

Planning for Housing with The Georgia Initiative for Community Housing



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Fair Housing

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education, and employment, regardless of race, color, national origin, religion, sex, familial status, disability, or age.

What is GICH?

- GICH is a three-year program focused on helping communities create and launch locally-based plans to meet their housing needs.
- Through facilitated retreats, training, and technical assistance, participating communities:
 - Create a community housing team
 - Learn about approaches and available resources to meet housing needs
 - Develop and implement a community housing plan



What is GICH?

- GICH is a collaboration of:
 - Housing and Demographics Research Center at the University of Georgia
 - Georgia Department of Community Affairs
 - Georgia Municipal Association
- The program is funded by:
 - Georgia Power Company
- With additional support provided by:
 - Archway Partnership
 - Carl Vinson Institute of Government.



Planning for Housing through GICH

Rules for Local Planning

Plan Element	Required for	Recommended for
Housing Element	HUD CDBG Entitlement Communities required to have a Consolidated Plan	Communities with: -Concentrations of low-quality or dilapidated housing -Relatively high housing costs compared to individual/family incomes -A jobs-housing imbalance

Community Involvement in Local Planning

- **Community Involvement** Each element of the comprehensive plan must be prepared with **opportunity for involvement and input from stakeholders and the general public...**
 - **Identification of Stakeholders** Compile a list of stakeholders who need to have a voice in the development of the plan.
 - **Identification of Participation Techniques** The Steering Committee oversees and participates in development of the plan
 - **Conduct Participation Program** Stakeholders participate in the activities and events where you solicit input on the plan. Hold regular meetings of the steering committee to provide input and feedback to the plan preparers as the plan is developed.

Community Involvement in GICH

- GICH is built on Community Involvement. Stakeholders develop and implement the plan

Housing Industry Groups	Name	Title	Affiliation
Regional Commission / Planning Agency			
Chamber of Commerce			
Cooperative Extension			
Family Connections			
Resident/citizen			
Faith-based organization			
Planning/Zoning/Historic Preservation Board			

Who Participates in GICH?

- Five communities are selected to participate each year through a competitive process, with applications available in June and accepted by September each year
- As of January 2016:
 - 60 cities have participated in the program: Those on the map plus Athens-Clarke County, Evans County, Millen, Monroe, and Rockmart



Why Participate in GICH?

- Cultivate Partnerships
- Neighborhood Outreach
- Increase Property Values
- Promote Public Health and Safety
- Enhance Quality of Life



How GICH teams do Community Involvement

- Partnerships & Outreach

- Newspaper Articles
- Social Media & Website
- Logo & Team T-Shirts



How GICH teams Implement the Plan

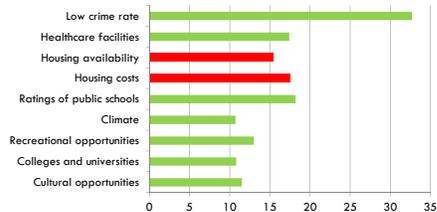
- Common Activities:

- Housing Development / Rehab
- Housing Fairs, Homebuyer Education, Credit Counseling
- Neighborhood Cleanups
- Code Enforcement
- Grant Applications
- Housing Assessments



Why GICH teams Implement Comprehensive Plans

Relative Importance of "Quality of Life" in Facility Site Selection



Source: Figure 25 in Genshale, Geraldine, 2009, in The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development, Center for Housing Policy, <http://www.ahc.org/media/Files/Housing-and-Economic-Development-Report-2011.pdf>

How to be Part of GICH

- Your Community is already in GICH!
- Add to Community Work Program your community's intention to apply for admission to the Georgia Initiative for Community Housing (GICH)
 - June – Application period opens
 - July – Informational Webinar
 - September – Applications Due
 - October – Site visits
 - November – New GICH communities announced
 - February and September - Retreats

<http://www.fcs.uqa.edu/fhce/gich-how-to-apply>

Housing Programs Enhanced by GICH Participation

- Community HOME Investment Program (CHIP) - Local governments, nonprofit organizations, and public housing authorities address the housing needs for low-moderate income households.
 - 2016 CHIP funds will be applied to new construction or rehabilitation of owner-occupied houses. DCA received 32 applications for \$12.9m, and awarded \$6.2 m to 16 applicants, **including 10 GICH communities.**
 - *Applications will be accepted for the 2017 round between November 21 - December 1, 2016
 - Points awarded for GICH Participation

Housing Programs Enhanced by GICH Participation

- Low Income Housing Tax Credit (LIHTC) – DCA encourages mixed-income developments and those that support local community development objectives.
 - Owners agree to keep the property in good condition and rent a portion or all of the units to low-income residents for 30 years.
 - Points awarded for GICH Participation

Housing Tax Credit Program (LIHTC)

LIHTC Snapshot: 2016 Funding Round

- 25 (of 79) properties funded
- 2 Acquisition & Rehabilitation / Preservation
- 11 in rural areas
- 2,148 units financed
- 10 senior properties



Legacy at Walton Oaks, Augusta



Multiple phases include areas for families as well as for those over 55



After school programs; lending libraries; outdoor recreation



Community rooms; laundry facilities; a bus stop by the entrance

Ware Hotel, Waycross



Adaptive reuse and restoration in downtown Waycross