

6 SEP 2023



A HOUSING SPECTRUM: Creating Opportunities for a Range of Housing Options

n^rrthwest
GEORGIA
REGIONAL COMMISSION

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LINKEDIN:
MONICA CALLAHAN KOCHER

GA INITIATIVE FOR COMMUNITY HOUSING

GICH 2015-2018 | HOUSING LEADERSHIP DEVELOPMENT



1 KNOW THYSELF

Legend

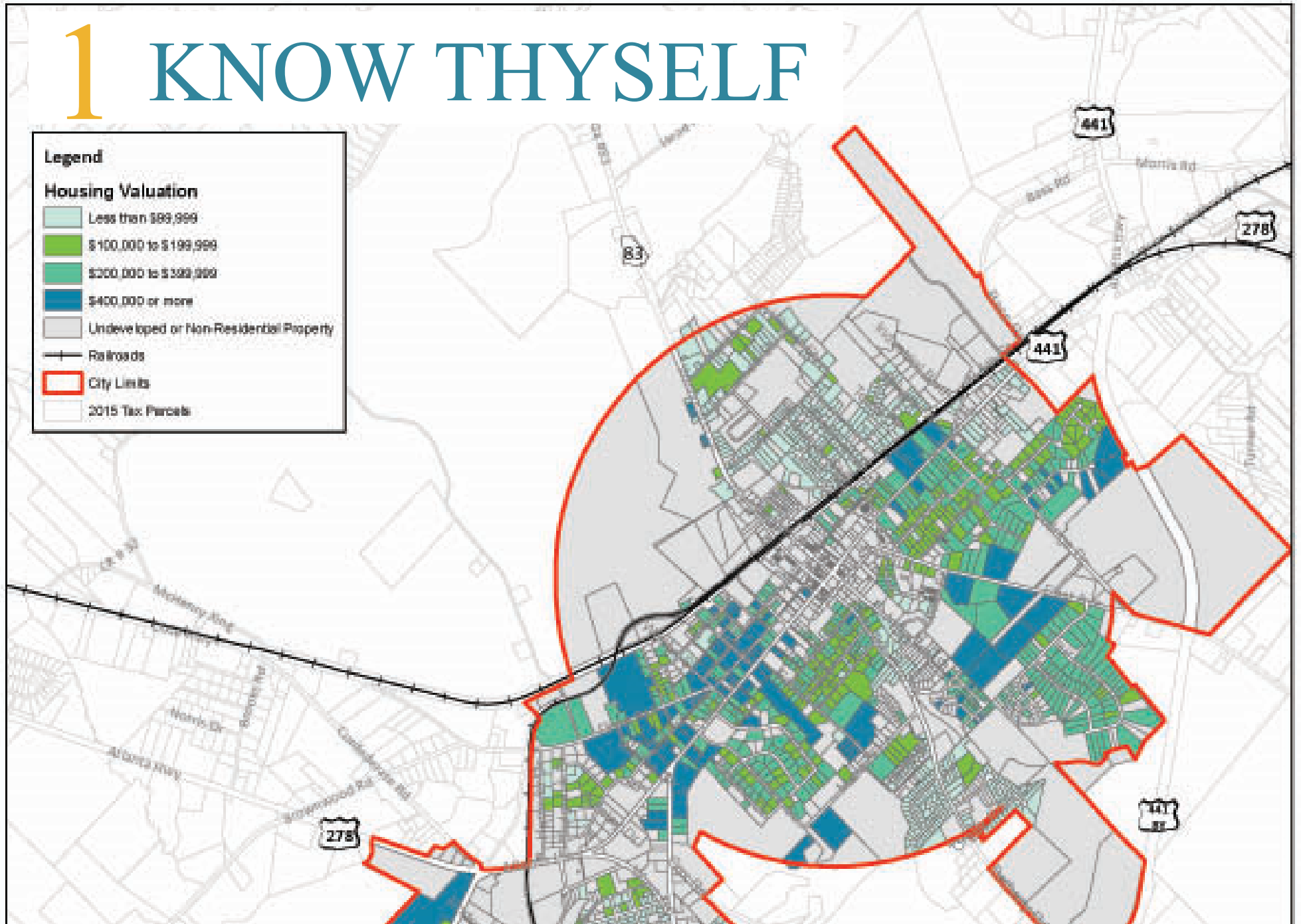
Housing Valuation

- Less than \$89,999
- \$100,000 to \$199,999
- \$200,000 to \$399,999
- \$400,000 or more
- Undeveloped or Non-Residential Property

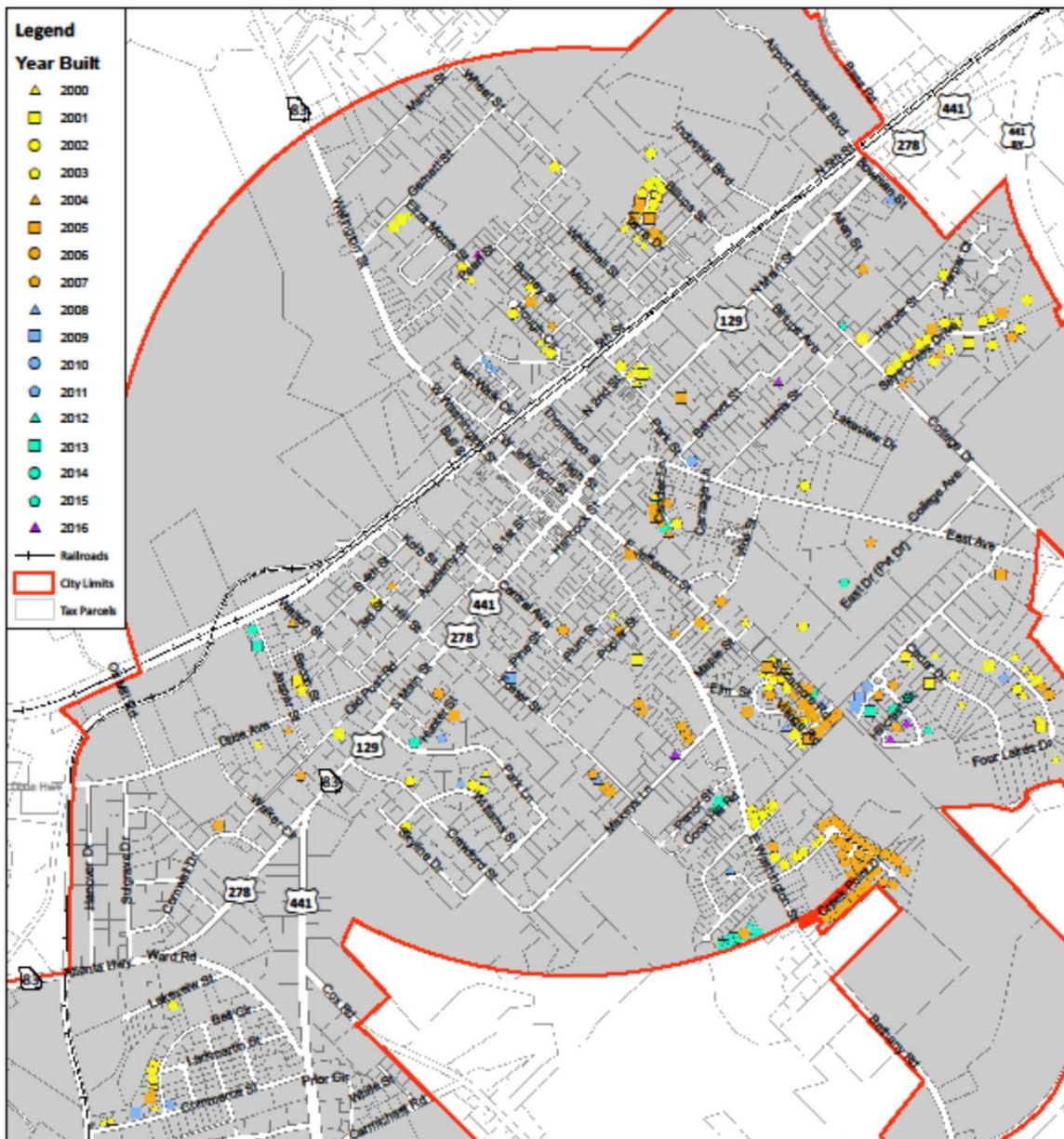
— Railroads

□ City Limits

□ 2015 Tax Parcels



HOUSING HIGHLIGHTS



HOUSEHOLD INFORMATION

- 1680 households
- 2.41 household size
- Household Income - \$99,407 (mean)
- Household Income - \$79,750 (median)

HOUSING ASSESSMENT +++

- Home Valuation – \$269,500 (median)
- Permit Issuance – 2-3 SF (per month)
- New House Starts – \$425,000 (mode)
- 50% O-O – 50% Rental (72% 2014)
- Rental rates start about \$1,100



2

EDUCATE EVERYBODY

APTITUDE

ATTITUDE



HOUSING HIGHLIGHTS



BOARD TRAINING

- GICH Retreats
- Housing Advocates
- Housing 101 & 201
- Online Opportunities

LOCAL COMMUNITY

- Annual Reporting
- Town Hall Series
- Neighborhood Forums
- Comprehensive Planning

CONTINUING EDUCATION (CE)



3 SET PRIORITIES

STABILITY

ENGAGEMENT



HOUSING HIGHLIGHTS



HOUSING STOCK STABILIZATION

- No condemnation
- No displacement
- Demolition – as last resort
- Code compliance – as assistance
- Home investment (CHIP & CDBG)
- Home ownership (HOH & DDA)
- Rental options (LIHTC)

NEIGHBORHOOD ENGAGEMENT

- Service
- Sanitation
- Safety



4

IDENTIFY PARTNERS

MISSION

OVERLAP



HOUSING HIGHLIGHTS



PARTNERS

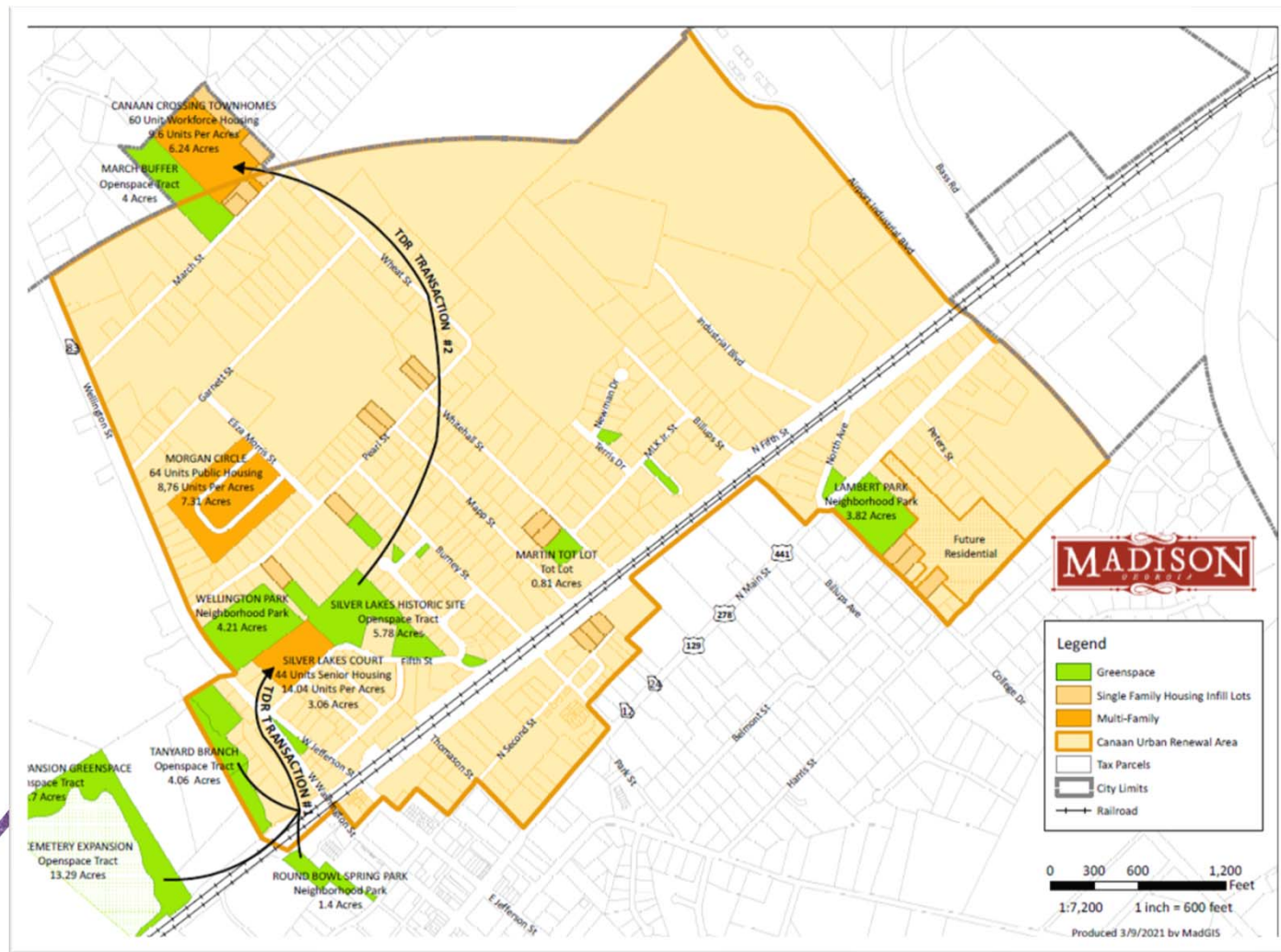
- Churches & Youth Groups
- Civic Organizations
- Political Groups
- Individual Attorneys
- Building & Safety Officials

PROGRAMS

- Neighborhood Cleanups
- Vet-To-Pet
- EMS Blue Signs
- Wills Workshop
- Honey-Do Days
- Public Safety Day



5 TARGET PROJECTS



WALKER ROSE LANE - 2000

COMMUNITY-INITIATED DEVELOPMENT – SINGLE-FAMILY (7)



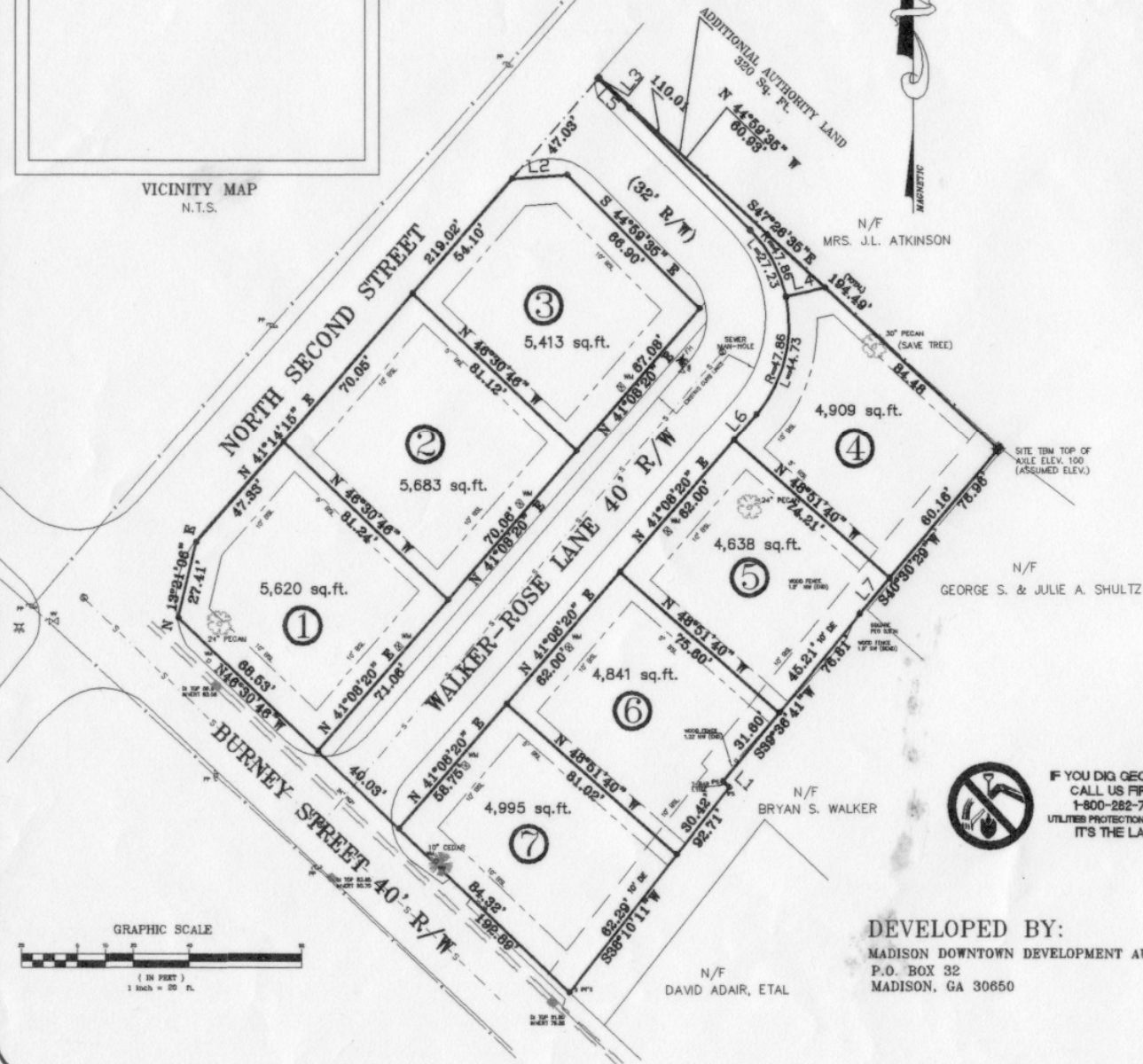
GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THAT RISK BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. REF. SURVEY FROM A PLAT BY R.V. BALDWIN DATED 8-22-87 ELEVATIONS BASED ON ASSUMED SITE BENCHMARK OF 100 AND ARE NOT MSL.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

FINAL SUBDIVISION PLAT OF:
WALKER-ROSE LANE
MADISON, GEORGIA
CURRENT ZONING P.U.D.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.00	S48°13'59"E
L2	20.07	N86°14'15"E
L3	0.50	N41°14'15"E
L4	14.34	N77°35'55"E
L5	15.46	S47°26'35"E
L6	12.22	N41°08'20"W
L7	16.80	S40°30'29"W

VICINITY MAP
N.T.S.



SITE DATA

TOTAL AREA	48,344 SQ.FT. - 1.11 ACRES
RIGHT-OF-WAY AREA	11,928 SQ.FT. - 0.27 ACRES
TOTAL LOTS (7)	MIN. LOT SIZE 4,500 Sq. Ft.

MINIMUM SETBACK - LOTS 1-7	FRONT - 10'
	SIDE - 5'
	REAR - 10'

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	NHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JJ	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
LINE	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCF	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SS	SANITARY SEWER EASEMENT
SP	SERVICE POLE	GC	GRASSHOLE EASEMENT
GV	GAS VALVE	PH	FIRE HYDRANT
GM	GAS METER	WM	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
M&C	MAN & CAP	PBR	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION

IRON PINS SET ALL LOT CORNERS 1/2" REBARS.

CITY CERTIFICATION:

"CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES:"

I hereby certify that the proposed streets and utilities in this subdivision meet all requirements of the city and Subdivision Regulations of Madison.

Date: _____

Signature: _____
City Manager, City of Madison.

"OWNER DEDICATION OF STREETS AND UTILITIES:"

I hereby dedicate all proposed streets and utilities in this subdivision to the public forever.

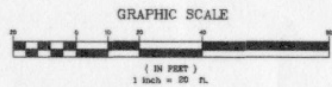
Date: _____

Signature: _____
L. Clifton Hanes
Chairman of Madison Downtown Development Authority

**IF YOU DIG GEORGIA
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW**



DEVELOPED BY:
MADISON DOWNTOWN DEVELOPMENT AUTHORITY
P.O. BOX 32
MADISON, GA 30650



WALKER ROSE LANE - 2000

COMMUNITY-INITIATED DEVELOPMENT – SINGLE-FAMILY (7)





MADISON
GEORGIA

SILVER LAKES COURT - 2015

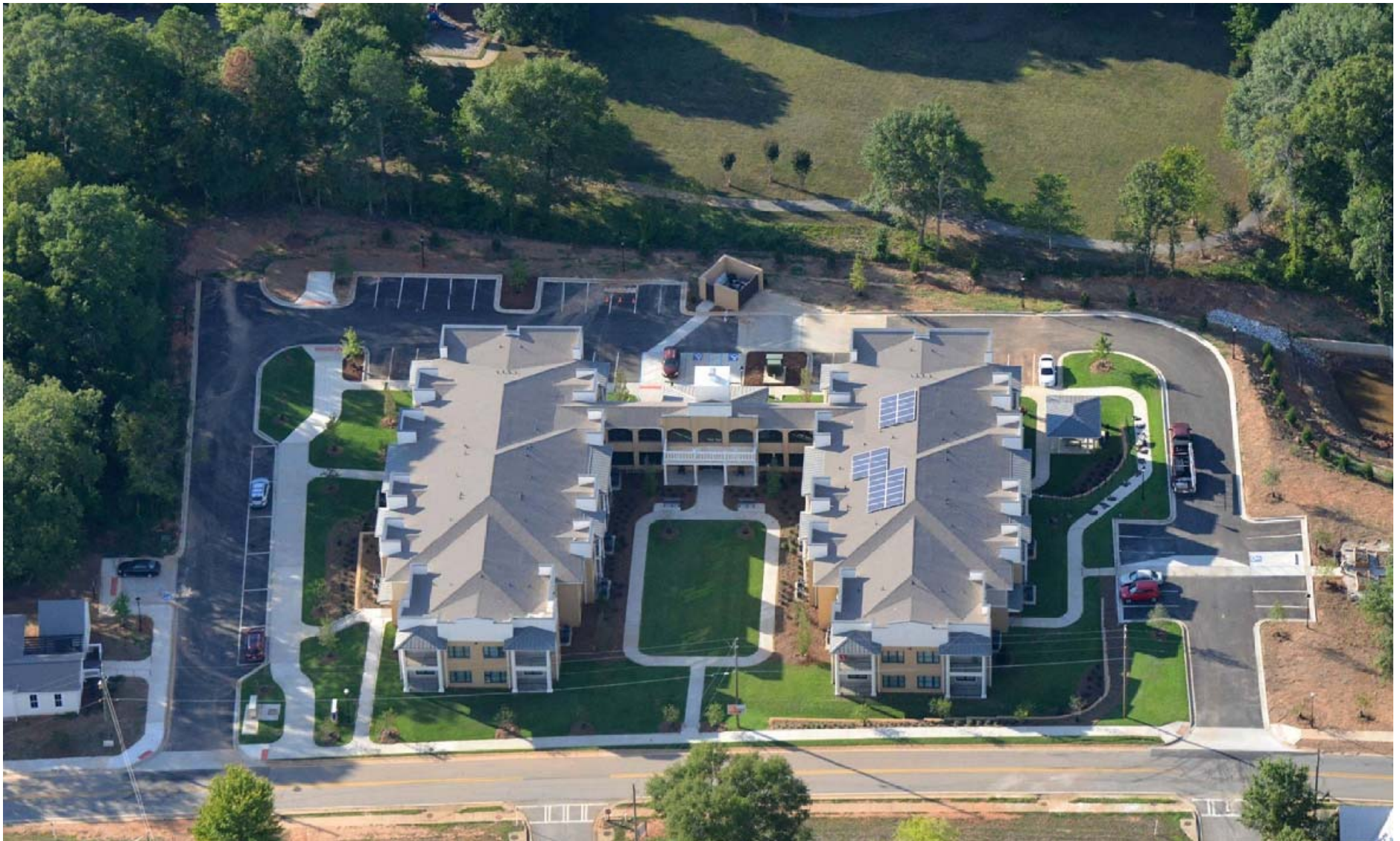
LIHTC – SENIOR APARTMENTS (44)







MADISON
GEORGIA



MADISON
GEORGIA

CANAAN CROSSING - 2019

LIHTC – WORKFORCE HOUSING (60)



CANAAN HISTORIC NEIGHBORHOOD

Canaan Crossing

Supporting
Housing
Options
For Working
Families



For information contact
(706) 342-1251 ext 1207
Learn more by visiting
www.MadisonGA.com/DURA/CCrossing

A DURA
Downtown
Urban
Redevelopment
Area
PARTNER





MADISON
GEORGIA



MADISON
GEORGIA

6 UPDATE POLICY

12

2022 Program of Work
Community Agenda / STWP Update

2023-2027

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
HOME & NEIGHBORHOOD										
Planner I; Judy Senft, HOC CH										
WP.39-17	Residential Rental Policy Review Document single-family rental properties and review policies for short-term rentals and property management.	X	X	X	-	-	P&D P&Z; HOC	Staff Time Volunteer Time	GF	Carried over from 5YR work program (2017-2022). UNDERWAY. Research and dialogue ongoing re: landlords, short term rentals, and build-to-rent.
WP.40-17	Housing Rehabilitation II Pursue housing rehabilitation funds to stabilize housing in Primary Target Area (PHASE II-DURA).	X	-	-	-	-	Consultant P&D; HOC	\$316,500	\$300,000 CHIP \$1,500 GF \$15,000 Donation	Carried over from 5YR work program (2017-2022). COMPLETE. Project at 60% expenditure of grant funding; extension to May 2023 approved Dec '22. E. Keeley – 555 Hough Circle - \$23,185 L. Elder – 523 Gilmore Lane - \$40,540 J. Williams – 522 Hough Circle - \$36,945 *L. Gilbert - 678 Pearl Street - \$40,790 L. Hope – 764 Garrett Street - \$24,820 *T. Dolvin – 1098 Mapp Street - \$51,350 *B.J. Mathis – 1069 Mapp Street - \$66,725 [uncommitted - \$15,645] [\$15,000 FUMC rc'vd]
WP.41-17	Affordable-Workforce Housing Program Develop housing program to incentivize affordable housing and workforce housing in areas of similar valuation.	-	X	X	-	-	P&D HOC	Staff Time Volunteer Time	GF	Carried over from 5YR work program (2017-2022).
WP.153-20	Housing Trends Study Complete comparative study of local housing strata with local economic spectrum, particularly in regard to trends in employment, demographic shift, and ownership/rental statistics.	X	X	-	-	-	P&D HOC	Staff Time	GF	Carried over from 5YR work program (2017-2022). UNDERWAY. Updated housing values; collected residential sales; census comparative data completed; building permit data collected.
WP.170-22	Missing Middle Models Develop 5-6 alternative housing concept plans for modest-scale pocket neighborhoods.	X	X	-	-	-	P&D; URA; HOC	\$5,000	GF	UNDERWAY. Two concepts rendered by CVIQG; three more underway.
WP.171-22	Workforce Housing Complex II Facilitate one (1) mixed-income, family-oriented complex utilizing tax incentive programs (LIHTC/FHB) in next URA. [5YR]	X	X	X	X	X	P&D HOC	Staff Time Volunteer Time	LIHTC	COMPLETE. Blended-income (12/42/6) workforce proposal endorsed by GICH selected by DCA for 9% Housing Tax Credit – Nov 2022. [Opens Nov 2024].
WP.172-22	Housing Rehabilitation III Pursue housing rehabilitation and construction funds to stabilize and augment home-ownership in Primary Target Area (PHASE III-DURA).	X	X	X	-	-	P&D HOC	\$316,500	CHIP GF Donations	UNDERWAY. Granting writing services bid Dec '22; will sole source; deadline - Jan '23. Confirming donation support for grant admin services.

DIVERSIFY OPTIONS

DOWNTOWN LOFTS & APARTMENTS



SENIOR-ASSISTED

- 37 Units
- Apartments with services
- 1-bedrooms and suites

WHITE ELEPHANTS

- Ownership > Rental
- 2000 sqft > 715 sqft
- Micro-Units – 550 sqft



APARTMENT HOUSES

- 4 “Behind the Door”
- Stacked or Townhouse style
- 900 – 1100 sqft



DIVERSIFY OPTIONS

ACCESSORY DWELLING UNITS

SMALLER OPTIONS

- Lowered minimum square footage
- Created a micro-loft / allowed on GF (%)
- Allowed a range of ADUs

FLEXIBLE ZONING

- Mixed residential subdivisions
- Transfer of development rights
- Ground lease of property


ON THE TABLE

- Short-term rental regulation
- Heirs property assessment
- Affordable inclusion incentives



7

COURAGE – CREATION – CRITICISM



“ It is not the critic who counts;
not the man who points out how the strong man stumbles,
or where the doer of deeds could have done them better.
The credit belongs to the man who is actually in the arena,
whose face is marred by dust and sweat and blood;
who strives valiantly; who errs, who comes short again and again,
because there is no effort without error and shortcoming;
but who does actually strive to do the deeds;
who knows great enthusiasms, the great devotions;
who spends himself in a worthy cause;
who at the best knows in the end the triumph of high achievement,
and who at the worst, if he fails, at least fails while daring greatly,
so that his place shall never be with those cold and
timid souls who neither know victory nor defeat.”

GO VIEW >
BRENE BROWN

Theodore Roosevelt

#daringgreatly #brenebrown #themaninthearena #micdrop

13 JUN 2023



UNLOCKING COMMUNITY HOUSING POTENTIAL

n^rrthwest
GEORGIA
REGIONAL COMMISSION

MHCALLAHAN@MADISONGA.COM
LINKEDIN:
MONICA CALLAHAN KOCHER

NEW: CONSTRUCTION CATALYST



STARTER
HOUSING

AFFORDABLE &
WORKFORCE





STARTER HOUSING

AFFORDABLE &
WORKFORCE





MODEST MIDDLE CLASS

LOCAL BUILDERS





MIDDLE CLASS

PRIVATE MARKET BUYERS



LIHTC: LOW INCOME HOUSING TAX CREDIT



CARMICHAEL COMMONS - 2022

LIHTC – BLENDED INCOME HOUSING (60)





CARMICHAEL COMMONS - 2022

LIHTC – BLENDED INCOME HOUSING (60)

UNIT TYPE	AMI RESTRICTIONS	# of UNITS	MONTHLY RENTS
1 Bedroom	LIHTC 50%	2	\$530
	LIHTC 60%	5	\$640
	Market Rate	1	\$675

UNIT TYPE	AMI RESTRICTIONS	# of UNITS	MONTHLY RENTS
3 Bedroom	LIHTC 50%	4	\$645
	LIHTC 60%	14	\$765
	Market Rate	2	\$800

UNIT TYPE	AMI RESTRICTIONS	# of UNITS	MONTHLY RENTS
2 Bedroom	LIHTC 50%	6	\$605
	LIHTC 60%	23	\$725
	Market Rate	3	\$750

The rent is based on a percentage of the Annual Median Income (AMI) for Morgan County as set by the US Department of Housing and Urban Development (HUD). The base AMI for a household was \$64,011 for 2020.

The AMI varies based on household size and can cause the qualifying income to vary.

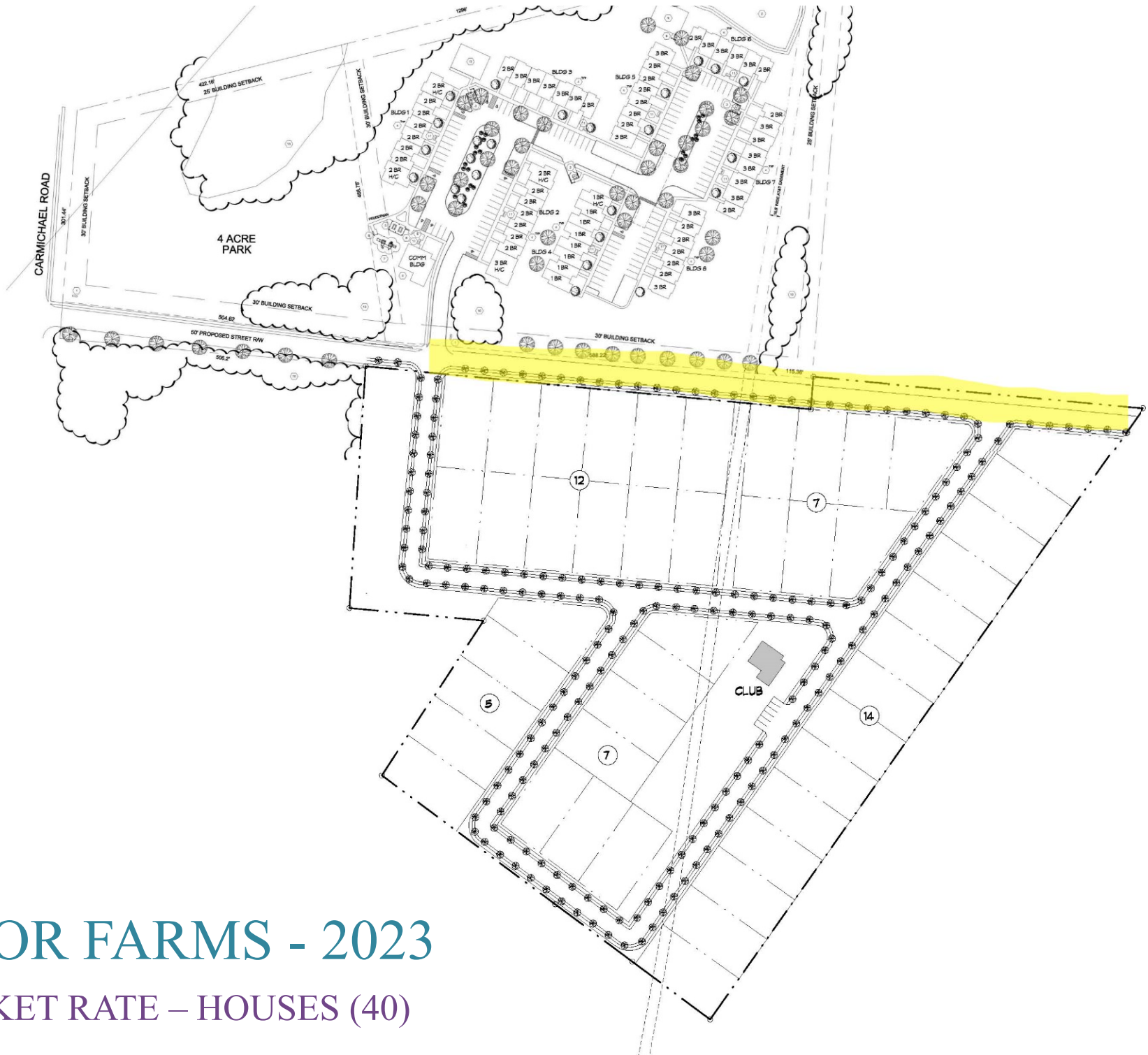




PRIOR FARMS - 2023

MARKET RATE – HOUSES (40)





PRIOR FARMS - 2023

MARKET RATE – HOUSES (40)



PRIOR FARMS - 2023

MARKET RATE – HOUSES (40)



CHIP/CDBG REHABILITATION

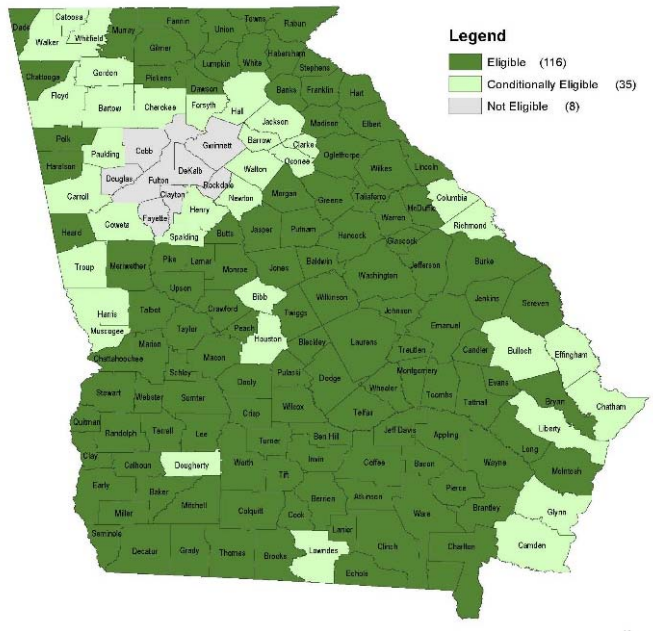


RWHI:

RURAL WORKFORCE HOUSING INITIATIVE

OneGeorgia Authority  Georgia

Official Map
Eligible Counties



Meeting Housing Demands in Growing Rural Areas

MARKET RATE



TANYARD BRANCH - 2023

MARKET RATE – APARTMENTS (52)



THE ANCHORAGE

MIXED UNIT (NOT USE) DEVELOPMENT – 36 UNITS

PUD/PRD

ALTERNATIVE
STANDARDS

DENSITY
BONUS



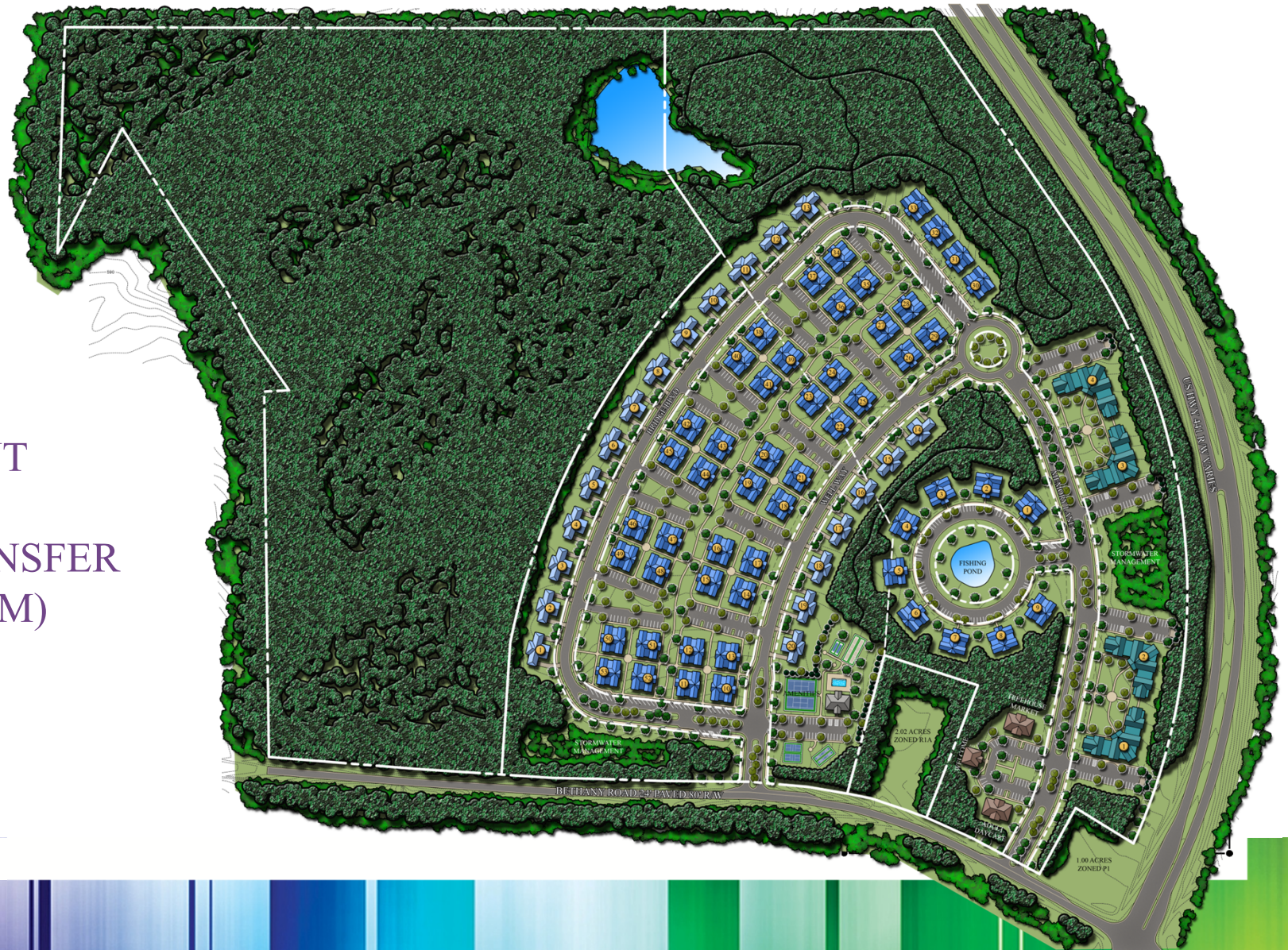
WELLBRIDGE (VITALITY LIVING)

MIXED UNIT (NOT USE) DEVELOPMENT – 20 (40) / 53 (212) - 252

PUD/PRD

CLUSTER
DEVELOPMENT

DENSITY TRANSFER
(TDR PROGRAM)



COLLEGE HEIGHTS AREA

LOTS OF OPPORTUNITY WITH LONG-RANGE PLANNING



FUTURE PUD/PRD

POCKET NEIGHBORHOODS – SENIOR & SPECIALTY





