

Community Reports
Spring Retreat 2026





Sophomore Reports



GICH Spring Conference 2026



Mission Statement

Empowering Hampton communities through activation and mobilization for positive transformation and opportunity now.

Who We Are

HAMPTON-THRIVE is a collaborative housing initiative dedicated to:

- **Resilience:** Strengthening neighborhoods through stable, long-term housing solutions.
- **Inclusion:** Ensuring every resident has a voice in shaping their community.
- **Vibrancy:** Revitalizing Hampton's housing stock and public spaces with purpose.
- **Equity:** Advancing fairness in access, affordability, and opportunity.

Why THRIVE?

- Grow without displacement
- Support both legacy and new residents
- Attract sustainable development
- Create a place where everyone belongs





- **City of Hampton**

- Mayor and Council
- Community Development Department
- Mainstreet Department
- Police Department/Code Enforcement

- **City of Hampton Organizations**

- Downtown Development Authority
- Historic Preservation Commission
- Urban Redevelopment Agency

- **Regional and State Organizations**

- Atlanta Regional Commission
- Department of Community Affairs
(Homeless & Special Needs Housing)

- **Community and Partners**

- Southern Crescent Habitat for Humanity
- Hampton Downtown Business Alliance
- Hampton Housing Authority

- **Faith Based Partners**

- Hampton First Baptist Church
- Zion Baptist Church

Team Members

Housing Challenges



- **Lack of clear pathways from planning to implementation**
 - The City of Hampton has done many studies that created pathways to improved housing, but we are struggling to bridge the gap between planning and implementation
- **Infrastructure deficiencies**
 - Significant stormwater issues
 - Old and corroding pipes needing replacement
 - Lack of infrastructure on vacant land
- **Advancing homeownership without displacement**
 - Improving housing quality without driving out legacy homeowners
 - Providing homeowner education
- **Rehabilitation funding for existing homeowners**
 - Need for accessible funding sources to assist current homeowners in rehabilitating their properties, preserving the integrity of established neighborhoods.



Current Activities and Accomplishments

Activity: 2025 Spring Retreat (Cartersville)



Georgia Initiative for
Community Housing

GICH 2025 Spring Retreat

April 15-17, 2025

Clarence Brown Conference Center
Cartersville, GA





Activity: 2025 Fall Retreat (Savannah)

Accomplishments:

- 1) Completed GICH Housing Plan draft
 - Next steps include presentation of this plan to the public and elected officials
 - Share GICH information during city events, April 25th Yellow Pollen Festival



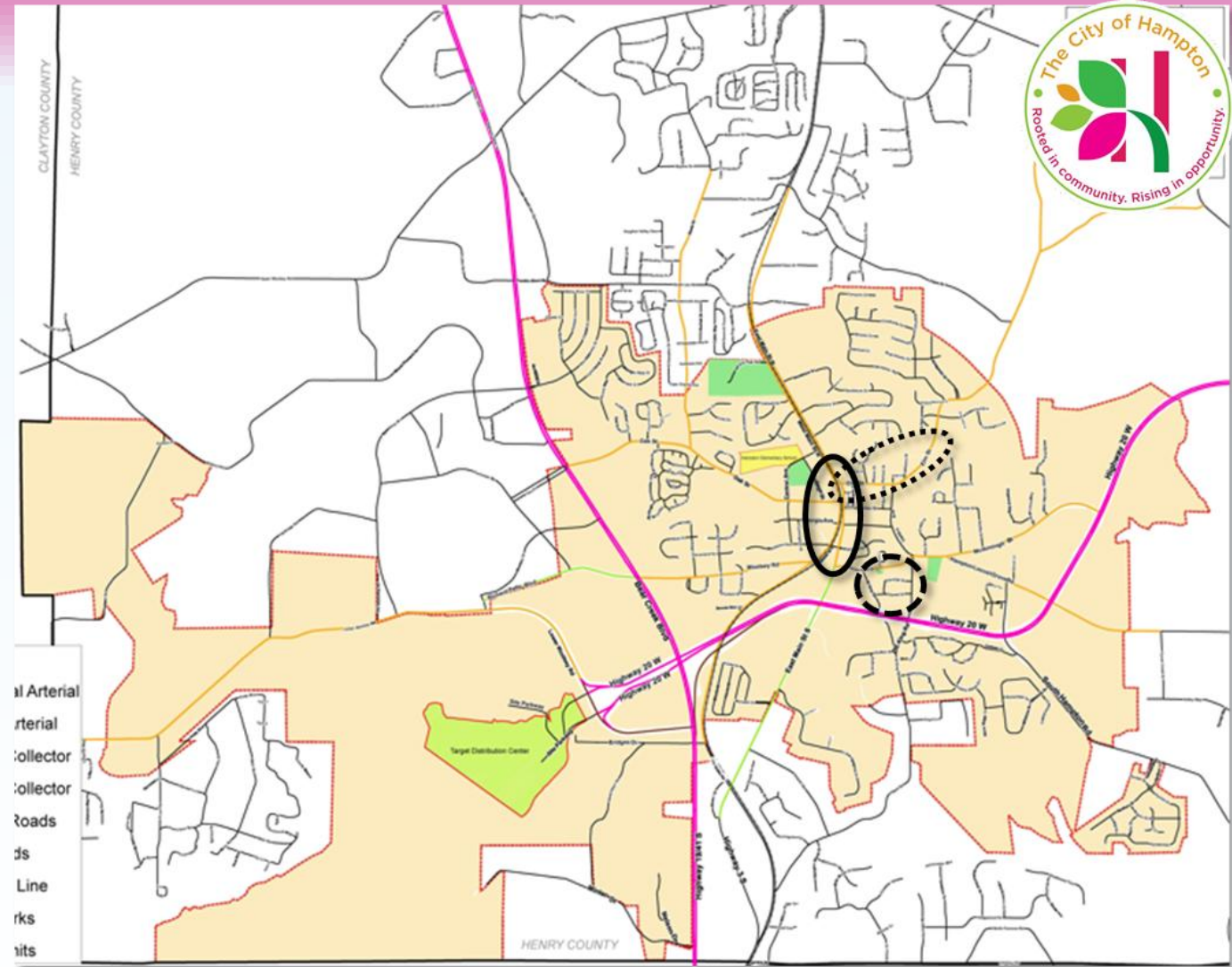
HOUSING OBJECTIVES & GOALS

Goal	Objective	AVAILABLE RESOURCES	POTENTIAL OBSTACLES	RESOURCE & TECHNICAL ASSISTANCE NEEDS
a. Develop New Tax Credit Initiatives for developers of Age-targeted Housing and Expand Workforce/Attainable Housing	Recruit a LIHTC developer for age-targeted housing. Acquire vacant/blighted property for revitalization housing project.	GICH bonus points for LIHTC application. Urban Redevelopment Plan.	Program Misrepresentation and Public Awareness. Long-term developer buy in.	LIHTC city goals for long-term partnership. Identifying quality workforce residential builder/developer with financing in place
b. Rehabilitate and Preserve Existing Housing Stock while creating new revenue/value for homeowners	Acquire grant funding for rehabilitation and new accessory dwelling unit construction	CHIP, CDBG, etc.	Federal funding limitations for rehab projects, increase in residential density altering established neighborhood pattern	Guidance for CHIP Grant applications, ADU Ordinance and development incentive program for homeowners
c. Reinvest in Legacy Neighborhoods and Preserve Legacy Resident Homeownership	Create space for unique neighborhoods, improve infrastructure, pedestrian and vehicular access, invest in trails and park space, civic meeting spaces, and confidence in the safety of the community	CHIP, CDBG, LMIG, SPLOST, TSPLOST, Private Investors	Time. Pressure of market and development activities could supersede the immediate financial needs of families, and lack of desire of legacy families to stay put in Hampton.	Guidance from DCA specific to maintaining Legacy Residents, possible Legacy Tax abatements "How To's", possible donation / charity creation for private sector investment/benevolence to contribute to legacy projects within the neighborhoods
d. Improve/replace existing infrastructure and expand infrastructure to vacant and blighted properties	Incentivize new development that includes rehabilitation, new build residential and mixed use districts	Water/Sewer Connection Fees, Impact Fees, CDBG, SPLOST, Capital Improvement Funds, URA Funds	Lack of development and collection of water/sewer connection fees and impact fees, resource allocation decisions, lack of available Federal grant funding	Engineering studies and master planning for infrastructure improvements.
e. Encourage Alternative Housing Solutions	Encourage efficiency in land and building uses, incentivize green building materials and environmental sensitive development patterns.	Staff time to create new code and regulations for public consideration and council approval	Private sector buy-in, identifying private and/or public partners with same goals and available resources	Develop housing standard regulations amended to reduce min. sf requirements, and provide utility credits for solar power, use of green building materials, and low impact development practices
f. Enhance Community Outreach and Engagement	Create a community that is engaged, purposed, and visionary towards Hampton's future, pressing on while maintaining the small town charm, and values that benefit current and future residents	GICH program resources including, UGA , DCA, ARC, citizens, council, URA, churches, city staff, etc.	Too many ideas, failure to work the program diligently, small sized city staff, GICH team lack of ownership, buy-in for allocation of funds	Develop website and consistently manage it so community can become aware and excited about the program, create marketing material for specific programs and needs of the community
g. Support Tax Relief for Legacy Homeowners	Ensure every resident participates in Homestead Exemption, explore additional tax relief benefits for legacy residents, veterans, police, fire, and school employees	DCA, city staff, city attorney	Longterm impact on annual city budget, public benefit to specific sector of the community	DCA, Habitat for Humanity tax abatement programs in other states

WORK PLAN				
PROJECT (Name of Goal)	Work Item	TIMELINE	ACTION STEPS	TEAM MEMBER/ RESPONSIBILITY
a. Develop New Tax Credit Initiatives for developers of Age-targeted Housing and Expand Workforce/Attainable Housing	Recruit a LIHTC Development	2026-2028	1.Review the list of potential affordable housing developers provided by the Atlanta Regional Commission (ARC). 2.Identify the City’s priorities and expectations for a Low-Income Housing Tax Credit (LIHTC) development partner and develop a standardized evaluation checklist. 3. Initiate outreach to qualified developers to assess interest and potential partnership opportunities	Mayor/City Council and Staff in collaboration with GICH team.
b. Rehabilitate and Preserve Existing Housing Stock while creating new revenue/value for homeowners	Apply for a CHIP Grant	Apply Fall 2026	1. Put forth a Resolution for application to mayor and council 2. Develop and Submit application. 3. Identify administrative procedures and capacity needs to ensure effective grant management, compliance, and implementation if funding is awarded.	Community Development staff would prepare the resolution and application to submit
c. Encourage Alternative Housing Solutions	Review and update zoning and development regulations to encourage efficiency in land and building uses, incentivize green building materials and environmental sensitive development patterns.	2026-2027	Review current code and review examples of codes from other jurisdictions. Bring text amendments to mayor and council for their approval or denial	Community Development staff would prepare the potential text amendments
d. Enhance Community Outreach and Engagement	Develop a community outreach and engagement strategy to educate current and future homeowners on available housing resources and best practices, and to clearly communicate the goals and priorities of the GICH team.	2026-2027	Develop a community outreach and engagement strategy focused on homeowner education and GICH program awareness.	Public Outreach and education committee
e. Enhance Community Outreach and Engagement	Implement targeted outreach and engagement activities to share housing resources, promote best practices, and report on the progress and accomplishments of the GICH initiative to the community.	2026-2027	Implement outreach activities to share housing resources, best practices, and updates on GICH goals and accomplishments with the community.	Public Outreach and education committee
f. Support Tax Relief for Legacy Homeowners	Explore and assess available tax relief tools, exemptions, and assistance programs that could benefit legacy homeowners in the City. Continue outreach to encourage citizens to apply for already available homestead exemptions.	2026-2027	Review and analyze local, state, and regional tax relief programs to determine opportunities to support legacy homeowners.	City Staff

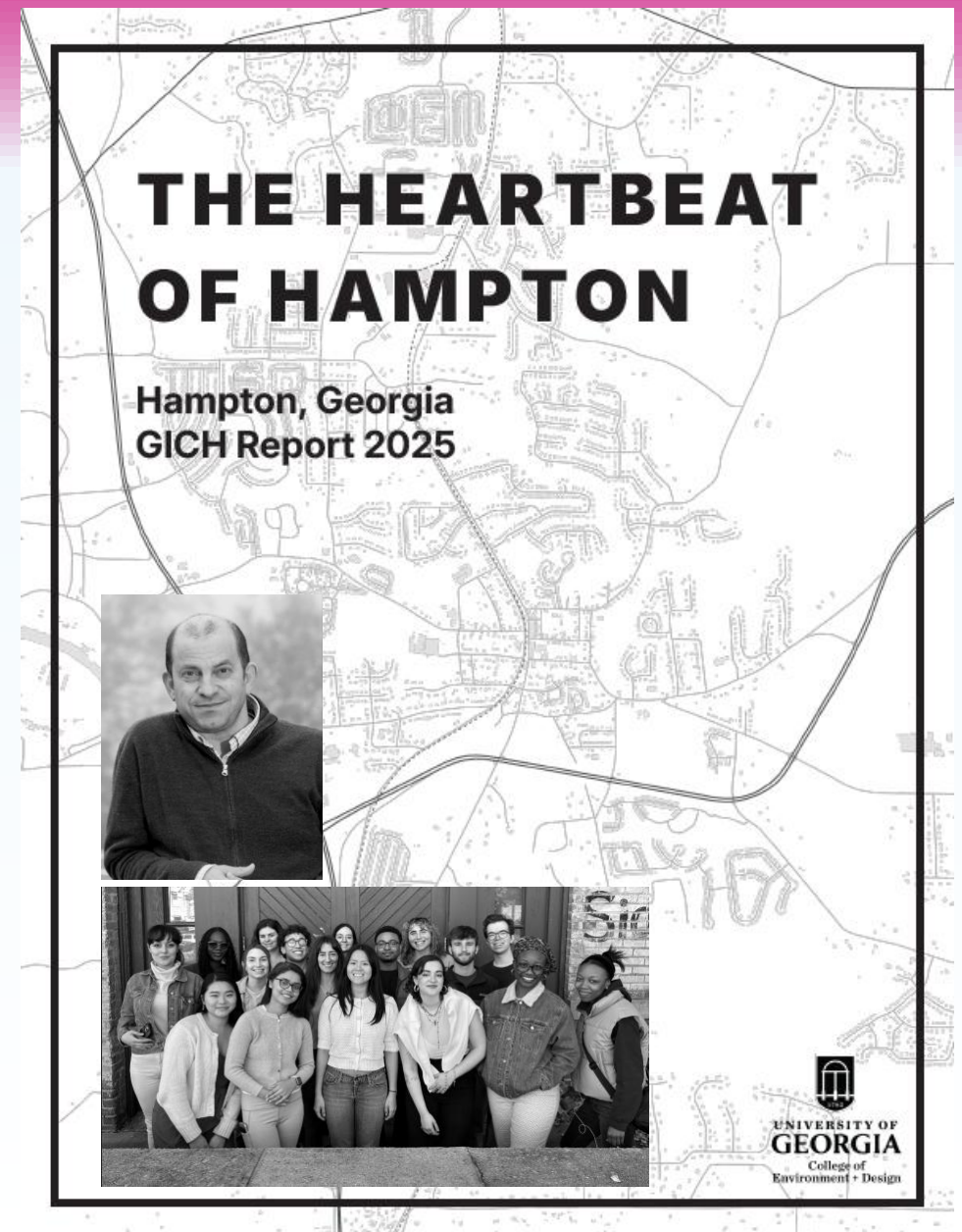
2) Property Appraisals

- **Urban Redevelopment Agency (URA)** utilization of Revenue bonds for redevelopment projects and purchase of blighted properties
- The **URA** has been actively pursuing property for purchase and blight remediation. **Many of the Appraisals have already been completed!**



3) UGA Collaboration

- The University of Georgia’s *Ideas of Community* course partnered with the City of Hampton using the Asset-Based Community Development (ABCD) framework to evaluate local conditions and opportunities.
- Through this work, students assessed seven forms of community capital—Human, Physical, Environmental, Cultural, Social, Political, and Financial—to better understand Hampton’s strengths and areas for growth.
- Students and faculty visited Hampton in October 2025, meeting with GICH team members and touring key areas of the city.
- This collaboration resulted in “**The Heartbeat of Hampton,**” a final report that provides data-driven insights and recommended strategies to help guide future housing and community development efforts.



Downtown

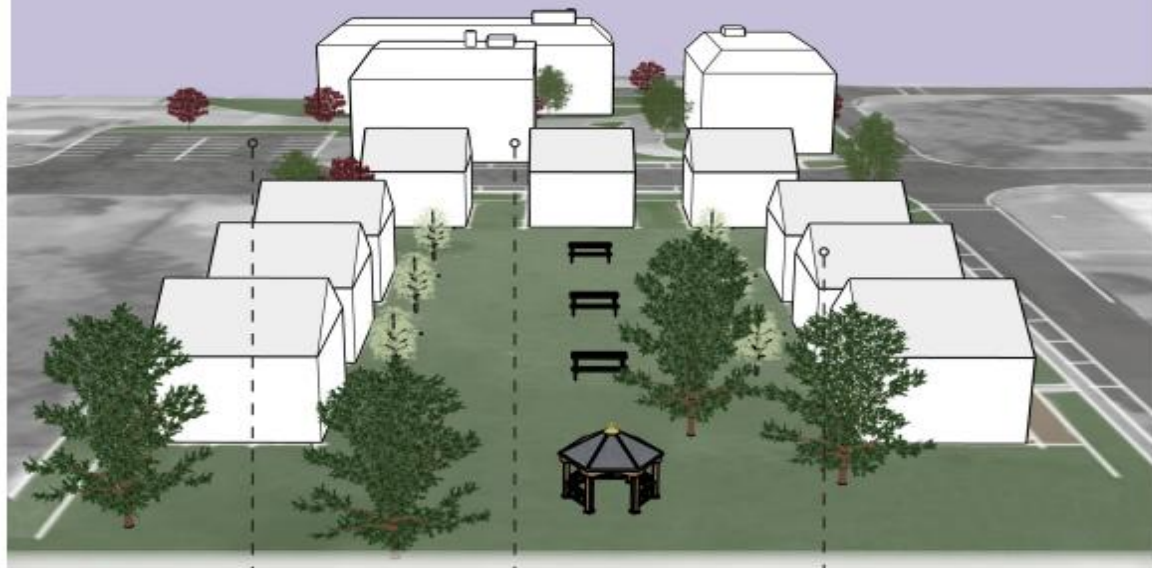
Hampton's Downtown Core has long been recognized for its historic charm, but previous studies highlight the need for stronger economic activity, public infrastructure upgrades, and reinvestment in underutilized properties. Building on these goals, this proposal envisions a walkable, mixed-use district east of Tom Eason Drive that strengthens the connection between surrounding neighborhoods and downtown.

Key Features

- 3 mixed-use buildings that introduce housing above ground-floor commercial or active uses
- On-street parking to support local businesses and enhance street activity
- 9 cottage homes providing small-scale workforce housing options within walking distance of Main Street
- Open courtyard to create a central gathering area and reinforce downtown's identity
- Community garden (as discussed in Social Capital)

Benefits

- Supports urban revitalization and economic resiliency
- Enhances walkability and strengthens connections to the Downtown Core
- Expands workforce housing near jobs, services, and amenities
- Increases adjacent property values through reinvestment and improved public realm



Neighborhood Perspective View

Parking

Mixed Use

Cottage Homes



Aerial Perspective View

On-Street

Community Garden Space

Shared Courtyard

Elm Street

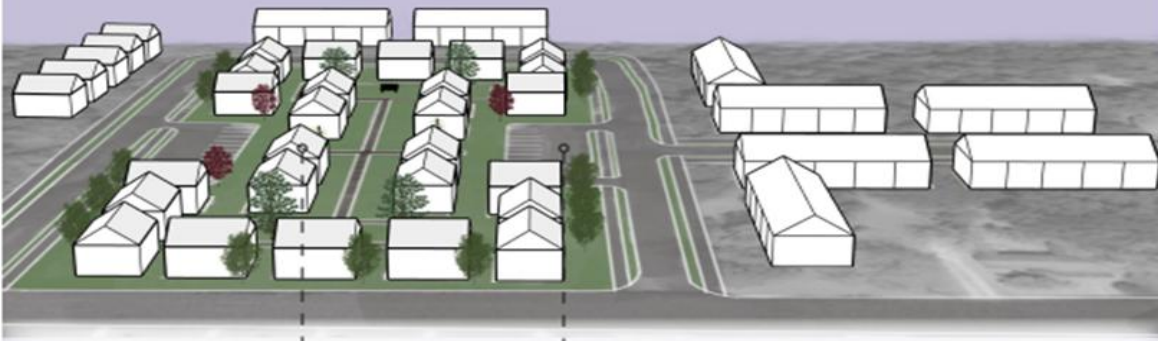
The Elm Street area has been identified as a location with significant dilapidation, inadequate street layout, and unsafe or unsanitary conditions that negatively affect public health and safety. The area includes several vacant parcels, deteriorated structures, and dead-end streets. Existing rights-of-way, Weems St, Barham St, Babb St, and Williams St, are undersized and cannot support standard pavement widths, utilities, or sidewalks, despite being within walkable distance of downtown. This proposal addresses existing challenges by introducing a walkable, mixed-housing neighborhood with a connected street pattern.

Key Features

- 8 townhome buildings with 5 units each, creating compact and affordable housing options
- 26 small cottage homes (≈800 sq ft) arranged in cottage courts with shared lawns and dedicated parking
- 5 single-family homes with direct street frontage along Weems Street to reinforce a traditional neighborhood edge
- Streetscape improvements to support standard pavement widths, utilities, sidewalks, and safer pedestrian circulation

Many of the homes in the area are showing significant signs of wear due to age and years of underinvestment, but they remain good candidates for reinvestment that preserves existing residents and strengthens neighborhood stability. Homeowners could benefit from programs such as the Community Development Block Grant (CDBG) housing rehabilitation funds, the Community HOME Investment Program (CHIP), and potential local façade or repair assistance initiatives that reduce the financial burden of making needed improvements. By tapping into these funding sources, residents can update and stabilize their homes in ways that enhance safety, preserve affordability, and support the long-term revitalization of the Elm Street neighborhood.

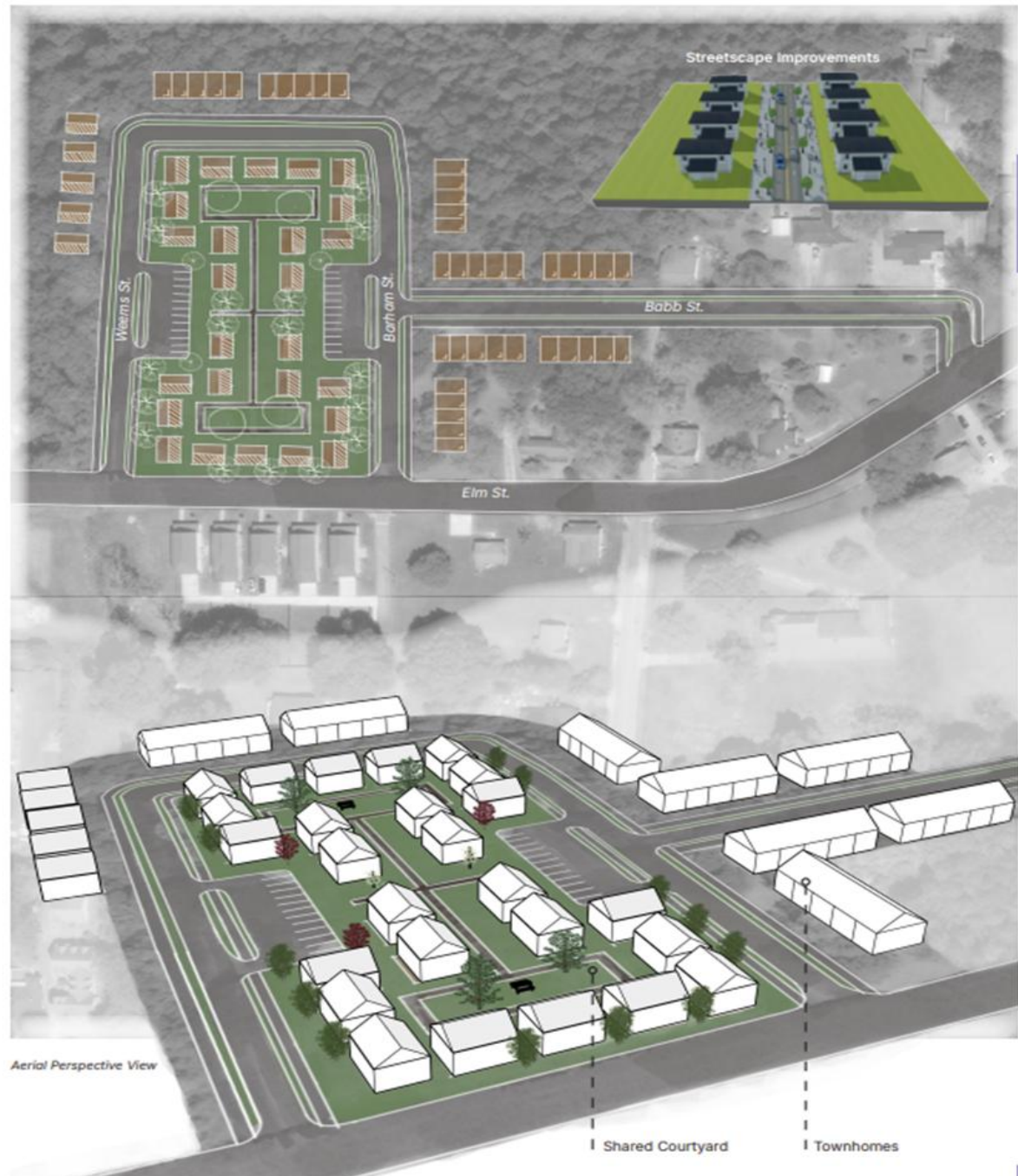
To the north, a wooded area presents potential for additional residential development. While the topography is slope-challenged, mitigation strategies could allow for new units and an extended street connection linking Barham St, Williams St, and Elm St near the existing lift station. This would further expand housing opportunities and enhance circulation between Elm Street and downtown.



Neighborhood Perspective View

Cottage Homes

Parking



Aerial Perspective View

Shared Courtyard

Townhomes

Downtown/Rosenwald

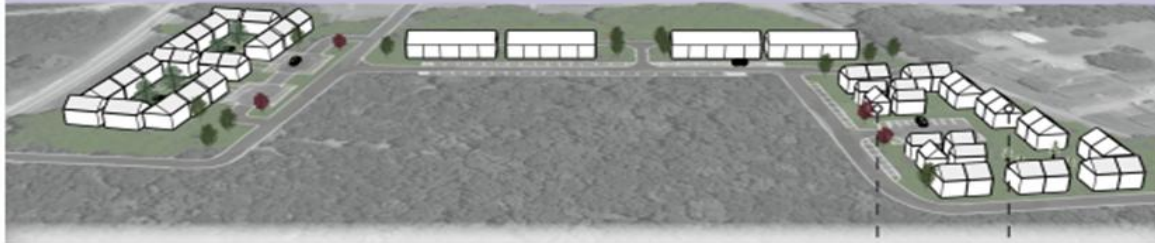
This site, located at the corner of Rosenwald Dr and W. Kings Rd, sits within the broader Downtown district but directly adjoins the historic Rosenwald Neighborhood, a community long affected by underinvestment, aging infrastructure, and deteriorating structures. Revitalization strategies for the Rosenwald Neighborhood should emphasize honoring community history, improving connections to downtown, preventing resident displacement, and implementing catalytic projects that reinforce neighborhood stability. This proposal builds upon Rosenwald revitalization concepts developed for the City of Hampton by Pond & Co and takes into account existing slope challenges.

Key Features

- 16 cottage homes arranged to foster community interaction and walkability
- 4 townhome buildings offering compact, attainable housing options
- 11 fourplex buildings that introduce gentle density while maintaining neighborhood character
- 8 tiny homes providing flexible, affordable living choices

How This Proposal Supports Rosenwald Goals

- Honors community history by using small-scale housing types found traditionally within Rosenwald and other historic neighborhoods
- Improves connectivity by linking new residential areas to downtown amenities and adjacent Rosenwald streets
- Prioritizes replacement over displacement, adding new housing supply without disturbing existing residents
- Acts as a catalytic project on long-vacant land, setting the stage for continued reinvestment and infrastructure improvements



Neighborhood Perspective View

Tiny Homes Duplexes



Aerial Perspective View

Cottage Homes Townhomes

Challenges we face

- Ongoing responsibility to educate citizens on our housing goals and initiatives
 - ❖ Some issues include lack of staff members and availability of time to invest consistently
- Need to Educate newly elected council members about GICH.
 - ❖ Share history and goals to ensure buy-in and support
- Sustaining momentum
 - ❖ Maintaining buy-in and support for upcoming implementation efforts



Next Steps



Continue Acquisition of Under Capitalized Properties



Goal of a Fall 2026 CHIP Grant Submission



Review potential of LIHTC Development

Thank you!
Questions?





MURRAY COUNTY GICH REPORT

Georgia Initiative for
Community Housing
Conference 2026

WHO WE ARE

Located in the north Georgia Mountains, Murray County was established in 1832. Initially Murray County encompassed what is now Murray, Dade, Walker, Catoosa, Whitfield, Gordon, and parts of Bartow and Chattooga Counties. After being divided the county seat was moved from Spring Place to Chatsworth where it remains today.

Housing concerns in the community include a limited housing stock, the age of housing stock, the level of cost burden, and lack of education about what affordable housing is. The following slides provide data and updates on our progress in the GICH program.

Fun Fact: We are the shortest route (in miles) from Knoxville to Atlanta,.



DEMOGRAPHICS



Population

40,424



Number of HH

16,038

Median Age

39.3



Median HH Income

\$62,939



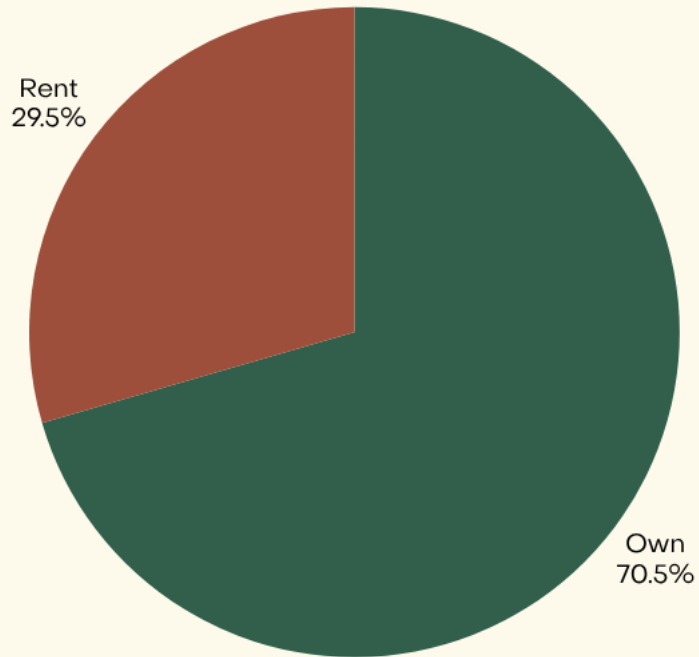
Average HH Size

2.7

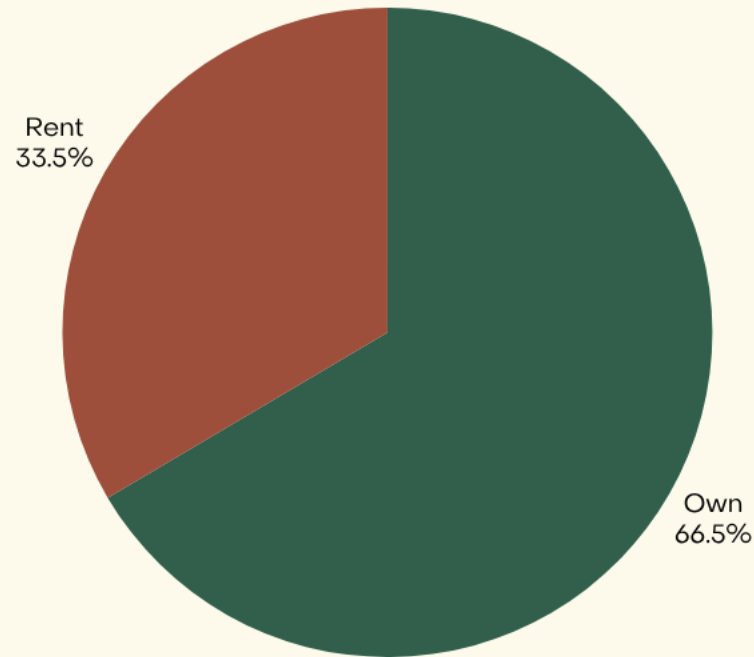


HOME TENURE

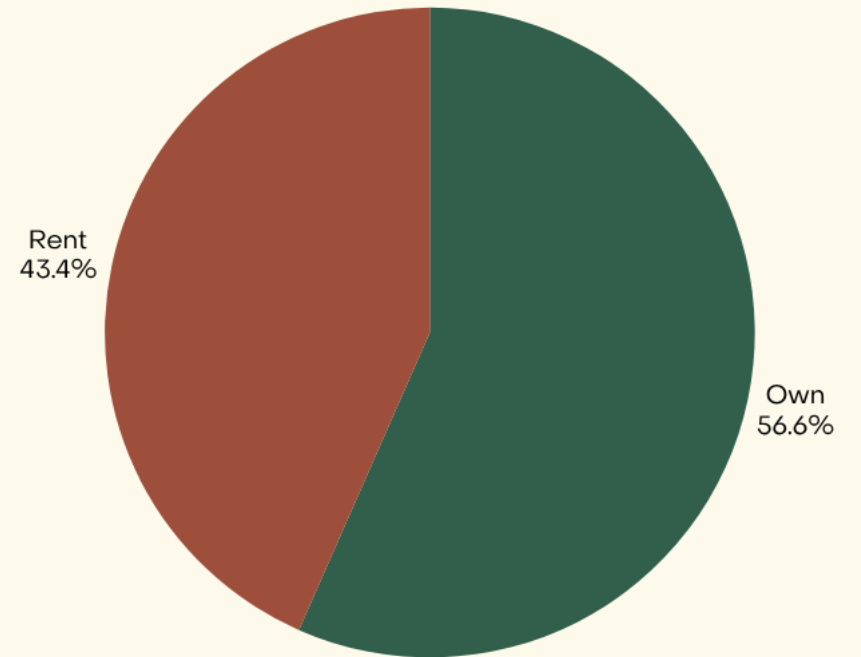
Murray County



Eton



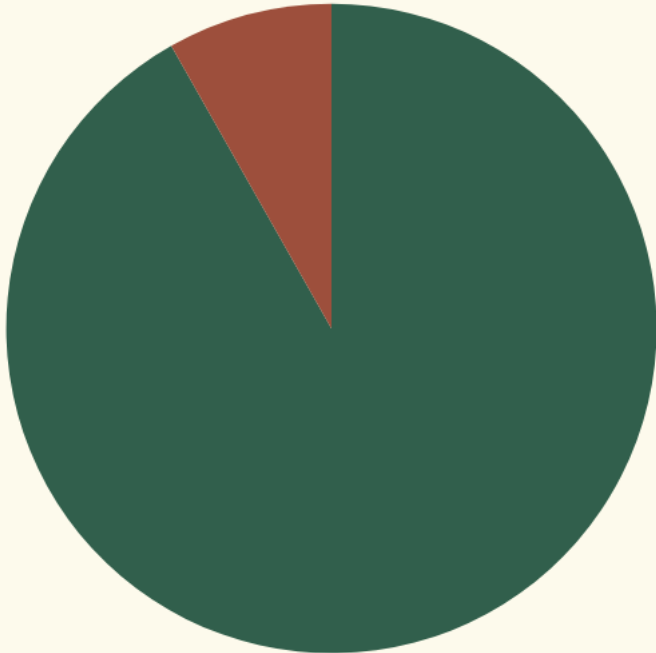
Chatsworth



HOUSING OCCUPANCY

Murray County

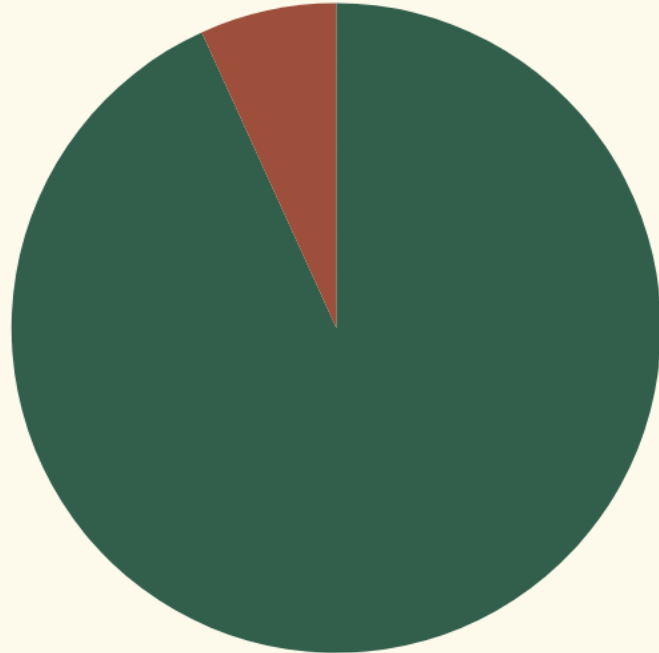
Vacant
8.2%



Occupied
91.8%

Eton

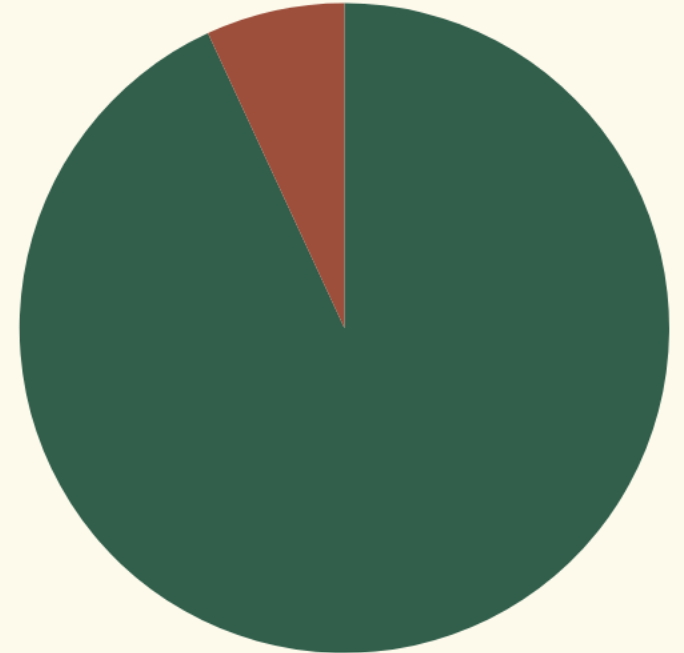
Vacant
6.8%



Occupied
93.2%

Chatsworth

Vacant
6.9%



Occupied
93.1%

CHALLENGES

- Limited supply of housing units
- Aging and delapidated housing stock
- Cost burdened residents
- Misinformation about what affordable housing is
- Rising infrastructure & construction costs



PROGRESS SO FAR

- LIHTC Development planned for Eton
- Hold monthly housing team meetings
- Continued engagement of members of the public
- Contacted developers to help build affordable housing
- Funded our housing study
- 4 new residential developments under construction, with another being planned. (1,000 housing units in the next five years)

PLANS FOR THE FUTURE

- Continue to educate citizens and elected officials
- Address infrastructure needs
- Continue collaborative efforts between government and private partners
- Continue to pursue affordable housing programs



HOUSING TEAM

Barry Gentry, President/CEO, Murray Chamber of Commerce

Spencer Page, Senior Vice President, Murray Chamber of Commerce

Jeff Cloer, City Councilman, City of Chatsworth

Billy Cantrell, Mayor, City of Eton

Steve Smith, General Manager, Chatsworth Water Works

Josh Etheridge, Chief of Police, City of Chatsworth

Jimmy Davenport, Sheriff, Murray County Sheriff's Department

Noah Bishop, Sole Commissioner, Murray County

Tommy Parker, County Manager, Murray County

Nancy Collins, Branch Manger, Fairway Independent Mortgage

Drew McAllister, Realtor, Selling North Georgia

Sherri Leonard, CEO, Leonard Bros Construction

Judean Guinn, Vice President/Chief Nursing Officer, Hamilton Medical Center

Alejandra Ambriz, Assistant Director, Housing Authority of the City of Dalton

Dr. Tim Wright, Superintendent, Murray County Schools

Derichia Lynch, Communications Director/Chair, Murray County Schools / Eton DDA

Kisha Moore, Community and Economic Development Rep., Northwest Georgia Regional Commission

Stephanie Skojac, Youth Development, University of Georgia Extension Office

Phenna Petty, 14th District Representative, Georgia State Board of Education

Alfred Turley, Pastor, RockBridge Community Church

Celeste Barger, Chair, Chatsworth DDA

Carl Campbell, Director, Murray County Industrial Development Authority

Ali Harp, Assistant Director, Murray County Industrial Development Authority

Margaret Ziesig, Director of Community Solutions, United Way

Michael Cuirea, Administrator, AdventHealth Murray

Danielle Jones, Social Worker, Murray County Schools

Q&A



Waycross Sesquicentennial Anniversary

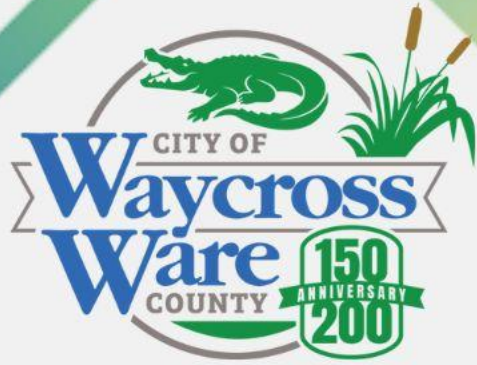
Ware County Bicentennial Anniversary



Spring 2026 GICH Update



WAYCROSS-WARE COUNTY
Community Housing Initiative



Our Team

Mission + Vision

Mission

Our mission is to strengthen, grow, and positively shape the future of our community by creating affordable housing and revitalizing neighborhoods through concerted efforts, partnerships with our citizens, and leveraging our unique assets in a manner that allows our community to prosper.

Vision

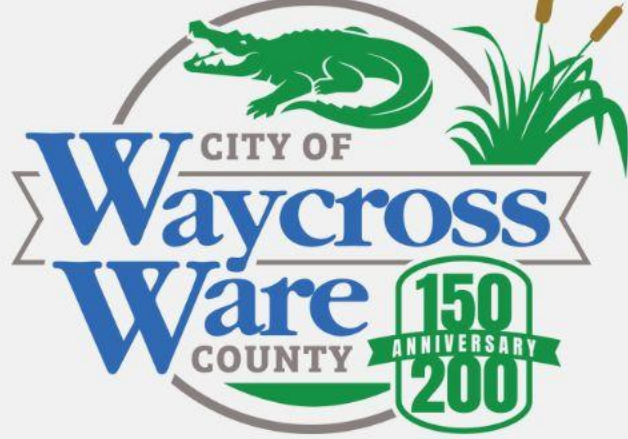
Our vision is making Waycross-Ware County a community where all citizens have access to safe and affordable housing to improve their quality of life which fosters the healthy development of our families and the sustained economic vitality of Waycross-Ware County overall.

Representing Our Community

- School System Superintendent
- Regional Commission Senior Planner
- Chamber of Commerce
- Cooperative Extension Service
- Family Connections Agent
- Resident Citizens
- Faith-Based Organizations
- Development Authority Director
- Land Bank Board
- Behavioral Health
- Mayor
- City Commissioners
- County Commissioner
- City Manager
- Director of Community Improvement
- County Director of Human Resources
- Real Estate Broker
- Developer
- Community Action, Homelessness and Housing Non-Profits
- Public Housing Authority

Joint City + County Partnership





GIICH Gives Our Community

Low-Income Housing Tax Credit

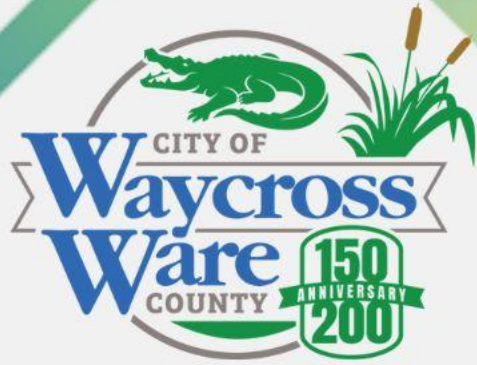
The chance to submit a support letter for a LIHTC development, boosting the project's competitive score.

Community Development Block Grant

The opportunity to apply annually to DCA's Non-Entitlement Community Development Block Grant (CDBG) Competition

Community Home Investment Program

Additional points in the competitive scoring of Community HOME Investment Program (CHIP)



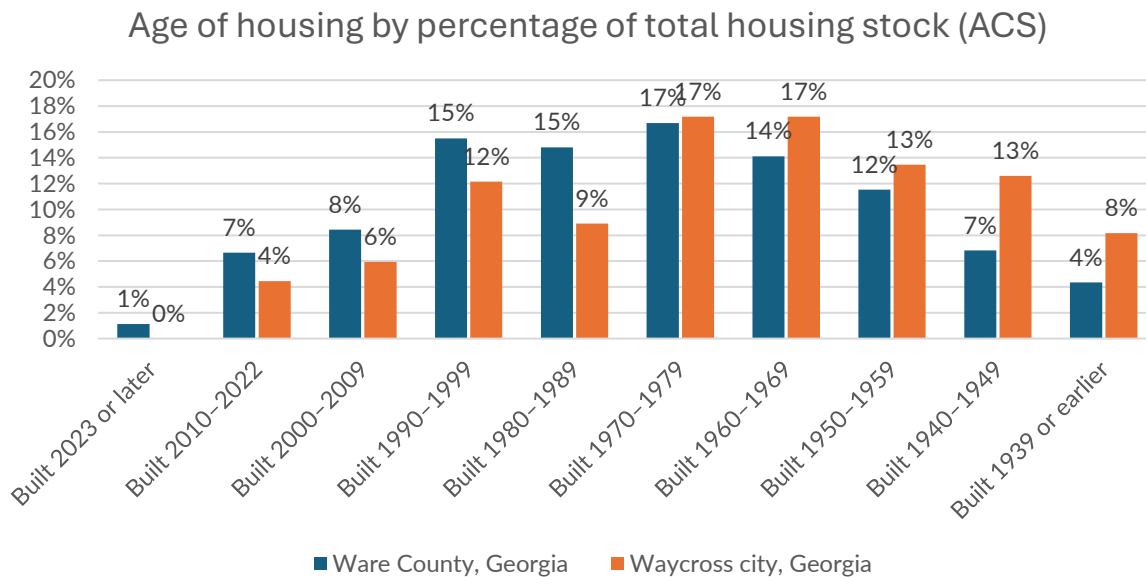
Our Housing Needs

Aging and Blighted Housing

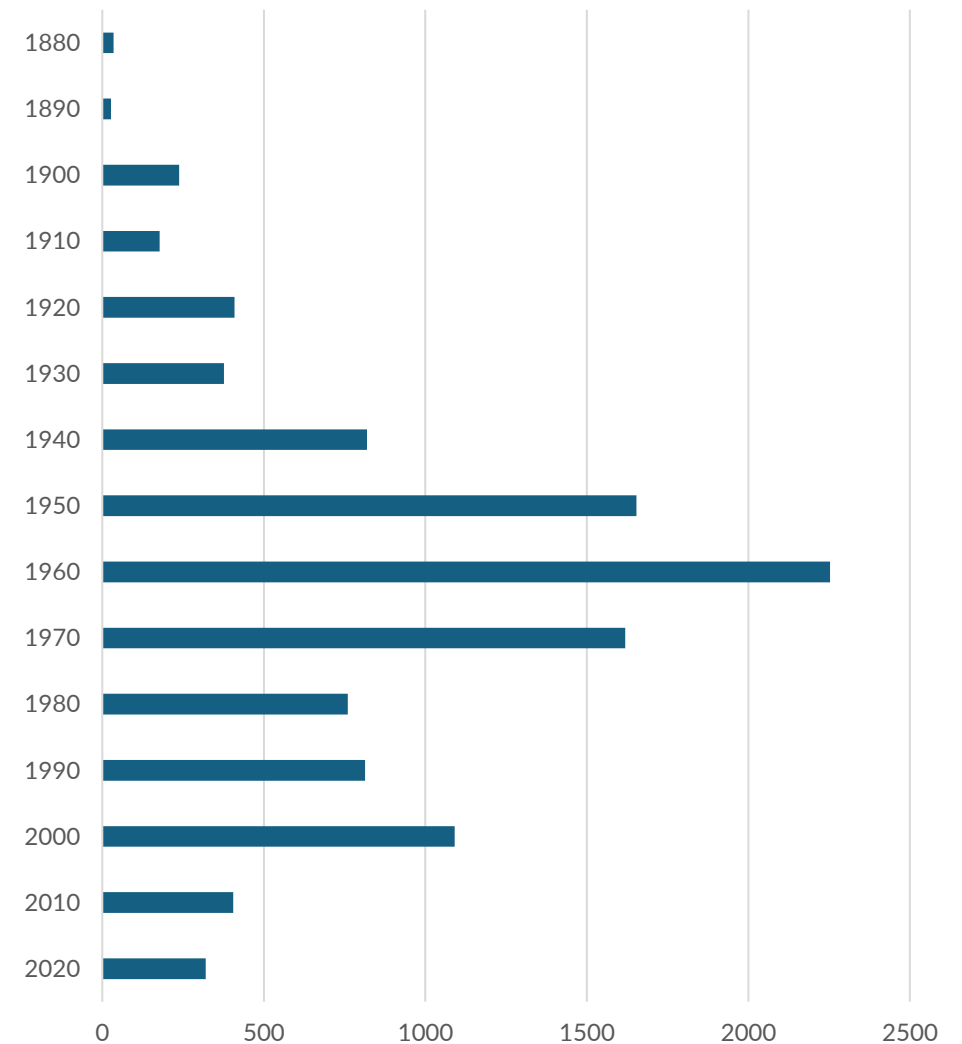


Age of Housing

- Ware County median year built for is 1965
 - Generally older housing stock
- County housing *slightly* newer than city, per ACS
- *Note – more context and information will be available with MLS historic sales data*



Housing Unit Decade Built (Ware County)

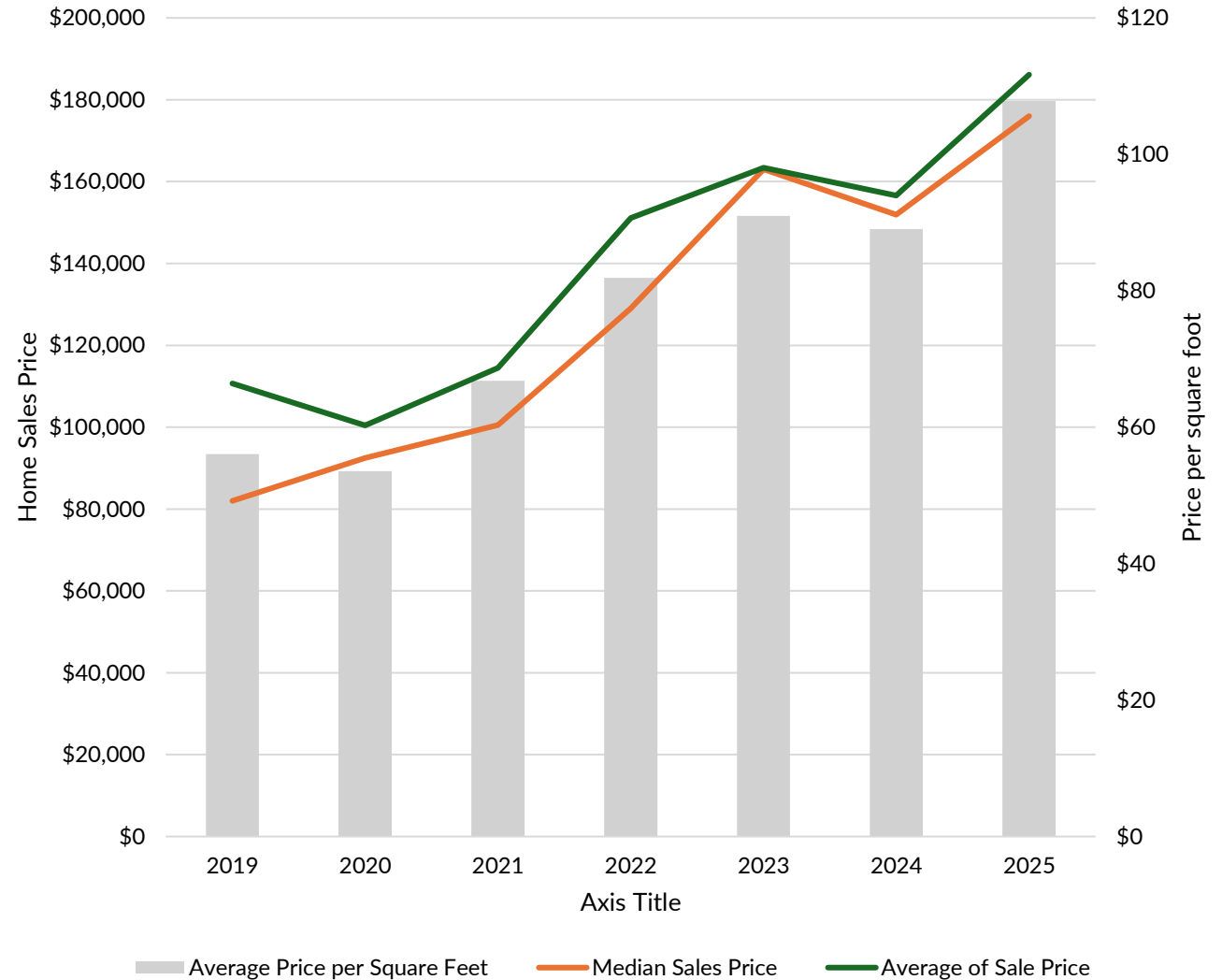


Home Sale Prices

- From 2019 to 2025, median home sale prices increased **115%**

Year	Median Sales Price	% Change in Median Sales Price YoY
2019	\$82,000	-
2020	\$92,500	13%
2021	\$100,500	9%
2022	\$129,000	28%
2023	\$163,000	26%
2024	\$151,950	-7%
2025	\$176,000	16%

Ware County Home Prices (2019-2025)



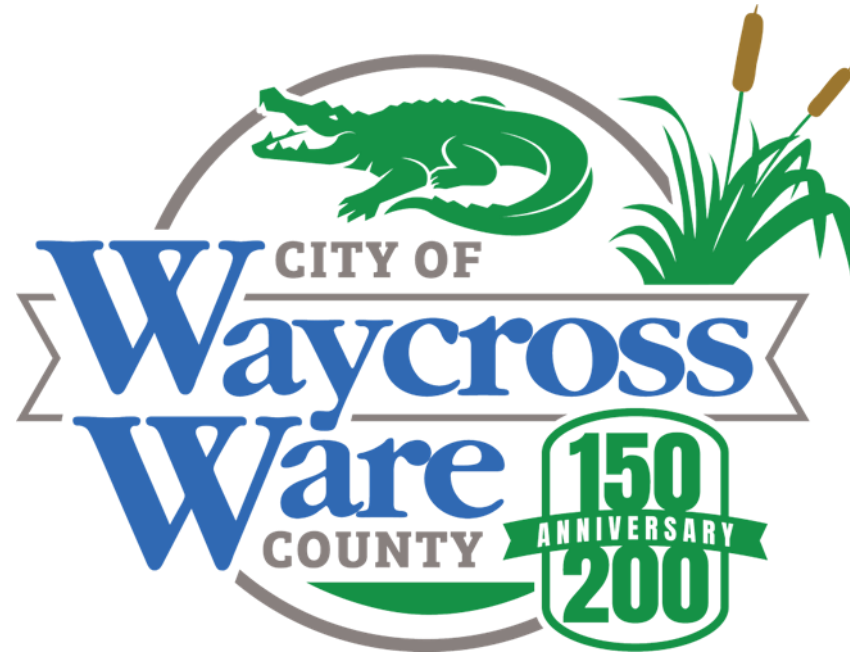
Waycross/Ware Housing Needs

Availability

Aging Housing & Blight
Sub-Standard Housing



High Renter
Demand
Low Inventory

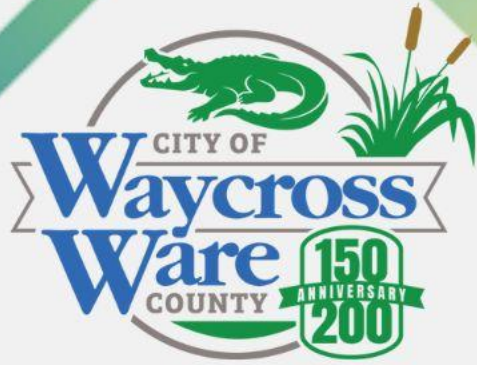


Affordability

Lack of
Affordable & Workforce
Housing Options



Growing Demand for
Workforce Housing to
Pace Economic
Development



Our Progress

Informed us about affordable housing funds

***Anita Smith-Dixon
Executive Director, CHSA, Inc.***



CHSA

Community Housing
Services Agency



***New Construction Housing Permits
since January 1, 2025
8 Single Family home
2 Duplex apartments (Total of 4 living units)
6 Multi-family buildings (Total of 72 living units)***

LIHTC AWARDED PROJECT



Vine Street Village

53 Unit Apartment Development



Windsor at Waycross







Bailey St. Landing Listening Session

District 1

Waycross
Opportunity in every direction.

BE PART OF THE DISCUSSION

**TOWN
HALL
MEETING**



**FEATURING:
DISTRICT 1
COMMISSIONER SHAWN ROBERTS**



**THURSDAY
9 APRIL 2026**



**STARTS AT
6:00 pm**



**AMERICAN LEGION, JOHN SUTTON, POST 517
710 DOROTHY STREET**

Special Guest: In Fill Housing, Inc.

District 1 Residents are Encouraged to Attend



Working with Community Partners



DOWNTOWN WAYCROSS
APRIL 10 - 11, 2026



WARE CHILDREN'S INITIATIVE
family connection

HIDDEN

PLAIN SIGHT

IN

Presented By

Georgia National Guard
Counterdrug Task Force

**SATURDAY AT
SWAMPFEST**

City Hall Parking Lot
417 Pendleton St

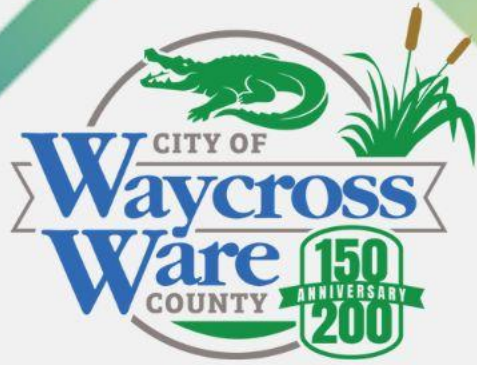
Register to win this
90 quart
rolling Igloo cooler.



You Will Learn:

- ✓ How substances are disguised
- ✓ Common hiding places often overlooked
- ✓ Warning signs of risky behavior
- ✓ How to start conversations with teens

Adult-only walkthrough experience featuring a mock teen bedroom to discover how drugs, alcohol, and vaping products can be hidden in everyday items.



Our Vision



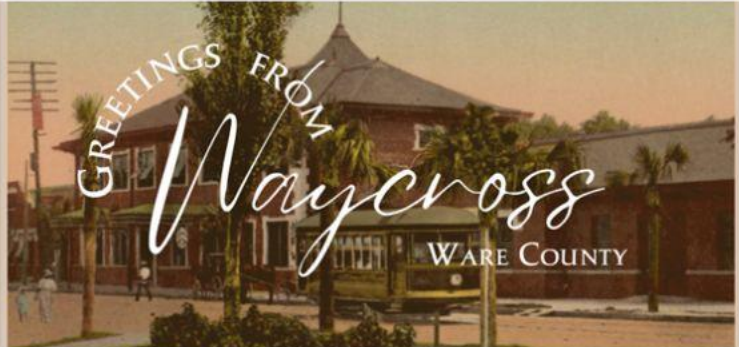
Ware/Waycross Housing Study

- **Consultants attend our meetings**
- **Gather insight and feedback**
- **Coordinate community outreach and education**
- **Collect, analyze and interpret data**
- **Develop a Strategic Housing Plan**

Learn more about Georgia Conservancy at <https://georgiaconservancy.org/housing/>

Waycross Sesquicentennial Anniversary

Ware County Bicentennial Anniversary



THANK YOU!



WAYCROSS-WARE COUNTY

Community Housing Initiative



Junior Reports



CITY OF AUGUSTA

GICH FALL RETREAT
JUNIOR UPDATE
APRIL 2026

Mission of the Augusta's GICH Team

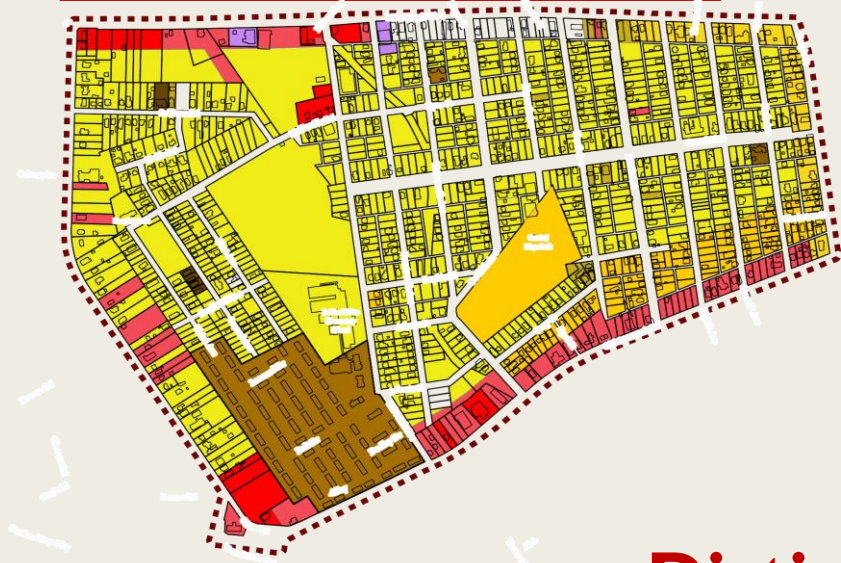
To establish a sustainable and healthy housing model for an Augusta neighborhood that presently lacks such options. To be implemented throughout the entire Augusta area, offering residents a secure and self-sufficient living environment.

A large, thick black L-shaped frame surrounds the central text. The top horizontal bar is on the left, the left vertical bar is on the left, and the bottom horizontal bar is on the right, with a vertical bar on the right side.

HOUSING PROBLEMS

IDENTIFIED

Area of Focus



Neighborhood Boundaries
North-Turpin Street
East-Old Savannah Road
South-Olive Road
West-MLK

Distinct 2 Information-Population Data

Augusta Georgia

2020 Total Population 206,607

2023 Total Population 208,584

District 2

2020 Total Population 25,949

2023 Total Population 25,962

Turpin Hill

2023 Total Population 1,963

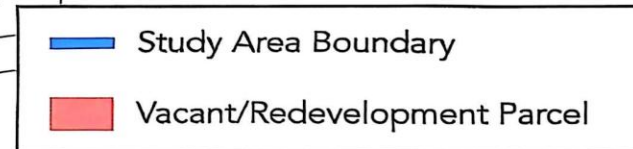
SOUTH TURPIN HILL REVITALIZATION PLAN

EXISTING CONDITIONS



VACANT PARCELS

This map documents parcels that are either vacant without any structures or that are viable or new development or redevelopment of what is currently on the parcel.



The page features two large, thick black L-shaped brackets. One is positioned in the top-left corner, and the other is in the bottom-right corner, framing the central text.

CURRENT ACTIVITIES

Groundwork in Motion

- Quarterly Community Meetings: Continuing engagement, updates, and resident feedback.
- Volunteer and Partner Recruitment: Finalizing our MOU with United Way and activating City Ambassadors to complete the final phase of the windshield assessment.
- Finalizing developers scoring criteria and process.
- Strategizing to bring revitalization plan to fruition.

The image features two large, thick black L-shaped brackets. One is positioned on the left side, with its vertical bar extending downwards and its horizontal bar extending to the right. The other is on the right side, with its vertical bar extending upwards and its horizontal bar extending to the left. These brackets frame the central text.

SUCCESSSES

Community Empowerment

- Community Resource Fair (Aug 2024 & 2025).
- Growing participation of the neighborhood association.
- In depth assessment of the aspects of the community and their needs.
- Windshield assessment nearing completion.
- Revitalization Concept



REVITALIZATION CONCEPT



SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #1 - INFILL RESIDENTIAL



The following targeted new development types should be pursued on the parcels within the neighborhood delineated on this map.

- Single-Family dwellings
- Two-Family dwellings
- Accessory dwellings
- Cottage Court development
- Single-Family cottage dwellings



Townhomes example



Townhomes example



Cottage Court houses example



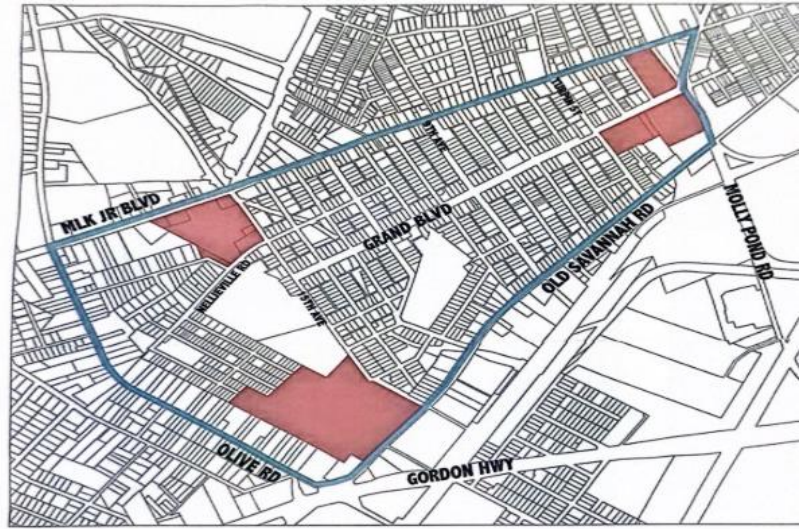
Low-rise Multi-Family example

AUGUST 2025

SOUTH TURPIN HILL REVITALIZATION PLAN

SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #2 - MID-RISE RESIDENTIAL INFILL



AUGUST 2025

SOUTH TURPIN HILL REVITALIZATION PLAN

SOUTH TURPIN HILL REVITALIZATION PLAN



Family home example



Accessory dwelling example



Family home example



Cottage Court houses example



Illustration of how the Dogwood Terrace property could be redeveloped into a new mixed income housing development with apartments and green spaces

SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #5 - LEGACY RESIDENTS SUPPORT

Property Tax Relief Fund

Modeled after a similar Atlanta program, the anti-displacement program for legacy residents pays for any increase in taxes above the homeowner's base taxes, for a period of 20 years, if they continue to qualify for the program. In Atlanta, the program works as follows:

- Be a city homeowner since 2015
- Be aged 60 or older
- Have proof of ownership
- Have a household income of 60% AMI or below
- Be actively enrolled in qualifying homestead exemption programs
- Have no negative encumbrances attached to the property

Owner-Occupied Home Repair Fund

Inspired by a similar program administered by the City of Atlanta, an Owner-Occupied Home Repair Fund provides eligible homeowners a designated amount of money to make necessary health and safety repairs to their home. In Atlanta, the program works as follows:

- Funds are provided as a deferred forgivable loan at a 0% interest rate with payments deferred and forgivable.
- Remaining balances are due and payable immediately if the home is sold, transferred or no longer the primary residence.
- Homeowners must reside within the city, and must be a primary homeowner and resident of the property at least 5 years prior.
- Annual Household Income must not exceed 60% of area median income.
- Senior households aged 65+, Military Veterans, Disabled Head of Households and those that have been in their homes for 15+ years have a priority in the program.

SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #7 - NEIGHBORHOOD BUS STOPS

Work with Augusta Transit to improve neighborhood bus stops with sheltered coverings, route maps, benches, and trash cans.



Neighborhood bus stop with shelter and seating example

- STORMWATER PARK

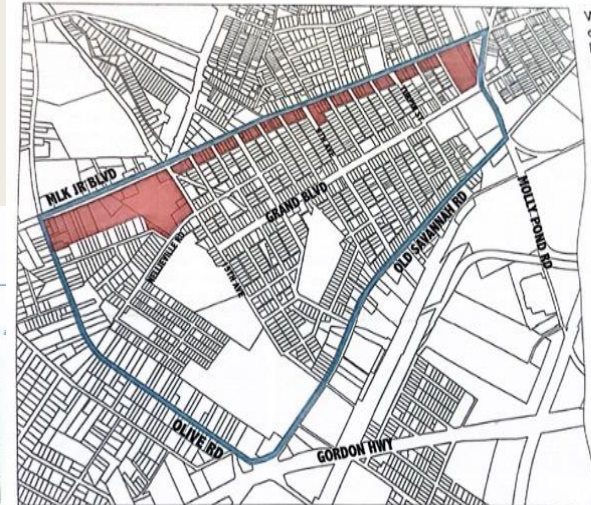
Water park at the Savannah Place Park to mitigate the flooding issues that plague the community and to provide a green space for the community.



Stormwater park example (Old Fourth Ward, Atlanta)

SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #6 - NEIGHBORHOOD BUSINESSES



Work with the Augusta Economic Development Authority to attract new neighborhood retailers and businesses including a grocery store, coffee shop, cafes, and professional offices along the Martin Luther King Jr Blvd corridor on the northern boundary of the community. These new uses can be integrated into mixed use developments with residences and should be focused on businesses that provide neighborhood-oriented goods and services.

SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #5 - LEGACY RESIDENTS SUPPORT

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- Senior households aged 65+, Military Veterans, Disabled Head of Households and those that have been in their homes for 15+ years have a priority in the program.

SOUTH TURPIN HILL REVITALIZATION PLAN

BIG IDEA #10 - NEIGHBORHOOD IDENTITY ELEMENTS

Add new sidewalks on streets that do not have them and repair sidewalks in places where they are in disrepair.

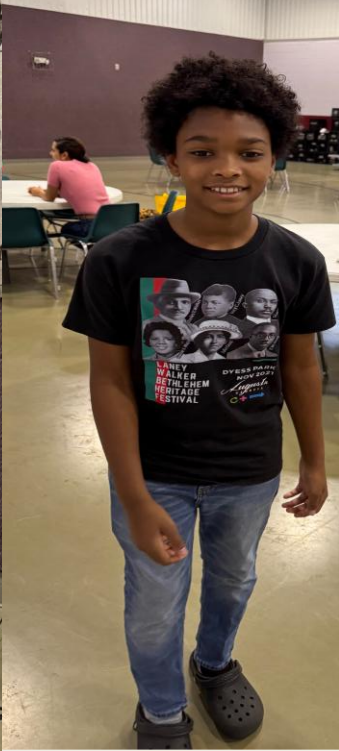


Examples of neighborhood flags, neighborhood plaques, and neighborhood signs

**HABITAT FOR HUMANITY SECURES \$1.85 MILLION
INVESTMENT TO DELIVER NEW AFFORDABLE
HOUSING IN AUGUSTA'S HISTORIC TURPIN HILL
COMMUNITY!**

Take it away Bernadette...







The image features two large, thick black L-shaped brackets. One is positioned in the upper-left corner, and the other is in the lower-right corner, framing the central text. The word "CHALLENGES" is centered between them in a bold, red, sans-serif font.

CHALLENGES

Into the Thick of it...

- Worsened conditions of housing & infrastructure due to hurricane Helene.
- Aging out of the most active community members.
- Age gap within the community.
- Aid for commercial property owners.

Next Steps

- Complete & Analyze windshield assessment results.
- Engage the younger population & infill housing strategies.
- Finalize planning stages & Developers criteria Process.
- Explore & assess grants & funding possibilities.

QUESTIONS

CATTOOS

Initiative for Community Housing

April 2026

Catoosa at a Glance



Population
69,579



Household
Income
\$76,073



Housing Units
29,544



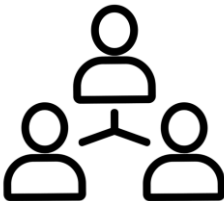
74.6% Own
25.4% Rent

U.S. Census Bureau, 2022 ACS

Catoosa at a Glance



Average
Population
Age
41.7 years



Average
Household Size
2.54 people



Median
Home Value
\$267,448



2025 Structures
Dilapidated - **21**
Abandoned - **19**

U.S. Census Bureau, 2022 ACS

Challenges

Blight

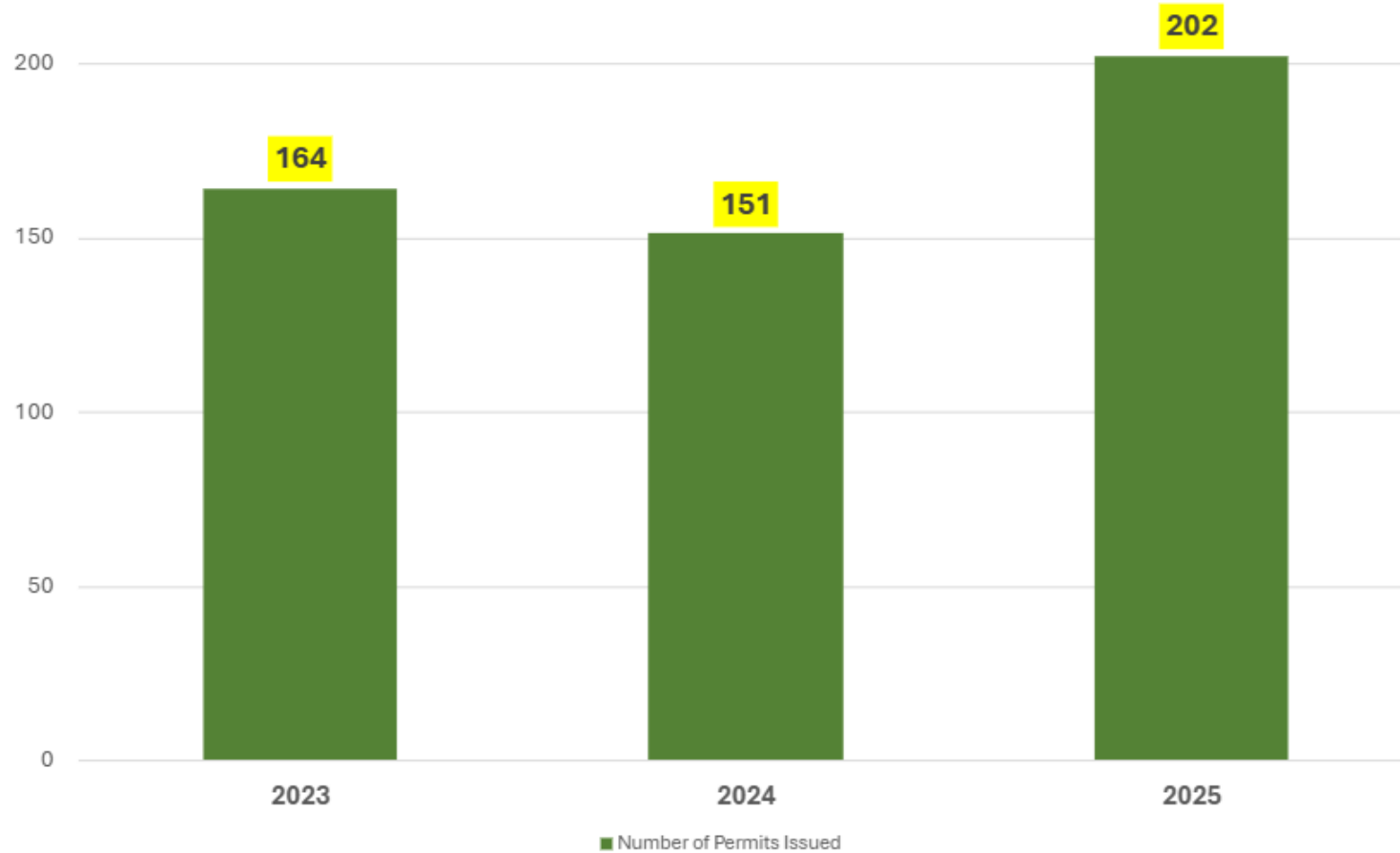
School Capacity

Aging Infrastructure

Community Buy-In



Single Family Housing Permits



LIHTC Project Support

Meadow Creek Apartments (Phase 2)

60 Additional Units
Senior Tenancy

Strong Existing Tenant Enthusiasm



Progress

Housing Study - **COMPLETE!**

Presentation of Housing Study to GICH Team and Elected Officials - **COMPLETE!**

Comprehensive Plan Update - **COMPLETE!**

IN PROGRESS:

Reducing the Minimum Residential Square Footage

Creating a Process for Future LIHTC Project Support

Civic Engagement Grant Opportunity

A Squeaky Clean Summer in Catoosa County



ASCS will promote the elimination of blight by providing free dumpsters—placed strategically in communities within Catoosa County that have been identified as needy by Code Enforcement—and free labor for those who may need assistance clearing their property.

Instead of punishing those who have blighted property, we want to provide them with the resources necessary to remedy the issue.

What's Next?

Create a Strategic Plan for Housing in Catoosa County

Connect with City Housing Authorities

Continue Economic Development Program that Supports Workforce Development and Expansions in the Industrial and Commercial Sectors

Consider a Tax Allocation District (TAD) for Commercial Areas

CATTOOS

Initiative for Community Housing

April 2026

City Of Cornelia

2026 GICH Spring Retreat Presentation

Presented by Cornelia's GICH Team





Introduction To Our City

Median household income: \$55 – 60K

Housing Units & Occupancy

- Total housing units: 4,744 – 4,866
 - Owner occupied: 64 - 66%
 - Renter occupied: 30 - 34%
 - Vacancy rate: 13.6 %
- 👉 Takeaway: Still a majority homeowner community. Moderate vacancy rate (slightly higher than national average) indicating some underutilized housing stock.

Home Values & Affordability

- Median home value: \$220,000 - 240,000
 - Estimated current market value: \$300,000+
- 👉 Takeaway: There's a big gap between incomes and current home prices. This signals growing affordability pressure, especially for first-time buyers

An aerial photograph of a town, likely in the South, showing a mix of commercial and residential buildings, streets, and green spaces. The image is slightly faded to allow text to be overlaid. The town features a central street intersection with a crosswalk, several large buildings with flat roofs, and a prominent red-roofed building on the right. The background shows more buildings and a hazy horizon.

Key Topics

- 1. Housing Problems**
- 2. Current Activities**
- 3. Successes**
- 4. Challenges**
- 5. Next Steps**

An aerial photograph of a town square. In the foreground, there's a brick building on the left and a larger, multi-story building in the center. A road with a crosswalk and a stop sign is visible. To the right, there's a large building with a red roof and a paved area. The background shows more buildings, trees, and a hazy mountain range under a clear sky.

“Government is not the generator of economic growth; working people are.”

- Phil Gramm

Housing Problems



The Big Red Apple Innovation Corridor Project by Cook Construction was denied by City Commission

Properties being rezoned or annexed but left undeveloped

Aging housing stock throughout the city

Limited affordable housing options for residents

Current Activities

CHIP Grant

The City has applied for CHIP funding to help address ongoing housing challenges, including affordability and the need for housing rehabilitation. When awarded, this program will allow us to make direct improvements to the City's housing stock and better support future growth.

Engaging Developers

The City is actively engaging developers and investors to encourage housing projects that align with community needs. Efforts focus on promoting quality development, housing diversity, and long-term investment.

Ongoing Discussions

We've been working closely with our GICH Team to have ongoing conversations about housing shortages and what opportunities exist for future development. This helps us stay proactive and plan for growth instead of reacting to it.



Cornelia

Next Steps

Studies show that housing prices in the Cornelia area are rising faster than local incomes, indicating a need for more attainable housing options

UGA Window Survey

University of Georgia will conduct a window survey in May 2026, a visual assessment of housing conditions across the city of Cornelia, to help identify needs, trends, and opportunities for improvement

Zoning Ordinance Update

The City presented updated zoning ordinances at last month's Commission Retreat, which are now pending approval and will support future housing and development goals once adopted

Challenges

Housing affordability and rising construction costs

Housing affordability in Cornelia is becoming more constrained, as median home prices outpace local median household incomes. At the same time, rising construction costs, including materials, labor, and infrastructure, are making it more difficult to develop affordable housing

Rebuilding GICH team after administrator departure

The City is in the process of rebuilding its GICH Team following the departure of the program administrator in February.

Aging housing stock that will require reinvestment

The housing stock in Cornelia, Georgia is aging and requires ongoing maintenance and reinvestment to remain safe and livable. Without improvements, properties may decline, impacting both neighborhood quality and overall housing availability, while also creating an opportunity to encourage rehabilitation and reinvestment efforts



An aerial photograph of a town, likely Cornelia, Georgia, showing a mix of residential and commercial buildings, green spaces, and a road network. The image is slightly faded to allow text to be overlaid.

Conclusion

At the end of the day, housing in Cornelia isn't just about roofs and walls. It's about keeping our community strong, welcoming, and maybe even a little stylish along the way. While we've got some challenges to tackle, we also have real opportunities to reinvest, grow, and make sure our homes age a whole lot better than we do.



Q & A



Affordable Housing Team

Junior Presentation
GICH Spring Retreat 2026



An aerial photograph of a coastal town, likely St. Marys, Florida. The image shows a mix of residential and commercial buildings, a marina with several boats docked, and a parking lot. The scene is overlaid with a semi-transparent dark grey filter. The text is white and positioned on the left side of the image.

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.

Successes and Activities since Fall 2025



Presentation and continued outreach to City Council, the Mayor and Public regarding the GICH Housing Team's work and the importance of affordable housing in St. Marys.



Strategizing ways to meet the cash match for a Workforce Housing Initiative opportunity.



Investigating a Redevelopment Incentive Tax with funds to be allocated toward affordable housing.



Collaborating with ownership and management of legacy affordable housing developments to keep up with quality and standard of living.



Entertaining another LIHTC letter of support.



Grown our Housing Team to include Tenants Rights Advocates and Operators of Supportive Housing.

AREAS OF FOCUS

How are we doing on our housing continuum?

This is a continuing effort to understand our existing housing stock along with a better understanding and preparing for elements of the housing continuum needed in our community.



*Image Credit: Department of Community Affairs

AREAS OF FOCUS

Understanding our existing housing stock helps us to target elements of the housing continuum we are missing.

Working on developing a procedure and process to implement possible to implement land banks.

Blight ordinance being drafted which will help revitalize homes making them attractive for lower income renters.

Units & Occupancy

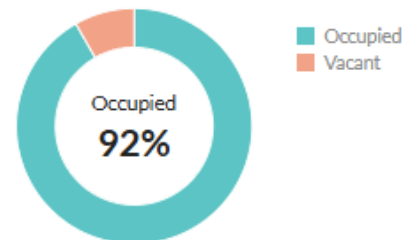
8,258

Number of housing units

the Kingsland, GA Micro Area: 23,192

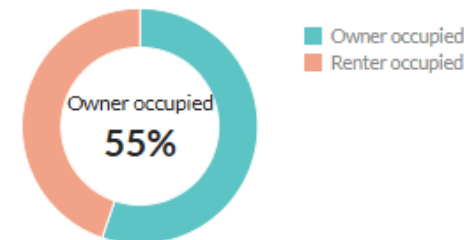
Georgia: 4,483,873

Occupied vs. Vacant



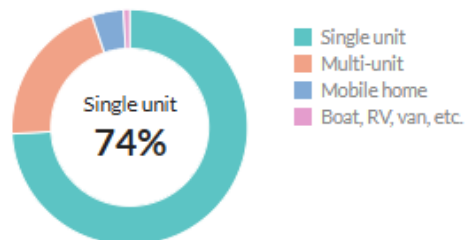
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Ownership of occupied units



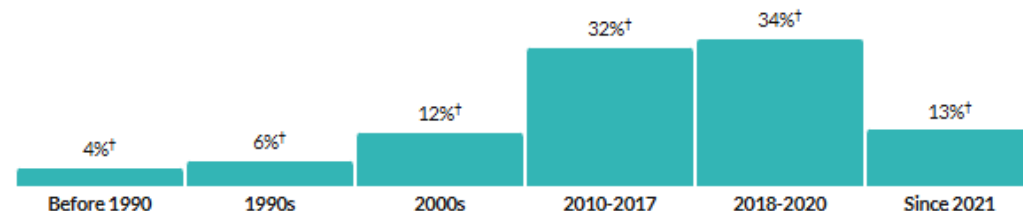
[Show data / Embed](#)

Types of structure



[Show data / Embed](#)

Year moved in, by percentage of population



[Show data / Embed](#)

Value

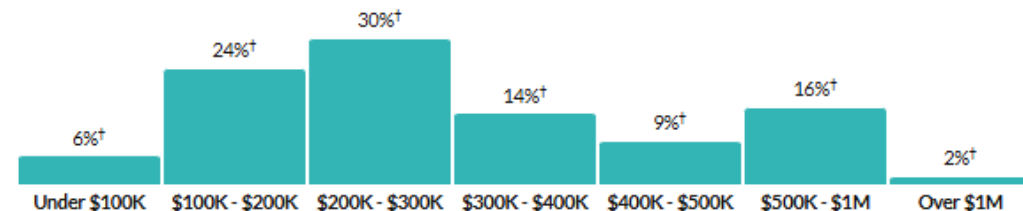
\$259,300

Median value of owner-occupied housing units

about 10 percent higher than the amount in the Kingsland, GA Micro Area: \$233,900

a little less than the amount in Georgia: \$272,900

Value of owner-occupied housing units



[Show data / Embed](#)



Seacoast Apartments

144 LIHTC supported units in 6 residential buildings. Amenities include a Community Building, Playground, Pavilion, development wide sidewalks and a landscape buffer.



MAJOR ACCOMPLISHMENT & CHALLENGE

Researching out Legacy LIHTC developments, supporting tenants and understanding management, monitoring & compliance.

Affordable Housing Resource Center

- News
- LIHTC Basics
- Application and Allocation
- Bonds
- Guidance
- Compliance

Data and Tools

- Fair Market Rents
- Income Limits
- Novogradac Rent & Income Limit Calculator©
- Novogradac Rent and Income Limit Estimator ©
- **LIHTC Mapping Tool**
 - 119th Congress District Data: Placed in Service 2023
 - 118th Congress District Data: Placed in Service 2022
 - 118th Congress District Data: Placed in Service 2021
 - 118th Congress District Data: Placed in Service 2020
- QCTs and DDAs
- Novogradac DDA and QCT Mapping Tool
- LIHTC Equity Pricing Trends
- Applicable Federal Rates
- Tax Credit Percentages
- Monthly Bond Factor

LIHTC Mapping Tool

Disclaimer: The data presented below are provided as a reference and the validity of the data cannot be guaranteed. All data should be verified with the applicable state and federal agencies before using it in the decision making process.

Featuring 119th Congressional Districts

This tool and the data in the searchable map below reflects the current congressional district boundaries as determined by the 2020 census. Archived files using older congressional district boundaries can be found in the LIHTC Mapping Tool Archive.

The screenshot shows the LIHTC Mapping Tool interface. At the top, there is a search bar with the location '31558' and a 'NEW MAP' button. The map displays several LIHTC properties marked with orange triangles. A popup window for 'CUMBERLAND OAKS APARTMENTS' is open, providing the following details:

- Allocation Year: Insufficient Data
- Year Placed in Service: 2016
- Construction Type: Not Indicated
- Total Units: 154
- Low Income Units: 0
- Rent or Income Ceiling: Not reported
- Number of Rooms: 0 Eff, 32 1BR, 90 2BR, 32 3BR, 0 4BR
- Number of Units Below Rent or Income Ceiling: 0
- Project Currently Active in LIHTC Program?: Yes
- Year 15: 2031
- Year 30: 2046

The map also shows labels for 'Kingsland', 'St. Marys', 'DRUM POINT ISLAND', 'CUMBERLAND ISLAND', and 'NEW HOPE ISLAND'. The bottom of the interface includes a scale bar (2 mi) and copyright information for PolicyMap and MapTiler.

[Reports of LIHTC Properties by State and Congressional District](#)



Junior Year Workplan

Pursue Creative Funding Opportunities

- Redevelopment Incentive Tax.
- Research Revolving Loan Fund or other housing rehab funding.

Continued Growth, Outreach & Education

- Continue to deliver Affordable Housing Presentation to Mayor, City Council and other City leaders to achieve maximum support.
- Build partnerships with management of area affordable housing developments.

Pursue our Housing Plan

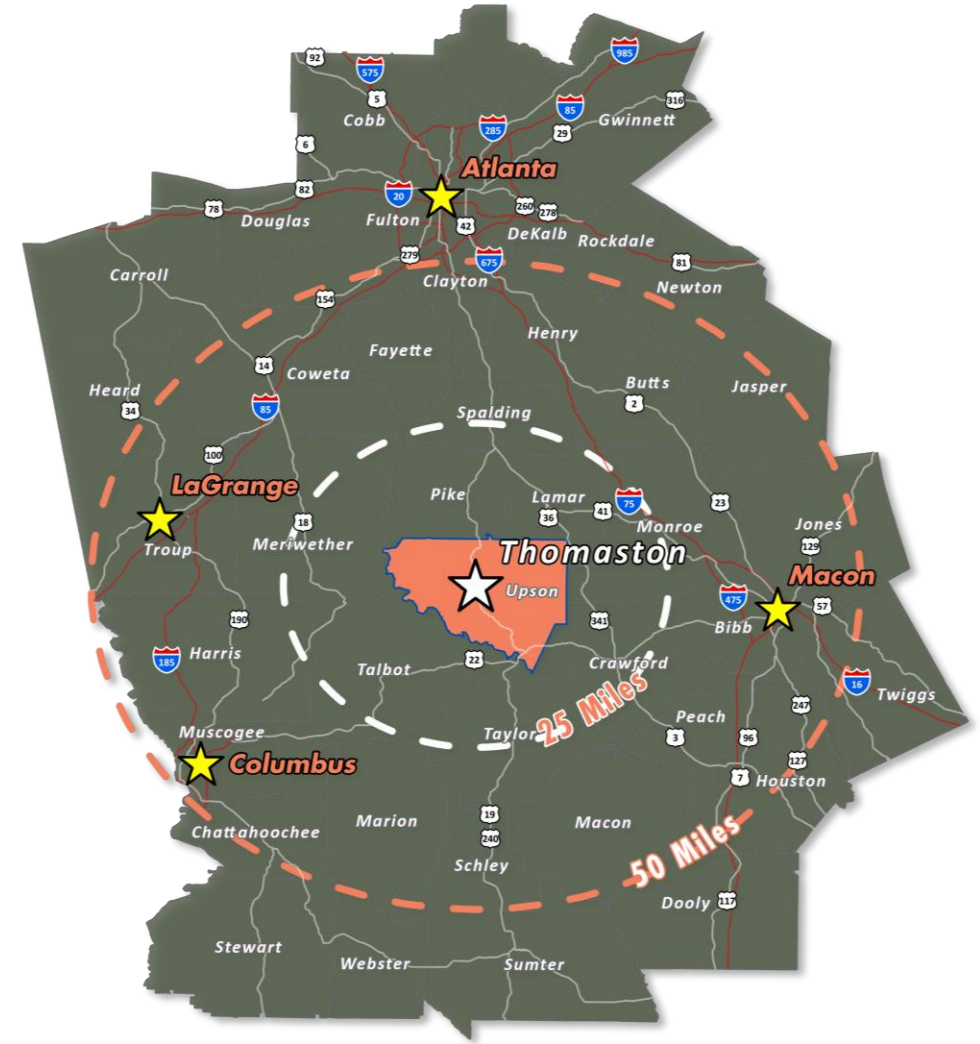
- Closely monitor city infrastructure to ensure sufficient services available as housing continuum progresses.
- Collect and understand specific housing data throughout the City.
- Prioritize funding based on ownership and rehabilitation needs.



City of Thomaston GICH Retreat Report Back



- Upson County Seat founded in **1825**
- Thomaston's Population sits at **9,858**
- County seat of Upson County, Population of **28,086**
- Thomaston is the largest city in the seven county West-Central Georgia Region serving nearly **150,000** people



Talkin Thomaston

- **Rapidly Rising Costs:** The average home value in Thomaston increased by 75% between 2020 and 2025, reaching approximately \$177,800
- **Tenure and Income Disparity:** Approximately 63% of Thomaston households are renters, in contrast to the county's 63% homeownership rate.
- **Racial Gaps in Homeownership:** White residents are significantly overrepresented as homeowners compared to their share of the total population, while homeownership among non-White residents is only about one-quarter that of White residents
- **Aged and Declining Housing Stock:** 83 % of Thomaston's 4,600+ housing units were built prior to 1989. Between 2010 and 2019, the city lost 450 housing units, contributing to limited availability
- **Shortage of Market-Rate Multi-Family Housing:** Of the 611 apartment units in the city, 86% are rent-restricted or subsidized, leaving only 14% as market-rate options. A low vacancy rate of 5.8% for apartments (compared to 11.3% statewide) indicates strong unmet demand for modern, non-subsidized rental housing

General Housing Challenges

TABLE 2: POPULATION CHANGE

Year	Thomaston	Upson
2018	8,802	27,216
2023	9,798	27,856
2018-2023	11%	6%

SOURCE : ACS 5-YEAR, 2018, 2023

\$47,924
White median household income

\$21,482
Black median household income

TABLE 9: VACANCY

	UPSON	THOMASTON
Housing Units	12,373	4,647
Occupied	84%	82%
Vacancy	16%	18%

SOURCE : ACS 5-YEAR 2023

MULTIFAMILY PROPERTY CLASS AND STAR RATINGS		
RATINGS	COMPLEXES	Units
3 STAR, CLASS B	3	128
3 STAR, CLASS C	2	38
2 STAR, CLASS C	10	445
TOTAL	15	611

SOURCE : COSTAR, 2025

In Thomaston, there are no apartment complexes with four- or five-star ratings, reinforcing the lack of amenity-rich, newly constructed apartments in the city. Five complexes have a 3-star rating, and the other 10 apartment complexes are classified as 2-star quality. These lower ratings correspond with the age of most multifamily developments in the city (Figure 39), with most units being built before 1975.

Thomaston Statistics

- “Thomaston Exchange”
- Residential Developments
- Helping Hands Program
- 2026 CHIP Application
- Roots to Rise
- UGA & Clemson Collaboration
- GT Housing Study



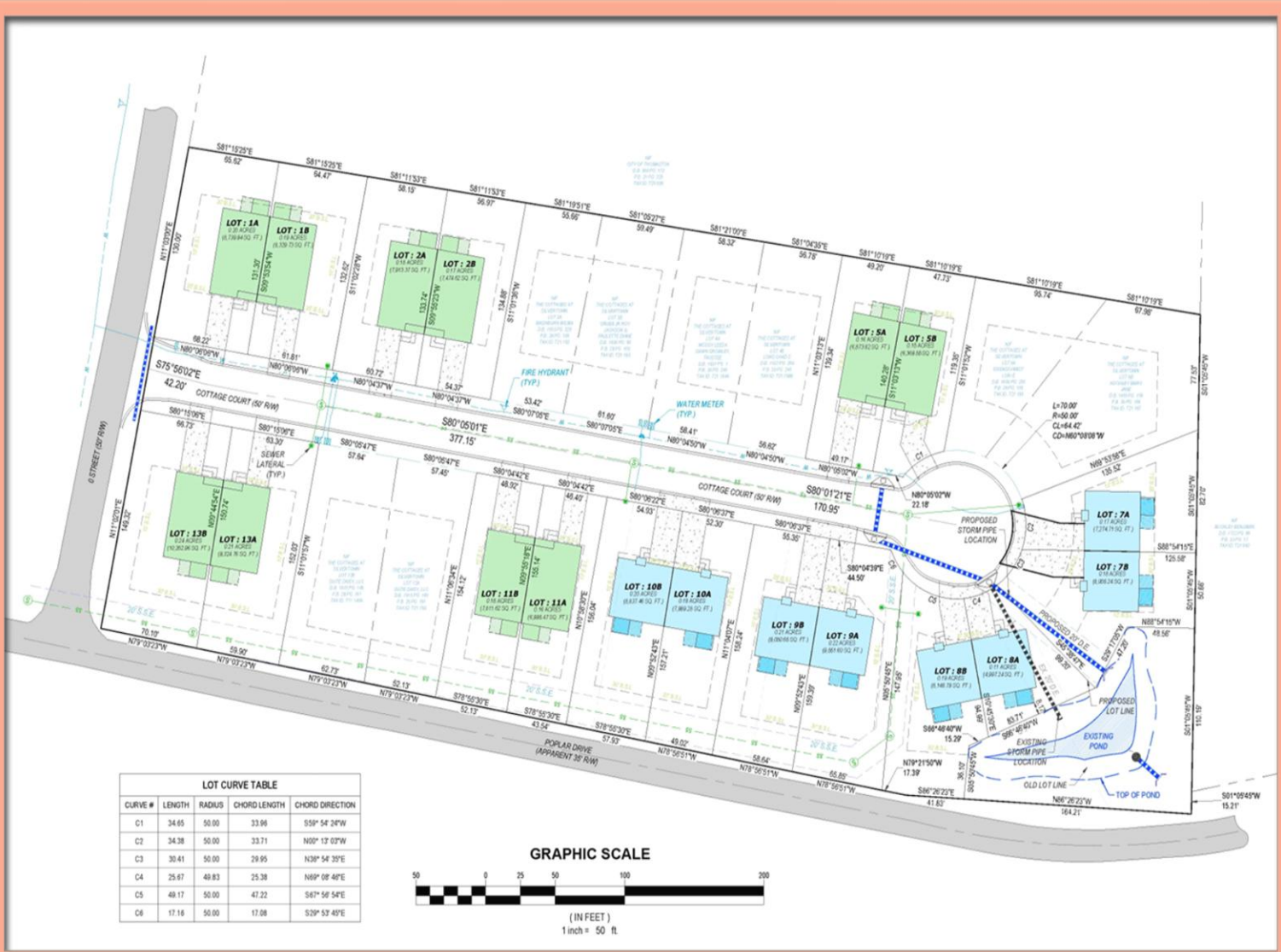
Activities and Successes



Halls of East Thomaston



Creekside Manor



Silvertown Cottages



FRONT ELEVATION "C"



FRONT ELEVATION "B"

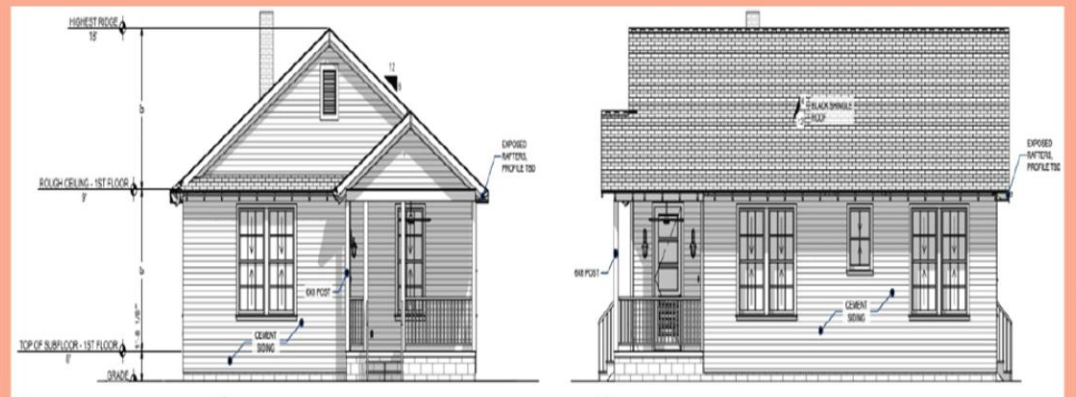


Elliott's Crossing

- Helping Hands is a partnership with the Upson Ministerial Association and the Code Enforcement of the City of Thomaston and Upson County
- Our faith-based community partners together to serve very specific needs of homeowners
- Serving seniors aging in place, veterans, and persons with disabilities



Helping Hands



1 FRONT ELEVATION
A4 SCALE: 1/4"=1'

2 RIGHT ELEVATION
A4 SCALE: 1/4"=1'

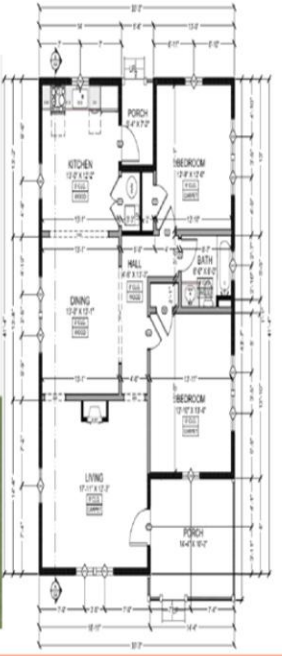
TABULATIONS:

LIVING AREA CALCULATIONS

MAIN FLOOR: 1,220 SQ. FT.
TOTAL LIVABLE: 1,220 SQ. FT.

NON-LIVING AREA CALCULATIONS

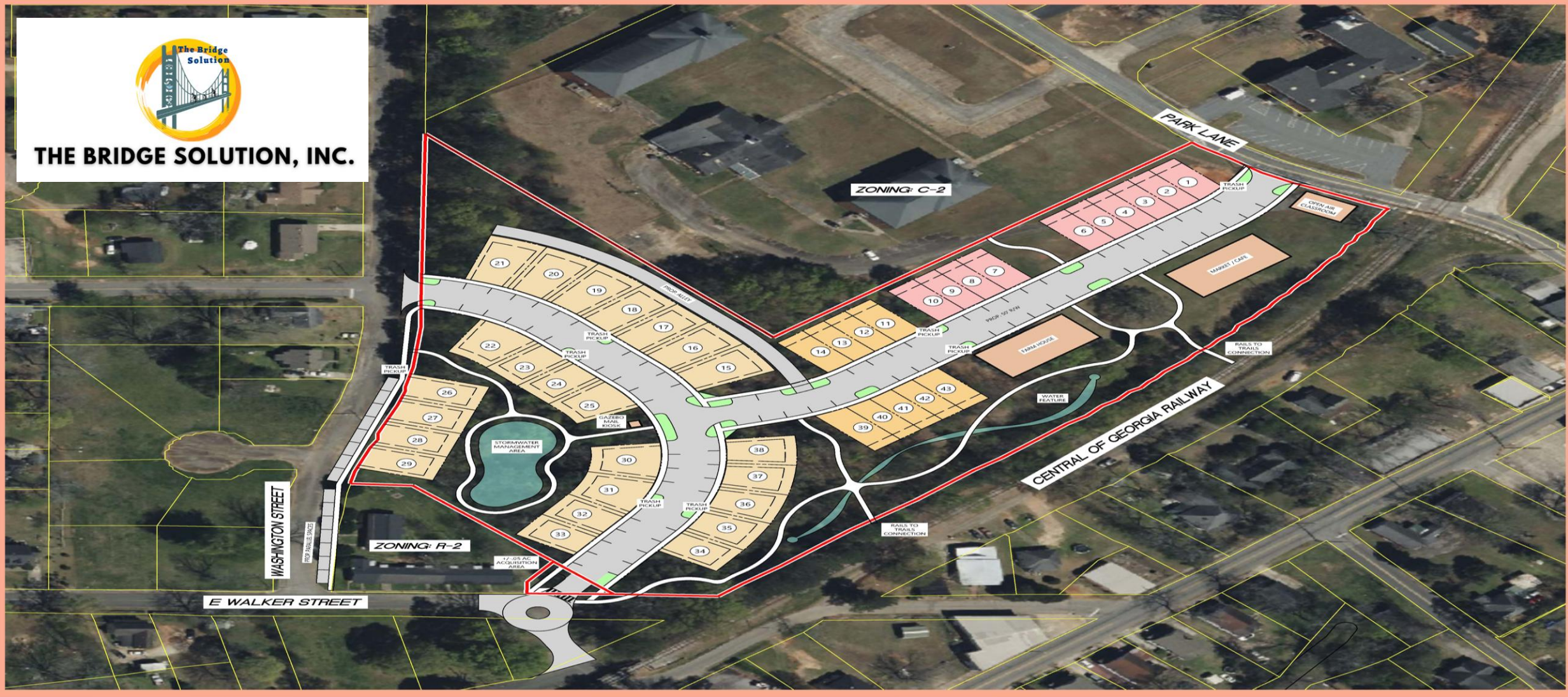
PORCHES: 188 SQ. FT.
TOTAL NON-LIVABLE: 188 SQ. FT.
TOTAL UNDER ROOF: 1,408 SQ. FT.



2026 CHIP Application



THE BRIDGE SOLUTION, INC.



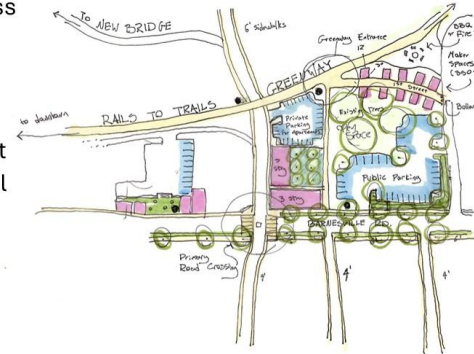
Roots To Rise

- UGA Center for Community Design & Preservation (CED)
- February 7th – 9th
- Explored attainable housing, neighborhood revitalization, and improved connectivity between community assets.



Concepts

- Use vacant parcel to re-align cross street and create traffic light and cross walk
- On the identified three-acre parcel, create a grocery store that backs up to the proposed rail-trail and has access from Barnesville
- Create a small maker's space village for attainable storefronts for local entrepreneurs



East Thomaston Design



East Thomaston Design Suite

CITY OF THOMASTON HOUSING NEEDS ASSESSMENT

2026



Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research

Housing Needs Assessment

- Community Support & Sentiment to Growth/Change/Development
- Lack of Data to Support Market Rate Multi-Family Development
- Not optimizing downtown residential development opportunities
- Lack of skilled labor, developers, and investors
- Lack of Quality Rental Stock/ Legacy Landowners with deferred property maintenance
- Incentives to promote ongoing redevelopment & revitalization efforts



Current Housing Challenges

- 2026 CHIP Application: **Applied February 2026/Announcement September 2026**
- Redevelopment Area Strategy (RAS) Submittal: **Applied April 10th, 2026**
- Georgia Tech Community Housing Needs Assessment Presentation: **May 5th, 2026**
- Clemson University School of Architecture & UGA College of Environment & Design Community Presentation: **May 6th, 2026**
- Elliott's Crossing Neighborhood Buildout Start: **Summer 2026**
- Potential Urban Land Institute (ULI) Technical Assistance Program (TAP) : **Fall 2026**
- Silvertown Cottages Completion: **Winter 2026**
- Tax Allocation District Referendum: **Spring 2027**

Next Steps..



Questions?