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Madison DDA signs cooperative agreement with Parallel Housing

Dianne | January 24, 2014 | [Front Page](#) | [No comments](#)

By Tia Lynn Lecorchick staff writer

The Downtown Development Authority (DDA) signed a Memorandum of Understanding (MOU) with Parallel Housing, a non-profit company out of Athens that designs and builds senior housing, to explore a proposed senior development of 40 to 45 units, creating more affordable living options for seniors in Morgan County.

The proposed site is on Fifth Street in the W. Washington Street Gateway. "This is a promise to work together to see what the possibilities are," said Monical Callahan, planning director for the DDA.

The DDA will work along side Parallel Housing until the non-profit company submits an application to the Department of Community Affairs, which is due by June 1. "We will work with them on planning the site and architecture, and perhaps a financial lending component," explained Callahan.

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Housing development proposed for 5th Street

Dianne | January 24, 2014 | Front Page | No comments

By Nick Nunn staff writer

At a town hall meeting on Wednesday, Jan. 15, at St. Paul AME, A. Gregg Bayard, representative for Parallel Housing, Inc., spoke regarding a potential senior housing development off Fifth Street, which could be completed by the winter of 2016.

The development would create 40 to 45 units, providing low to moderate cost solutions for citizens 55 years old and older.

According to Bayard, the timeline for the project begins with an application by Parallel Housing for federal low-income housing tax credits.

The application comes due in June, but tax credit awards will not be announced until November or December.

If Parallel Housing receives a tax credit award for the project, they will be locked into a 30-year commitment to provide affordable housing at the proposed development.

Bayard stated that construction would begin mid-summer of 2015 and be complete by December of 2016 if the tax credits are awarded for the housing project.

Awards are granted based on the application, which will involve site plans, environmental studies, and other research, which Parallel Housing will complete by the June deadline.

Applications are scored on a set of criteria, which the judging body uses to determine tax credit grants.

Bayard said that he feels that Parallel Housing's project in Madison will rank very highly.

"It looks like we'll score very, very favorably," said Bayard. Bayard said that rentals will be based on one-year lease agreements, and that rental prices will be determined once they receive their award specifications.

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Bayard added that Parallel Housing creates "highly energy efficient... sustainable housing" with average combined utility bills totaling from \$30 to \$60, and that the development will contain amenities such as an exercise room, a computer lab, an elevator, parking, and wifi throughout.

Bayard said that local sub-contractors will be used as much as possible during the construction process, and that the development will enjoy on-site management once complete.

Madison Planning Director Monica Callahan said that the Parallel Housing development will help to develop a "series of housing in town" and that the proposed development will be "low to moderate housing."

Callahan stated that, right now, they are only taking the "first step" but they will have a "good idea of what the [development] looks like" by the time the application is submitted.

Once submitted, Parallel Housing will be committed to the plan as described in the application.

Bayard stated that this is a "very successful program" for developing this type of housing and that there will be "a lot of oversight on the compliance" with the standards set forth with the program.

Callahan added that, although Parallel Housing is a non-profit organization, the project will be taxed. "This will grow our tax base," said Callahan.

Bayard continued by saying that the project will be developed with aging in mind and no health-related restrictions will prevent tenants from being considered.

Downtown Development Authority (DDA) Chair Shandon Land asked that everyone in attendance "please spread the word" about the project, considering its benefits.

Callahan also briefly mentioned other DDA projects in the Canaan area, including the Gilmore house and the stormwater improvements.

According to Callahan, the grand for the Canaan Corner Store came in during December, and construction will begin this month on the project, which will include three "first-come, first-served" affordable housing units.

Callahan told audience members that sign-up for the units would begin that night, and that they hope to have the housing available by June.

Callahan also stated that construction on stormwater improvements in the Canaan area would begin in the next couple of weeks and continue until completion sometime in August.

"We are going to ask you to be patient until August," said Callahan, who added that, in exchange for the community's patience, "by the end of August, a lot of people will feel the next 10 inches of rain in a completely different way."

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DDA to amend Urban Renewal Plan to allow housing deal

Dianne | February 28, 2014 | News | No comments

By Nick Nunn staff writer

The Madison Downtown Development Authority (DDA) will consider an amendment to their Urban Renewal Plan in order to accommodate the proposed senior housing development by Parallel Housing, Inc.

The current Urban Renewal Plan, which was adopted by the Madison City Council in May 2011, focuses on the West Washington gateway. According to Madison's website, an Urban Renewal Area is "an area designated in the community for extra concentration of community services, programs, and improvements to relieve slum and blight conditions and bring renewal opportunities."

Madison Planning Director Monica Callahan stated that the preliminary URA amendment should be completed in the next 15 days and that the DDA will have to propose the amendment to the city council, who will ultimately vote to accept the amendment.

The senior housing development represents a possible \$8 million investment in the West Washington gateway. Callahan also stated that the Madison City Council will be looking at a sketch of a Transfer of Development Rights (TDR) ordinance during their upcoming work session. She stated that the scope of the TDR ordinance would only be "microscopic" in scale at this stage and would focus on residential development rights at this stage. Callahan stated that a TDR would help to protect greenspace in the Urban Renewal Area while still encouraging development.

She encouraged that the DDA members attempt to attend the council's work session to hear more discussion about the proposed ordinance. DDA Member Everett Royal stated that the slab foundation and plumbing for the Depot replacement building have been installed, and that the construction company is leaving a "very nice, clean site." "We'll get a good building," said Royal.

Royal also stated that there have been some changes in grading around the McDowell building in order to create stability. He also said that the storm sewer is almost complete and that the paving for the depot parking lot should begin soon, pending good weather.

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DDA Chair Shandon Land stated that work is going "slowly but surely" on the Gilmore building, but that, in addition to being able to raise the downstairs ceiling to nine-and-a-half feet, they also found that there were eight layers of shingles on some sections of the roof of the building.

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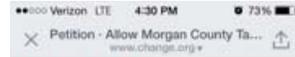
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West Jefferson St. housing project gets green light

Dianne | March 19, 2014 | News | No comments

By Tia Lyn Lecorchick staff writer

The Historic Preservation Commission (HPC) gave Parallel Housing the green light to move forward with their conceptual design for their proposed low to moderate income apartments for senior citizens to be located near the intersection of West Jefferson Street and Fifth Street on March 10.

With the preliminary review accepted by the HPC, Parallel Housing will formally submit the final version of their plans during the HPC's meeting on April 8. The conceptual proposal included blueprints for a two story apartment building with 44 units, balconies off of each apartment, an exterior designed with blonde bricks and stucco, with two main sections, four entrances, a courtyard, a gazebo, benches, a detention pond, pavement, and parking space.

The location for the new senior housing complex is right on the cusp of the historic district, situated behind public housing, with most nearby properties outside of the historic district. "Reveiwng an apartmnet building is a strange and new thing for us...Such buildings would not be appropriate near the center of the district, but this is in the rear yard of the historic district," said Ken Kocher, consultant for the HPC.

HPC Member Richard Simpson noted the commission's desire for style consistency when considering new constructions in the historic district. "We emphasize simplicity, so a new structure doesn't stand out in the historic district," said Simpson.

"And these plans seem to meet that goal." Monica Callahan, planning director for the Downtown Development Authority, praised Parallel Housing's proposal. "We are very pleased with what we have received from them so far," said Callahan. "The idea is for the structures to be compatible with historic models. They have offered us a model that might just be appropriate for this area," said Callahan. HPC Member Flynn Clyburn thought the plans made good use of space.

"The building is big, so you have done a good job with these plans spreading everything out so it doesn't look like a huge monster building in our historic distict," said Clyburn. Curry Wadsworth, the Parallel Housing representative, concurred with the commission's vision for the project. "We like simple, we like sleek, and we want it to look classic. We will proceed futher in this direction

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and formally submit our plan in April." said Wadsworth. The HPC will render a final decision on the project on April 8.

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DDA approves revised Urban Renewal plan

Dianne | March 26, 2014 | News | No comments

By Nick Nunn staff writer

The Downtown Development Authority of Madison (DDA) recommended the approval of an amendment to their Urban Renewal Plan (URP) during their March 20 meeting.

The proposed amendment would change the URP, which maps out the West Washington Street Gateway, to accommodate the development of a high-density residential development on Fifth Street. This is the first amendment to the URP since its adoption in 2011.

According to Madison Planning Director Monica Callahan the URP map and text together control future development in the West Washington Gateway. The amendment to the URP allows for the "development of residential units having an historic multi-family appearance" on Fifth Street, opposite Sandy Sanford's "Anchorage" development.

The changes in the URP would also create the requirement of a shared driveway with an accessory parking lot to be constructed behind one existing and two planned cottages along Highway 83 and recommend the "development of stormwater, greenspace, or trail amenities" on the property northeast of the proposed housing development.

Monica Callahan stated that, in order for the URP to be amended, the Madison city council will have to hold a public hearing on the subject and then create a resolution to pass the amendment.

Callahan also informed the DDA about the Greenspace Commission's recent work on a draft of a Transfer of Development Rights (TDR) ordinance, which will be submitted to the Madison city council for consideration during their April 14 meeting. The proposed TDR ordinance would be "test driven" in the West Washington Gateway, said Callahan, who said that the ordinance could have "great implications to the city as a whole."

The TDR ordinance would allow property owners in designated "sending" areas to sever the development rights attached to their property and then sell the rights to property owners in "receiving" areas.

Once the development rights are sold, the seller must create a permanent conservation easement on their property to ensure that no development will take place on the portion of the

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property. Sending and receiving areas are chosen based on the desire to prevent designated areas from development, while allowing controlled growth in other areas covered by the ordinance.

Callahan said that deciding to sell or purchase a property's development rights are "elective" and that the development rights become a "real estate commodity" for the property owner.

Callahan also stated that the DDA will be able to use the ordinance to further its objectives, since the ordinance will designate parcels in the West Washington Gateway and surrounding area as the sending and receiving areas. "It has some really good potential," said Callahan.

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Construction spending drops by \$3 million in city of Madison

Dianne | April 10, 2014 | Front Page | No comments

By Nick Nunn staff writer

Madison Planning Director Monica Callahan presented reports outlining Madison's occupancy and construction statistics for the year 2013 and crime statistics for the year 2012 during the Madison City Council's work session on Friday, April 4.

The report on the number of construction permits and costs showed that the number of permits decreased from 202 in 2012 to 179 in 2013 and that the total cost of construction related to the permits dropped from approximately \$7,390,000 to \$4,458,000.

During 2013, around \$1,017,000 was spent on public construction projects, including the 911/EMS/Fire Station at the Morgan County Public Safety Complex and the erection of a sign at the Morgan County Aquatic Center, and about \$3,440,000 was spent on private sector improvements. Callahan stated that, overall, Madison is "running at about 90 percent occupancy citywide," which is up more than a quarter of a percent from 2012.

The city's commercial occupancy increased from 81.58 percent in 2012 to a little more than 84 percent in 2013. The industrial occupancy also increased five-hundredths of a percent to 97.78 percent, but the professional occupancy dropped a little more than one percent to 82.54 percent.

The number of residences increased from 1,787 in 2012 to 17,96 in 2013, but the occupancy percentage dropped approximately one-tenth of a percent to 92.2 percent in 2013.

City Attorney Joe Reitman lauded the city's occupancy rates, saying that "Social Circle would give its right arm" to have Madison's commercial occupancy percentage.

The crime data report only dealt with crimes reported to the FBI, including violent crime and property crime, up through the end of 2012.

In 2012, there were only 16 violent crimes committed in Madison, down from 17 in 2011, but property crime increased from 172 in 2011 to 207 in 2012.

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"Property crime seems to be trending upward," said Callahan about the increase, while adding that Madison's number for property crimes is the highest for similarly sized cities in our region.

Greensboro came in closely behind Madison in 2012 with 171 property crimes.

She also noted that Madison's violent crime numbers only equal around half of those for Eatonton, Greensboro, and Washington.

Callahan noted that all of these numbers were compiled before current Police Chief Bill Ashburn took his position and said that the report is not a reflection of Madison's police department.

Callahan also presented a proposed amendment to the city's Urban Renewal Plan (URP), which would revise one of the plan's areas to accommodate high-density rental housing in the West Washington Gateway.

The amendment would help to clear the way for both Sandy Sanford's Anchorage development and the proposed senior housing development by Parallel Housing, Inc. on Madison's North Fifth Street.

Callahan said that the amendment would not "tie" the city council to Parallel Housing's proposal, but it would create the possibility for the development in the URP when Parallel Housing is prepared to move forward with their plan.

Council Member Chris Hodges voiced her support of the amendment, saying that "there is a... need for rental housing" in Madison.

The city council also discussed introducing the use of a consent agenda for their meetings. The consent agenda would allow the council to combine several non-controversial items into one vote for approval, thus reducing the time required for bringing up issues during a meeting and holding a vote on each individually.

Madison City Clerk Mellie Ann Thomas said that she thinks that the use of a consent agenda "would be beneficial for the council."

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HPC approves Parallel Housing proposal

Dianne | April 18, 2014 | News | No comments

By Nick Nunn staff writer

The Historic Preservation Commission (HPC) approved an application by Parallel Housing, Inc., for the construction of a primary structure near the intersection of West Jefferson Street and Fifth Street. The structure will be a two-story, multi-unit building, which Parallel Housing plans to use for a senior housing development.

Parallel Housing's application first came before the HPC during last month's meeting for the first round of a conceptual review. Preservation Planner Ken Kocher noted that the proposed design is an "unusual building type" for Madison, as Madison did not have this type of apartment building, historically. However, he noted that the building is in the style of institutional buildings of the area and said that its location near the edge of the historic district mitigates its unusual nature.

Kocher said that the use of blind openings creates a natural "feeling" of a traditional window placement and that the general "U" shape of the building will create the impression of a commons in the front of the building. A parking lot was also included in the application, but Kocher said that he expects that there will be changes to the general parking structure once construction gets underway.

"They'll probably be a lot of tweaking along the way," said Kocher. Because of the changes expected to occur during the development process, Kocher recommended that the HPC have changes in architectural details and hardscape details available for approval by staff and one member of the executive committee if they decide to approve the application. Madison City Council Member Joe DiLetto stated that he thinks that Parallel Housing has "done a great job" on planning for the housing development.

HPC Member Richard Simpson moved to approve of the application, noting the mitigating factors of the site being on the edge of the historic district and that changes in architectural and hardscape plans be approvable by staff and a member of the executive committee. The HPC also heard from Denise Peeples, who applied for acceptance of the installation of gas porch lighting for her porch at 596 Old Post Road.

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Madison Council considers small cost of living raise

Dianne | April 18, 2014 | News | No comments

By Nick Nunn staff writer

The Madison City Council voted unanimously to approve a 1.52 percent adjustment to the cost of living, which, according to City Manager David Nunn, will create a “modest increase” in the salaries of city employees. Nunn said that the adjustment will also shift the salary scale, which will help to keep city salaries competitive in the area.

“This helps keep our entry level positions... up to date,” said Nunn. Nunn said that he used a similar formula to what the Bureau of Labor Statistics uses for calculating cost of living increases, which involves comparison of the changing consumer price index for urban consumers living in the Madison area. “This is what the numbers say,” said Nunn.

According to Nunn, the 1.52 percent increase will create an increase of about \$30,000, which will have to be taken into consideration for next year’s budget. **The city council also approved a resolution to amend the city’s Urban Renewal Plan (URP), which was adopted in 2011. The amendment was previously recommended to the city council by the DDA, and the changes create the possibility of a high-density housing development in the West Washington Gateway. Planning Director Monica Callahan said that Parallel Housing, Inc., has applied for a rezoning in order to move forward with a senior housing project in the section of the Urban Renewal Area affected by the change, but she noted carefully that approving the amendment to the URP does not tie the city to Parallel Housing’s development. The council also briefly discussed a draft of a Transfer of Development Rights ordinance (TDR), which will come before them during the next few meetings.**

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Planning Commission discusses conditional use for personal care home

Dianne | April 23, 2014 | News | No comments

By Nick Nunn staff writer

The Morgan County Planning Commission discussed an application for a conditional use permit to operate a congregate personal care home at 150 Hancock Street, Madison. The applicant, Patrick Reams, is proposing to convert the existing four-story structure at the address into a personal care home that will be able to house approximately 70 residents in residential rooms of roughly 400 square feet. The application states that no changes are proposed for the exterior of the building and that 90 full time and part time employees will be hired for the proposed use of the building. Madison Planning Director Monica Callahan said that the only concern raised so far has been parking, but she stated that the applicant plans to use 60 spaces on the lower level of the adjacent parking deck, which the applicant owns, for resident parking and will use parking spaces on the top level of the parking deck to cover the amount of spaces needed for a single shift of employees. Callahan said that the lower level of the parking deck is currently leased by Morgan County and the top level is leased by the city of Madison, but she did not indicate that there would be a conflict caused by the applicant's planned use of the parking deck.

Planning Commission Chair Brian Lehman expressed concerns regarding fire safety in the building since there will be multiple residential uses. Morgan County Planning Director Chuck Jarrell said that it is likely that the applicant will have to "gut" the inside of the building in order to create the appropriate level of firewall protection required by contiguous residential rooms. There was also concern as to whether the local fire departments will be able to deal with four-story structures.

Callahan said that she would ask a representative of the fire department to come to the Planning Commission's regular meeting to answer that concern. Commission members also asked why the staff report suggests that the conditional use should expire if construction does not begin within 12 months of approval. Callahan said that the expiration clause would prevent the staff from having to keep track of unused conditional use permits "in perpetuity." **The Planning Commission also looked at a request to rezone portions of tax parcels M08-043 and M08-041 at 555 Fifth Street, Madison, from Limited Commercial/Professional (P2) to Planned Residential District (PRD). The property, which is owned by the Downtown Development Authority of Madison, lies**

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within the Historic Preservation Overlay District (HPO) and is also part of the Urban Renewal Area and the Economic Opportunity Zone. The rezoning proposal seeks to allow 44 units of housing in one main structure, and the intended use is for the development of affordable senior housing by Parallel Housing, Inc.

Madison planning staff recommended conditions on the rezone request, including that the property revert to its original zoning if Parallel Housing's application to the Low Income Housing Tax Credit Program is denied by the Department of Community Affairs, that the property revert to its original zoning if sufficient Transfer of Development Rights are not obtained before construction begins, that the property be removed from the HPO before a Certificate of Occupancy. Commissioner Connie Booth indicated that she was concerned with voting on an application that depends on the use of Transfer of Development Rights (TDR) before the Madison City Council has held a vote approving a TDR ordinance. Callahan stated that the proposed TDR ordinance that is going before the city council for a vote on May 2 has had "nothing but positive comments." She also stated that Parallel Housing has a June 3 application deadline Morgan County Planner Tara Cooner pointed out that the city council will have to hold a meeting to vote on the Planning Commission's recommendation on the rezoning request before the rezone could become effective. which is why the Planning Commission was asked to look at the request this month as opposed to next month. Lehman asked about the appropriateness of yellow brick, which is intended for the exterior of the structure. Callahan said that yellow brick is "entirely appropriate" for institutional buildings of the 1920s, which the proposed structure intends to emulate.

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Housing development clears Planning hurdle

Dianne | April 30, 2014 | Front Page, News | No comments

By Nick Nunn staff writer

The Morgan County Planning Commission voted unanimously to approve an application to rezone the property at 555 Fifth Street, which is being proposed as the site of a senior housing development by Parallel Housing, Inc., from Limited Commercial/Professional (P2) to Planned Residential District (PRD). The commission's recommendation was conditional on the Madison City Council's adoption of a Transfer of Development Rights (TDR) ordinance in the West Washington Gateway, since TDRs factor into the proposal's plan to obtain the correct housing density on the property. Parallel Housing is proposing that a 44-unit residential development at 555 Fifth Street. The residential units, which will be both single and double rooms, will be considered senior affordable housing, and Parallel Housing is applying to the Low Income Housing Tax Credit Program (LIHTCP) in order to move forward on the project.

Madison planning staff recommended four conditions for recommendation of the proposed amendment, including that the property revert to the original zoning if Parallel Housing's application to the LIHTCP is not successful, that the property revert to the original zoning if sufficient TDRs are not obtained before construction is to begin, that the property be removed from the Historic Preservation Overlay District prior to the issuance of a Certificate of Occupancy.

Madison Planner Bryce Jaeck stated that Parallel's application addressed "a lot of the targets of the comprehensive site plan." Commission Member Connie Booth asked whether the development would fall under multi-family housing ordinances once the density gets high enough. Jaeck described PRD zones as the city's "special animal," saying that the conditions for PRDs are approved based on whether their benefits sufficiently make up for their deficiencies in terms of other zoning measures. "At the end of the day, it meets a lot of these other goals," said Bryce. Gregg Bayard represented Parallel Housing at the meeting, and Dennis Blackburn represented Parallel Housing's partner, The Woda Group, Inc. Booth asked Blackburn if the Woda Group would be setting up onsite management for the proposed development. Blackburn said that they typically do not have resident managers at senior housing developments, but he said that they were willing to hire an onsite manager if necessary.

He added that Parallel Housing and the Woda Group will be responsible for the property for up to 30 years if they receive Low Income Housing Credits, so it is in their best interest to make sure

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that the development will be properly maintained. Commission Member Dennis Meyers asked if they would attempt to hire local businesses for subcontracting work.

Bayard said that Parallel Housing puts an "emphasis" on making the "most impact on the community," which would include attempting to hire local subcontractors. Monica Callahan, speaking as a representative of the Downtown Development Authority of Madison (DDA), said that she was "thrilled" about the proposed housing development and said that the TDR ordinance will be a "progressive" way to "legislate both growth and greenspace" in Madison. She said that the city council plans to vote on the TDR ordinance during their May 2 called meeting.

DDA Member Everett Royal described the senior housing development at the "single most important thing for the city of Madison" in the coming years. He also said that it would be the DDA's responsibility to procure the necessary TDRs for Parallel Housing, should the ordinance be approved by the city council. Booth said that she felt that the Planning Commission was being "pushed" into deciding on an application that involved TDRs and that she was "very uncomfortable" making a decision on them before they were acted on by the city council. Commission Member Scott Campbell said that he doesn't think that TDRs were the Planning Commission's "charge" and that the "TDRs will take care of themselves."

Campbell suggested that the commission place a condition on their approval, saying that it is contingent on the Madison city council passing the ordinance. "I feel like this is a good fit," said Campbell about the development proposal as a whole. Planning Commission Chair Brian Lehman agreed, saying that the current application is like "day and night" compared to Parallel Housing's previous applications.

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DDA to sell five West Washington St. lots

Dianne | March 13, 2014 | News | No comments

By Nick Nunn staff writer

The Downtown Development Authority of Madison (DDA) plans to sell five property tracts in the West Washington Street Gateway. A for sale notice for the tracts was published on March 6, and the DDA members discussed the conditions for the sale of the tracts during their annual retreat and planning session.

In the information materials concerning the tracts, which Madison Planning Director Monica Callahan described as being the DDA's "bid packet" for the land sales, conditions for the purchase of the tracts were stated, including historic preservation, zoning and urban redevelopment plan requirements.

The first lot, a .420-acre tract at the corner of West Jefferson Street and West Fifth Street, contains a "viable historic residential structure" which "shall be rehabilitated." The development parameters for lot one also stated that proposals for non-residential uses will receive priority, as the lot is in Madison's Opportunity Zone.

Being in the Opportunity Zone qualifies businesses on the property to receive Job Creation Tax Credits. The .436-acre tract designated as the second lot, which is contiguous to lot one and fronts West Jefferson Street, is also in the Opportunity Zone, and the development conditions require that "a new infill cottage" shall be constructed on the property, in accordance with the DDA' urban redevelopment plan.

The third lot, a .422-acre lot next to lot two, has similar requirements to lot two, including historic preservation restrictions and the requirement to construct a cottage on the lot. Lot four is a 3.064-acre tract located behind lots one, two, and three on West Fifth Street and is zoned R-4, small lot residential district.

The development parameters stated that the "infill construction shall be residential apartments." The intended purpose for this lot is a 50-unit senior housing project by Parallel Housing, Inc., but Callahan stated that bidding will be "open to the public at large."

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The DDA signed a memorandum of understanding with Parallel Housing, Inc., and the Woda Group, Inc., in January stating the DDA's commitment to provide support and real estate either "at a nominal fee" or in a lease agreement in exchange for the development of a 50-unit senior housing complex, from which the developers will be able to obtain Low Income Housing Tax Credits.

Lot five is a 1.742-acre tract on West Fifth Street contiguous to lot four and is also zoned R-4. The conditions for the property indicate that proposals for "stormwater facilities, greenspace, and/or recreational facilities" will receive preference from the DDA.

Callahan stated that received bids will not be considered absolute, and that the DDA will be able to reject offers or "tweak" the parameters of their stated conditions as necessary.

Callahan also noted that the West Washington Gateway would be the affected area of the proposed Transfer of Development Rights (TDR) ordinance, should the Madison City Council pass the amendment. The deadline for bids is March 17 at 4 p.m. The DDA will review bids at their next regular meeting on March 20.

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Council approves zoning for senior development

Dianne | May 14, 2014 | News | No comments

By Nick Nunn staff writer

The Madison City Council approved a rezoning application by Parallel Housing, Inc., to rezone portions of tax parcels M08-043 and M08-041 at 555 North Fifth Street from Professional/Limited Commercial (P2) to Planned Residential District (PRD). After approving the application for the rezoning of the property, the council then passed a resolution of support for Parallel Housing's planned development – Silver Lakes Senior Development – as being "of the highest priority to the city of Madison. Sliver Lakes Senior Development is a proposed 44-unit residential development with both single and double rooms available.

The development will be considered senior affordable housing, and Parallel Housing is applying to the Low Income Housing Tax Credit Program (LIHTCP) in order to move forward on the project. Madison planning staff recommended four conditions for recommendation of the proposed amendment, including that the property revert to the original zoning if Parallel Housing's application to the LIHTCP is not successful, that the property revert to the original zoning if sufficient TDRs are not obtained before construction is to begin, that the property be removed from the Historic Preservation Overlay district (HPO) prior to the issuance of a Certificate of Occupancy. Madison resident Stratton Hicky asked whether the development would violate portions of Madison's multi-family ordinance because of its proximity to Sandy Sanford's The Anchorage development and the lack of a designated neighborhood center in the area.

Madison Planning Director Monica Callahan said that the multi-family ordinance regulations do not apply to a PRD, which she described as a "flexible zoning technique" that "sets its own rules." She added that it is up to the city council to determine whether each individual PRD proposal has enough benefits to justify the mitigating factors involved in each proposal. Hicky also asked why the property was being removed from the (HPO). City Planner Bryce Jaeck said that there are no existing historic structures or landmarks on the property, that it is on the edge of the district, and that it meets all of the criteria for removal. City Manager David Nunn stated during his manager's report that the city is closing in on the beginning of the reconstruction of the Northside wastewater treatment plant, a takedown of property near the airport, and sidewalk infrastructure improvements downtown. He also added that the stormwater project in the Canaan neighborhood is "progressing well and stated that the "Goosebumps" filming crew is currently occupying approximately 400 rooms in local lodging.

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Development Authority to sell Shaffer House to Georgia Historic Trust

Dianne | May 29, 2014 | News | No comments

By Nick Nunn staff writer

During their May 22 called meeting, the Downtown Development Authority of Madison (DDA) disclosed the details of the DDA's sale of the Shaffer House at 439 West Jefferson Street to the Georgia Trust for Historic Preservation for \$35,000. The DDA purchased the Shaffer property in February 2013 for \$70,000.

Madison Planning Director Monica Callahan stated that it was a condition of the DDA's sale to the Georgia Trust that the Georgia Trust would, in turn, sell the property to Parallel Housing, Inc., who intends to use the house as a leasing office for their Silver Lakes Senior Development project.

Callahan said that the transaction would be considered part of the Georgia Trust's Revolving Fund program, which promotes rehabilitation of historic properties by facilitating the buying and selling of properties in need of restoration. She added that the Georgia Trust's purchase and sale agreement with Parallel Housing would be for \$37,500. Mark McDonald, president and CEO of the Georgia Trust, stated that the contract between the Georgia Trust and Parallel Housing is not final and will be contingent on Parallel Housing receiving the appropriate financing through the Low Income Housing Tax Credit Program.

During an executive session, the DDA voted to enter into a purchase and sale agreement with Parallel Housing, Inc., for the 3.064-acre tract at 555 North Fifth Street, which will be used for the proposed Silver Lakes Senior Development. Callahan said that the terms of the agreement will be disclosed once the purchase is complete. The DDA also voted to issue a resolution of support for the Silver Lakes Senior Development, stating that "the proposed development is the first and highest priority for housing" for the DDA.

Callahan said that the Canaan stormwater project is "proceeding to pace," noting the "superb" job that the contractor, Gary's Grading and Pipeline Co., Inc., has been doing. She stated that Pearl and Whitehall Streets are almost complete and that Mapp and Burney Streets would be the next area of focus. Callahan said that the bore is complete, which allows electric and water hookups to reach the Depot Replacement Building that was built for Norfolk Southern in exchange for the donation of the Central of Georgia depot to the DDA. DDA Chair Shandon Land stated that all of

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the code issues have been resolved with the Gilmore House and that they were expecting the close up inspections to take place on Monday, May 26.

Land added that Mannington Mills, Inc., has agreed to donate flooring and adhesive for the DDA's Gilmore House project. The DDA also voted to open a checking account at the Bank of Madison, labeled "DDA of Madison Lease Revenue Bond (Town Park Project) Series 2013 Debt Service Fund," for the purpose of transferring funds from the SPLOST account to Bank of America, the owner of the bond.

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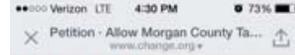
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Senior housing waiting on tax credit approval

Dianne | June 18, 2014 | News | No comments

By Tia Lynn Lecorchick staff writer

During a town hall meeting at St. Paul AME Church in Madison last Thursday, June 5, Madison Planning Director Monica Callahan informed residents about future developments for senior housing in the city of Madison, including an update on Parallel Housing's Silver Lakes Senior Development. Callahan said that Parallel Housing, Inc., completed its application for the Low Income Housing Tax Credit Program (LIHTCP) and submitted the application for the tax credits on June 3. She said that, if Parallel Housing is granted the credits, then they will begin construction of the Silver Lakes development, which is designed to contain 44 units of single-bedroom and double-bedroom senior housing, in August 2015. She said that Parallel Housing should know if they received the credits by Christmas of 2014.

Callahan stated that the development would be "as nice as any market-rate development as you would find anywhere" and that the units will be "first-come, first-serve" for both Morgan County residents and residents of other areas. She said that the city will undertake "pre-advertising" for local citizens in order to assure that they have the earliest opportunity to sign up for the apartments. "We're hoping our people will be able to take advantage of it first," said Callahan. Callahan said that the units will be available for those who are 55 or older and whose income is 40 percent of the average income of Madison or lower. She made sure to point out that the Silver Lakes development "will not be the only affordable housing" to be developed in the area.

"It's just the first egg," said Callahan. Callahan said that there would be "no local money" and noted that the investment that Parallel Housing is putting into the development will be reflected in the tax base of the property. "This will be huge," said Council Member Joe DiLetto about the Silver Lakes development.

"It's going to be a safe environment for seniors," said Madison Mayor Fred Perriman. Callahan said that the personal care/assisted living home to be developed at 150 Hancock Street, Madison, will be "another type of housing" for seniors in the area. She said that the facility will be able to provide a "wide range" of service options for 50 to 70 residents, with prices based on the services desired. Callahan said that the business will be "entirely private" and would provide a "full spectrum" of housing possibilities for those in need of assistance. Callahan also described the progress on the Gllmore House, stating that construction on the first floor, which will contain a

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community room, two "incubator offices," and the Harvest of the Heart cannery, is currently underway. She said that she expects the cannery to be complete by the end of June, and that the second floor of the building will be developed into three affordable housing units this fall.

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Senior housing funding approved

Dianne | November 29, 2014 | Featured, Front Page, News | No comments

By Tia Lynn Lecorchick managing editor

Silver Lakes, a senior housing community to be built on Fifth Street in Madison by Parallel Housing, Inc., has been selected by the Department of Community Affairs (DCA) to receive \$1 million in HOME funds and \$4.6 million in Low Income Housing Tax Credits (LIHTC). City Manager David Nunn announced this development at the monthly work session for the Madison City Council on Friday, Nov. 21. "Parallel Housing informed us today that the DCA funding has come through for the Silver Lakes project," said Nunn. "It has received the tax credits award from the Department of Community Affairs and will start construction sometime next summer," added Monica Callahan, director of city planning. According to the DCA website, The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants. Gregg Bayard, co-executive director of Parallel Housing, a non-profit based out of Athens, was thrilled to share the news. "We are extremely excited about the opportunity to work in Madison," said Bayard. "We have been working with Monica and David Nunn and other local folks for the last three years, trying to get this project funded. We know that this is going to be really good community to be involved in." "Parallel Housing, and our development partner The Woda Group, are looking forward to becoming a member of the Madison community and being able to provide safe, highly energy efficient affordable housing to the local neighborhood. We are especially excited to be part of the West Washington Gateway redevelopment area and all the improvements that are being facilitated by the DDA. We would also like to express our appreciation for the immense amount of effort put forth by the DDA and City of Madison to make the Silver Lakes development possible," added Bayard. According to Bayard, the tax credits will be spread out over 10 years at \$460,000 per year after Silver Lakes is completed and up and running. "During this time period, if a project is out of compliance, the tax credits are at risk. This is a very effective approach and comes with significant oversight, both during construction and once the development is put into operation," explained Bayard. "We are thrilled Parallel Housing received funding for this project. City Planner, Monica Callahan, along with the DDA, developed and communicated a plan for revitalizing the West Washington gateway. Their hard work and vision has paid off, resulting in a project that will help meet our community's housing needs and beautify a neglected area of town," said Chris Hodges, city council member. Silver Lakes will be a 44 unit senior housing community for people 55 years of age or older. Parallel Housing will develop, own and operate

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the senior housing community. Construction will begin no later than Sept. 2015 and the Silver Lakes senior community is anticipated to be finished by December 2016.

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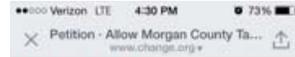
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Madison City staff reports progress on major projects

Dianne | April 4, 2015 | Featured, News | No comments

By Kalli Drake staff writer

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Madison City staff gave attendees of Monday's town Hall meeting at St. Paul's AME the latest updates on the major projects being completed in the area, as well as glimpses into future projects. One major subject of discussion was the Gilmore House project in the Canaan Historic District, which is near completion and was available for attendees to tour at the close of the meeting.

Outgoing Downtown Development Authority Chair Shandon Land has been absorbed in this particular project from beginning to end. The house will now consist of three one-bedroom apartments for rent in the upstairs, and the downstairs will include a kitchen and cannery, two incubated office spaces and a room available for local non-profits and the neighborhood to use and hopefully. There is hope that a beauty shop will also lease a space in the house, but this has not been solidified yet. "Shandon has carried the project start to finish among other pivotal people in making it happen," said Planning Director Monica Callahan. An application has been set in motion to move forward on a 25-car parking lot behind the property, allowing some off-street parking for the building.

The apartments will be available for rent beginning April 1. The second phase of the Gilmore House is the Canaan Corner Store. This store will be developed out of a small, concrete building that could not be brought up to code, which will be replaced by a modern, yet traditional corner store. Rita and Henry Harris will own and operate the store, and it will sell convenience groceries and some medical convenience items. The city is hopeful of having this store up and running in December 2015. **Parallel Housing, a nonprofit affordable housing developer, is preparing for a major development in Morgan County of a 44-unit senior housing facility. This is a \$7 million investment by Parallel Housing for an income-controlled, 55 and older senior living space.**

The group will also be contractually obligated for 30 years to put aside money for the maintenance of the grounds and the building. Construction is expected to begin in August, and the units should be ready to be occupied by December 2016. "We are very excited that Parallel Housing will be bringing this opportunity to our community," Callahan said. Callahan also noted that with all projects happening, if residents see something wrong, they are encouraged to call City Hall and make it known. "The changes that are going on are ones the neighborhood can be

proud of. We want to be respectful of the neighborhood, and we want you to value it as much as we do," Callahan said.

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Historic Preservation Committee approves renovation applications

Dianne | June 25, 2015 | Featured, News | No comments

By: Kalli Drake Staff Writer

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From simply installing support posts for a railing to entire exterior renovations, the Madison Historic Preservation Commission tackled a range of applications at its meeting on June 9.

The first applicant, Charles Dorr, was represented by Marti Jessup who proposed the enclosure of a porch on the property at 654 E. Walton Street. Although the core of the house is historic, it underwent significant renovations that changed the orientation of the house. One side became the house's front, and the original front became one of its sides.

The porch in question was a later addition to the house and sits on what is now the house's side with no entry from the street. According to city staff, glazing the porch would be a minor change. There were reservations that most porches in the area are screened in, and glazing the porch might be too fancy for the look of most other houses in the area.

"I had a hard time with this one. What throws me off is that although the entrance has been facing the other way since the 1970s, the addition should still follow the form of historic pattern, and it seems to be one step beyond that," said commissioner Richard Simpson.

Nevertheless, the application passed unanimously with the condition that staff check on the windows that will be added in the process of glazing the porch.

Applicant Glenda Selman and representative Diane Hower requested the installation of fencing and replacement of a door for the property at 316 N. Second Street and quickly ran into some unforeseen technicalities. Although replacing the door posed no problems, the proposed fence became challenging. The applicant desired a vinyl fence, but vinyl is not an approved material. Therefore, the commission was on board with the fence as long as it would be made of wood.

Before approval, the question of how far the fence had to be from the right-of-way line was raised. It was then brought to the applicant and commission's attention that the fence must lie no less than 20 feet from the center of the road, and for this particular property, that would put the fence nearly at the front steps. The commission did, however, approve the application provided that the

fence be made of wood, and it will be left up to the applicant to determine whether or not she wants to install the fence when it must be that close to the front steps.

The next applicant, Silver Lakes LP, put a task before the commission as it proposed five different categories of changes, upgrades and renovations for the property at 439 W. Jefferson Street. They included front porch and dormer, openings, siding, rear alterations and brick piers.

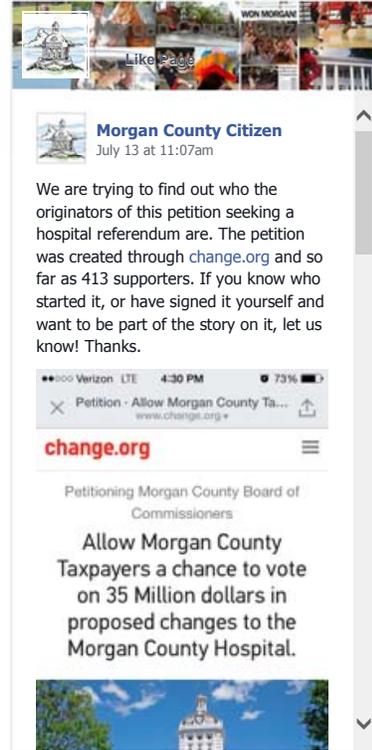
After much discussion over the detailed descriptions of changes to be made, the application was approved unanimously with conditions that there be an administrative review of the templates for the decorative elements on the front porch, the option and encouragement to modify the porch ceiling and restore the transom, a putty profile on the window grills, no frieze added to the right rear ell, and no painting of the foundational brick piers.

Once the application was approved, Planning Director Monica Callahan spoke up to express gratitude to Silver Lakes LP for the work they will be doing on this property.

"This is going to be a significant restoration in our West Washington district, and we appreciate the work you all have done and how cooperative you have been," said Callahan. Michael and Biblis Ghioto proposed the replacement of three windows and the resurfacing of a porch with brick for the property at 412 Plum Street. This application was unanimously approved and even encouraged by city staff due to the fact that existing windows are later additions, unprotected and do not match and the concrete on the porch is deteriorating. The proposal met all the guidelines for approval, and it sailed through with encouragement from the commission.

The final application met the most opposition from the commission. Chris Hillsman's application for review of a change made at 271 W. Washington Street in railings and platforms had been previously completed. Once this application was reviewed again, it could stay if approved, be changed if approved with conditions or be removed if denied. The initial concern with the application was that the building is an industrial building. Therefore, the railing having the appearance of a balcony would not be appropriate, and adding supports to it would create the look of a balcony. Even so, the application was approved with one vote in opposition by commissioner Steve Schaefer.

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