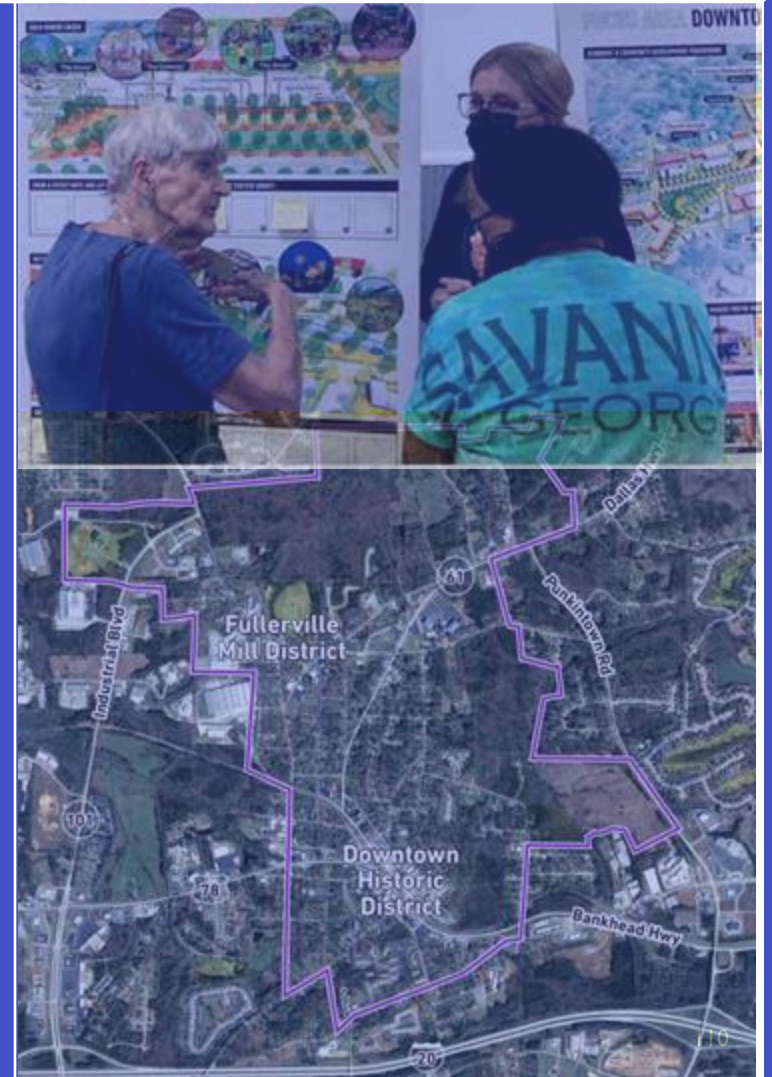
ITEM TWO

NARROWING FOCUS AND COMMUNITY ENGAGEMENT

Community Buy-in

Project area

Overall Desired
Results



ITEM THREE

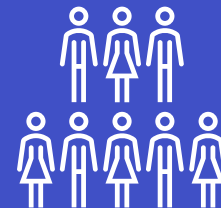
SENIOR HOUSING REHABILITATION PROGRAM AND CDBG APPLICATION



Create Senior Housing Rehabilitation Policies and Procedures, application and checklists to outline overall program



Complete CDBG Senior Housing Rehabilitation Application with defined program and statistics from Housing Needs Assessment



After award, work with the various identified communities to provide an overview of the program and the resources available

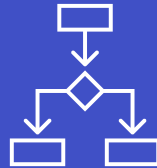
PROGRAM OVERVIEW



DCA CDBG Housing Rehabilitation Program Application will focus on target areas in Fullerville, Anderson-Cleghorn and Thomas Dorsey Communities



The application will focus on senior owner-occupied units with a focus on safety and exterior improvements to include roofs, siding, windows and porch/ramp conversions



The program will be tiered based on income and the amount of support needed. The intent is for all homeowners to contribute some nominal monetary amount to the project.



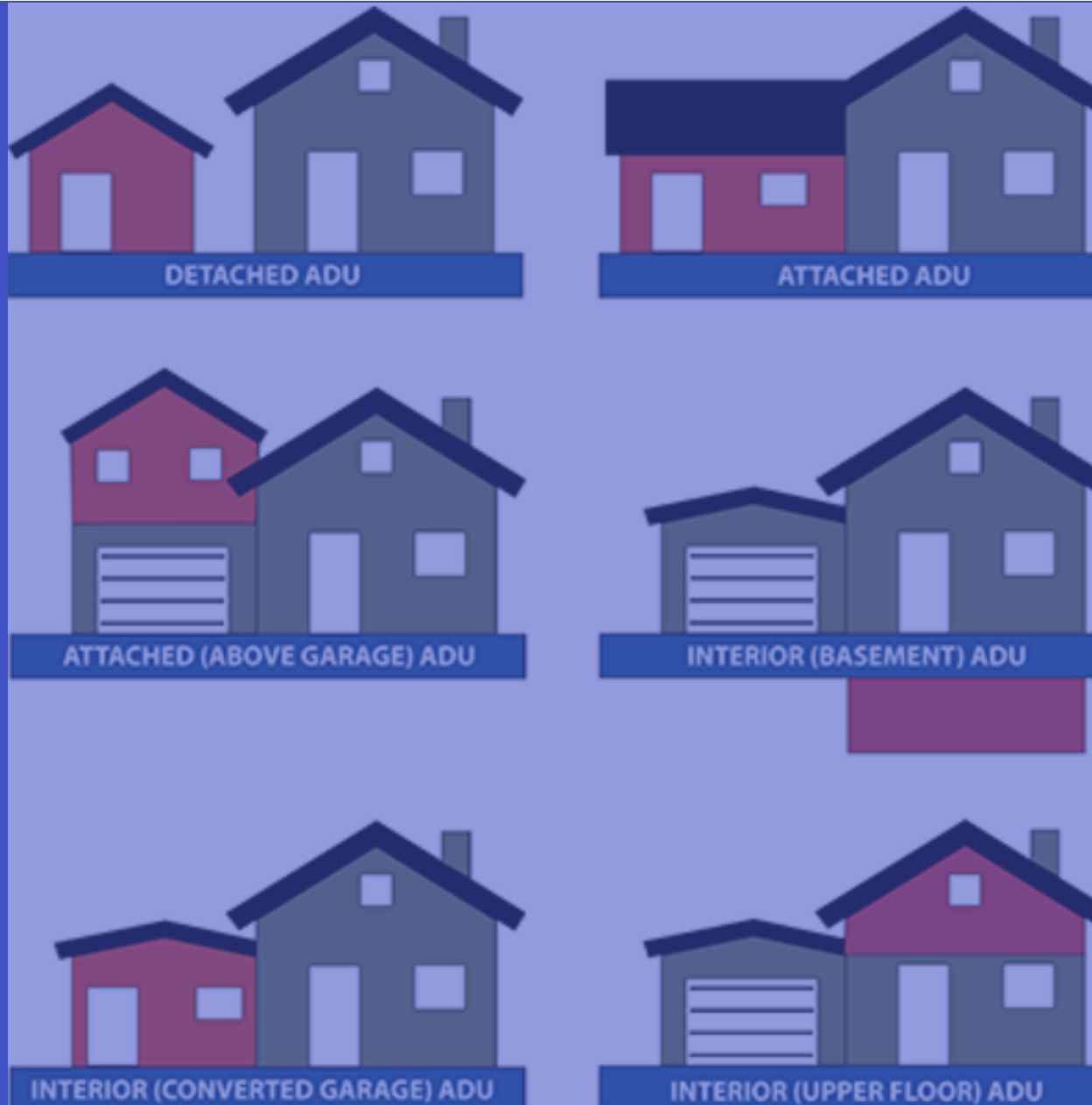
We intend to provide multiple engagement opportunities at the community level to explain the program and resources available. A unique component of the program is a requirement to participate in homeowner education.

ITEM FOUR

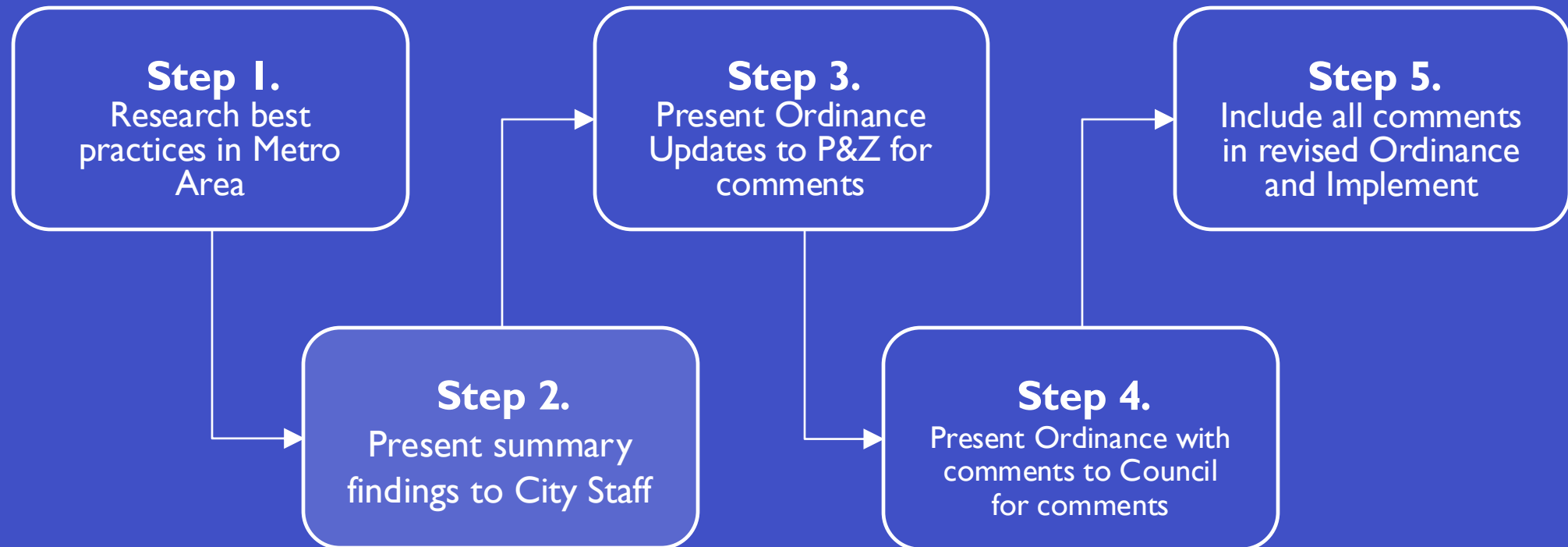
Recommended zoning changes to
accommodate infill housing

Change square footage minimums to
promote and empower affordability

Review Ordinance and suggest
changes to Accessory Dwelling
Units



PROCESS FOR RECOMMENDED CHANGES





ITEM FIVE: PUBLIC AWARENESS, ENGAGEMENT AND EDUCATION

As previously mentioned, a unique component to this program is the requirement to attend a homeowner education course.

EDUCATION PROGRAM OVERVIEW



What does it mean to own a home?

- Down payment
- Closing costs
- Inspection
- Appraisal
- Homeowner's insurance
- Home maintenance
- Property taxes
- Leverage Equity
- Security of Ownership
- Generational Wealth
- Tax Deductions



What does ongoing maintenance consist of?

- Monthly
- Yearly
- Seasonal



Home Improvements that add value:

- Necessity
- Luxury/Convenience
- Personal Taste/Cosmetic



THANK YOU

Villa Rica GICH Committee



Junior Reports



CONSTRUCTION COMPLETED ON ALL SIX HOUSES-2022 CHIP REHABILITATION GRANT

[Baldwin County wins \\$500,000 grant to repair blighted houses | 13wmaz.com](#)



HOME REPAIRS

[\(2\) Facebook](#)-Before Video

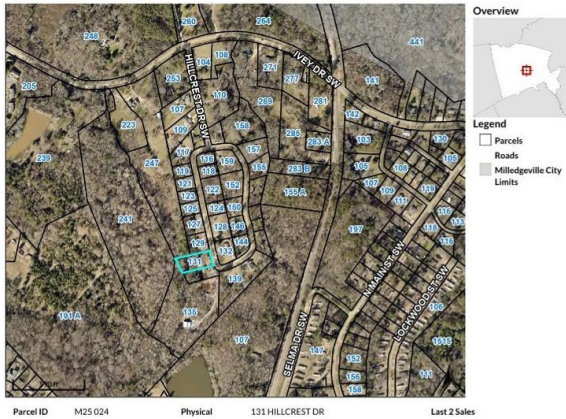
[\(2\) Facebook](#)-After Video

HABITAT FOR HUMANITY FOR FOUR NEW HOUSES

\$600,000 CHIP GRANT AWARDED-AUTHORIZATION TO PROCEED

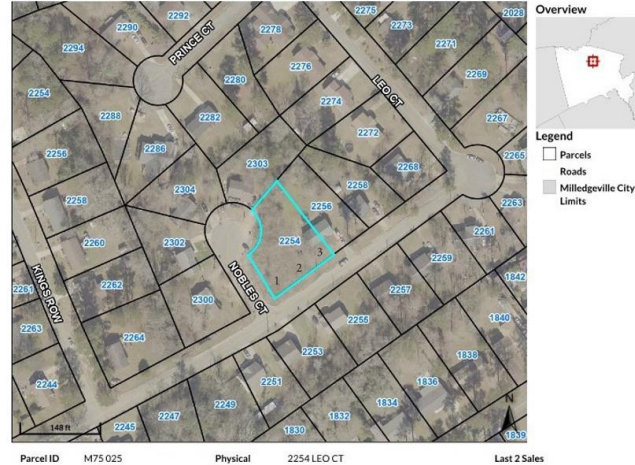
131 Hillcrest Dr.

qPublic.net™ Baldwin County, GA



2254 Leo Ct

qPublic.net™ Baldwin County, GA



470 Ross Ave.

qPublic.net™ Baldwin County, GA



476 Ross Ave.

qPublic.net™ Baldwin County, GA



CONSTRUCTION STARTED OCT 2024

LAND BANK AUTHORITY (LBA) DONATED TWO LOTS TO HABITAT FOR HUMANITY-GROUND BREAKING OCTOBER 8, 2024

Baldwin County Habitat for Humanity building 4 new houses |
13wmaz.com




PRIVATE SECTOR DEVELOPMENT

IVEY DR SW APARTMENTS
68 UNITS



THE FALLS AT LAKE SINCLAIR
88 SINGLE FAMILY HOMES

The image features a blue gradient background with white circuit-like lines in the corners. The text is centered and reads:

BALDWIN COUNTY PARTNERED WITH
HABITAT FOR HUMANITY AND
SUBMITTED HUD PRO HOUSING
GRANT APPLICATION; REQUESTED
\$1.577 MILLION TO BUILD 10 HOMES

The background is a blue gradient. In the corners, there are decorative white line art elements resembling circuit boards or neural networks, with lines and small circles connecting them.

TWO RURAL HOUSING INITIATIVE
PROPOSALS RECEIVED
CITY REQUIRED ANNEXATION-
PUNTED TO THE CITY

(8) ONE BEDROOM / 1 BATH
(24) TWO BEDROOM / 2 BATH
(16) THREE BEDROOM / 2 BATH
(48) TOTAL UNITS

PARKING SPACES:
REQUIRED: 99
PROVIDED: 99

LEGEND:

- ① COMMUNITY BUILDING
- ② EXTERIOR GATHERING AREA
- ③ ON-SITE LAUNDRY
- ④ EQUIPPED COMPUTER CENTER



Graduating---*a final word*

Chattooga GICH Team



our **why**



Welcome Home, Chattooga

Advancing ONE sustainable community where
EVERYONE can thrive

Distressed but not without great *opportunity*



who we are

community leaders & elected officials

Sole Commissioner's Office Chattooga Chamber Summerville Main Street

housing managers & realtors

Summerville Housing Authority Better Homes & Gardens Jackson Realty

lender

United Community Bank

contractors/developer

Willingham Construction

nonprofits & local agencies

Family Connection Community Resource Center Habitat For Humanity
Heart's Cry Helping Hands Ending Hunger Primary Healthcare
Northwest Georgia Regional Commission

where we are

inside the triangle | outside the box

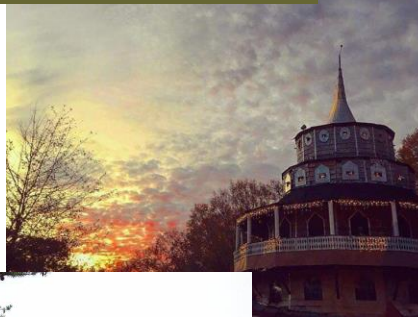


Lower Chattooga River

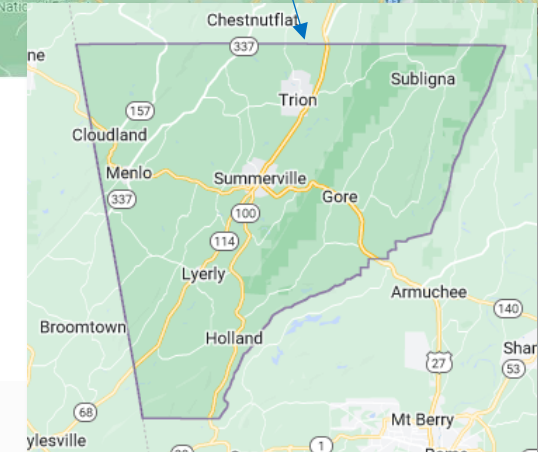
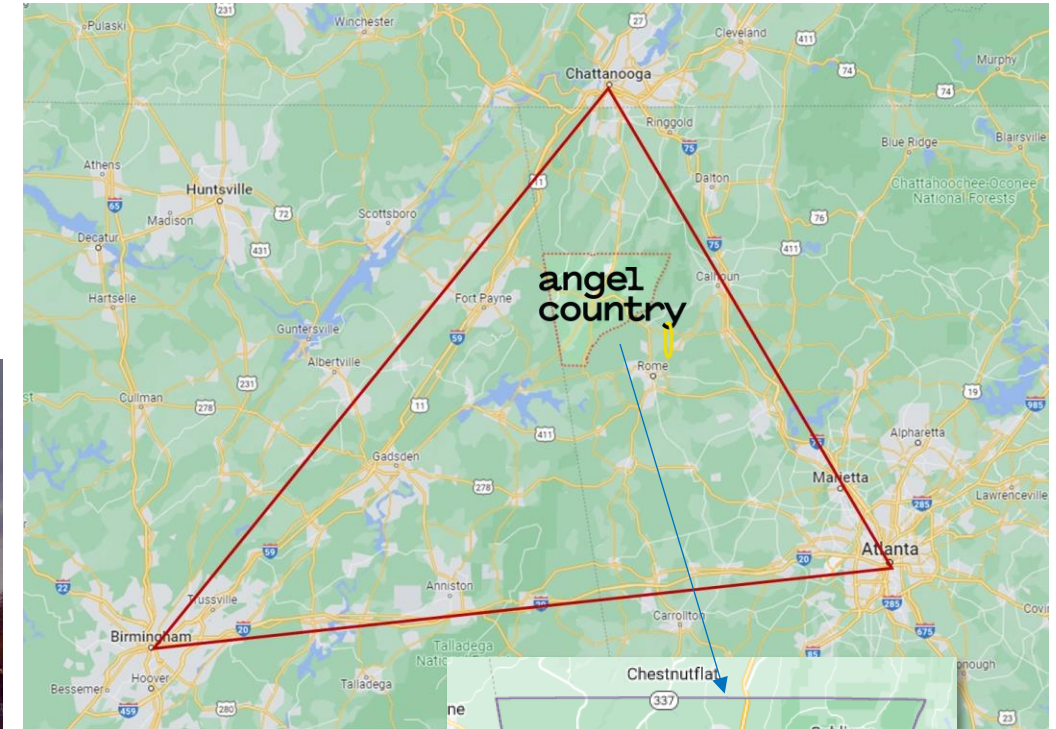


Sloppy Floyd State Park

Howard Finster's
Paradise Garden



Chattahoochee
National Forest



housing challenges

- Lack of adequate & affordable rentals
- Few 2&2 and 2&1 single family homes
- Loss of workforce due to lack of housing
- Homelessness
- Interspersed blight

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has".

Margaret Mead



what we have been doing

- Community input housing survey to determine community's needs
- Spotlights on renovations
- Ordinances researched
- Windshield survey completed
- Target Area defined
- Supported Flood Relief Assessments & Grants Team
- Habitat For Humanity partnership
- County increased code enforcement
- Presented before Summerville City Council
- Field trip of target area
- Expanded team to include more NFPs
- R & D site visit---Madison, GA with Monica Callahan & NWGRC
- Urban Redevelopment Plan developed and updated (Olympia Construction)
- Two LIHTC applications submitted



our roadblocks --> realities

SCORING										SITE LOCATION			
Application Number	Application Name	Self Scoring	Activity Type for Purposes	Preservation	Geographic	Primary Street	Nearest Physical Address	City	County	Primarily Within:			
2024-042	Halls of East Thomaston	85.5	New Affordability		Rural	205 Park Lane	205 Park Lane	Thomaston	Upson	City Limits			
2024-028	Pinecrest Village	84	New Affordability		Rural	W Walker Street	517 W Walker Street	Douglas	Coffee	City Limits			
2024-056	Windsor Crossing II	84	New Affordability		Rural	2013 Windsor Avenue	2013 Windsor Avenue	Nashville	Benton	City Limits			
2024-021	Bryant's Landing II	83	New Affordability		Rural	440 Donnie Simmons Way	440 Donnie Simmons Way	Statesboro	Bulloch	City Limits			
2024-057	Chattooga Ridge	83	New Affordability		Rural	Henry Branch Road	12071 US HWY 27	Summerville	Chattooga	Unincorporated County			
2024-034	West Pine Residences Phase II	83	New Affordability		Rural	W Pine Street	752 W Pine Street	Sylvester	Worth	City Limits			
2024-029	Perry Commons	82.5	New Affordability		Rural	TBD Lect Drive	205 Lect Drive	Perry	Houston	City Limits			
2024-054	Osprey Landings	82	New Affordability		Rural	3852 GA Hwy 40	N/A	St. Marys	Camden	City Limits			
2024-060	The Village at Griffin Orchard	82	New Affordability		Rural	TBD	285 Lovers Lane	Waynesboro	Burke	City Limits			
2024-052	Magnolia Place	80.5	New Affordability		Rural	TBD	326 Boardtown Rd, Blue Ridge, GA 30513	Blue Ridge	Fannin	City Limits			
2024-053	Peaks of Dahlonega II	80.5	New Affordability		Rural	TBD Morrison Moore Parkway E	2205 U.S. Hwy 19, Dahlonega, GA 30533	Dahlonega	Lumpkin	City Limits			
2024-053	Abington Blue Ridge	80	New Affordability		Rural	189 & 111 Dogwood LN	111 Dogwood LN	Blue Ridge	Fannin	Unincorporated County			
2024-051	Peaks of Elrod	79.5	New Affordability		Rural	TBD Elrod Street NE	719 Elrod Street, NE	Cornelia	Habersham	City Limits			
2024-033	Capstone at Magnolia Creek	79.5	New Affordability		Rural	TBD Old Dublin Road	265 Dublin Rd	Hagan	Evans	City Limits			
2024-006	The Bridges at Lincom	79.5	New Affordability		Rural	Approx. 310 Ridge Road	310 Ridge Road	Hartwell	Hart	City Limits			
2024-032	Capstone at Blue Ridge	79	New Affordability		Rural	641 Windy Ridge Road	641 Windy Ridge Road	Blue Ridge	Fannin	Unincorporated County			
2024-011	Arbours at Town Branch	78.5	New Affordability		Rural	193 & 201 Cleghorn Street	n/a	Villa Rica	Carroll	City Limits			
2024-039	Retreat at McIntosh Farms	78	New Affordability		Rural	0 McIntosh Farms Road	130 McIntosh Farms Road	Leesburg	Lee	Unincorporated County			
2024-005	The Villas at Camborne	78	New Affordability		Rural	Approx. 215 Norwood Avenue	213 Norwood Avenue	Toccoa	Stephens	City Limits			

reservation Application that HUD has approved to proceed with a RAD conversion *	Select	70	2024-049	Cave Spring Townhomes	\$1,203,894	TISCHO Development, Inc.
three Applications proposing Preservation of existing occupied housing in its Extended Use Period. (than one award per county)*	Select	78	2024-030	Harbor Pointe Apartments	\$688,652	Northwest Georgia Housing Authority
	Select	77	2024-016	Heritage Apartments	\$772,907	CHM Developer, Inc.
	Select	78.5	2024-068	Norman Berry Village	\$1,050,000	TISCHO Development, Inc.
	Non-Select	78	2024-050	Pecan Grove		One Street Development, LLC; Housing Authority of the City of East Point
	Non-Select	72	2024-048	Douglasville Proper		Resource Housing Group; Landbridge Development
	Non-Select	71	2024-022	Pateville Estates		REL Properties, LLC; Westchester Ventures, LLC
	Non-Select	71	2024-035	Liberty Crossing		RR Jennings Developer, LLC; Simple Asset Management
Application proposing Preservation of an existing property subsidized by an existing contract for federal assistance administered by HUD or a PHA *	Non-Select	71	2024-065	Glennco Trace Apartments		Pivotal Development LLC
	Non-Select	71	2024-066	Highland Park Senior Village		Gateway Development Corporation
	Non-Select	67	2024-041	Wisdom Woods	\$707,204	Gateway Development Corporation
GA will target as closely as possible the percentages below in the New Affordability competition...	Non-Select	66	2024-038	Lakeview Apartments		Timshel Hill Tide Developers, LLC; Timshel Partners, LLC; Hill Tide Development, LLC
	Select	85.5	2024-042	Halls of East Thomaston	\$1,215,000	Exact Capital, LLC
	Select	84	2024-028	Pinecrest Village	\$1,215,000	Paladin Georgia Communities
	Select	83	2024-021	Bryant's Landing II	\$1,215,000	Lowcountry Housing Communities II, LLC; Helping Hands Ending Hunger, Inc.
	Select	83	2024-034	West Pine Residences Phase II	\$1,215,000	W. H. Gross Construction Company
	Select	82	2024-054	Osprey Landings	\$1,215,000	Lowcountry Housing Communities II, LLC
	Select	82	2024-060	The Village at Griffin Orchard	\$1,214,000	Parent Development LLC; Outlook Development LLC
	Select-NP Set Aside	80.5	2024-006	The Bridges at Lincom	\$1,170,000	Southwest Housing Partners, LLC
	Non-Select-NP Set Aside, Tie	82	2024-056	Windsor Crossing II		NAHFA; Vantage Development, LLC
	Non-Select	81.5	2024-057	Chattooga Ridge		Piedmont Housing Group II, LLC; Helping Hands Ending Hunger, Inc.
	Non-Select	80.5	2024-029	Perry Commons		Piedmont Housing Group II, LLC; Helping Hands Ending Hunger, Inc.
	Non-Select	80.5	2024-052	Peaks of Dahlonega II		Olympia Development, LLC; Perry Housing Authority
	Non-Select	80	2024-053	Abington Blue Ridge		Resource Housing Group; Landbridge Development
	Non-Select	79.5	2024-011	Arbours at Town Branch		Rea Ventures Group, LLC
	Non-Select	79.5	2024-051	Peaks of Elrod		Arbours Valley Development, LLC
	Non-Select	79.5	2024-007	Magnolia Place		Resource Housing Group; Landbridge Development
	Non-Select	79	2024-005	The Villas at Camborne		Beverly J. Seafries Foundation; Five Points Development
	Non-Select	79	2024-032	Capstone at Blue Ridge		Vantage Development, LLC

- Lost two LIHTC projects
- Grants require ca\$h match & FT staff
- Communication and consistency issues

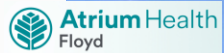
what's next for Chattooga GICH?

- Structured quarterly meetings
- Apply for LIHTC Project in 2025
- Seek ways around inequities and financial challenges
- Continue to recruit team members who **can & will be** boots on the ground
- Be angels for our community



snapshots

Celebrate the good things.
Build up community.



Thank You for your attention

Carla Harward *Helping Hands Ending Hunger*
presenting

Chattooga GICH Team

c/o Cindy Rivers McGraw, Chattooga Chamber

Email us: execdirector@chattoogachamber.org

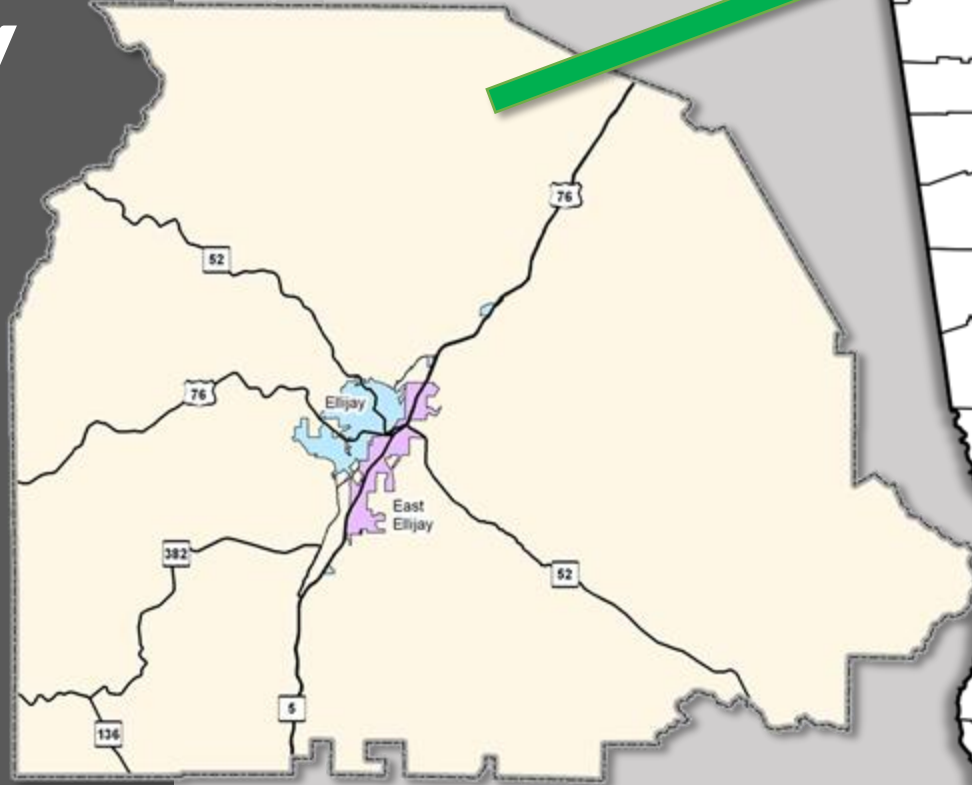
Call us: 706.857.4033

Find us on Facebook/WelcomeHomeChattooga

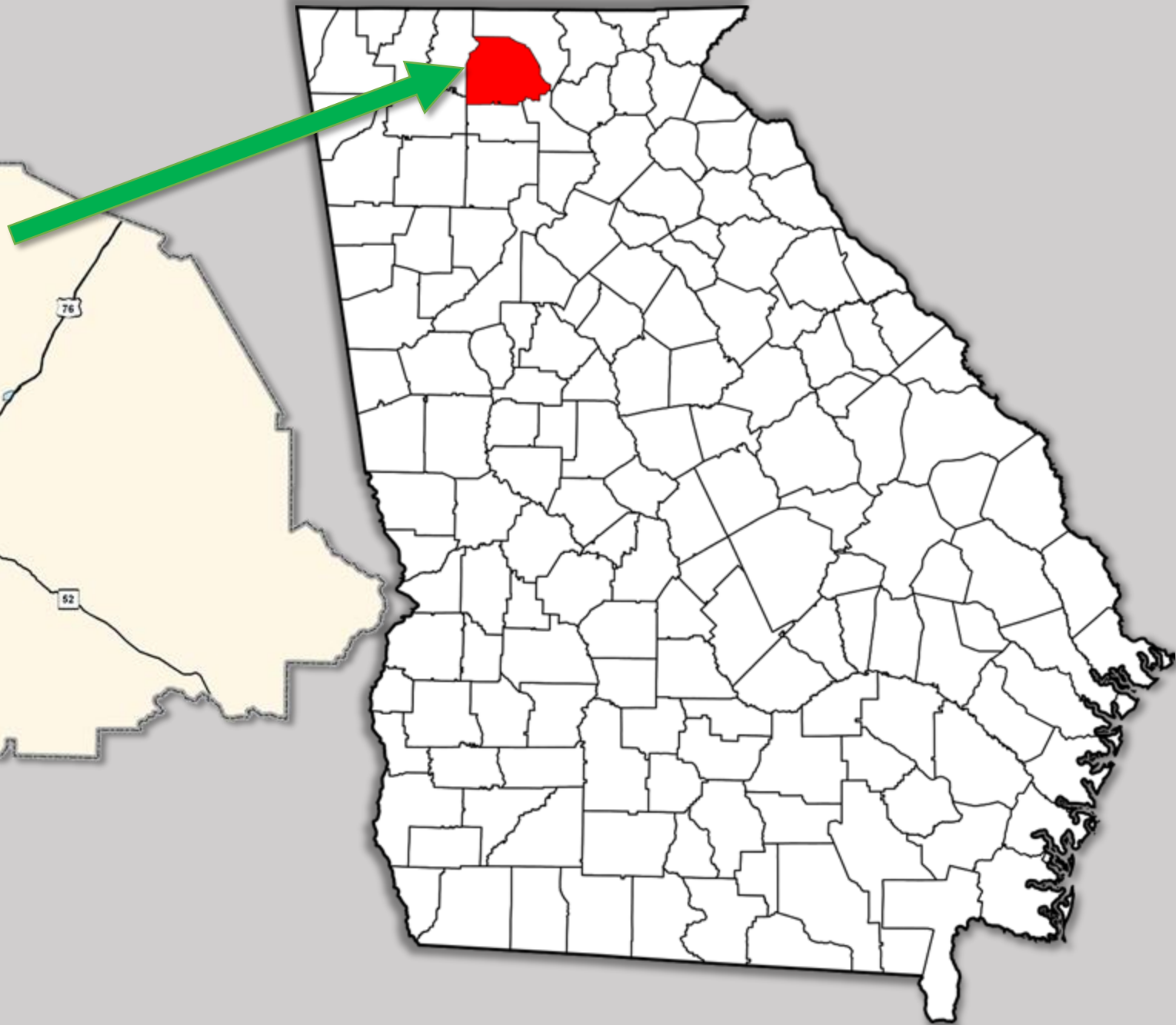


Gilmer County

- Est. Population 31,000
- Aging Population
- Agriculture and Tourism Economy



GILMER INITIATIVE
FOR COMMUNITY HOUSING





GILMER INITIATIVE
FOR COMMUNITY HOUSING

First Steps



- ☐ Applied twice before being accepted as a GICH community.
- ☐ Set up our Housing Team meeting schedule & Travel Team.
- ☐ Established good communication with elected officials to ensure they knew our goals to help with housing.
- ☐ Went to our first GICH Retreat & met with our GICH Facilitator (Austin Chancey) Retreats funded by our Joint Development Authority.
- ☐ Set goals for the next 3 years.
- ☐ Learned about what grants might be available to help us accomplish our housing goals.
- ☐ Create our GICH brand with a logo, mission statement, social media etc



*Improving quality of life and economic vitality
through locally-driven housing and revitalization.*

Traveling Team



Karleen Ferguson
Habitat for Humanity



Jennifer Grimmer
Gilmer Chamber



Melinda Hadden
Realtor, Ellijay DDA



John Marshall
Gilmer County
Commissioner



Sandy Ott
Ellijay City Council



Kent Sanford
Greater Gilmer Joint
Development Authority



Betsy Sheppard
Strategic Consultant



Tiffany Watson
Gilmer County
Family Connection



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Next Steps



- ☐ Looked for potential properties for future housing needs.
- ☐ Sent Request for Proposal to select LIHTC developers & chose Georgia Communities/Paladin to give our GICH letter to and we were awarded a LIHTC & we'll break ground on a 50 unit workforce development this Fall. Woo Hoo!!
- ☐ Contracted with The Georgia Conservancy to do a Gilmer County Housing Study then a Town Hall to deliver results to the community.
- ☐ GICH non-profit partner New Beginnings has purchased land and has started the Pre-development land work for Progress Point.
- ☐ GICH partner Habitat for Humanity is building in Gilmer County for the first time in over 20 years. Four homes to be built back to back.
- ☐ Continue to attend GICH Retreats

Next Steps

.. Cont'd



- ☐ Shared about our housing team members on our Facebook page & local newspaper, as well as educational articles on housing. Used FB to help educate our community on the need for workforce housing.
- ☐ Spoke to local non-profit organizations to let them know what their GICH team was doing to help the community.
- ☐ Spoke at Town Hall Meeting with the Builders Association & Habitat for Humanity on the need for Workforce Housing.
- ☐ Spoke on our housing needs to our local Leadership Gilmer Class.
- ☐ Spoke at a Chamber of Commerce luncheon to keep our business community in the loop of what our GICH team was doing.
- ☐ Attended & participated in the next local Joint Comprehensive Plan for our community. Housing was a big topic!

Partnerships

Tax Credits

GILMER INITIATIVE
FOR COMMUNITY HOUSING



THE OVERLOOK

AT ELLIJAY



Partnerships Nonprofits



New Beginnings for Gilmer County



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Partnerships

Nonprofits

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Partnerships

Nonprofits

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Our Panelist

Marshal Aiken - Director of Dev. for Beverly J. Searless Foundation

Austin Hackney- Executive VP for Home Builder Association of America

Ryan Willoughby- President & CEO of Habitat for Humanity GA

Karleen Ferguson- Gilmer Co. Post 2 Commissioner and Co-chair for GCIH

Betsy Shepard- Founder and CEO of Gilbert & Shepard, 2020 NAHB Prof. Women in Building Natural

Carrie Roeger- Builder and Instructor



Help Gilmer Thrive

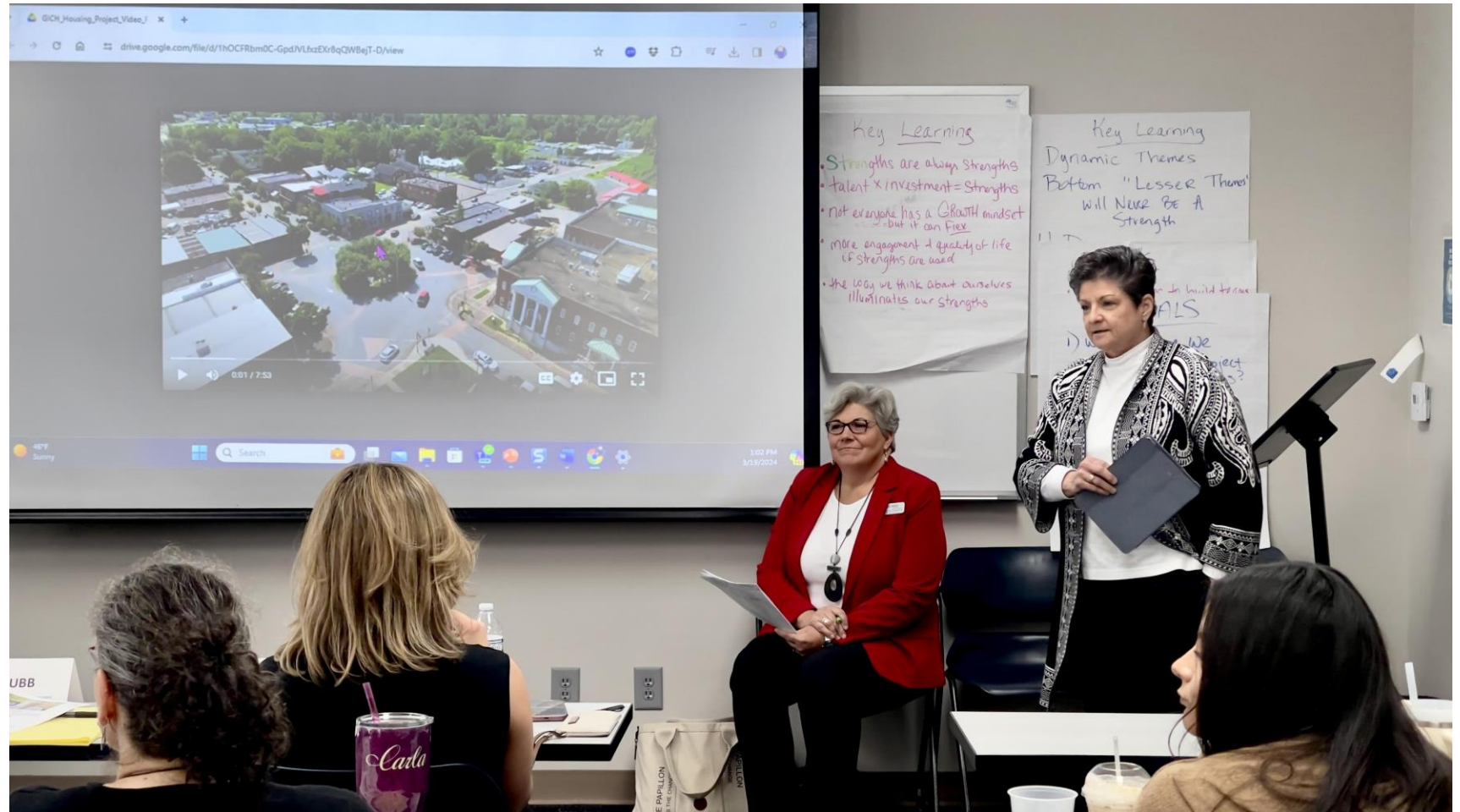
Please join us in the Ellijay Elementary Auditorium, as the Georgia High Country Builder Association hosts a public panel discussion concerning work force housing in Gilmer County. We are accepting questions for the panel members, that will be presented by a moderator. Submit all questions to info@georgiahighcountryba.com. Deadline for questions is April 8th. Hope to see you there.

SAVE **APRIL**
the **DATE** **19** **6 PM**

www.georgiahighcountryba.com



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Difficult Steps



- ☐ **Keyboard Warriors**
- ☐ **NIMBYs (Not In My Back Yard)**
- ☐ **A small group with loud voices spreading fear and misinformation**
- ☐ **A particular person creating videos about how bad you and your GICH team and the state GICH program are for the community.**
- ☐ **When your next LIHTC zoning request falls on the same night as the hundreds of people that come out against a Crypto Mining Company zoning request and the few loud voices spread misinformation to those at the meeting causing your helpful developer to get blasted publicly at the meeting and the zoning turned down.**
- ☐ **Another particular person who challenges DCA and the state GICH program causing DCA to have to waste time & money to respond.**
- ☐ **NOTE: Two of our housing team members that are passionate about creating affordable housing were elected as Commissioners**

Next Steps



- ☐ Continue to meet as a housing team, have at least 2 team members continue to attend the retreats and to keep our GICH certification.
- ☐ Break ground on our first LIHTC development “Ellijay Overlook”
- ☐ Continue to be part of the conversation to encourage our elected officials to create a Community Housing Plan.
- ☐ Locate a property and work with a LIHTC developer to apply for another tax credit for another workforce housing development.
- ☐ Continue support our non-profit partners Habitat for Humanity and New Beginnings efforts.
- ☐ Continue community GICH updates.
- ☐ Continue to apply for other funding opportunities.
- ☐ Continue to work with NW GA Regional Commission, DCA & other state partners.



We want to thank the Department of Community Affairs & the University of Georgia as well as Georgia Power and the other partners for funding this important program!! We represent a small community of 30,000 citizens. We are a farming community that also heavily relies on tourism. We don't have big metro money to be able to afford expensive professional planners and with this program we have learned so much and made so many contacts and new relationships that will help our community to solve some of the housing problems we face. We look forward to continue to partner with the GICH program.

The Gilmer, Ellijay GICH Team



GILMER INITIATIVE
FOR COMMUNITY HOUSING



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through locally-driven housing and revitalization.*