



**GICH SPRING RETREAT:  
Junior Team Reports**



Madison Housing Opportunity Commission **2017**



# GICH SPRING RETREAT



## JUNIOR WORK PLAN

- **EXISTING BUILDING STOCK**  
- Top Priorities: Code Enforcement Focus & Housing Rehabilitation Grants
- **NEIGHBORHOOD ENGAGEMENT**  
- Top Priorities: Community Empowerment Initiatives & Problem-Solving Partnerships
- **FUTURE RESIDENTIAL**  
- Top Priorities: Real Estate Valuation / Sales Snapshot & Trends Evaluation

Since the Spring Retreat in Dublin, Madison's GICH Team has continued to WORK THE PLAN!

In review, we have 3 strong working committees formed from the GICH Team and drawing upon additional volunteers as needed to accomplish the work objectives.



# Committee Work



## Existing Building Stock

### Track & Map Progress

- Code Enforcement Officer
- Unfit Buildings Ordinance
- Property Maintenance List
- 3 Per Annum
- (3) Last Primary Structures
- (1) Minimum Maintenance Ordinance

#### Property Maintenance List

##### Residential Structures

Based on 2014 Housing Inventory

Parcel	Address	Rating	Unit Type
O27-024-2	850 Kolb St*	1	Detached Dwelling
M02-046	916 Pearl St (DDA; demolition-1)	3	Detached Dwelling
M03-001	977 Wellington St	1	Detached Dwelling
M03-002	921 March St	1	Detached Dwelling
M03-009	737 Garnett St (demo permit)	1	Detached Dwelling
M03-009	749 Garnett St (demo permit)	1	Detached Dwelling
M03-010	761 Garnett St (demo permit)	1	Detached Dwelling
M03-044	840 Pearl St (removal)	3	Manufactured Home
M06-002	1390 Bilgus St	1	Detached Dwelling
M02-027	962 Mapp Street (DDA; demolition)	3	Detached Dwelling
M10-033	3rd St*	1	Accessory Dwelling
M16-004	824 E Main St* (US; demo; demolition)	3	Detached Dwelling
M18-046	472 E Washington St* (demolition)	3	Detached Dwelling
M13-040	1151 Sulgrave Drive (Rev; demolition)	3	Detached Dwelling

Parcel	Address	Rating	Unit Type
O36A-052	1520 Wellington St	2	Detached Dwelling
M07-048	1210 Walnut St	2	Detached Dwelling
M03-003	963 March St (next)	2	Detached Dwelling
M03-009 A	795 Wellington St	2	Detached Dwelling
M03-011	705 Garnett St	2	Detached Dwelling
M03-030	691 Pearl St	2	Detached Dwelling
M03-040	845 Pearl St (demolition; new start)	2	Detached Dwelling
M03-043	852 Pearl St (warning)	2	Detached Dwelling
M03-047	818 Pearl St (warning to restart)	2	Detached Dwelling
M03-048	806 Pearl St	2	Detached Dwelling
M03-049	774 Pearl St	2	Manufactured Home
M07-007	1087 Whitehall St	2	Detached Dwelling
M07-045	1062 Whitehall St	2	Detached Dwelling
M07-077	992 Mapp St	2	Detached Dwelling
M08-024 A	182 5th St (Rev; DDA Removal)	2	Manufactured Home

The Existing Building Committee continues to work toward improved housing conditions.

Periodic follow-ups on the most severely distressed properties reveal that the Code Enforcement Officer is actively working the priority list. The City is removing about 3 per annum via Unfit Buildings Ordinance action.

Keeping a track record makes a difference.

As of this report, the last three primary structures remain to be addressed (other than one historic property where the Minimum Maintenance Ordinance will be utilized).



The highest priority for this year remains providing assistance and oversight for the grant administration of \$800,000 in housing rehabilitation funds.

Grant Administration is being provided by Sherry Kurtz of Grant Specialists of Georgia, Inc. The local learning curve has included: 1) the expansive time period for standard policy approval and condition clearance, 2) financial setup, and 3) overcoming residential fears and impediments for applicants.

Fair Housing Affirmative Marketing efforts include awareness signs touting – “Improving Living Conditions” – for each housing CHIP/CDBG participant’s yard, which will be installed by the Street Department and remain up until the conclusion of the grant period.

We are hoping to erect the first sign this month.

**Committee Work**

**Neighborhood Engagement**

- **Focus & Adapt Initiatives**
  - Town Halls
  - Block Captain Meetings
  - Neighborhood Cleanups
  - Neighborhood Assistance Days (Spring-Fall)
  - Legal Aid Workshops
  - Habitat for Humanity

*Last Will and Testament*

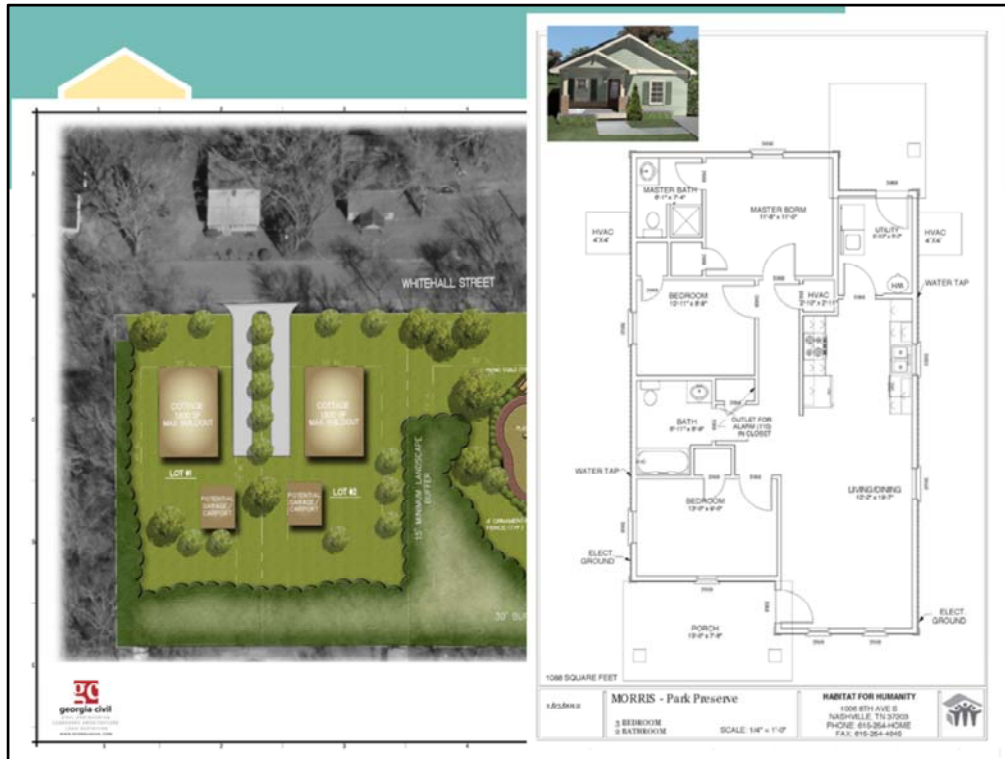
The Neighborhood Engagement Committee continues their work to build neighborhood connections.

In the Primary Target Area, the committee attends all the town halls and meets with the block captains, who heartily assist with the exchange of information.

In addition to continued partnerships with local non-profits for Neighborhood Cleanups and Spring-Fall Local Neighborhood Assistance Days in the Primary Target Area, cleanups were extended to two Secondary Target Areas. Also new, the committee has hosted legal clinics with pro bono services for will creation (a \$750-\$1,000 service).

For an aging neighborhood, this is a proactive approach to an emerging heirs property problem – one which our team was not even aware of until housing training! Targeted legal assistance is being commandeered for potential housing participants and more comprehensive reactive efforts are in the offing for 2017.

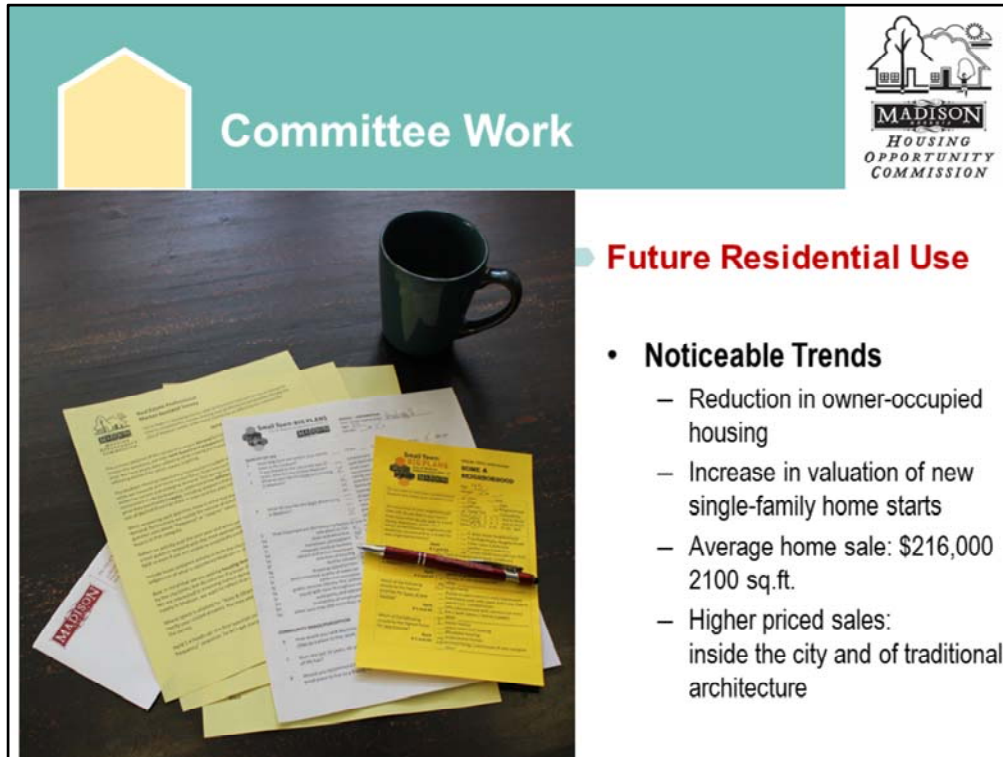
And, committee members have become active participants as part of the local Habitat chapter.



The Committee is working with the Neighborhood Action Group – Love Thy Neighborhood – on a fundraiser for the Model Tot Lot, a safe playground for children under 6 years of age and the first of five such playgrounds scattered throughout the city.

A benefactor has pledged to match \$1 for \$1 any funds raised by the neighborhood, who needed a little assistance in organizing their efforts. Last year, a local real estate agent donated his commission (\$3,500, from the sale of land for the LIHTC senior housing development), and Morgan County provided tree removal and grading to get this cooperative development effort started.

Side bar – This year, Habitat will build one of the two affordable housing lots created as part of the initial land transaction. The DDA Liaison (on the Existing Buildings Committee) assisted by making suggestions to improve design compatibility with the extant neighborhood in terms of aesthetics, materials, and site features.



**Committee Work**

**MADISON HOUSING OPPORTUNITY COMMISSION**

**Future Residential Use**

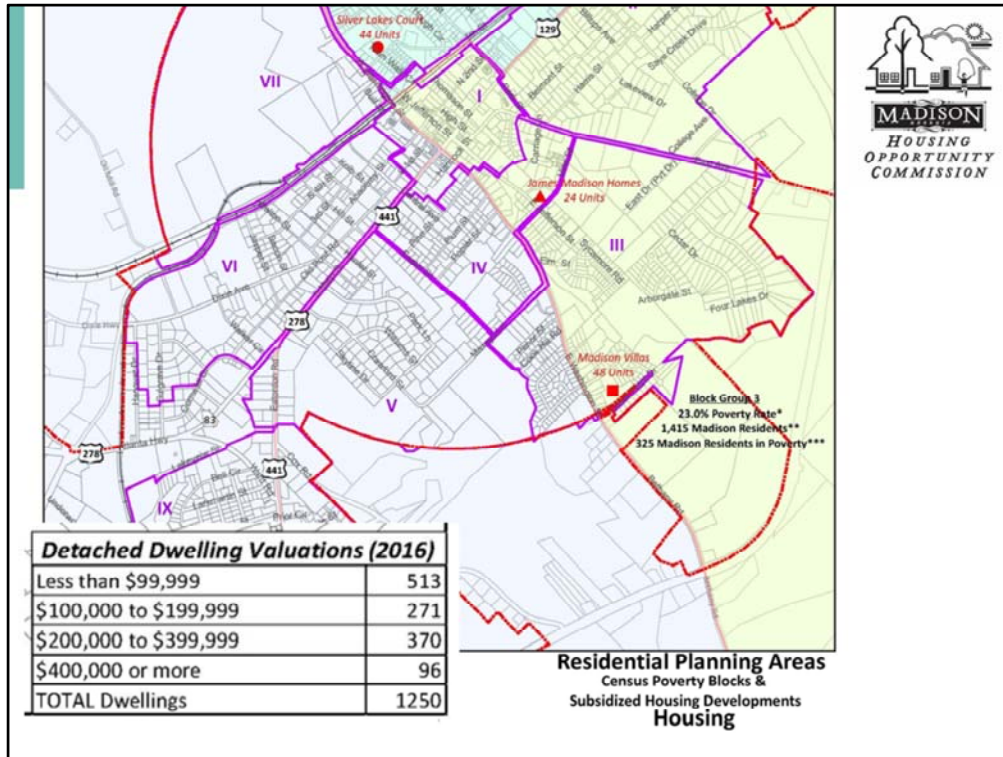
- **Noticeable Trends**
  - Reduction in owner-occupied housing
  - Increase in valuation of new single-family home starts
  - Average home sale: \$216,000 2100 sq.ft.
  - Higher priced sales: inside the city and of traditional architecture

The Future Residential Land Use Committee completed several assessments and aided with others useful for comprehensive planning.

As reported previously, the Planning Department had collected a wide variety of housing data. Recent pulls also included Construction Data (both per unit cost and new single-family unit costs) for the city and county over the last 15 year period. Two specific trends were identified: 1) a noticeable reduction in owner-occupation levels and 2) increased valuation of single-family home starts (noticeably divergent with the county trend post-recession).

The Committee complemented this information with Sales Data collection for the 30650 zip code, comparing sales inside and outside of the city limits as well as, for the city, compared sales inside and outside of the Historic District. Also of interest, sales data for traditional vs. contemporary architecture was evaluated.

Additionally, the committee has collected Sales Data and is in the process of analyzing comparative data, not for the county and state per se, but for the four surrounding similarly-sized cities.



In addition to the normal compilation of undeveloped residentially-zoned parcels, the Planning Department itemized all vacant lots within the city per neighborhood for all Residential Planning Areas. By neighborhood, this provides a good idea of the valuation of a future infill home.

The Committee augmented this by assisting with predictions for land use development and housing types to reach an overall “Build Out” calculation. Vacant lots and currently residentially zoned tracts when compared to construction data are indicative of absorption and inform future rezoning actions.

On an end note, each of the Residential Planning Areas - informed by the census poverty block overlay and affordable housing sites - is being evaluated for diversity of price point, housing type, affordable housing, and special needs housing.





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