



# Investing in Perry: CDBG Impact

Building Stronger Neighborhoods & Communities

April 14, 2026

GICH Retreat – Tifton, GA



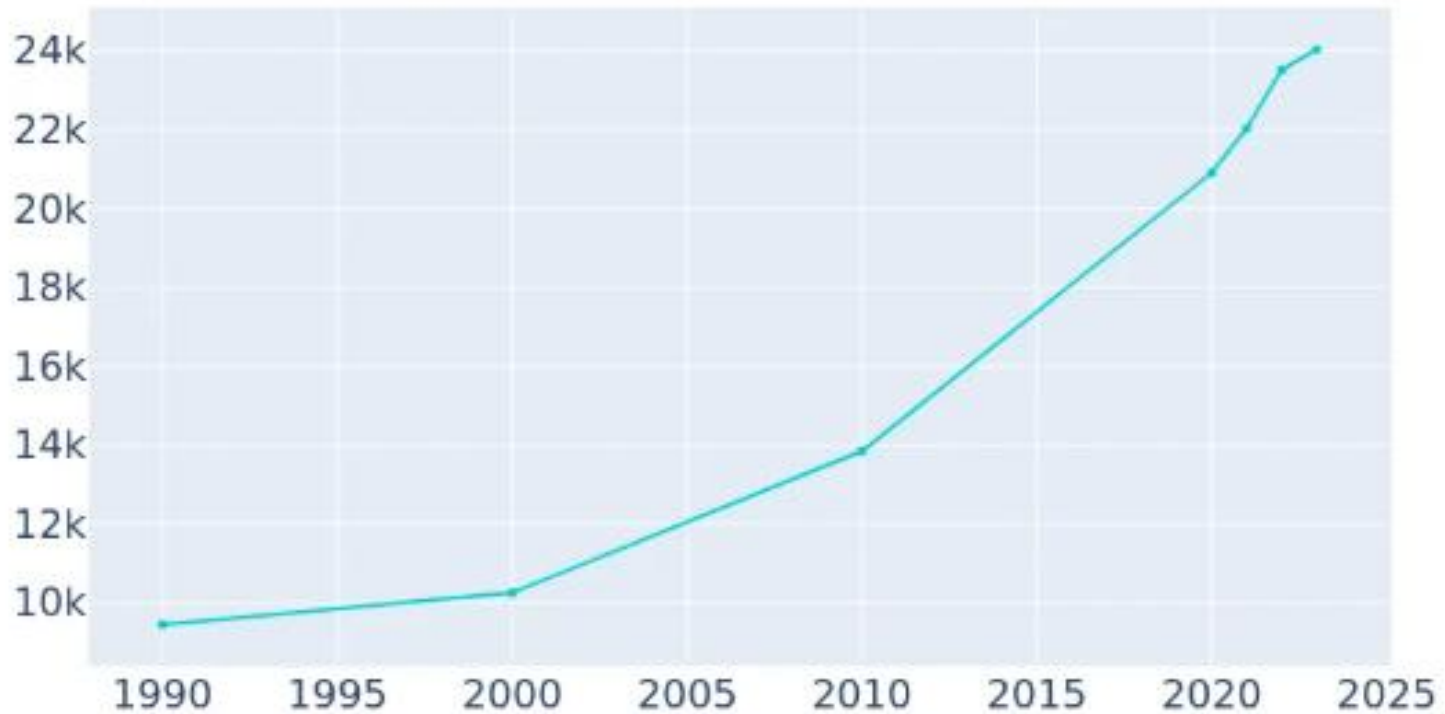
**Where Georgia comes together.**



**GEORGIA**  
MAIN STREET



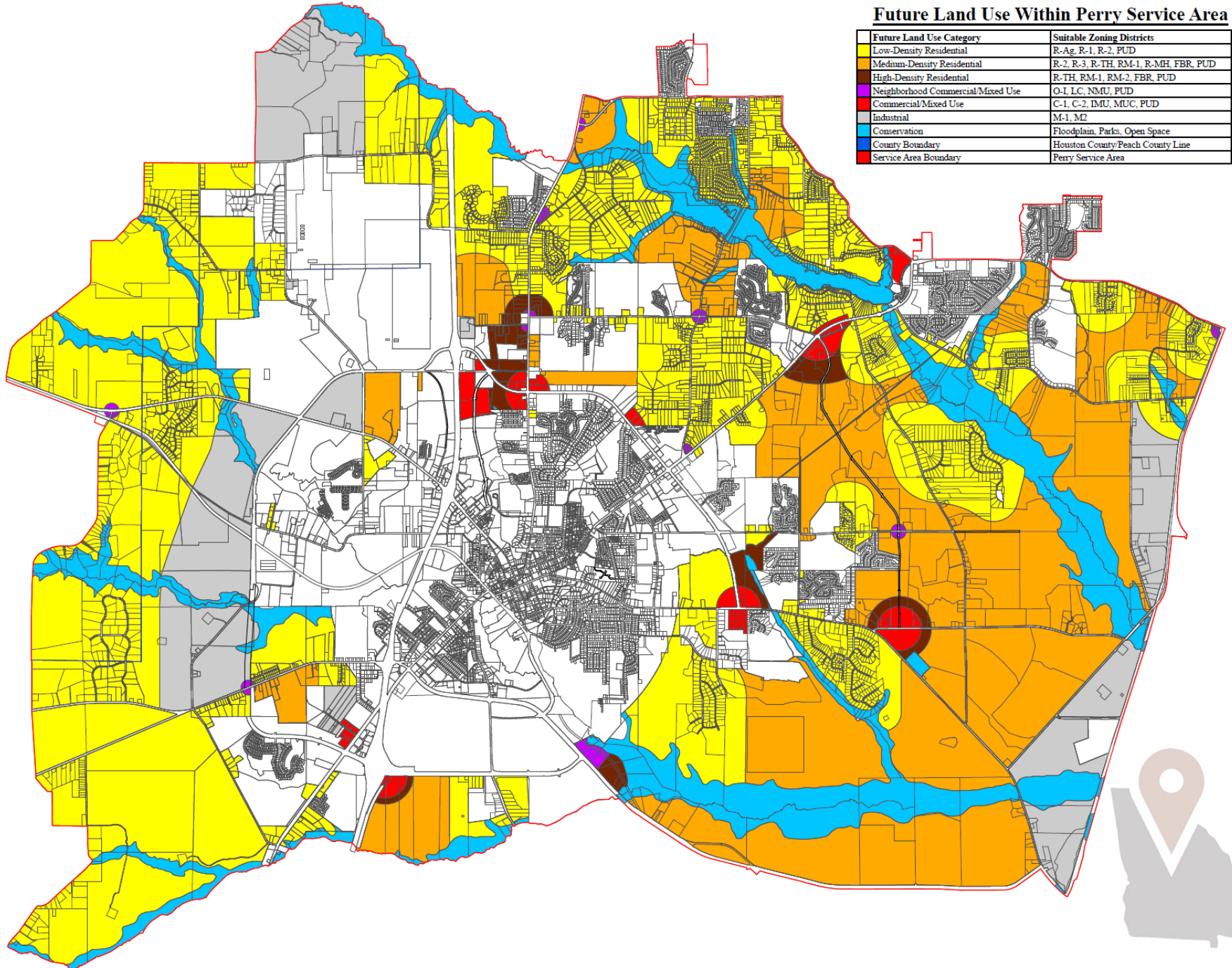
## Perry Population By Year



<b>A</b> <b>Excellent</b> Well maintained with no visible sign of any deterioration	<b>B</b> <b>Good</b> Well maintained, may need some minor cosmetic improvements.	<b>C</b> <b>Average</b> Some cosmetic improvements and minor repairs are needed.	<b>D</b> <b>Distressed</b> Structurally intact but requiring significant improvements.	<b>F</b> <b>Failing</b> Structurally dangerous and generally uninhabitable.
---	--	--	--	---



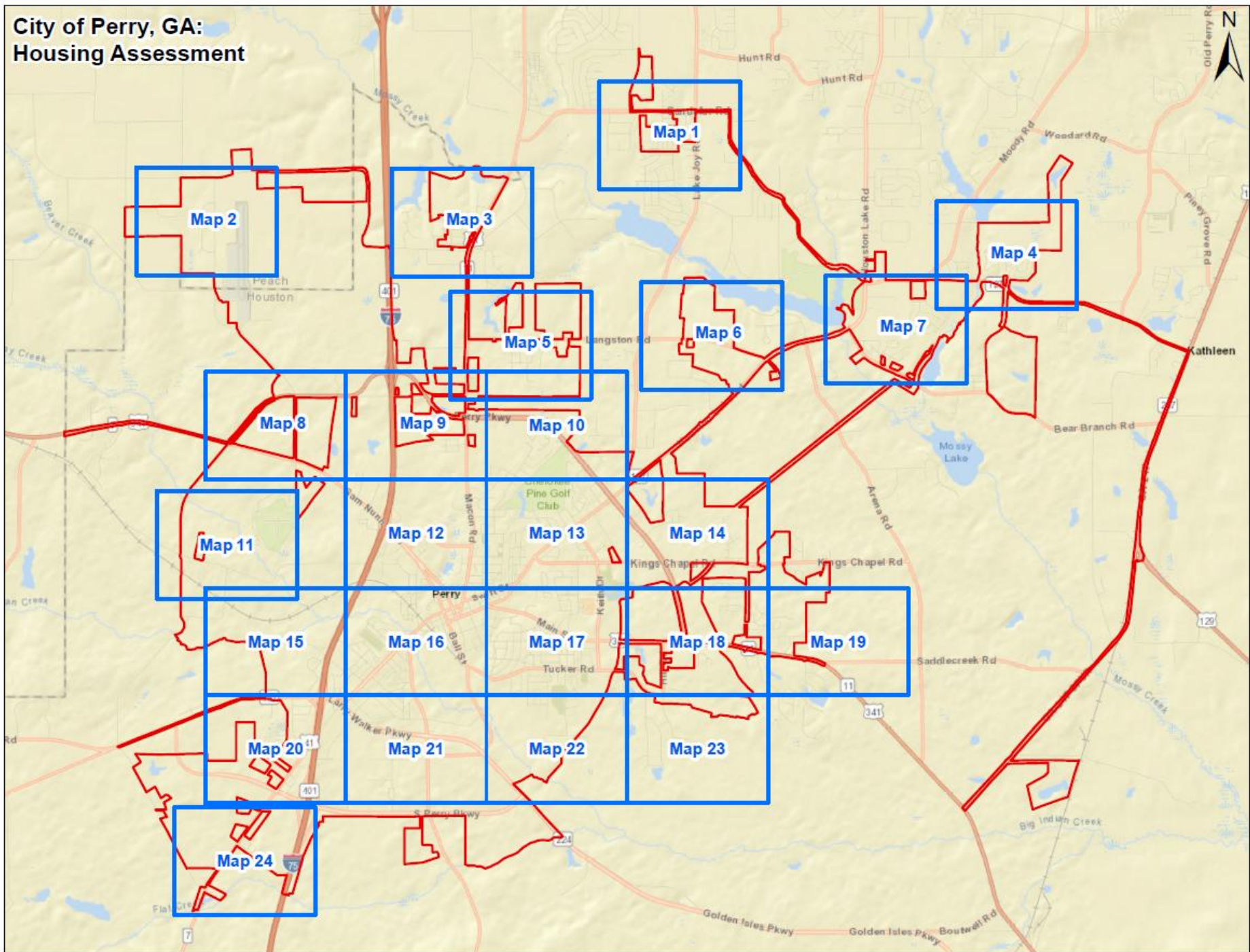
## Future Land Use Within Perry Service Area



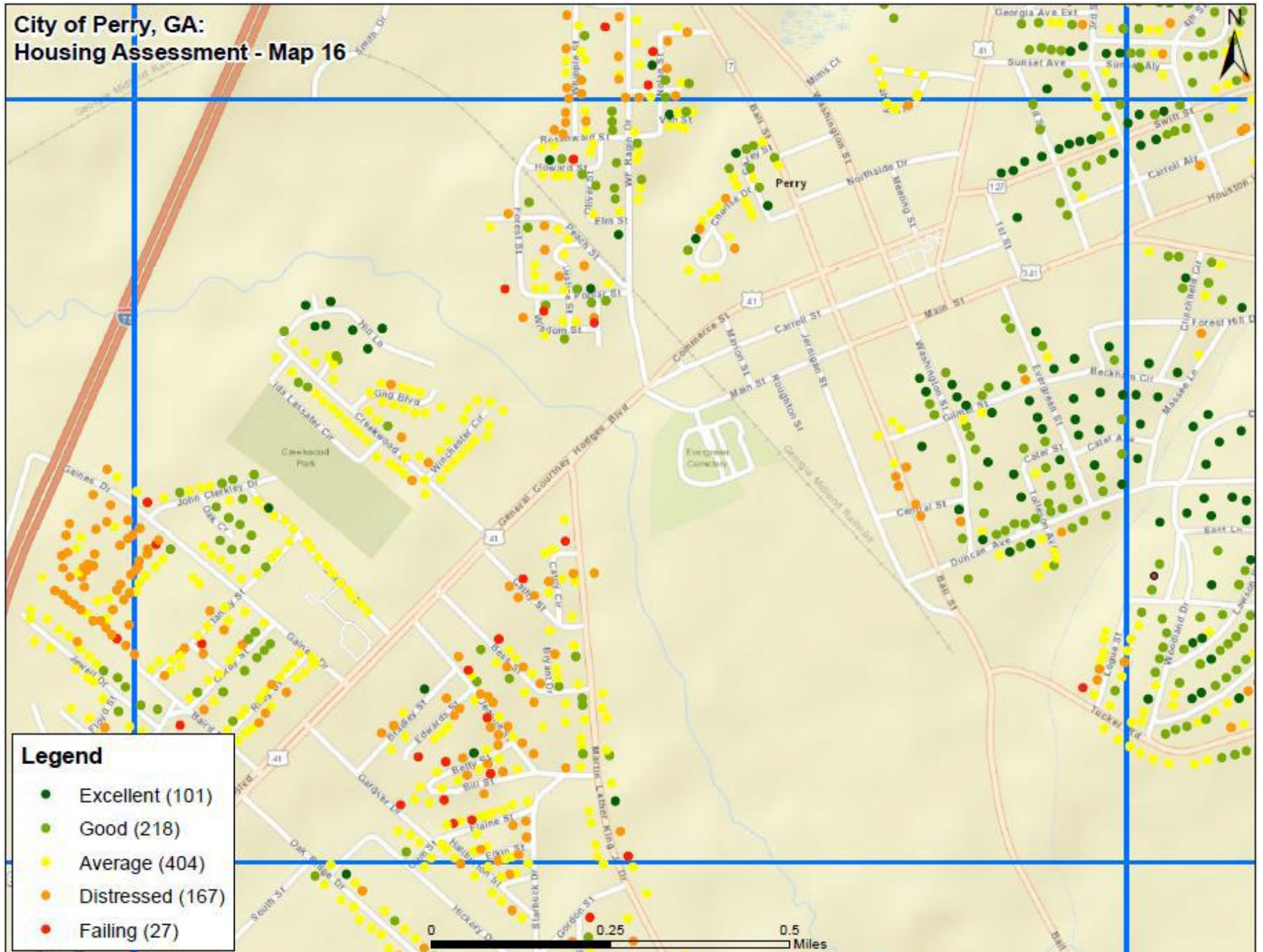
Future Land Use Category	Suitable Zoning Districts
Low-Density Residential	R-Ag, R-1, R-2, PUD
Medium-Density Residential	R-2, R-3, R-TH, RM-1, R-MH, FBR, PUD
High-Density Residential	R-TH, RM-1, RM-2, FBR, PUD
Neighborhood Commercial/Mixed Use	O-I, LC, NMU, PUD
Commercial/Mixed Use	C-1, C-2, IMU, MUC, PUD
Industrial	M-1, M2
Conservation	Floodplain, Parks, Open Space
County Boundary	Houston County/Peach County Line
Service Area Boundary	Perry Service Area



# City of Perry, GA: Housing Assessment



# City of Perry, GA: Housing Assessment - Map 16





# What is CDBG?

---

- Program enacted in 1974, through the federal Housing & Community Development Act
- Grants issued via the US Department of Housing & Urban Development, and administered across Georgia by DCA
- Supports housing, infrastructure, public services
- Focus on low-to-moderate income residents

# Perry's CDBG Goals



Improve housing



Upgrade  
infrastructure



Support community  
facilities



Enhance quality of  
life





# Housing Improvements

---

Owner-occupied rehab

Roof repairs

Accessibility upgrades











Façade enhancements

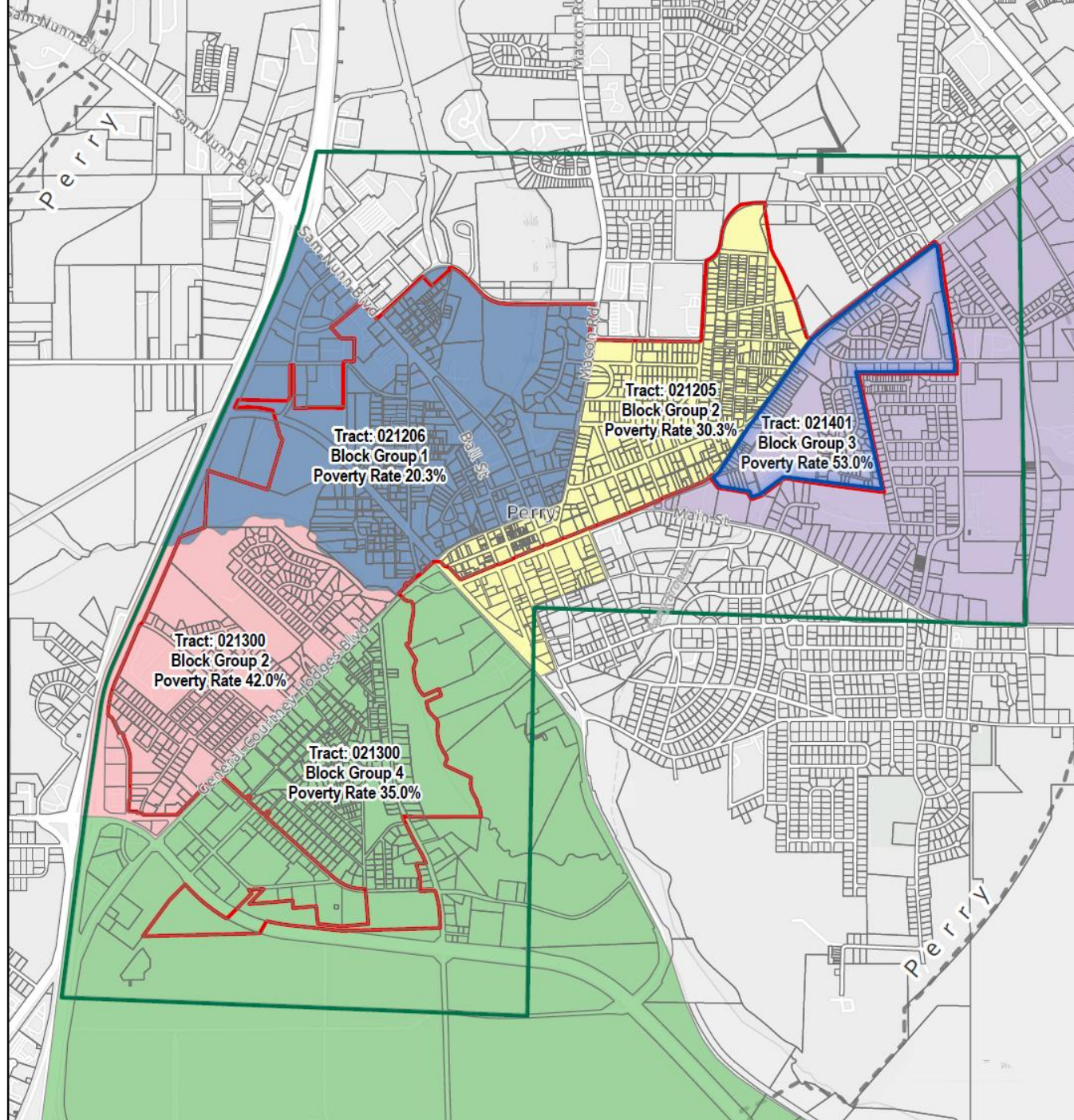
# City of Perry RAS and Urban Redevelopment Area Boundaries



Where Georgia comes together.

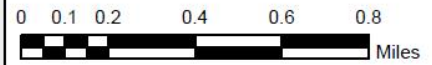
## Legend

-  Future CDBG Project Area
-  Perry RAS Boundary
-  Urban Redevelopment Area
-  Tract 21206, Block Group 1
-  Tract 21205, Block Group 2
-  Tract 21300, Block Group 2
-  Parcels
-  City of Perry Boundary
-  Tract 21401, Block Group 3
-  Tract 21300, Block Group 4



**RAS Administrator:**  
 Bryan Wood  
 City of Perry  
 741 Main Street  
 Perry, GA 31069  
 (478) 988-2714

1:25,000



Map compiled by the Middle Georgia Regional Commission (MGRC) on March 11, 2025. The information represented on this map is compiled from a variety of data sources, including MGRC, Houston County, US Census, and the City of Perry. The intended use of this map is for general planning and reference purposes only.

**Neighborhood Improvement Grants received by the City of Perry Since 2016 (8/2025)**

Grant/Year	Status	Grant Amount	City Match	Additional Leverage	Total of All Funds	Description of Work	Community	No. of Persons Impacted
CDBG/2016	Completed	\$500,000	\$4,800	\$41,594	\$546,394	Rehabilitated 8 homes; Demolished and reconstructed 2 homes	Sandhill	26
CHIP/2016	Completed	\$306,000	\$1,693	\$1,500	\$309,193	Repaired 6 homes	Sandhill	9
CDBG/2017	Completed	\$722,000	\$30,887	\$19,349	\$772,236	Acquired and demolished 4 dilapidated structures; Rehabilitated 11 homes; Demolished and reconstructed 2 homes	Sandhill	71
CDBG/2019	Completed	\$996,350	\$151,765	\$122,735	\$1,270,850	Rehabilitated 11 homes; Demolished 1 unit; Improved stormwater and streets	Creekwood	124
CHIP/2019	Completed	\$300,000	\$2,000	\$1,500	\$303,500	Repaired 6 homes	Sandhill and Creekwood	10
CHIP/2020	Completed	\$300,000	\$15,600	\$1,500	\$317,100	Repaired 5 homes	Creekwood	5
CDBG/2020	Completed	\$748,561	\$5,684	\$27,935	\$782,180	Rehabilitated 11 homes	Creekwood	111
CHIP/2022	Completed	\$400,000	\$19,600	\$1,500	\$421,100	Rehabilitated 6 units	Sandhill, Creekwood and Old Field	19
CDBG/2022	In Progress (Completion 2025)	\$686,926	\$16,850	\$12,250	\$716,026	Projected to rehabilitate 8 units and Code enforcement on 4 units.	Old Field	73
CHIP/2023	In Progress (Completion 2025)	\$400,000	\$19,600	\$1,500	\$421,100	Rehabilitation of 6 units	Sandhill, Creekwood and Old Field	17
CDBG/2023	In Progress (Completion 2026)	\$994,145	\$77,366	\$16,500	\$1,088,011	Projected to rehabilitate 11 units and acq/clearance of 1 unit and Code enforcement on 9 units.	Old Field	92
CHIP/2024	Awarded (In progress) (Completion 2026)	\$500,000	\$23,600	\$1,500	\$525,100	Rehabilitation of 8 units (proposed) This grant will begin in September 2025 with the 1st rehab.	Sandhill, Creekwood and Old Field	16
<b>Total Committed</b>		<b>\$6,853,982</b>	<b>\$369,445</b>	<b>\$249,363</b>	<b>\$7,472,790</b>	<b>97 homes rehabilitated/repared; 4 homes demolished and reconstructed; 19 dilapidated properites demolished; stormwater/street improvements</b>		<b>573</b>



# Neighborhood Revitalization

- Blight removal
- Streetscape improvements
- Public space upgrades



# Who Benefits?

---

- Low-to-moderate income households
- Seniors
- Underserved neighborhoods
- The overall community and region



# CDBG Impact Numbers

Residents  
Impacted:  
**497**

Total Funds  
Leveraged:  
**\$5,175,697**

Projects  
Completed:  
**80**





# The GICH Team

---

- Houston County Habitat for Humanity
- Perry Housing Authority
- Affordable Housing Developers
- Regional Banks
- City Council Members
- Code Enforcement Staff
- Planning Staff
- Grant Administrator

City of Perry Department of Community Development

Organizational Chart

Planning, Engineering, and Building Divisions

January, 2026



- Boards, Commissions & Committees**
- Planning Commission
  - Historic Preservation Commission
  - Board of Adjustments & Appeals
  - Houston County Land Bank Authority
  - GICH Perry Housing Team
  - Warner Robins Area Transit Study
  - Middle Ocmulgee Regional Water Council
  - Utility Coordination Committee

**Mayor and City Council**

**City Manager's Office**  
Robert Smith

**Community Development Director**  
Joe Duffy

**Senior Executive Secretary**  
Christine Sewell

*Building Division*

**Chief Building Official (Senior)**  
Kevin Gore

**Building Inspector (Senior)**  
Dan Bass

**Code Compliance Specialist II**  
Chantawia Watkins

**Permit Technician II**  
Dante Braddy

**Code Compliance Specialist II**  
John Gravely

**Building Inspector I**  
Kevin Kent

**Building Inspector I**  
Brooke Chambers

*Planning Division*

**Community Planner II**  
Emily Carson

*Engineering Division*

**Engineering Services Manager (Senior)**  
Chad McMurrian

**Stormwater Inspector (Senior)**  
Sarah Nottingham

**Utility/Construction Inspector II**  
Andrew Klug

**Engineering Technician II**  
Travis Hill

**Utility/Construction Inspector I**  
Aaron Squires



# Future Opportunities

---

- Community partner organizations
- Houston County Land Bank Authority
- Continued investment – CHIP Program
- Comprehensive Plan Update – 2027 Adoption
- Incremental zoning updates

# Building a Better Perry Together

*CDBG makes a lasting impact!*

Questions?

**Joe Duffy, AICP**

Community Development Director  
City of Perry

[joe.duffy@perry-ga.gov](mailto:joe.duffy@perry-ga.gov) / 478-988-2714



Georgia Initiative for  
Community Housing



Where Georgia *Families* Come Together.