



## December 2008 Newsletter

### \*\*\*Holiday Observance\*\*\*

All state offices will be closed on December 25-26, 2008 in observance of the Christmas Holiday. Offices will be re-open on Monday, December 29, 2008.

## DCA Will Sponsor/ Co-Sponsor These Events In December 2008

### DCA Customer Service Town Hall Meetings – December 15 & 16 – Athens/ Statesboro/ Thomsom

For more information, please visit [www.dca.state.ga.us](http://www.dca.state.ga.us) or contact the appropriate DCA's Regional Representative or call (404) 679-4940.

### Bring One For The Chipper (Christmas Tree Recycling Program) – January 3 – Statewide

For more information, please visit [www.keepgeorgiabeautiful.org](http://www.keepgeorgiabeautiful.org).

## Executive News

### **Reynaud Recognized For *Above & Beyond Efforts* With DCA's Exceeding Excellence Award.**

In recent years, the T.E.A.M. acronym has extended its familiarity beyond college football to many other arenas. So, what does it stand for? Together Everyone Achieves More. Lora Reynaud's DCA tenure and her selection as DCA's quarterly Exceeding Excellence winner provides numerous instances of her customer service, team focused approach.

With her selection to this special group of "customer first" DCA staffers, Lora joins other distinguished Exceeding Excellence alums -- Jo Childers, Joe DeGumbia, Angela Gregory, Denise Ray and Joseph Tollison – who continuously demonstrate the value and success of a team-focused approach.

Lora has been a part of DCA's Team since 2003. As a member of DCA's Affordable Housing Development Team, she is called to wear many hats and take on different roles, based on the team's needs. Here's the thing...she's often called to do these different things on the SAME day at the SAME time!

Not a problem. At least, not for Lora. Her knowledge, flexibility and commitment to do whatever is needed have earned her the trust and respect of her DCA colleagues and the agency's customers.

As mentioned on her nomination form, Lora's day-to-day responsibilities frequently require her to coordinate document processing with our state Attorney General's office. Recently, the Attorney General's office noticed that a time sensitive document lacked a notary stamp. When Lora was made aware, she quickly transitioned to "problem resolution" mode. Placing the customer first, she offered to drive the documents to a Henry County-based Title Agent. Because of her "above and beyond" efforts, an excited new homeowner was able to close on her first home without delay.

DCA Affordable Housing Development Director Laurel Hart added her own praises, "Lora is an exceptional employee that consistently volunteers for extra duties to ensure that our processes run smoothly."

As DCA continues efforts to implement Governor Perdue's mandate for faster, friendlier and easier customer service, Lora Reynaud serves as a great role model. Her "can do" spirit, encouraging manner, team focus and results-oriented approach demonstrate the kind of customer service excellence that DCA wants to be known for statewide.

Please join the entire DCA team in congratulating Lora Reynaud as this quarter's Exceeding Excellence Award winner. Congrats and THANK YOU Lora!

*For more information about DCA's Exceeding Excellence Award, please refer to the newsletter's Customer Service section.*

**Final DCA Customer Service Town Hall Meetings Slated For December.** DCA's Customer Service Improvement Plan provides the agency with an opportunity to host town hall meetings in each of the state's twelve regions. In 2006 and 2007, DCA Commissioner Mike Beatty and other DCA leaders hosted meetings statewide.



The tradition has continued in 2008. In September 2008, DCA hosted regional meetings in Calhoun, Chamblee, Dawsonville, Macon, McRae and Tifton. In October 2008, DCA hosted regional meetings in Albany, Buena Vista and Warm Springs.

*Road Trip '08* will conclude as DCA leaders visit customers in Regions 5, 7 and 12 on December 15 & 16, 2008. Detailed information is provided below.

**December 15, 2008 – 2 PM (Service Delivery Region 5)**

Athens Technical College  
Athens Tech Auditorium - Building F  
800 U.S. Highway 29 North  
Athens, GA 30601

**December 16, 2008 – 10 AM (Service Delivery Region 12)**

Ogeechee Technical College  
Main Campus – One Joe Kennedy Boulevard  
Conference Center – Occupational Studies Building  
Statesboro, GA 30458

**December 16, 2008 – 2 PM (Service Delivery Region 7)**

The Thomson Depot  
111 Railroad Street  
Thomson, GA 30824

For more information, DCA Customers in Service Delivery Regions 5, 7 and 12 may contact the appropriate DCA Regional Representative or call the DCA Main Office at (404) 679-4940.

## **Building & Construction Codes News**

**New Georgia Code Editions And Georgia Amendments To The State Minimum Standard Codes -- Effective January 1, 2009.** DCA's Board recently adopted three new Georgia State Minimum Standard Codes and amended five Georgia State Minimum Standard Codes. The code changes and amendments were recommended by the State Codes Advisory Committee (SCAC).

All new code editions and Georgia State Amendments become effective on January 1, 2009. Summary information is highlighted below:

- **Newly Adopted Codes** – (1) *2008 National Electrical Code with Georgia State Amendments*; (2) *International Property Maintenance Code*; and (3) *International Existing Building Code, 2006 Editions*.
  - *The International Property Maintenance and International Existing Building Codes reference above are optional. These two optional codes are available for local government adoption and enforcement.*
  - *Local governments choosing to enforce either of these optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.*
- **Newly Adopted Amendments** – *Amendments to the Georgia State Minimum Standard Codes were adopted as listed below.*

- *International Energy Conservation Code, 2006 Edition*
- *International Fuel Gas Code, 2006 Edition*
- *International Plumbing Code, 2006 Edition*
- *International Building Code, 2006 Edition*
- *International Residential code for One- and Two-Family Dwellings, 2006 Edition*

The 2009 Georgia State Amendments to the State Minimum Standards Codes may be downloaded from the DCA website at the below link: [www.dca.state.ga.us/development/ConstructionCodes/programs/codeAmendments.asp](http://www.dca.state.ga.us/development/ConstructionCodes/programs/codeAmendments.asp).

Additional questions may be directed to DCA's Construction Codes and Industrialized Buildings Team at (404) 679-3118 or [codes@dca.ga.gov](mailto:codes@dca.ga.gov).

## Customer Service News

**Did You Receive Excellent Service From A DCA Staffer?** New "Exceeding Excellence" Customer Service Recognition Program Allows You To Recognize A Job Very Well Done. In 2007, DCA announced an innovative effort that would allow DCA team members and our external customers to recognize DCA team members for providing excellent customer service. Excellent customer service goes above and beyond normal job duties. DCA "dubbed" this effort *Exceeding Excellence*.

Previous winners include Jo Childers (Downtown Development), Joseph DeGumbia (Administration), Angela Gregory (Housing Finance), Denise Ray (Human Resources) and Joseph Tollison (Information Management).

Please consider nominating a DCA staffer that's gone above and beyond! Information is available from our website's front page – [www.dca.state.ga.us](http://www.dca.state.ga.us). Questions may also be directed to DCA Deputy Commissioner Phil Foil at [pfoil@dca.state.ga.us](mailto:pfoil@dca.state.ga.us) or (404) 679-4940.



## Downtown Development News

### **Georgia Downtown Award Winners Recognized at 2008 Statewide Downtown Conference.**

The Georgia Downtown Association and DCA announced annual winners during the 2008 Georgia Downtown Conference.

The conference was held October 1-3, 2008 in Douglasville, GA.



As the premier conference on downtown revitalization in the state, this event promotes downtown and economic development through public awareness, governmental relations and education. The conference provides an opportunity for downtown and community development professionals and state and local leaders to grow their knowledge regarding programs, activities and tools to aid in revitalization efforts.

The event brought nearly 200 of Georgia's downtown professionals together to develop strategies for bettering their downtown business district.

According to Billy Parrish, Director - DCA's Office of Downtown Development, "Since the inception of the Georgia Main Street program in 1980 and the Better Hometown Program in 1997, over \$1.98 billion dollars has been invested in more than 100 designated Georgia Main Street and Better Hometowns with nearly 42,000 net new jobs added and nearly 9,000 net new businesses opened in designated Main Street

and Better Hometowns."

The Georgia Downtown Awards were established to recognize individuals, downtown programs and/or businesses that have demonstrated unique efforts in making a difference in their downtowns. The award categories are based on the 4-Point Approach™ of downtown revitalization as developed by the National Trust's Main Street Center and focus on Organization, Promotion, Design, and Economic Restructuring.

DCA also presented an Outstanding Leadership Award and the Georgia Downtown Association presented a city with its Overall Excellence in Downtown Development award.

Congratulations to 2008's award winning communities!

## 2008 Georgia Downtown Award Winners

### ORGANIZATION CATEGORY

*Wrightsville* Outstanding Outreach – Historic Courthouse Driving Tour (22 counties)  
*Cleveland* Most Valuable Volunteers – Stepping Stone Farms

### DESIGN CATEGORY

*Decatur* Outstanding New Construction: The Artisan Phase 1 & 2  
*Douglasville* Outstanding New Construction: O'Neal Plaza Stage  
*Metter* Sensitive Rehabilitation - Nicholson Photography & Impact Signs Building  
*Lawrenceville* Sensitive Rehabilitation with Infill - Aurora Theatre  
*Savannah* Design Improvement Program - MLK /Montgomery St Corridor Design Assistance

### PROMOTION CATEGORY

*Cleveland* Best Downtown Special Event - White County's Sesquicentennial  
*Thomasville* Most Creative Marketing Piece: Planter sign visual marketing for The Shops Off Broad  
*Valdosta* Best Retail Booster: Downtown Valdosta's First Fridays  
*St. Marys* Best Image Building Campaign: Downtown Golf Cart Concierge

### ECONOMIC RESTRUCTURING CATEGORY

*Thomasville* Best Commercial Redevelopment Activity: International Design & Display Group  
*Bainbridge* Most Innovative Business Anchor: Jakes Pawn & Gift Shop  
*Suwannee* Best Problem Solving: City of Suwannee's Town Center

### LEADERSHIP AWARDS

*Milledgeville* DCA Outstanding Leadership Award - Frank Pendergast, DDA chair  
*Toccoa* GDA Annual Award of Excellence in Downtown Development

**Toccoa Named Semi-Finalist for the Great American Main Street Awards.** Toccoa is one of 10 Main Street Cities nationally being considered for the 2009 Great American Main Street Award. The Great American Main Street Awards (GAMSA) recognizes exceptional accomplishments in revitalizing America's historic and older Main Street commercial districts and is presented by the National Trust for Historic Preservation's Main Street Center.

**DCA is proud to support the City of Toccoa in its quest to become the next Great American Main Street City!**

As the sponsoring agency for Georgia's Main Street program, DCA's Downtown Development Team has observed the hard work and achievements of Toccoa's Main Street program. Over the years, Toccoa has weathered its share of economic challenges -- moving steadily ahead in spite of one considerable hardship -- 1970's era public improvements that proved an impediment to redevelopment.

When downtown Toccoa was accepted into the Georgia Main Street Program in 1990, there was a substantial amount of discussion regarding its "remaining historic fabric" because of the creation of a pedestrian mall and the concrete covered walkways back in the 1970's.



These deteriorating structures obstructed the historic integrity of the downtown buildings resulting in obscured, vacant looking storefronts. Nonetheless, the selection committee believed that Toccoa had the potential to be an exemplary Main Street City, recognizing its historic and regional importance.

In 1991, DCA's Main Street Resource Team recommended that the pedestrian mall be

removed. Although the pedestrian mall and canopies stayed in place, the Toccoa Main Street program implemented many other downtown improvements, including the renovation of the depot and the conversion of the former Belk building into the Whistlestop Antique Market and Cornerstone Restaurant.

**PHOTO ABOVE/ LEFT: Downtown Toccoa's Concrete Walkways.**

While there were businesses that were committed to downtown, such as Troup's Hallmark and Photo Service, other businesses faced economic hardships. By 2005, many of Toccoa's downtown buildings were empty and in disrepair.

The efforts of downtown anchor businesses and a strong volunteer base, (16 organizations supported this outreach) garnered new and expanded public and private support. Soon, approval was given to proceed with the removal of the pedestrian mall and concrete canopies.



In 2006, six state agencies providing 1.3 million dollars matched by local funding of \$400,000 finally made it happen. Demolition of the concrete canopies began in Feb '07 with a community celebration aptly titled "Toccoa Rocks!"

After 30 years, downtown Toccoa's historic character was about to be rediscovered.

To save and protect the unique character being uncovered, the Toccoa City Commission voted unanimously to designate a local historic district. The Historic Preservation Commission was established and design guidelines put in place to encourage harmonious redevelopment in the newly uncovered historic downtown.

**PHOTO LEFT: Toccoa Rocks! Celebration.**

In May 2008, Toccoa's Doyle Street reopened to traffic for the first time in over 40 years! The celebration that day was "Toccoa Rocks 'N Rolls!" Excited Toccoa citizens came cruising the streets - many in classic cars to reclaim their downtown!

Since the celebration, downtown Toccoa has been sparked with activity and new investment – including new sidewalk eateries and other businesses. One recent "transformation" occurred when the town's former bus station became an eatery -- *Bus Stop Eats and Drinks!*

The last year has been very good for Toccoa, but these remarkable accomplishments would not have been possible had Toccoa not been a committed and hard working Georgia Main Street City for 18 years. Main Street Toccoa has kept a steady hand on the tiller through good times and bad, receiving the Main Street Accreditation every year for the past 12 years.

The information below highlights the "fruit" of Toccoa's hard work:

- 54 Certificate of Appropriateness applications
- 80% of the property owners committed to building renovations
- 29 storefronts have been renovated
- 3.6 million in private sector dollars invested
- 13 new businesses
- 68 full time jobs retained
- 31 New jobs
- Vacancy rate in 1990 was 15 % - now it is 8%

Congratulations to Toccoa for the great example you provide to other communities and your selection as a 2009 Great American Main Street City semi-finalist. The entire state of Georgia is cheering for you!

*\*\*Article Submitted/ Written by Kimberly Carter – DCA Office of Downtown Development*

**Waynesboro Designated As a New Georgia Main Street City.** On October 17, 2008, the city of Waynesboro became Georgia's newest Main Street City.



With a population of 5,800, Waynesboro, has worked toward its designation for the last 2 years. The team has done a great job in building community support of their downtown revitalization efforts. The team has a solid plan for downtown events and a strong organizational structure.

Way to go Waynesboro!

## Environmental News



### **SAVE THE DATE: 2009 Bring One For The Chipper – January 3, 2009.**

Join Keep Georgia Beautiful, DCA and a host of partners for the nation's largest Christmas Tree recycling party. KGB's 19th annual *Bring One for the Chipper* (Chipper) recycling program is slated for Saturday, January 3, 2009.

For the 2008-post holiday efforts, more than 300 tree collection sites will be available statewide, including 100 in the metropolitan Atlanta area. As days of operation for collection sites vary, Georgians are encouraged to visit [www.earth911.com](http://www.earth911.com) or call (800) CLEAN-UP for the most up-

to-date information.

Since its inception in 1991, Keep Georgia Beautiful's Chipper program has collected over 5 million trees and provided over 1 million tree seedlings to program participants. Chipper has become a holiday tradition for many Georgia families. Recycling the Christmas tree provides a wonderful opportunity for families to discuss taking care of our environment, recycling and other related topics.

For more information about the 2008 *Bring One for the Chipper* program, please visit [www.KeepGeorgiaBeautiful.org](http://www.KeepGeorgiaBeautiful.org). To get information about local drop-off sites, please visit [www.earth911.com](http://www.earth911.com) or call 1-800-CLEANUP.

## **REMINDER: Tick, Tock...There's Still Time! Order Your Keep Georgia Beautiful License Plate Today.**

In August, Keep Georgia Beautiful unveiled a special recycling-themed license plate, new logo and identity/branding initiative yesterday in celebration of its 30th anniversary.



The Keep Georgia Beautiful Foundation, which supports the mission of KGB and promotes private sector financial funding for environmental education, unveiled the special license plate in support of DCA's Away-from-Home recycling initiative. The new license plate will raise awareness of recycling and support the Foundation's education programs.

The Recycle 4 Georgia License Plate order form can be downloaded from [www.keepgeorgiabeautiful.org](http://www.keepgeorgiabeautiful.org). A minimum of 1,000 pre-orders is required to move forward on the license plate initiative.

For additional information about the license plate or other KGB programs, please visit [www.keepgeorgiabeautiful.org](http://www.keepgeorgiabeautiful.org) or call (404) 679-4940.



## Georgia Commission On Service & Volunteerism News

**National Volunteerism Advocate Eric Tanenblatt Delivers Reminder To Troops: "Volunteerism: More Critical Than Ever".** Atlanta civic leader

Eric Tanenblatt told the Georgia Commission for Service and Volunteerism Board that national service and volunteerism are more critical than ever to help meet America's challenges.

Speaking at the board's quarterly meeting November 19th, Tanenblatt, who was recently confirmed by the U.S. Senate to the Corporation for National and Community Service Board, said "the future of service and volunteerism is critical to meet today's challenges. Volunteers can play a vital role in solving some of our pressing needs without being dependent on government to solve every problem."

Tanenblatt serves on the Corporation's board transition committee to assist President-elect Barack Obama's transition team. He noted that the Obama transition officials were starting their work at the Corporation office the same day he spoke to the Georgia Commission board in Atlanta.

"I am honored to have the opportunity to play a role in the service and volunteerism movement," Tanenblatt said. "I sense there is a growing movement in this country toward civic engagement."

Tanenblatt said that legislation introduced in the Senate in September could dramatically expand national service and volunteerism programs in our country. "The Serve America Act is a very exciting piece of bipartisan legislation which the new Administration may seek to add additional elements to the bill when it is reintroduced in the new Congress," he noted.

"There may be some financial considerations given to the current economic situation but we should look for ways in which our service programs can help in addressing some of the critical challenges we all face," Tanenblatt told the board.

Specifically, the proposed legislation would greatly expand the AmeriCorps program, which would have a direct impact on the Georgia Commission for Service and Volunteerism and national service in Georgia.

Tanenblatt told the board that Georgia is a leader in the volunteerism movement. He highlighted the creation of Hands On Georgia almost five years ago as an initiative of Georgia Governor Sonny Perdue, Tanenblatt and Points of Light Institute CEO Michelle Nunn.

Tanenblatt, who served as Gov. Perdue's chief of staff during his first term, said Hands On Georgia has grown from five to fourteen affiliate organizations around the state and Hands On Georgia Week has grown into a major volunteer effort that this past October engaged over 64,000 Georgians.

National rankings of volunteer participation still place Georgia in the bottom ten among states. "Our ranking is shocking," Tanenblatt said. Even though Georgia rose three places in the most recent ranking, "the numbers really say to us that we still have a great deal of work to do to engage more Georgians in volunteer service."

During the Georgia Commission for Service and Volunteerism board meeting, Executive Director John Turner unveiled a new volunteer recognition campaign that will collect examples of great volunteering throughout the state and combine them with data on national service from the state's AmeriCorps programs.

A new Georgia Commission for Service and Volunteerism website will feature a "volunteer bucket" and Georgians will be asked to help fill it with stories about their volunteer efforts, Turner told the board. The Georgia Commission will issue quarterly reports on volunteerism that will put names and faces together with the numbers to draw a more complete picture of service and volunteerism in our state, Turner said. Board members, state and local elected officials and others will be enlisted to help recognize organizations and individuals who have volunteered to help improve lives and communities throughout Georgia, he said.



*\*\*Article Submitted/ Written by Kate Webb – DCA/ GCSV Office*

## Housing News



**2008 Magnolia Awards Celebrate Affordable Housing Excellence Statewide.** Nearly 400 housing experts and advocates gathered in late November to attend the 2008 Housing Georgia Conference and Magnolia Awards Luncheon at the Georgia International Convention Center. The conference and luncheon were held on November 20, 2008.

Sponsored by the Georgia Department of Community Affairs (DCA), Georgia Affordable Housing Coalition, Georgia Association of REALTORS®, Wachovia and Georgia Power, the bi-annual conference and luncheon recognized outstanding achievements in affordable housing. Magnolia Awards were given in six categories - Affordable Rental Housing, Creative Partnerships, Homeownership, Neighborhood Revitalization, Special Needs and Superior Design. In addition, the *Housing Champion* award was given to an individual or organization that has served as a strong affordable housing advocate.

"Today's challenging economic times demonstrate the importance of available and accessible quality affordable housing. The Housing Georgia Conference and the Magnolia Awards Luncheon offer an opportunity to celebrate the individuals, housing authorities, corporate partners, non-profit organizations and other supporters that are committed to this important and essential initiative," said DCA Commissioner Mike Beatty.

Added Carmen Chubb, DCA's Assistant Commissioner for Housing Finance: "Today's program also provides an opportunity to celebrate the collaboration behind these and other affordable housing efforts. In many cases, the projects recognized today and numerous others statewide, began from locally-driven solutions. DCA was pleased to support many of these important projects with technical assistance and funding. As the state's primary housing agency, we look forward to working with partners statewide committed to developing affordable housing options."

**Innovative, Community Driven and Collaboration-Oriented Efforts Garner Awards.** In September 2008, the Magnolia Awards team announced three finalists from each category. At the luncheon, each category's top finalist received the **Magnolia Award for Excellence**. The other finalists were recognized with **Special Achievement** awards. Summary information for the 2008 Magnolia Award winners and finalists are listed below.

**2008 Magnolia Awards**

<b>Affordable Rental Housing</b>
<i>The <b>Affordable Rental</b> award category recognizes achievement in (1) the creation of affordable rental developments by new construction or substantial rehabilitation, including those that reflect the principles of quality growth; (2) innovation in managing affordable rental housing; (3) innovations in creating mixed-use, mixed price rental housing with a substantial affordable component; or (4) other innovations to provide safe, decent, affordable rental housing.</i>
<b>2008 Magnolia Award For Excellence In Affordable Housing—Affordable Rental Housing</b> <i>Laurel Ridge – LaGrange, GA</i>
<b>Special Achievement in Affordable Rental Housing</b> Anthony Arms and Kingston Gardens – Macon, GA Ashford Parkside Senior Residences – DeKalb County, GA
<b>Creative Partnerships</b>
The <i><b>Creative Partnerships</b></i> award category recognizes outstanding examples of a creative partnership in affordable housing. Partnerships can result in innovative housing programs, support services, units for rental or homeownership, financing arrangements, public-private participation or other innovations in which multiple organizations create working arrangements that could become partnership models for others in the state.

**2008 Magnolia Award For Excellence In Affordable Housing - Creative Partnerships**  
*United Way Regional Commission on Homeless Outreach Collaboration – Atlanta, GA*

**Special Achievement in Creative Partnerships**

Atlanta Habitat for Humanity Partnerships for Progress In Affordable Housing – Atlanta, GA  
Tenant Based Rental Assistance (TBRA) Program – DeKalb County, GA

**Homeownership**

The *Homeownership* award category recognizes achievement in (1) construction of new affordable housing; (2) renovation, adaptive reuse, or redevelopment of housing for home ownership; (3) programs to assist low and moderate income homebuyers; or (4) other innovative programs to promote affordable homeownership. Nominations may include activities such as construction projects, including those that reflect the principles of quality growth, financing programs and home buyer education.

**2008 Magnolia Award For Excellence In Affordable Housing--Homeownership**  
*Athens Land Trust Affordable Housing Program – Athens, GA*

**Special Achievement in Homeownership**

Elm Street Townhomes Development – Atlanta, GA  
Georgia Dream Habitat For Humanity Pilot Program – Macon, GA

**Neighborhood Revitalization**

The *Neighborhood Revitalization* award category recognizes projects directed toward revitalizing or redeveloping existing neighborhoods or communities. An eligible project must include a substantial affordable or workforce housing component. Projects may occur over a number of years.

**2008 Magnolia Award For Excellence In Affordable Housing - Neighborhood Revitalization**  
*Ashley Station – Columbus, GA*

**Special Achievement in Neighborhood Revitalization**

Neighborhood Development – Valdosta, GA  
Reclaiming Morrow's Residential Neighborhoods – Morrow, GA

**Special Needs**

The *Special Needs* award category recognizes achievement in emergency, transitional or permanent housing for persons with special needs, such as the elderly, homeless, victims of domestic violence, migrant farm workers, persons with mental, physical, or developmental disabilities, persons with HIV/AIDS and/or persons recovering from substance abuse. Nominations in this category should describe any supportive services provided along with the housing.

**2008 Magnolia Award For Excellence In Affordable Housing - Special Needs**  
*Gateway Cottage and Aftercare Program – Warner Robins, GA*

**Special Achievement in Special Needs**

Harmony House – Atlanta, GA  
Living Room Special Needs Assistance Program – Atlanta, GA

**Superior Design**

The *Superior Design* award category recognizes outstanding design in affordable housing units or developments. Eligible nominations include new construction, substantial rehabilitation or adaptive reuse. Developments or housing units nominated should exemplify quality design that is compatible with the surrounding natural or built environment, reflect quality growth principles and meet the needs of its target residential market.

**2008 Magnolia Award For Excellence In Affordable Housing - Superior Design**  
*Columbia Senior Residences at MLK – Atlanta, GA*

**Special Achievement in Superior Design**

Ashford Parkside Senior Residences – DeKalb County, GA  
TWELVE Centennial Park/ TWELVE Centennial Park Soft Second Mortgage Program – Atlanta, GA

**Glover Crowned Housing Champ.** The luncheon's final award was bestowed upon Atlanta Housing Authority (AHA) Chief Executive Officer Renee' Lewis Glover as the **2008 Housing Champion**.

"Under Glover's leadership, the Atlanta Housing Authority has transformed itself into one of the nation's leading housing authorities. As such, the AHA's accomplishments have garnered Glover national recognition," said Beatty. "She has leveraged this national platform to serve as an even stronger housing advocate for Georgia and other communities. Today, we are very pleased to recognize AHA Chief Renee Glover's commitment to affordable housing with the 2008 Housing Champion Award."

**More Statewide Housing Stories Just A Click Away.** The next Housing Georgia Conference and Magnolia Awards will be held in 2010. For additional information about the Housing Georgia Conference, Magnolia Awards or to review other statewide housing success stories, please visit [www.magnoliaawards.org](http://www.magnoliaawards.org)

**GeorgiaHousingSearch.org - A Ready Resource During Challenging Weather.** Tornadoes, storms, you name it...when disaster strikes, everyone needs help. In many cases, finding a place to live is a top priority. No need to worry or panic as GeorgiaHousingSearch.org offers a FREE, easy-to-use and available resource to help citizens quickly find affordable housing options in their community.



[www.GeorgiaHousingSearch.org](http://www.GeorgiaHousingSearch.org)

On the site – [www.GeorgiaHousingSearch.org](http://www.GeorgiaHousingSearch.org) -- citizens can search for rental properties statewide. Property postings are detailed, current, and updated bi-weekly. Property managers and independent landlords can post listings for free and reach thousands of potential renters.

The website is bilingual (English and Spanish) and has a toll-free number – (877) 428-8844 - available to assist potential renters or property owners and managers. In addition, the site's unique Special Needs Housing Search feature has assisted Georgia caseworkers locate housing for hundreds of traditionally hard-to-place families and individuals.

For more information, please contact Sheila Barry at (404) 679-4855 or [sbarry@dca.state.ga.us](mailto:sbarry@dca.state.ga.us).

## Planning & Quality Growth News

**DCA Board Adopts New Rules for Regional Programs.** At its November 2008, the DCA Board adopted new rules for Regional programs. **The new rules are effective July 1, 2009.**

Key program information is highlighted below:

### Alternative Dispute Resolution

ADR includes the following options for resolving conflicts over planning matters:

- Facilitation
- Mediation

Private interests are given greater status, and may now (1) request a pre-initiation meeting where the RDC determines if the conflict is eligible for the ADR process, and (2) ask local governments to initiate the ADR process. In addition, the process will be more user-friendly:

- Can be invoked at any time for eligible types of disputes
- Petition fee no longer required
- Bi-weekly reporting no longer required

As well, a Situational Assessment may now be requested at any time during the ADR process. This is for fact finding to guide the negotiation process.

### Regionally Important Resources

In developing their *Regional Resource* plans, RDCs will involve stakeholders in a comprehensive effort to identify the important natural and cultural resources in the region. *Regional Resource Plans* will include the following components:

- *Regionally Important Resource (RIR) Map* showing a regional greenspace network.
- *Guidance for Appropriate Development Practices* that should be utilized in developments to be located near RIRs.
- *General Policies and Protection Measures* to be utilized by local governments in making decisions that affect RIRs.

These rules are interrelated with the others, as evidenced by the requirement that new development projects located within one mile of any RIR feature shown on the *Regionally Important Resource Map* may be subject to special DRI review requirements. In addition, RIRs will be designated *Areas Requiring Special Attention* in Regional Plans.

### Developments of Regional (DRI) Impact

When these new rules take effect in July 2009, the DRI program will emphasize streamlining the review process for quality growth developments.

The role of RDCs in DRI review will expand; they will have more discretion to determine whether projects warrant review, to delay review until project details become available, and to expedite reviews of projects meeting quality growth requirements. In addition, RDCs will hold mandatory pre-review consultations with affected parties, to encourage quality growth and streamline the review process. Finally, to promote transparency and accountability, RDCs will follow up with local governments to determine how they addressed DRI review recommendations.

In another example of how the regional rules are interrelated, the RDC will review each DRI for consistency with the Regional and RIR Plans for the region.

### Regional Planning

The new rules create an entirely new process for developing regional plans. The new approach is modeled on the Local Planning Requirements. New features include three separate plan components:

- Regional Assessment—including a Projected Development Patterns Map, with Conservation category matching RIR map,
- Stakeholder Involvement Plan,
- Regional Agenda
  - **Regional Vision** - *A map of desired regional development patterns, including Areas Requiring Special Attention and Regionally Important Resources; and detailed development strategies for Areas Requiring Special Attention.*
  - **Implementation Program** - *Guiding Principles; Performance Standards to encourage local government consistency with the regional plan; Strategies suggested for implementation by regional actors other than the RDC; and Regional Work Program of specific activities to be undertaken by the RDC to implement the plan.*
  - **Evaluation and Monitoring Section** *identifying activities the RDC will undertake to ensure that the regional plan is accomplishing the desired results.*
- Completed Regional Plans must be actively publicized by the RDC in an effort to coordinate all local, state and regional activities to achieve the desired regional development patterns.

Additional questions regarding the newly adopted Regional Rules may be directed to DCA's Office of Planning and Quality Development at (404) 679-5279.

**Special Projects Team Working on Special Plan for West Point.** DCA's Planning and Quality Growth's Special Projects team is working to enhance community quality in West Point by assisting the city with reworking development codes for areas expecting new growth.

These efforts will address community design matters by building on existing efforts, including the city's role in increasing landscaping and greenspace and making recommendations for street patterns and parking requirements.

DCA has worked actively with West Point since its 2007 Resource Team visit.

**Message To Swainsboro: DCA Resource Team Is On The Way.** The City of Swainsboro has the next slot on the Resource Team's calendar. The team will visit Swainsboro in early 2009.

Resource Team Visits are organized by DCA, working with its quality growth partners, to assist Georgia communities in implementing quality growth principles into the comprehensive plan, land development ordinances and day-to-day decision making. For information on DCA's Resource Teams, please call (404) 679-5279 or visit [www.georgiaplanning.com](http://www.georgiaplanning.com).

**Save The Dates. Four 2009 Community Planning Institutes Slated For New Year.** DCA and the Georgia Planning Association have announced dates for the 2009 Community Planning Institutes. Dates and locations are as follows:

- January 13-14, 2009 – Douglas, GA
- April 7-8, 2009 – Americus, GA
- July 7-8, 2009 – Rome, GA
- October 13-14, 2009 – Covington, GA

For more information on how the Community Planning Institute can improve the quality of growth in your community, please contact DCA's Office of Planning & Quality Growth at (404) 679-5279 or visit [www.GeorgiaPlanning.com](http://www.GeorgiaPlanning.com).

### **Reader Information**

For more information on any of the topics included in this newsletter, please visit the DCA website at <http://www.dca.state.ga.us> or call DCA's main telephone number at (404) 679-4940 or TDD 1-877-204-1194. Look for the next edition of *DCA News* on January 9, 2009. If you wish to be removed from the DCA Newsletter distribution list, please send an email to [unsubscribe@dca.state.ga.us](mailto:unsubscribe@dca.state.ga.us).

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