If you stop Dreaming you Will stop Advancing.”
— Louis Twelve
Meet the Team

Who are our partners
Meet the GICH Team

Collaboration is not about gluing together existing egos. It’s about the ideas that never existed until after everyone entered the room.

Carol Bacon Miller, Attorney at Law
Churches of Pembroke
W.R. Masonry
Butler Tire & Lube
Pembroke Planning & Zoning
Michael Owens
Our Assessment
An In-Depth Look at Pembroke
Assessment Benefits

What did we gain?

Benefit Number One
An unbiased look at the housing stock of Pembroke Standard, Sub-Standard, Dilapidated Structures

Benefit Number Two
An unbiased guide as to where we need to focus our rehabilitation and revitalization efforts to improve living conditions for the citizens of Pembroke

Benefit Number Three
Data for City and County Departments GIS, Emergency Management, Street Department, Water Department, City Council, Downtown Development Authority, Tax Assessors Office, etc.

Benefit Number Four
Strategic GIS Data for future projects
Timeline

How did we set time parameters for our project?

Marketing
- City Water Bill Flyer: June 30, July 31
- Logo Final Approval: July 11
- Volunteer Request Letter Mailed: July 11
- Survey Volunteer Training & Information Session: July 25
- Door Hangers: July 29-August 2

Development
- Pilot Study #1: August 5-9
- Georgia Southern Classes Commence: August 12
- Pilot Study #2: August 19-23

Survey
- GSU/City Survey Day: August 31
- GSU/City Survey Day: September 14
- Pulse Check: September 26
- Final Surveys Due: October 31

Post-Survey
- Crime Data Due: October 31
- Data Entry Due: December 31
- GIS Data Due: January 31
MARKETING

How did we make our community aware of the survey?

• Newspaper Articles
• Facebook Page
• Logo
• T-Shirts
• Citywide Door Hangers
• Volunteer Letter
DEVELOPMENT
What took place during the planning stages?

• Survey Subcommittee Development
• Met with the following:
  • City Departments/Agencies
  • County Departments/Agencies
  • Bryan County GIS Coordinator
  • Georgia Southern University Environmental Health Sciences Division
• Revised survey 20+ times following meetings, case studies, and field pilots
• The design, wording, form, and order of questions can affect the type of responses obtained, and careful design is needed to minimize bias in results.
• Pilots will identify whether respondents understand the questions and instructions, and whether the meaning of the questions is the same for all respondents. When conducting a pilot, it’s important to use the same procedure as if you were conducting the actual survey.
SURVEY PREPARATION

How do we geographically divide our assessment areas?

• City Council Districts (1-4)
• Sub-districts developed through GIS mapping within each City Council District
TRAINING

How do we ensure validity and credibility in the surveys?

- Held a training seminar for volunteers and team members that included case studies
- Held a training seminar for Georgia University Professor and Graduate/Undergraduate Classes that included the same case studies
- Recorded training for those not in attendance. Videos, slides, and case studies could be accessed from the internet at the surveyor’s convenience.
- Field pilots with random groups of volunteers.
TRAINING
What does a case study look like?

Map 132
143 Georgia Street
Pembroke, Georgia

P01 001 401
How did we organize survey assignments?

### CITY OF PEMBROKE-GSU HOUSING SURVEY ASSIGNMENTS

<table>
<thead>
<tr>
<th>TEAM</th>
<th>TEAM LEADER</th>
<th>CONTACT INFO</th>
<th>TEAM MEMBER</th>
<th>TEAM MEMBER</th>
<th>TEAM MEMBER</th>
<th>MAPS</th>
<th>TRANSPORTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nite Woodcock</td>
<td>912-660-8848</td>
<td>Vincenti Graves</td>
<td>Caroline Neidlinger</td>
<td>Cameron Dixon</td>
<td>34,36,37,38,39,59</td>
<td>Fire Chief’s Car</td>
</tr>
<tr>
<td>2</td>
<td>Mary Warnell</td>
<td>912-658-5424</td>
<td>Kristen Sapp</td>
<td>Emily Nolan</td>
<td>Brodi Mosley</td>
<td>56,57,58,60</td>
<td>Warnell Mule</td>
</tr>
<tr>
<td>3</td>
<td>Jessy France</td>
<td>912-663-1265</td>
<td>Lillian Norris</td>
<td>Saam Roddech</td>
<td>18,19,20,21,22,17,23</td>
<td>Fire Golf Cart</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Kay Hughes</td>
<td>912-667-7949</td>
<td>Kaitlyn Scott</td>
<td>Taylor Wells</td>
<td>47,44,43,50,67</td>
<td>Hughes Golf Cart</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Sharroll Fanslau</td>
<td>912-492-5316</td>
<td>Lillian Norris</td>
<td>Saam Roddech</td>
<td>1,2,4,5,46,48</td>
<td>Public Works Director’s Truck</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
<td>Brianna Bare</td>
<td>Nicolas Knerly</td>
<td>61,62,63,65,80</td>
<td>Public Safety Director’s Truck</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
<td>Brianna Bare</td>
<td>Nicolas Knerly</td>
<td>61,62,63,65,80</td>
<td>Public Safety Director’s Truck</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
<td>Brianna Bare</td>
<td>Nicolas Knerly</td>
<td>61,62,63,65,80</td>
<td>Public Safety Director’s Truck</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Michael Owens</td>
<td>912-657-1447</td>
<td>Marisa Turner</td>
<td>Doug Flott</td>
<td>102,103,104,205,106,96,101</td>
<td>Public Works Mule</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Jordon McCoy</td>
<td>912-657-1447</td>
<td>Madison Becook</td>
<td>Jared Simonin</td>
<td>93,86,81</td>
<td>Blue Police Mule</td>
<td></td>
</tr>
</tbody>
</table>

### CONTACT INFO

<table>
<thead>
<tr>
<th>CONTACT</th>
<th>CONTACT INFO</th>
<th>TRANSPORTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Administrator</td>
<td>Traci Wells</td>
<td>912-657-0577</td>
</tr>
<tr>
<td>Survey Administrator</td>
<td>Tiffany Walraven</td>
<td>912-656-8151</td>
</tr>
<tr>
<td>GIS SUPPORT</td>
<td>Norm Diesman</td>
<td>912-312-6127</td>
</tr>
<tr>
<td>GSU Food</td>
<td>Dr. Simone Charles</td>
<td>912-429-1992</td>
</tr>
<tr>
<td>GSU Food</td>
<td>Marilyn Page</td>
<td>912-429-1992</td>
</tr>
<tr>
<td>Emergency</td>
<td>Tommy Strickland</td>
<td>911</td>
</tr>
<tr>
<td>Non-Emergency</td>
<td>Bill Collins</td>
<td>912-661-2095</td>
</tr>
</tbody>
</table>
ASSESSMENT COMPONENTS

What did the assessment include?

PEMBROKE
- Housing and Residential Lot Assessment -

Georgia Initiative for Community Housing

Surveyor

Date

Address

Map/Parcel ID

Your Name

Prefilled Data

Map Number

Current Date

Prefilled Data

438 BURKHALTER STREET CITY

P01 01 001
## ASSESSMENT COMPONENTS

### What did the assessment include?

<table>
<thead>
<tr>
<th>Property Type</th>
<th>General Property Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family w/ Attached Garage / Car Port</td>
<td>Occupied</td>
</tr>
<tr>
<td>Single Family w/ Detached Garage / Car Port</td>
<td>Vacant/Unoccupied</td>
</tr>
<tr>
<td>Single Family - No Garage</td>
<td>For Sale</td>
</tr>
<tr>
<td>Multi-Family # of Units</td>
<td>For Rent</td>
</tr>
<tr>
<td>Mobile Home Separate Parcels</td>
<td>Unknown</td>
</tr>
<tr>
<td>Mobile Home - Multiple on 1 Parcel</td>
<td></td>
</tr>
<tr>
<td>Vacant Lot (Skip Housing Unit Characteristics)</td>
<td></td>
</tr>
<tr>
<td>Church</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Carriage House (i.e. Garage Apartment)</th>
<th># of Stories</th>
<th>Is the Address # Visible?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>1</td>
<td>Mailbox</td>
</tr>
<tr>
<td>No</td>
<td>2</td>
<td>House</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Marker in Yard</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No Visible Address</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are you confident this is the correct address?</th>
<th>Are street signs visible on this street?</th>
<th>Are public street lights close enough to provide safe lighting for home?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Within 1-2 Houses</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>Within 3-4 Houses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 4 Houses Away</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unsure, please send a City Official to Evaluate</td>
</tr>
</tbody>
</table>
ASSESSMENT COMPONENTS

What did the assessment include?

SECTION I: Housing Unit Characteristics

Minor Defects (Check All That Apply)

☐ 1. Slightly swayed roof
☐ 2. Damaged and/or missing roofing
☐ 3. Uneven and/or slightly cracked foundation
☐ 4. Uneven windows and/or doors
☐ 5. One of two broken window panes
☐ 6. Bare and/or unfinished wood
☐ 7. Missing and/or damaged exterior siding
☐ 8. Exposed insulation
☐ 9. Minor dry rot
☐ 10. Uneven steps
☐ 11. Porch and/or entrance in a state of disrepair
☐ 12. Skirting slightly damaged on home
☐ 13. Handrails present in a state of disrepair

Major Defects (Check All That Apply)

☐ 1. Sagging roof
☐ 2. Significant area of damaged and/or missing roofing
☐ 3. Seriously uneven and/or seriously cracked foundation
☐ 4. Multiple broken and/or missing windows/doors
☐ 5. Severely damaged and/or missing exterior siding
☐ 6. Major dry rot
☐ 7. Steps, porch, or entrance falling in
☐ 8. Skirting missing or severely damaged on home or mobile home
# ASSESSMENT COMPONENTS

## What did the assessment include?

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Curb Appeal</th>
<th>Sidewalks</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Level I</td>
<td>□ Good</td>
<td>□ Yes</td>
</tr>
<tr>
<td>□ Level II</td>
<td>□ Fair</td>
<td>□ No</td>
</tr>
<tr>
<td>□ Level III</td>
<td>□ Poor</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yard/Lot</th>
<th>Dead or Hazardous Trees</th>
<th>Buildup of Junk in Yard</th>
<th>Roaming Pets</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Satisfactory</td>
<td>□ Yes</td>
<td>□ Yes</td>
<td>□ Yes</td>
</tr>
<tr>
<td>□ Needs to be mowed</td>
<td>□ No</td>
<td>□ No</td>
<td>□ No</td>
</tr>
<tr>
<td>□ Overgrown</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Major cleanup / maintenance needed</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## ASSESSMENT COMPONENTS

What did the assessment include?

<table>
<thead>
<tr>
<th>Fencing &amp; Gates</th>
<th>Litter (defined as scattered trash: pieces of trash that have been carelessly left on the ground)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Damaged and/or non-functional</td>
<td>☐ Litter in Ditches</td>
</tr>
<tr>
<td>☐ Damaged but functional</td>
<td>☐ Litter in Yards</td>
</tr>
<tr>
<td>☐ Fencing and/or gates present with no damage</td>
<td>☐ Buildup Needs to be Addressed by Officials</td>
</tr>
<tr>
<td>☐ No fencing and/or gates</td>
<td>☐ None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Cracks/Gaps</th>
<th>Graffiti</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes</td>
<td>☐ Yes</td>
</tr>
<tr>
<td>☐ No</td>
<td>☐ No</td>
</tr>
</tbody>
</table>

Additional Comments
SURVEY DAY ANALYSIS

• 52% of surveys completed in 8 hour day
• 30 students, 20 community volunteers
• 8 survey data entry volunteers
• Computers loaned for input
• 4 food volunteers
• 3 survey coordinators
SURVEY DATA

• Inventory analysis by City and County Departments
• Analysis helped determine what areas to target within our housing initiative:
  • Grants
  • Revitalization
  • Crime Prevention
  • Code Enforcement
  • Future Housing Development
  • Future Redevelopment
  • Economic Development
Survey Impact

What did we find?

EVALUATION

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level I</td>
<td>No more than 1 minor defect, no major defects</td>
</tr>
<tr>
<td>Level II</td>
<td>3 or less minor defects and/or 1 major defect</td>
</tr>
<tr>
<td>Level III</td>
<td>4 or more minor defects and/or 2 or more major defects</td>
</tr>
</tbody>
</table>
Survey Impact

What did we find?
Survey Impact

What did we find?

MAJOR DEFECTS

- SAGGING ROOF
- SIGNIFICANT AREA OF DAMAGED AND/OR MISSING ROOF
- SERIOUSLY UVUNEVEN AND/OR SERIOUSLY CRACKED FOUNDATION
- MULTIPLE BROKEN AND/OR MISSING WINDOWS/DOORS
- SEVERELY DAMAGED AND/OR MISSING EXTERIOR SIDING
- MAJOR ROT
- STEPS, PORCH OR ENTRANCE FALLING IN
- SKIRTING MISSING OR SEVERELY DAMAGED ON HOME OR MOBILE HOME

Major Defects
Survey Impact

What did we find?

### Minor Defects

- Slightly swayed roof: 53
- Damaged and/or missing roof: 42
- Uneven and/or slightly cracked foundation: 10
- Uneven window and/or doors: 21
- One or two broken window panes: 13
- Bare and/or unfinished wood: 55
- Missing and/or damaged exterior: 44
- Exposed insulation: 9
- Minor rot: 55
- Uneven steps: 52
- Porch and/or entrance in a state of disrepair: 26
- Siding slightly damaged: 26
- Handrails in state of disrepair: 37

MINOR DEFECTS

- Minor Defects
Survey Grant Data
How did we use our survey data for a grant application?

Pembroke City
Housing Assessment
Address and Dilapidated Porch Issues
District 1

The following fields were used from the spreadsheet:
Minor 11 - Identified Parcels with Porch Damage
Major 7 - Identified Parcels with Porch Damage

Additional Comments: identified numerous Parcels with different types of Address issues, number of buildings, whether building was accounted for as an casualty, etc.

To display, the fields were summarized and reviewers need to cross reference the data on the forms with the parcel number shown on the map. This map gives a great visual of where the work needs to be focused for the analysis and will sit in the City's Planning efforts. As these issues are resolved, there needs to be an update to the spreadsheet which then need to be transferred to the GIS Program to keep the ongoing Planning and Status Map accurate.
GICH Impact

What impact has the survey had on our community?

- Development of Code Enforcement Division
- Development of Planning Department
- Contracting with GIS Agency – Spatial Engineering
- Addressing Mismatched Survey Data Issues
  - Bryan County Tax Commissioner
  - Bryan County Public Safety
  - Pembroke Planning & Zoning
  - Pembroke City Council
  - Pembroke Public Safety Officials
- Evaluating Current Planning & Zoning Ordinances
- Analysis and Restructure of Residential Zoning
- Removal of Dilapidated Housing
- Future Growth Planning
- Reduction of Level 1 Crime by 50%
- Urban Redevelopment Plan
### GICH Impact
What funding impact has the survey/GICH had on our community?

<table>
<thead>
<tr>
<th>Funding Description</th>
<th>Funding Source</th>
<th>Funding Total</th>
<th>Funding Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Search Grant</td>
<td>USDA</td>
<td>$30,000</td>
<td>2014</td>
</tr>
<tr>
<td>Veteran Porch Repair/Handicap Ramps</td>
<td>Home Depot Grant</td>
<td>$5,000</td>
<td>2014</td>
</tr>
<tr>
<td>Sawmill Landing</td>
<td>LIHTC</td>
<td>$9,500,000</td>
<td>2015</td>
</tr>
<tr>
<td>Playground Equipment</td>
<td>State Farm Neighborhood Assist Grant</td>
<td>$25,000</td>
<td>2015</td>
</tr>
<tr>
<td>Water Well Replacement, New Storage Tank, Water Line Replacement, New Fire Hydrants, Water Meter Replacement</td>
<td>CDBG, USDA</td>
<td>$499,608, $1,500,000</td>
<td>2016</td>
</tr>
<tr>
<td>Affordable Housing – 4 New Construction</td>
<td>CHIP</td>
<td>$612,000</td>
<td>2018</td>
</tr>
<tr>
<td>Streetscape in Revitalization Corridor</td>
<td>GDOT TAP</td>
<td>$1,000,000</td>
<td>2018</td>
</tr>
<tr>
<td>National Church Residences at Ash Branch</td>
<td>LIHTC</td>
<td>$12,000,000</td>
<td>2018</td>
</tr>
<tr>
<td>Dilapidated Structure Demolition/Clearing</td>
<td>Private Investment</td>
<td>$70,000</td>
<td>2015-2018</td>
</tr>
<tr>
<td>Old Mill Apartment Phase II – GICH Member</td>
<td>Private Investment</td>
<td>$850,000</td>
<td>2016</td>
</tr>
<tr>
<td>Fire truck purchases to accommodate growth</td>
<td>City General Funds/Fire Fees</td>
<td>$500,000</td>
<td>2017</td>
</tr>
<tr>
<td>Shuman Street New Construction- GICH Member</td>
<td>Private Investment</td>
<td>$672,000</td>
<td>2017-2018</td>
</tr>
<tr>
<td>Public Safety Complex Planning</td>
<td>City General Funds/Fire Fees</td>
<td>$350,000</td>
<td>2014-2018</td>
</tr>
<tr>
<td>Recreation Enhancements in Revitalization Corridor (Gym, Walking Trail)</td>
<td>City General Funds</td>
<td>$57,000</td>
<td>2016-2017</td>
</tr>
<tr>
<td>Drug Free Coalition</td>
<td>SAMHSA</td>
<td>$750,000</td>
<td>2015-current</td>
</tr>
<tr>
<td>Urban Revitalization Plan</td>
<td>City General Funds</td>
<td>$35,000</td>
<td>2015-2016</td>
</tr>
<tr>
<td>Fire Training Center in Low to Moderate Income Area</td>
<td>Private Investment/FEMA</td>
<td>$60,000</td>
<td>2017</td>
</tr>
<tr>
<td>Launch of City GIS Programming</td>
<td>City General Funds</td>
<td>$28,000</td>
<td>2017</td>
</tr>
<tr>
<td>Fire Station #2 Acquisition in Low to Moderate Income Area</td>
<td>Georgia Forestry Commission</td>
<td>$350,000</td>
<td>2018</td>
</tr>
<tr>
<td><strong>TOTAL FUNDED PROJECTS</strong></td>
<td></td>
<td><strong>$28,893,608</strong></td>
<td><strong>2014-2018</strong></td>
</tr>
</tbody>
</table>
The trends of increased blight and disinvestment in the URP area can be expected to continue if action is not taken. While enormous strides have been made in reducing the blight, a strategic and targeted approach must be taken. – Pembroke URP
The Mission of the Code Enforcement Division is to serve the citizens of Pembroke by ensuring compliance with all adopted City codes through providing effective public contact and education, building cooperative partnerships throughout our community, and enforcing the law in an equitable and impartial manner.

Our goal is to promote a positive image of Code Enforcement to our community and our allied City Departments by fostering a culture that is helpful, approachable, knowledgeable and of the highest integrity.
Survey Impact
CODE ENFORCEMENT DEVELOPMENT

- Post Certified Officer
  - Court System
  - Follow-up Beginning to End
  - Immediate Response to Crime
  - Code Enforcement Training
- Community Policing Model
  - Unmarked Vehicle
  - Uniform
  - Intervention
- Courtware Solutions
CODE ENFORCEMENT
DERELICT AND BLIGHTED PROPERTY ORDINANCE

• Defines powers of Code Enforcement Officer
  • Pursuant to O.C.G.A. 41-2-11
  • Investigate and inspect the condition of dwellings, buildings, structures, and private property to determine which…are unfit for human habitation…or are vacant and being used in connection with the commission of drugs crimes or have accumulation of such weeds, trash, junk, filth, or other unsanitary, unsafe or unfit conditions as to render adjacent real estate unsafe or inimical to safe human habitation;
• Defines powers of Code Enforcement Officer
  • Entry upon premises for the purposes of making examinations with consent of the owner or the person in possession
  • Retain experts including real estate appraisers, qualified building contractors, building inspectors, engineers, surveyors, accountants and attorneys
  • Appoint and delegate such duties, functions and powers of the Ordinance to such other officers and employees of the City as needed
CODE ENFORCEMENT
DERELICT AND BLIGHTED PROPERTY ORDINANCE

• Defines Unfit Buildings and Structures
• Defines Undesirable Vegetation
• Defines Complaints, Inspections, and In Rem Proceeding Steps
• Defines powers to demolish a property
  • Reasonable efforts can be made to salvage reusable materials for credit against the cost of demolition
  • Cost of demolition including court costs, appraisal fees, admin costs by the tax commissioner, and all other costs associated with abatement action shall be in the form of a lien against the property
CODE ENFORCEMENT
COMMUNITY INVOLVEMENT

• Town Hall Meetings
  • Districts
• Coffee with a Cop
• Target Housing Group Management Meetings
CODE ENFORCEMENT TOOLBOX

• Community Oriented Policing Model
  • Shared Police/Ownership Partnerships
• Derelict and Blighted Property Ordinance
• Community Involvement
• Municipal Court Judge on board with goals of GICHI team