

HOUSING OBJECTIVES & GOALS

PROJECT	GOALS	AVAILABLE RESOURCES	POTENTIAL OBSTACLES	RESOURCE & TECHNICAL ASSISTANCE NEEDS
<b>Assessment of Existing Housing</b>	Support stable, viable neighborhoods	Examples from other GICH communities	Support of elected officials in focus area(s) Funding for housing assessment Support of Churches and residents in targeted areas	Census Data and Mapping; DCA grant program information; contacts in neighborhoods
<b>Code Enforcement</b>	Ensure code enforcement officer has necessary support, time, and resources	Certification and training at GA Association of Code Enforcement <a href="http://www.gaceonline.com/">http://www.gaceonline.com/</a>	Code Enforcement Officer is re-assigned by Police Department	Support from elected officials
<b>Rehabilitation Program</b>	Improve existing housing stock	Examples from other GICH communities	Funding	Support from elected officials
<b>Neighborhood Engagement</b>	Taking it Back: Educate the community	Comprehensive Plan Update Process: Public Input meetings to assess neighborhood needs and receive input.	Housing team has no control over Police Department staffing decisions; Time and manpower needed to reach out to neighborhoods	Access to media contacts; Support from elected officials
<b>Future Residential Use</b>	Anticipate needs of current and prospective residents; build a strong, sustainable community	Comprehensive Plan Update Process: Public Input meetings to assess neighborhood needs and receive input.	No control over external economic forces	Census data and Mapping (UGA); Regional Commission
<b>Housing Choice</b>	Identify relevant housing programs	CHDO, Housing Authority, Habitat for Humanity, Local government, Regional Commission	Property owners unwilling to remediate blight; rental property	DCA
<b>Partnerships</b>	Develop a communitywide network of partners	Local Government, Regional Commission, banks seeking to fulfill Community Reinvestment Act (CRA) requirements	Attracting support for community housing program	Support from elected officials <a href="http://www.federalreserve.gov/communitydev/cra_about.htm">http://www.federalreserve.gov/communitydev/cra_about.htm</a>
<b>Aging in Place</b>	Develop a framework for future planning that ensures all development is accessible to all ages and abilities.	Comprehensive Plan Update Process: Public Input meetings to assess neighborhood needs and receive input. Potential redevelopment sites.	Negotiations with School District over future of unused properties. Support of elected officials for development requirements.	GICH List Serve; DCA; Regional Commission
<b>Land Bank Authority</b>	Educate city and county elected officials on benefits of developing a Land Bank Authority	Local government; City Attorney; CHDO; Housing Authority; Habitat for Humanity; Regional Commission	Developing a shared vision of appropriate redevelopment	Other GICH communities

HOUSING WORKPLAN

PROJECT <i>(Name of Objective)</i>	GOAL <i>(Short-term and Long-term goals)</i>	TIMELINE	ACTION STEPS	TEAM MEMBER / RESPONSIBILITY
<b>Assessment of Existing Housing</b>	✓ Support stable, viable neighborhoods	February - September 2016	1. Conduct Housing Assessment to identify houses in need of repair or demolition 2. Conduct a survey of neighborhood (amenity) needs in target areas.	GICH team; City and County government staff
	✓ Promote neighborhood pride	February - September 2016	1. Develop incentives to encourage property owners to remediate blight or sell for redevelopment 2. Develop landlord registry 3. Work with UGA to identify and gather more localized Census data that shows pockets of poverty, etc. 4. Map rental v. owner-occupied homes	GICH team; City and County government staff
<b>Code Enforcement</b>	✓ Code Enforcement as a consistent presence	February - September 2016	1. Identify dilapidated properties 2. Implement demolition program (top 10 targeted at rate of 3 per annum) 3. Attack blight: Develop cost estimates; property value estimates 4. Update ordinances: Unfit Buildings; Demolition by Neglect; Property Maintenance; Slum & Blight	GICH team; City and County government staff  <a href="http://www.gaceonline.com/">http://www.gaceonline.com/</a>  <a href="http://www.gmanet.com/Advice-Knowledge/Sample-Documents/Model-Derelict-and-Blighted-Property-Ordinance.aspx">http://www.gmanet.com/Advice-Knowledge/Sample-Documents/Model-Derelict-and-Blighted-Property-Ordinance.aspx</a>
<b>Rehabilitation Program</b>	✓ Improve existing housing stock	February - September 2016	1. Develop prioritized list of owner-occupied houses for rehabilitation 2. Engage grant writer; Submit CDBG & CHIP applications for infrastructure & Housing rehabilitation 3. Develop partnerships to fund activities ineligible for CHIP and CDBG 4. Identify match for housing improvement grant programs	GICH team; City and County government staff  <a href="http://www.dca.state.ga.us/housing/housingdevelopment/programs/homeinvestment.asp">http://www.dca.state.ga.us/housing/housingdevelopment/programs/homeinvestment.asp</a>  <a href="http://www.dca.state.ga.us/communities/cdbg/">http://www.dca.state.ga.us/communities/cdbg/</a>

<b>Neighborhood Engagement</b>	✓ Taking it Back: Improve Infrastructure; Support the community	February - September 2016	<ol style="list-style-type: none"> <li>1. Identify infrastructure improvements (streets, lighting, etc.), to reduce crime.</li> <li>2. Organize neighborhood clean-up day in target area(s); providing t-shirts and lunch to participants.</li> <li>3. Establish Housing Opportunity Commission to carry on work of GICH team.</li> <li>4. Host a Housing Planning Forum/Open House – July 2016</li> </ol>	<p>GICH team; City and County government staff</p> <p><a href="http://cebcp.org/evidence-based-policing/what-works-in-policing/research-evidence-review/broken-windows-policing/">http://cebcp.org/evidence-based-policing/what-works-in-policing/research-evidence-review/broken-windows-policing/</a></p>
	✓ Taking it Back: Educate the community	February - September 2016	<ol style="list-style-type: none"> <li>1. Support development of neighborhood associations and neighborhood watch.</li> <li>2. Identify appropriate methods of communication to reach each housing population.</li> <li>3. Recruit block captains and distribute awareness flyers.</li> <li>4. Solicit input on housing issues from residents, to support the Comprehensive Planning Process.</li> </ol>	<p>GICH team; City and County government staff</p> <p><a href="https://www.talgov.com/parks/parks-neighborhood-h2guide1.aspx">https://www.talgov.com/parks/parks-neighborhood-h2guide1.aspx</a></p>
<b>Future Residential Use</b>	✓ Anticipate needs of current and prospective residents; build a strong, sustainable community	February - September 2016	<ol style="list-style-type: none"> <li>1. Develop and distribute a survey to realtors to identify amenities sought by prospective residents</li> <li>2. Solicit input from current residents during Comprehensive Plan update process</li> <li>3. Incorporate GICH Work Plan goals into Comprehensive Plan</li> </ol>	<p>GICH team; City and County government staff</p> <p><a href="http://www.unitedgrowth.org/pdfs/reports/BGN_28-45.pdf">http://www.unitedgrowth.org/pdfs/reports/BGN_28-45.pdf</a></p>
<b>Housing Choice</b>	✓ Identify relevant housing programs	February - September 2016	<ol style="list-style-type: none"> <li>1. Build communitywide awareness of Home Ownership Programs</li> <li>2. Identify funding or developers who can provide assisted living, workforce, and middle-income housing</li> <li>3. Work with developers on potential LIHTC developments</li> <li>4. Educate eligible Housing Choice Voucher recipients about homeownership options</li> </ol>	<p><a href="https://www.dca.ga.gov/GeorgiaDream/">https://www.dca.ga.gov/GeorgiaDream/</a></p> <p><a href="http://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program">http://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program</a></p> <p><a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_in_dian_housing/programs/hcv/home_ownership">http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_in_dian_housing/programs/hcv/home_ownership</a></p>

<b>Partnerships</b>	<p>✓ Develop a communitywide network of partners: Residents, Local Government Boards, Authorities, Committees</p>	February - September 2016	<ol style="list-style-type: none"> <li>1. Publicize mission and logo of GICH housing team, to attract new support</li> <li>2. Support DDA efforts to clear dilapidated houses and clear land titles</li> <li>3. Review map of proposed Green Space and Trails to identify opportunities to add value to target neighborhoods, e.g., Tot Lots and Pocket Parks.</li> <li>4. Identify potential partners: residents and business owners to join volunteer force</li> </ol>	
	<p>✓ Develop a communitywide network of partners: Banks, Builders, Utilities</p>	February - September 2016	<ol style="list-style-type: none"> <li>1. Investigate partnerships with Banks for workshops on credit repair, budgeting and homeownership.</li> <li>2. Identify projects and developers for CHDO</li> <li>3. Recruit builders to help with rehabilitation projects not covered by federal grants (emergency repairs, income limits, donations to cover homeowner share)</li> <li>4. Identify incentive programs to benefit all residents, e.g., GA Power rebates and home efficiency credits</li> </ol>	<p><a href="http://www.federalreserve.gov/communitydev/cra_about.htm">http://www.federalreserve.gov/communitydev/cra_about.htm</a></p> <p><a href="http://www.dca.state.ga.us/housing/housingdevelopment/programs/CHDOdesignation.asp">http://www.dca.state.ga.us/housing/housingdevelopment/programs/CHDOdesignation.asp</a></p> <p><a href="http://residential.georgiapower.com/rebates/">http://residential.georgiapower.com/rebates/</a></p>
<b>Aging in Place</b>	<p>✓ Develop a framework for future planning that ensures all development is accessible to all ages and abilities.</p>	February - September 2016	<ol style="list-style-type: none"> <li>1. Evaluate potential sites for lifelong housing and community centers.</li> <li>2. Work with School District to identify unused schools that can be repurposed as community centers in target areas.</li> <li>3. Use innovative methods, e.g., TDRs, to procure land for development of senior housing.</li> </ol>	<p>GICH team; City and County government staff</p> <p><a href="http://www.lincolinst.edu/pubs/424_Transfer-of-Development-Rights-for-Balanced-Development-">http://www.lincolinst.edu/pubs/424_Transfer-of-Development-Rights-for-Balanced-Development-</a></p>
<b>Land Bank Authority</b>	<p>✓ A diverse selection of tools to use for clearing title, removing blighted property, and creating redevelopment opportunities</p>	February - September 2016	<ol style="list-style-type: none"> <li>1. Research the benefits of a local Land Bank Authority</li> <li>2. Encourage city and county officials to expand efforts of DDA (clearing title of demolished properties) into a countywide Land Bank Authority</li> <li>3. Identify options for disposition of land and development sites obtained through Land Bank Authority</li> </ol>	<p>City and County government staff</p> <p><a href="http://www.communityprogress.net/filebin/pdf/new_resrcs/GA-LandBank-ResourceManual.pdf">http://www.communityprogress.net/filebin/pdf/new_resrcs/GA-LandBank-ResourceManual.pdf</a></p>