

GICH COMMUNITY: Thomasville

HOUSING OBJECTIVES AND GOALS				
PROJECT (Objective)	GOALS (Short-term and long-term)	AVAILABLE RESOURCES	POTENTIAL OBSTACLES	RESOURCE & TECHNICAL ASSISTANCE NEEDS
<p>Advocacy Encourage and promote the construction and rehabilitation of affordable housing.</p>	<ul style="list-style-type: none"> • Provide political and community support for new developments that increase affordable housing options in Thomasville. • Advocate for Policy Reform that supports the rehab and renovation of existing housing. • Support and Encourage neighborhood investment and revitalization efforts that maintain community character. 	<ul style="list-style-type: none"> • Housing Market Study • Comprehensive Plan • LIHTC Developers • Local builders and developers • Non-profits • Real Estate Investors • Grants: CDBG, CHIP, etc. • Federal Opportunity Zones • Neighborhood groups 	<p>Buy in and support from senior staff, City Council</p>	<ul style="list-style-type: none"> • GICH • Smart Growth / Chris Coes; • USDA • Effective Development Incentive Strategies • Other communities' best practices/strategies
<p>Collaboration Work with local government and community partners to remove barriers to redevelopment and encourage contextual infill.</p>	<ul style="list-style-type: none"> • Host Roundtable Discussions with City Staff, Developers and Community Members to understand the existing obstacles and opportunities for the renovation and restoration of homes in Thomasville. • Cultivate relationships with funders and developers who could support housing initiatives. 	<ul style="list-style-type: none"> • Existing relationships with developers and real estate investors • GICH Team members • Building Department • Local builders, developers, landlords, property owners, investors. 	<ul style="list-style-type: none"> • Lack of consensus on next steps and agreed upon vision • Lack of Local non-profit developers • Opposition to change recommendations 	<ul style="list-style-type: none"> • GICH • Risk Mitigation Strategies • Other communities' solutions
<p>Education Act as a trusted resource in the community and a local "thought leader" for community housing needs and issues.</p>	<ul style="list-style-type: none"> • Conduct Community Projects to kick off housing and neighborhood initiatives (2-3 projects) • Create Community Liaisons for the Georgia Heirs Property Law Center 3-year project in Thomasville to remedy cloudy titles. • Host information forums for housing stakeholders: developers, heirs property, nuisance abatement, contractors, etc. • Increase GICH's Presence in the Community, through branding, online presence and community service. 	<ul style="list-style-type: none"> • City Initiatives (Let's Discuss, Dew-Fair, Neighborhood Planning Efforts) • Regular GICH meetings • Thomasville.org website • Shared training and conference session information • Community Service Projects • Neighborhood Watch groups • HOTC, Project Backyard, GHPLC • Community Partners (Thomasville Landmarks, COTC, HFH, WFFG, etc.) 	<ul style="list-style-type: none"> • Opposition to vision of GICH as housing resource for the community. • Political and ideological disagreements over direction of how to address housing issues within city government and the community. 	<ul style="list-style-type: none"> • Other Communities' best practices. • GICH • Housing Assistance flyers and brochures • Volunteer and in-kind services

Housing Work Plan | **Facilitator:** Kenny Thompson | **Date Created:** 3/4/2020; finalized 3/23/2020 | **Location:** Housing & Resource Center
GICH Team Members Present: Todd Mobley, Lucinda Brown, Eugene Witherspoon, Alston Watt, Mike House, Pam Schalk, Kenny Thompson, Martha Reynolds

2022 HWP Update | **Facilitators:** Anna Day & Kenny Thompson | **Date Reviewed:** 2/23/2022; finalized 3/23/2022 | **Location:** Housing & Resource Center
GICH Team Members Present: Wanda Warren, Rich Massa, Eugene Witherspoon, Lucinda Brown, Nancy Tinker, Melvin Hugans, Michael Jones, Katie Chastain, Kenny Thompson, Anna Day

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HOUSING WORK PLAN						
PROJECT (Objective)	GOALS (Short-term + long-term)	TIMELINE	ACTION STEPS/ IMPLEMENTATION MEASURES	TEAM MEMBER RESPONSIBILITY	2022 UPDATE – Related Goals & Objectives for CY2022 (status; addendums/amendments)	
ADVOCACY	Provide political and community support for new developments that increase affordable housing options in Thomasville.	Support the GHPLC 3-year plan in Thomasville to address heirs property.	Now-2 years	<ul style="list-style-type: none"> GHPLC project updates at City Council Workshop meetings. Trust building: GICH members actively share GHPLC project information with a min of 10 people within their respective networks. 	All GICH members	<ul style="list-style-type: none"> Does Staff need to proactively coordinate regular status updates about GICH et al beyond monthly meeting with Planning Committee? Confirm current progress with GHPLC Determine if we can extend/modify timeline on GHPLC’s local efforts Create collateral to promote GHPLC services (without overwhelming their workload)
		Advocate for city budgeting to support housing objectives as identified through Neighborhood Plans	9 months, then annually	<ul style="list-style-type: none"> Based on neighborhood initiatives, GICH members voice support for funding to enable project activities through public meeting attendance and participation. 	<ul style="list-style-type: none"> Planning Department (lead) Delegate to GICH Members 	<ul style="list-style-type: none"> Staff to conduct preliminary data analysis for target neighborhoods based on YNDC model (requires volunteer assistance to help survey residents) Work with the City’s Grant Administrator to identify funding sources that may potentially support the forthcoming neighborhood plans Ensure Building Dept’s demo list is consistent with findings
		Advocate for citizen participation within each neighborhood for the development of neighborhood vision plans.	4 months – 2 years	<ul style="list-style-type: none"> Beginning with the Dewey City neighborhood, GICH team members share with neighborhood leaders and groups to convey intent of neighborhood vision plan initiative. Share within members’ respective networks (work, school, church, family/friends), information (emails, website, flyers, etc.) about housing initiatives. 	GICH Members	<ul style="list-style-type: none"> Conduct charrettes in target neighborhoods to initiate Neighborhood Plans (pursue as part of the Comp Plan’s 5-year update) <p><u>Prioritize Dewey City:</u></p> <ul style="list-style-type: none"> Continue establishing a better report with the Douglass Alumni and the Museum Initiate a more pointed conversation with leaders to create a neighborhood vision plan and corresponding timeline for development and execution (specifically with consideration of Museum transition and senior housing/LIHTC opportunities at Douglass campus) <p><u>For Stevens Street & Imperial Hotel:</u></p> <ul style="list-style-type: none"> Identify key neighborhood leaders
		Regularly update the City Council, LBA and other community organizations about the housing objectives and initiatives.	Now – 2 years	<ul style="list-style-type: none"> With senior management approval add GICH agenda item to City Council Workshops to provide regular updates on housing topics within community. Participate in monthly LBA public meetings 	GICH Team Members	<ul style="list-style-type: none"> Community development and housing initiatives are regularly shared with LBA and the Planning Committee; as noted above, do we expand to regular updates with Council? If so, solicit senior management approval on standing agenda item (quarterly?)
	Advocate for Policy Reform that supports the rehab and renovation of existing housing.	<ul style="list-style-type: none"> Identify opportunities to improve regulatory processes for existing housing rehab and renovation Improve understanding and procedures for maintaining existing housing stock. 	6 – 8 months	<ul style="list-style-type: none"> Meet with housing stakeholders to understand their concerns and issues Gather BMP’s and strategies from other communities’ experiences As needed, propose policy updates and practices to support rehab and renovation of existing housing 	<ul style="list-style-type: none"> Planning Depart (Lead) GICH Team Members 	<ul style="list-style-type: none"> Continue to research and adapt best practices AND develop formal policy recommendations Review Kronberg et al interpretations of zoning to accommodate rehab/reno Identify potential outreach/education models to teach basic home maintenance Explore code updates that accommodate the “missing middle” (ex. Neighborhood Overlays)
	Support and Encourage neighborhood investment and revitalization efforts that maintain community character.	Proactive development activities to identify desirable and suitable development and to promote incentives and risk mitigation strategies to encourage neighborhood investment and revitalization.	4 – 12 months	<ul style="list-style-type: none"> Interview real estate stakeholders: determine limiting factors for neighborhood investment Engage with Dewey City neighborhood as pilot project to develop neighborhood vision plan. Support investment incentives and risk management strategies 	<ul style="list-style-type: none"> Planning Depart (Lead) GICH Team Members 	<ul style="list-style-type: none"> Schedule a focus group with property investors that invest in rental units Prioritize Dewey City neighborhood planning effort; perhaps start with adaptive reuse of the Douglass campus Create a pilot program in partnership with the LBA to develop solutions for vacant, abandoned, & delinquent properties (look to YNDC for model) Explore investment incentives in opportunity zones, rebates, etc. for infill development (build on the programs included in the CSLFRF proposal)

CDC: Community Development Corporation; CSLFRF: Coronavirus State/Local Fiscal Recovery Grant Program; GHPLC: Georgia Property Heirs Law Center; HOTC: Hands on Thomas County; KTCB: Keep Thomas County Beautiful; LBA: Thomasville-Thomas County Land Bank Authority; LIHTC: Low Income Housing Tax Credit; YNDC: Youngstown Neighborhood Development Corp.; ZVA: Zimmerman/Volk Associates, Inc.

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COLLABORATION	<p>Host Roundtable Discussions with City Staff, Developers and Community Members to understand the existing obstacles and opportunities for the renovation and restoration of homes in Thomasville.</p>	<ul style="list-style-type: none"> Engage local builders, real estate developers and stakeholders to understand potential opportunities to improve regulatory process for renovating and rehabbing existing housing. Map a process that smooths or eases the restoration of existing buildings. 	10 months	<ul style="list-style-type: none"> Interview stakeholders: builders and property owners, landlords, real estate investors; mortgage and construction loan providers. Reach out to other communities for successful strategies and lessons learned. Incorporate BMPS into updated process to support the restoration of existing buildings. 	<ul style="list-style-type: none"> GICH Members Planning Department Building Dept. Local housing stakeholders 	<ul style="list-style-type: none"> Again, proactively schedule focus groups to inform policy and programming initiatives that support infill development and neighborhood revitalization
	<p>Cultivate relationships with funders and developers who could support housing initiatives.</p>	Recruit/ build relationships with reputable developers. (LIHTC, Market Rate, etc.)	18 months	<ul style="list-style-type: none"> Recruit from conferences Utilize member networks to identify candidates Interview candidates 	<ul style="list-style-type: none"> GICH Members Planning Department Building Dept. Local housing stakeholders 	<ul style="list-style-type: none"> Research innovative development models and developers that match the scale of our community *BEFORE ENGAGING DEVELOPERS* -- need neighborhood plan to ensure the potential projects have proactively considered the residents vision and goals
EDUCATION	<p>Conduct Community Projects to kick off housing and neighborhood initiatives (2-3 projects)</p>	Build trust, create new relationships and increase rapport within neighborhoods. Create a sense of hope	2 months – 2 years	<ul style="list-style-type: none"> Beginning with Dewey City as the pilot neighborhood for revitalization planning, GICH Team members conduct community. Examples may include trash pick-up, tire amnesty or yard clean up. Participate in existing community projects with HOTC and Project Backyard Partner with other organizations such as LBA to work hands on in neighborhoods. 	<ul style="list-style-type: none"> GICH Team Members 	<ul style="list-style-type: none"> Establish a community development corps to get “boots on the ground” and engage residents in target areas Partner with HOTC/KTCB to host/coordinate community work days in target neighborhoods (the “rock the block” approach) Identify private sector sponsors as funding partners for community projects Develop a grassroots fundraising campaign that includes sponsorship and/or membership packages
	<p>Create Community Liaisons for the Georgia Heirs Property Law Center 3-year project in Thomasville to remedy cloudy titles.</p>	Engage with neighborhood groups in support of the GHPLC to achieve 10 cleared titles.	18 months	<ul style="list-style-type: none"> At neighborhood, social, church and public gatherings, GICH shares with the importance and need for GHPLC project. Share and direct to more information. Utilize “phone tree” to notify attendees for GHPLC community meetings. 	<ul style="list-style-type: none"> GICH Team Members 	<ul style="list-style-type: none"> See notes above More broadly, initiate Community Navigators strategy as proposed for state recovery funds
	<p>Host information forums for housing stakeholders: developers, heirs property, nuisance abatement, contractors, etc.</p>	Host relevant topical forums targeting differing housing stakeholders: developers, heirs property, nuisance properties, contractors, renters, homeowners, seniors, etc.	4 months – 2 years	<ul style="list-style-type: none"> Distill Housing Market Analysis takeaways for broader audience. Host Christopher Coes, from SmartGrowth America, LOCUS to speak about Federal Opportunity Zones for real estate and investment stakeholders. USDA program information session(s) Identify additional topics as relevant. 	<ul style="list-style-type: none"> Planning Dept. (Lead) GICH Team Members USDA 	<ul style="list-style-type: none"> Completed translation of ZVA findings Public roll out of ZVA and Urban 3 findings with senior management approval Refer to GICH retreat sessions for potential presenters and educational topics
	<p>Increase GICH’s Presence in the Community, through branding, online presence and community service.</p>	<ul style="list-style-type: none"> Establish GICH Team as a trusted housing resource Develop strategy to more effectively inform the community about the available resources to help homeowners with housing concerns. Ex. Senior citizens. Create hope and increase trust. Utilize community projects (2-3) to build trust and relationships in the city’s neighborhoods. Educate general public about root causes of poor housing conditions. 	3 months – 2 years	<ul style="list-style-type: none"> Establish online GICH presence and brand (Thomasville.org) Publicize meeting information Share Housing Market Study findings, GHPLC project information and Neighborhood Improvement Project plans GICH members share project goals and intent within their respective work/social/family networks to build trust and understanding. Conduct or participate in 2-3 community projects (Hands on Thomas County, Backyard Project, etc.) Identify presenters and coordinate these forums to support and enhance housing initiatives Share and provide information to encourage citizens to engage with GHPLC. Goal is to clear 10 titles within Thomasville. 	<ul style="list-style-type: none"> Planning Dept. (Lead) GICH Team Members GICH Team Members Planning Dept. Marketing Dept. Regional Partners such as SWGRC and USDA 	<ul style="list-style-type: none"> Continue sharing the mission and the vision! Solicit branding assistance for GICH and/or forthcoming “CDC” Secure a domain name for local GICH team and/or expand information on City’s website Identify community projects to participate in as an organization Implement Community Navigators strategy as proposed for state recovery funds and adapt as needed (quarterly evaluations?); side note: Rotary may be a good partner for this effort