

The Traditional Neighborhoods Urban Redevelopment Area (TN-URA) aligns with the Comprehensive Plan's traditional neighborhoods future character areas and investment sector strategies. This Urban Redevelopment Plan (URP) focuses on neighborhood revitalization within the TN-URA and supports the City's goals to address blight and underdevelopment in our community's highest potential neighborhoods.

Traditional Neighborhoods URA

Urban Redevelopment Plan

City of Thomasville | Planning Department

Table of Contents

Introduction	3
Background	3
Objectives	4
<i>Georgia Urban Redevelopment Law</i>	4
Policy Tools Enabled by this Plan	5
Consistency with the Comprehensive Plan	5
Traditional Neighborhoods URA	7
URA Boundaries	7
Neighborhood Character	7
Infill Development Areas	7
Neighborhood Nodes	8
Special Districts and Planning Areas	8
Findings of Necessity for Redevelopment	10
Pockets of Blight	10
Declining and Vacant Properties	10
Pervasive Poverty	13
Difficult Development Area and Qualified Census Tracts	14
Housing Market Potential	14
Funding Constraints for Community Development	14
Redevelopment Goals	16
Revitalize Faltering Commercial Corridors	16
Recruit and Nurture Small Businesses	16
Rehabilitate Older Homes and Neighborhoods	17
Ensure Architecturally Compatible Infill Development	17
Generate New Adaptive Uses for Old Nonresidential Facilities	17
Guiding Principles and Best Practices	18
Community-Driven Planning	18
Access to Affordable Housing	18
Complete Streets	18
Placemaking	18
Historic Preservation	18
Programming Development	18

Plan Implementation	19
Redevelopment Authority	19
Small Area Planning Strategy	19
Redevelopment Projects	19
Public Infrastructure to be Provided	19
Tools to Encourage Private Development	20
Policy Updates	20
Development Incentives	20
Housing Tax Credits	20
State Opportunity Zones	20
Enterprise Zones	20
Tax Allocation Districts	20
Special Purpose Local Option Sales Tax (SPLOST)	20
Community Development Block Group (CDBG)	21
Community HOME Investment Program (CHIP)	21
Georgia Initiative for Community Housing (GICH)	21
Georgia Economic Placemaking Collaborative (GEPC)	21
Strategic Partners and Programming Support	21
Appendix A: Planning Process & Public Engagement	22
Appendix B: Excerpts from Thomasville Blueprint 2028	23
Appendix C: Analysis for Findings of Necessity	25
Appendix D: Resolution of Necessity	31

Introduction

Background

Over the past several decades, Thomasville has witnessed a remarkable small-town renaissance, and the City has made significant investments into preserving and enhancing the historic downtown to much success. These improvements have solidified Thomasville’s reputation as the quintessential small-town destination city, but the community aspires to be more than a great town to visit; Thomasville has the potential to become one of the most livable small towns in America. In pursuit of this goal, the City desires to focus investments on improving the quality of life in other areas of the community, particularly in the traditional neighborhoods.

The City of Thomasville serves as a significant economic and cultural center in the region, providing vital services and resources to its citizens and more rural neighbors. However, while some areas of Thomasville continue to grow and prosper, others struggle and decline. This dynamic is particularly evident in many of the city’s older, in-town neighborhoods. Focusing improvements in these areas, including neighborhoods such as Dewey City, Carroll Hill, Theodore Heights, Normal Park, and Fletcherville, can help to preserve and enhance neighborhoods that contain a significant amount of Thomasville’s culture and history. While many of these neighborhoods have suffered from disinvestment, they retain many desirable assets and are capable of serving generations of new residents thanks to their central locations, walkable neighborhood designs, and historic buildings.

This plan encourages public improvements, good urban design, and redevelopment efforts to be distributed equitably throughout the city, with an emphasis on the traditional neighborhoods that have suffered from a lack of investment. Likewise, tools and strategies to revitalize the historic neighborhood centers in Thomasville’s undervalued neighborhoods will help to improve residents’ access to goods and services and preserve greater sense of place. Targeted enhancements in these neighborhoods not only help to create one unified Thomasville, but also increases the city’s overall attractiveness to future residents and visitors.

The Traditional Neighborhoods Urban Redevelopment Plan (URP) will serve as the foundation to a multi-faceted approach to improving housing, economic development, and physical development in our traditional neighborhoods, which have the greatest potential to build upon their existing assets. Improving the availability of quality affordable housing in the community requires a proactive approach to guide private development—not respond to it or compete with it. Similarly, building a stronger community needs a holistic approach to improve existing assets and quality of life at the neighborhood level.

The URP provides a dynamic strategy that facilitates the design and implementation of high quality “people first” environments in Thomasville. By focusing on improving the quality of life for the current and prospective residents of our traditional neighborhoods, the plan promotes new investment while also improving the capacity and quality of the existing community. Furthermore, the plan envisions future growth that is consistent with the small-town character and benefits all members of the community.

Objectives

The purpose for the Traditional Neighborhoods Urban Redevelopment Plan (URP) is to help the City of Thomasville accommodate future development in ways that promote quality neighborhood investments for a more livable community and vibrant local economy. This document sets forth a workable program for utilizing appropriate private and public resources to help eliminate and prevent the development or spread of “pockets of blight” within the Traditional Neighborhoods Urban Redevelopment Area (TN-URA). The program has three primary objectives:

- Define and establish the boundaries of the TN-URA in which the City may exercise powers enabled by the Georgia *Urban Redevelopment Law*.
- Outline a holistic approach to redevelopment that is consistent with the City’s Comprehensive Plan, while also rendering the TN-URA eligible for external incentives and programs.
- Encourage and promote the voluntary redevelopment and rehabilitation of the TN-URA by private owners or private enterprises to the maximum extent possible.

This urban redevelopment plan, in conjunction with other state legislative redevelopment tools, the local comprehensive plan, and small area planning strategies, will be used to revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive uses for old nonresidential facilities.

Implementation of the Traditional Neighborhoods URP will help the City directly address goals and work plan activities outlined in the Thomasville Blueprint 2028 Comprehensive Plan while also enabling implementation of other community programs and plans. The Traditional Neighborhoods URP is intentionally broad to allow the City flexibility to forge effective public and private partnerships in pursuit of these goals; however, all actions shall be conducted in accordance with the provisions of the *Urban Redevelopment Law*.

Georgia Urban Redevelopment Law

The City of Thomasville has elected to implement the Traditional Neighborhoods URP in accordance with Georgia’s *Urban Redevelopment Law* (O.C.G.A. 36-61-1 et. seq.). The *Urban Redevelopment Law* declares that “the prevention and elimination of pockets of blight is a matter of state policy and state concern” and gives local governments specific powers to rehabilitate, conserve, or redevelop blighted, threatened, or otherwise under-performing areas of a municipality.

As a prerequisite to exercising these powers, a local government must adopt a resolution of necessity finding that a designated Urban Redevelopment Area (URA) demonstrates “pockets of blight” as defined by the *Urban Redevelopment Law* and that redevelopment of the area is necessary for the wellbeing of the community at large. In addition to determining a URA to be appropriate for redevelopment projects, the statute requires a local government to adopt a corresponding Urban Redevelopment Plan (URP) for the area of need and designate an agency to be responsible for the Plan’s implementation. Please see Appendix A for details about the planning process and outreach efforts conducted to create this plan.

Policy Tools Enabled by this Plan

Under the Georgia *Urban Redevelopment Law*, various powers are granted to a municipality that creates and adopts an urban redevelopment plan. By adopting this URP, the City of Thomasville will have additional tools to improve public services and infrastructure, encourage private investment, and better address causes that attribute to blight within the TN-URA. Those powers include the ability to:

- Appoint a designated Urban Redevelopment Agency.
- Carry out urban redevelopment projects, which include constructing foundations for the redevelopment of blighting influences in order to facilitate construction of housing and related services for low- and moderate-income families.
- Contract for or directly construct facilities in connection with an urban redevelopment project including streets, utilities, parks, and other public improvements.
- Buy, lease, or otherwise acquire properties with the intent to hold, improve, demolish, or prepare a property for encumbrance or sale.
- Enter into contracts such as Public-Private Partnerships with a master developer.
- Make necessary changes to infrastructure or zoning plans or exceptions to existing buildings regulations in order to support activities covered under the *Urban Redevelopment Law*.
- Issue bonds and borrow money from a variety of sources both public and private, including federal, state, or local government entities, for the purposes of any activity covered within the umbrella of the *Urban Redevelopment Law*.
- Issue special taxes to fund activities covered within the umbrella of the *Urban Redevelopment Law*.
- Provide reasonable assistance for the relocation of families displaced from an Urban Redevelopment Area by acquisition of property as part of an urban redevelopment project.

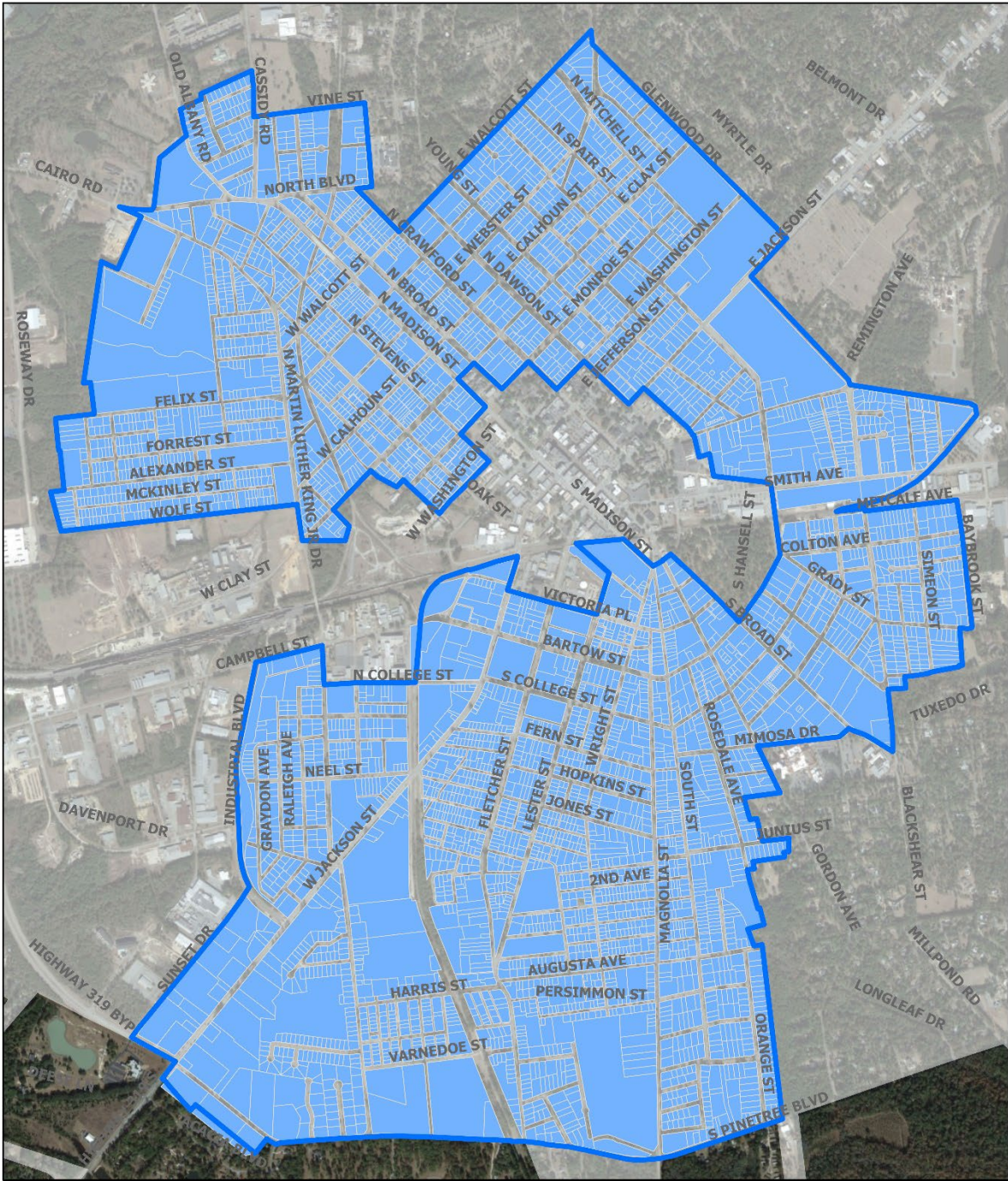
Consistency with the Comprehensive Plan

Pursuant to urban redevelopment planning requirements, this URP is consistent with Thomasville's Comprehensive Plan. The local comprehensive plan sets the tone for the community's growth and development and influences quality of life elements in the city. A recent survey ranking the needs and opportunities outlined in the Comprehensive Plan confirmed the top issues that concern Thomasville's citizens today:

- Identify solutions for vacant properties and dilapidated housing
- Encourage revitalization in traditional and historic neighborhoods
- Address lack of housing choices and constraints to affordable housing
- Expand the success of Downtown to other areas of town
- Maintain historic districts and preserve historic assets



This URP directly addresses these community priorities and more. The URP recommends specific implementation mechanisms to improve conditions within prioritized areas of need as identified in Comprehensive Plan. Furthermore, the URP seeks to maintain compatibility and expand on the future development strategies, goals, and policies outlined in Thomasville Blueprint 2028. Please see selected content from the Comprehensive Plan in Appendix B for more context.

Figure 1: Map of TN-URA Boundary



Traditional Neighborhoods Urban Redevelopment Area

TN-URA Boundary and Parcels

-  TN-URA Boundary
-  TN-URA Parcels

Traditional Neighborhoods URA

URA Boundaries

The boundaries of the Traditional Neighborhoods Urban Redevelopment Area (TN-URA) shown in Figure 1 were established to align with the Comprehensive Plan’s traditional neighborhoods future character areas and the infill development investment sector strategies. This pre-determined area of need was evaluated for evidence of blighted conditions as required by the *Urban Redevelopment Law*. Please refer to the “Findings of Necessity for Redevelopment” section for related details.

The TN-URA creates a wide crescent around Thomasville’s historic downtown. There are just over 5000 parcels located within the TN-URA. These properties are predominantly residential with non-residential uses concentrated along major corridors and collector streets. Thomasville’s older neighborhoods are a source of local pride and have strong identities. The TN-URA notably includes Dewey City, Homestead Park, Stevens Street, West End, and Flipper on the west side; McLaughlin Heights and East End on the east side; and Victoria Place, Fletcherville, Fairview, Theodore Heights, Normal Park, Arizona, and Fruit City on the south side.

Neighborhood Character

The Comprehensive Plan describes the traditional neighborhoods future character areas as older, established neighborhoods within walking and biking distance from downtown. These neighborhoods are built on a connected grid of streets and feature a mix of housing types with a limited amount of neighborhood commercial and civic uses. Some of these neighborhoods have historic designations and are complete with houses, parks, and sidewalks. Other traditional neighborhoods, although also historic in nature, have lacked investment over the years.

Traditional neighborhoods are primarily residential in nature and defined by single-family housing development. Denser housing types such as duplexes, fourplexes, and small apartment buildings that fit with the character of a single-family neighborhood are also part of the housing mix. Some commercial and civic uses are also mixed in, particularly in areas where conditions are slightly denser and more urban. These neighborhood centers are dispersed throughout and span from just one or two buildings to several blocks. They have historically been centers of community life, serving as neighborhood “third places.”

Infill Development Areas

The Comprehensive Plan identifies infill development areas as part of its investment sector strategies. These areas align with the older, traditional neighborhoods that extend from downtown. Due to their central locations, walkable neighborhood designs, and historic buildings, these traditional neighborhoods have the most potential to support a higher quality of life at a lower cost for residents than more suburban areas. Therefore, efforts should be made to conserve these older neighborhoods and their unique character while encouraging high-quality, compatible infill development.

Furthermore, the City is able accommodate more households in these areas without the burden of additional carrying costs and expenses typically caused by new infrastructure and service expansion. With substantial infrastructure and services already in place, new development and redevelopment in these areas can take advantage of earlier public investments while improving quality of life in the neighborhood for all.

Neighborhood Nodes

As previously noted, many of Thomasville's traditional neighborhoods have commercial uses dispersed within the predominantly residential areas. These commercial areas come in a variety of sizes. Neighborhood crossroads are just one or two small buildings serving as a community hub at the intersection of two neighborhood streets. Four neighborhood crossroads were identified in the Comprehensive Plan and are located within the TN-URA: Oak & MLK, Fern & Fletcher, Fern & Wright, and Fern & Magnolia. Neighborhood centers are larger, covering one or more blocks, with a 1/4-mile pedestrian shed. Six of the eight neighborhood centers defined in the Comprehensive Plan are located within the TN-URA: Carroll Hill, Dewey City, West Jackson, Imperial Hotel, Magnolia & Augusta, and Clay & Mitchell.

Regardless of size or location, many of these areas are struggling and are a shadow of their former and possible conditions. Reinvigorating these areas is a key focus of both the Comprehensive Plan and this URP, as strong neighborhood nodes promote community and are a vital element of healthy, dynamic neighborhoods. There is also the potential for new neighborhood nodes. Following the principles of traditional neighborhood design, these nodes can be located at strategic locations and create new or retrofitted areas that provide local services to meet daily needs of residents close to where they live. This is especially important for areas that are currently not well served with commercial uses.

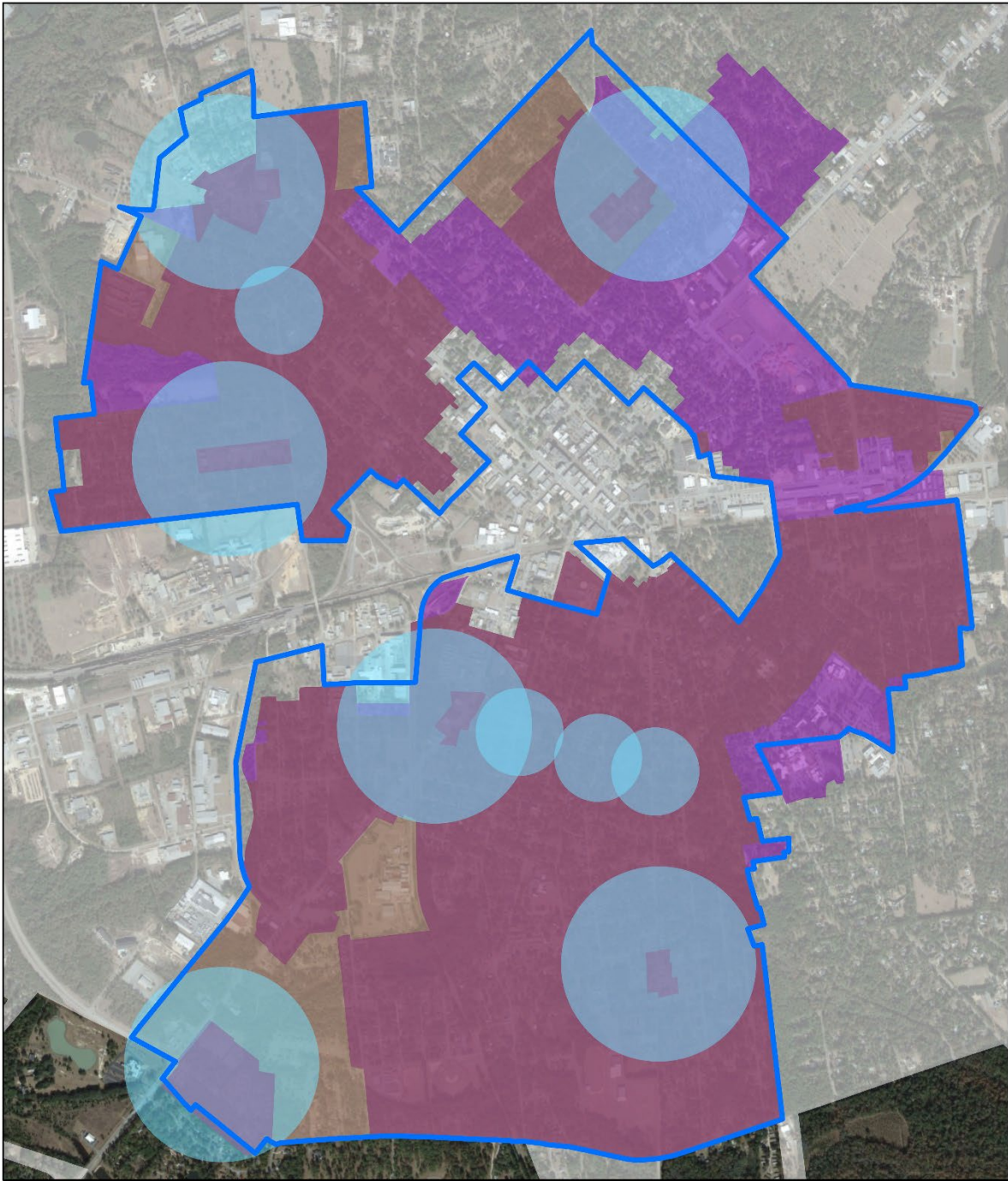
Special Districts and Planning Areas

The TN-URA intersects with several existing special districts and historic neighborhoods. The Gateways URA and Victoria Park URA, which were established in 2016 and 2012 respectively, fall within the boundary of the Traditional Neighborhoods URA. These existing URAs were created with similar goals to this URP, and as such the TN-URA is intended to be a compatible initiative that reinforces their intents.






The TN-URA overlaps with several historic districts that are on the National Register, including Dewey City, Stevens Street, Dawson Street Residential, Tockwotton-Love Place, East End, and Fletcherville. Five of Thomasville's six local historic districts are located within the TN-URA. The TN-URA also captures much of the city's historic fabric that spreads beyond these existing districts. This is intentional to ensure that the character and historical value of these areas are considered as future policy and development decisions come into play.

The TN-URA is also subject to several communitywide strategic plans, including the City's Parks and Recreation Master Plan, Community Trail plan, and Stormwater Master Plan, as well as the GICH Housing Work Plan. Some amenities-focused plans are in development, like the West Jackson Street Corridor and Imperial Hotel Site. Future projects within these planning areas the TN-URA will benefit from the URA designation, which improves access to grant funding for infrastructure upgrades, affordable housing, neighborhood revitalization, and economic development.

Figure 2: Map Comparing TN-URA to Comprehensive Plan



Traditional Neighborhoods
Urban Redevelopment Area
Compared to Comprehensive Plan Focus Areas

-  TN-URA Boundary
-  Traditional Neighborhood
-  Infill Development
-  New & Retrofit Development in URA
-  Neighborhood Nodes in URA

Findings of Necessity for Redevelopment

Pockets of Blight

The *Urban Redevelopment Law* enables cities and counties to take well-defined measures to improve areas designated by the local government as “pockets of blight.” Notwithstanding any negative connotations, the term “pockets of blight” is the official language used in the statute. It is important to acknowledge that overall, the TN-URA meets some statistically determined criteria demonstrating “pockets of blight,” but not all properties within the TN-URA are considered blighted, distressed, or deteriorated by any measure. In fact, there are many properties within the TN-URA that are productive and in good condition. Protecting these properties is one of the primary goals of the URP.

An Urban Redevelopment Area (URA) is defined as “a pocket of blight which the local governing body designates as appropriate for an urban redevelopment project” [O.C.G.A. §36-61-2(23)]. In this case, urban redevelopment projects would include activities like rehabilitation, conservation, or redevelopment within an area of need to eliminate or prevent the spread or development of pockets of blight. This URP views the TN-URA within those contexts, and not the more pejorative sense.

Pursuant to §36-61-5 of the *Urban Redevelopment Law*, identifying “pockets of blight” is a matter for local legislative determination. The Traditional Neighborhoods URA (Figure 1) was confirmed to have “pockets of blight” by examining the confluence of economic, social, and physical indicators—including evidence of declining property conditions due to dilapidation, deterioration, age, and/or vacancy (Figure 3) and concentration of households living below the poverty line (Figure 4). Census data is used to assess housing and household characteristics. Detailed analysis of census data is available for review in Appendix C. Where census data could not be precisely disaggregated for the study area, disparities within the URA and between other areas of the city were observed to demonstrate disparity and support the need for this Redevelopment Plan.

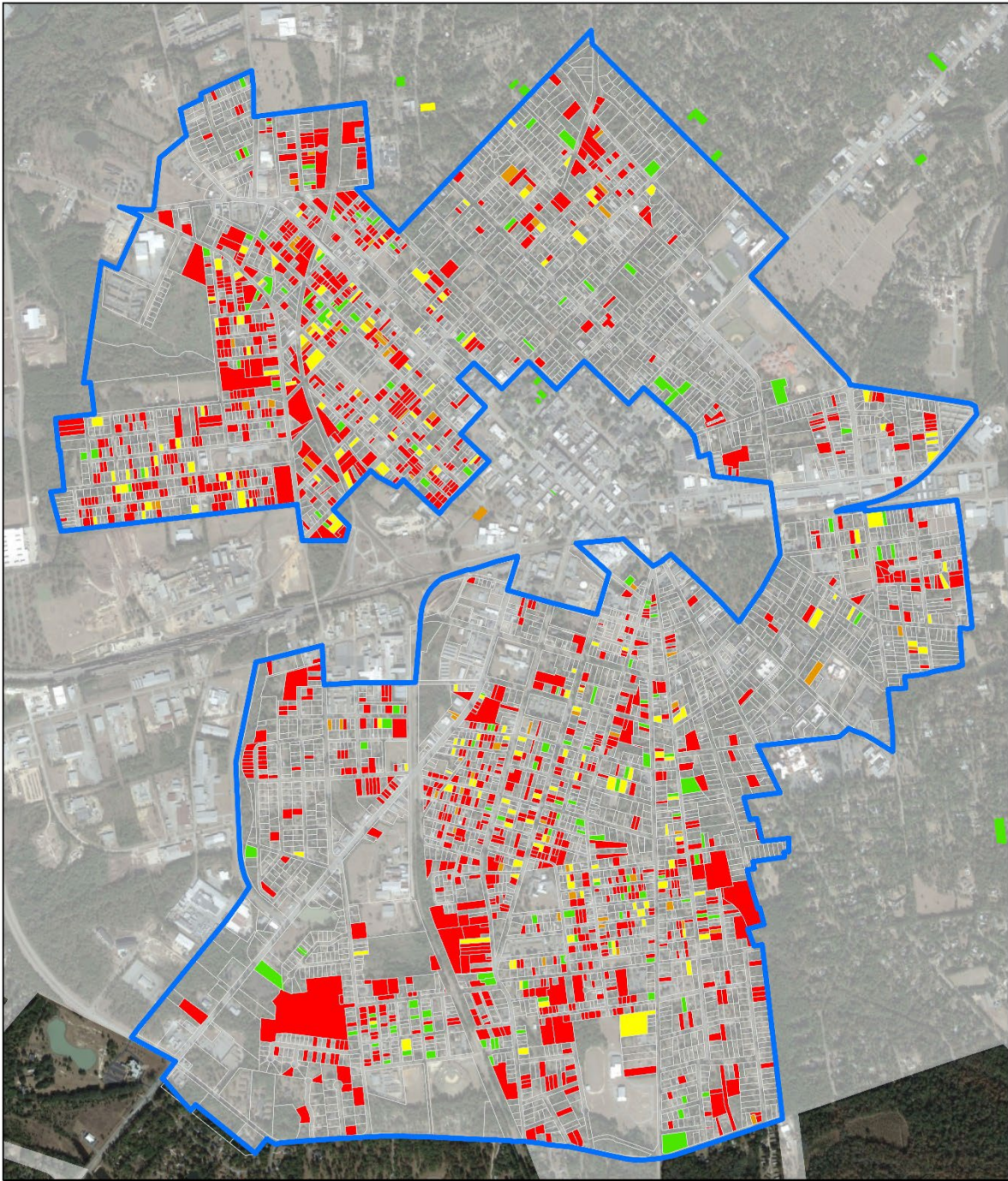
Declining and Vacant Properties

Georgia’s *Urban Redevelopment Law* lists a variety of factors that affect the wellbeing of the community at large to define “pockets of blight,” including the incidence of areas in which there is a predominance of buildings or improvements, whether residential or nonresidential, that suffer dilapidation, deterioration, age, or obsolescence. The state’s *Redevelopment Powers Law*¹ uses similar factors to define “blighted or distressed areas,” and further specifies that “deteriorating areas” are areas experiencing physical or economic decline based on a combination of factors, including the presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance, as well as high commercial and residential vacancy rates compared to the city as a whole.

Thomasville’s housing stock generally skews older. According to the latest census data, more than 45 percent of the city’s housing units are 40 years old or older; only about 20 percent have been built since 2000. Several census block groups that overlap with the TN-URA have notably higher percentages of older housing units (ranging from 49 to 72 percent) that were built before 1980.

¹ *Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44*

Figure 3: Map of Property Conditions



Traditional Neighborhoods
Urban Redevelopment Area
Vacant and Declining Property Conditions

- TN-URA Boundary
- Demo Properties
- Deteriorated Properties
- Repairable Properties
- Vacant Tax Parcels

Table 1: Occupancy and Age of Housing Units

Study Area	Housing Units by Occupancy Status					Housing Units by Year Built			
	Total	Occupied		Vacant		Before 1980		After 2000	
Citywide	8790	7689	87%	1101	13%	4053	46%	1833	21%
TN-URA	6942	5910	85%	1032	15%	2927	42%	1489	21%

Census data shows that the aggregate block group estimates for vacant housing units indicate the vacancy rate for the TN-URA (15 percent) is slightly higher than the city’s overall vacancy rate (13 percent). More than half of the census block groups that overlap with the TN-URA had higher vacancy rates than the city. Comparative block-level housing data also indicates that the vacancy rate for the TN-URA (16 percent) is higher than the city’s (12 percent), as 37 percent of the census blocks that overlap with the TN-URA had a higher vacancy rate than the city.

1 in 4 properties located within the TN-URA are considered vacant and account for nearly 80% of all vacant properties citywide.

The TN-URA also has a high concentration of properties exhibiting some state of disrepair.

One of Thomasville’s most pressing issues--not only in housing but also in land use concerns--is the substantial number of vacant parcels and dilapidated housing. These properties offer a great prospect for new housing opportunities through infill redevelopment. Local tax parcel information is used to assess both residential and nonresidential property vacancies. According to data provided by the Thomas County Tax Assessor’s office, nearly 25 percent of the parcels within the TN-URA are considered vacant and account for 80 percent of all vacant properties citywide. Figure 3 shows that the TN-URA has a considerable number of vacant parcels in addition to properties exhibiting

poor conditions.

Many of the neighborhoods within the TN-URA have suffered from a gradual and easily discernible decline as original housing stock has deteriorated and subsequent demolitions have occurred. The City of Thomasville conducted a Code Enforcement Survey to assess property conditions citywide. According to results mapped in GIS, the survey found over 430 properties throughout the city (primarily residential) exhibiting some state of disrepair and 94 percent of those properties are within the TN-URA.

Some dilapidated properties may potentially be rehabilitated but others will likely be demolished. The table below shows that most of the properties identified in the survey were classified as deteriorated or repairable; however, nearly 20 percent of the properties exhibited such poor condition that they were identified by City Code Enforcement for demolition. These probable demolitions, many of which are located within TN-URA, will simply add to the large number of vacant parcels already there.

Table 2: Number of Vacant and Declining Properties

Study Area	Vacant Tax Parcels			Parcels with Declining Property Conditions					
	Total	Vacant		Deteriorated		Repairable		Demolish Only	
Citywide	9808	1529	16%	184	2%	170	2%	77	1%
TN-URA	5052	1229	24%	182	4%	147	3%	74	1%

According to a recent housing study,² the volume of vacant and/or dilapidated single-family houses located in the TN-URA is primarily due to residual damage from the 2008 housing crash, absentee owners who do not invest in their properties’ upkeep, and because the ownership of many properties is either unknown or very difficult to track down (the heirs’ properties inventory). The study also found that the majority of the city’s vacant or dilapidated parcels and buildings, including heirs’ properties, are in traditional neighborhoods, particularly the northwestern neighborhoods (Stevens Street, Dewey City, Magnolia, and West End) and the southern neighborhoods (Fletcherville, Normal Park, Theodore Heights, and Arizona).

Pervasive Poverty

Georgia’s *Urban Redevelopment Law* does not define a threshold of poverty to indicate pockets of blight. However, DCA’s rules and regulations for opportunity zones³ define “areas of pervasive poverty” as census block groups with 15 percent or greater poverty and any “adjacent to” census block groups as determined from data in the most current United States census. Evidence of pervasive poverty is similarly defined in Georgia’s *Redevelopment Powers Law*⁴ as being greater than 10 percent of the population in a redevelopment area and an unemployment rate that is higher than state average. In consideration of these definitions, Figure 4 shows population poverty rates by block group in relation to the TN-URA boundary.

According to the latest census estimates, 19.3 percent of the city’s population is below the poverty level, which is higher than the poverty rate for the County (17.2 percent) and the state (14.0 percent). Based on corresponding census block group data, the percentage of individuals and households living below poverty within the TN-URA is estimated to be slightly higher than the citywide percentage overall. This is reiterated by the reported per capita income within the TN-URA, which is less compared to the city, county, and state.

The census data shows that 9 out of the 14 block groups that overlap with the TN-URA can be described as areas of pervasive poverty, with poverty rates ranging from 16 to 48 percent (the remaining block groups meet the “adjacent to” criteria). Generally, the unemployment rates estimated within the TN-URA block groups (4.57 percent) and citywide (3.74 percent) are lower than the state average (5.50 percent); however, 5 of 14 block groups had higher estimated unemployment rates, but only 1 block group exceeded the state average by over 10 percent.

Table 3: Poverty and Unemployment Rates

Study Area	Income	Poverty by Population			Poverty by Households			Unemployment
	Per Capita	Total	Below Poverty		Total	Below Poverty		Rate
Citywide	\$ 30,335	18590	3597	19%	7689	1487	19%	3.7%
TN-URA	\$ 29,275	15150	3191	21%	5910	1267	21%	4.6%

² Based on unpublished preliminary findings from “An Analysis of Residential Market Potential for the City of Thomasville,” as determined by Zimmerman/Volk Associates in 2019 and updated in 2021.

³ Official Compilation of the Rules and Regulations of the State of Georgia, Georgia Department of Community Affairs, Opportunity Zone Job Tax Credit Program Regulations, Chapter 110-24

⁴ Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44

According to a recent housing study, an estimated 45 percent of households that represent the potential market for housing in Thomasville will have a household income of 80% AMI or lower, indicating a significant need for affordable housing options. The study also reported that around 80 percent of the potential market will require rental units by choice or due to affordability. The latest census estimates indicate that 43 percent of local renters are considered cost burdened as households that pay 30 percent or more of their income on housing related expenses. Similarly, an estimated 33 percent of homeowners with a mortgage and 18 percent of homeowners without a mortgage are also considered cost-burdened households.

Difficult Development Area and Qualified Census Tracts

Thomas County is one of twelve counties in the state designated by HUD as a non-metro Difficult Development Areas (DDA). HUD defines DDAs as “areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits” and census counts. HUD presents this designation with Qualified Census Tracts (QCT) which demonstrate “50 percent of households with incomes below 60 percent of the Area Median Gross Income or have a poverty rate of 25 percent or more.” There are three QCTs in Thomas County; two are located within the city limits of Thomasville (Tract 9607.01 and Tract 9607.02) and overlap with the TN-URA.

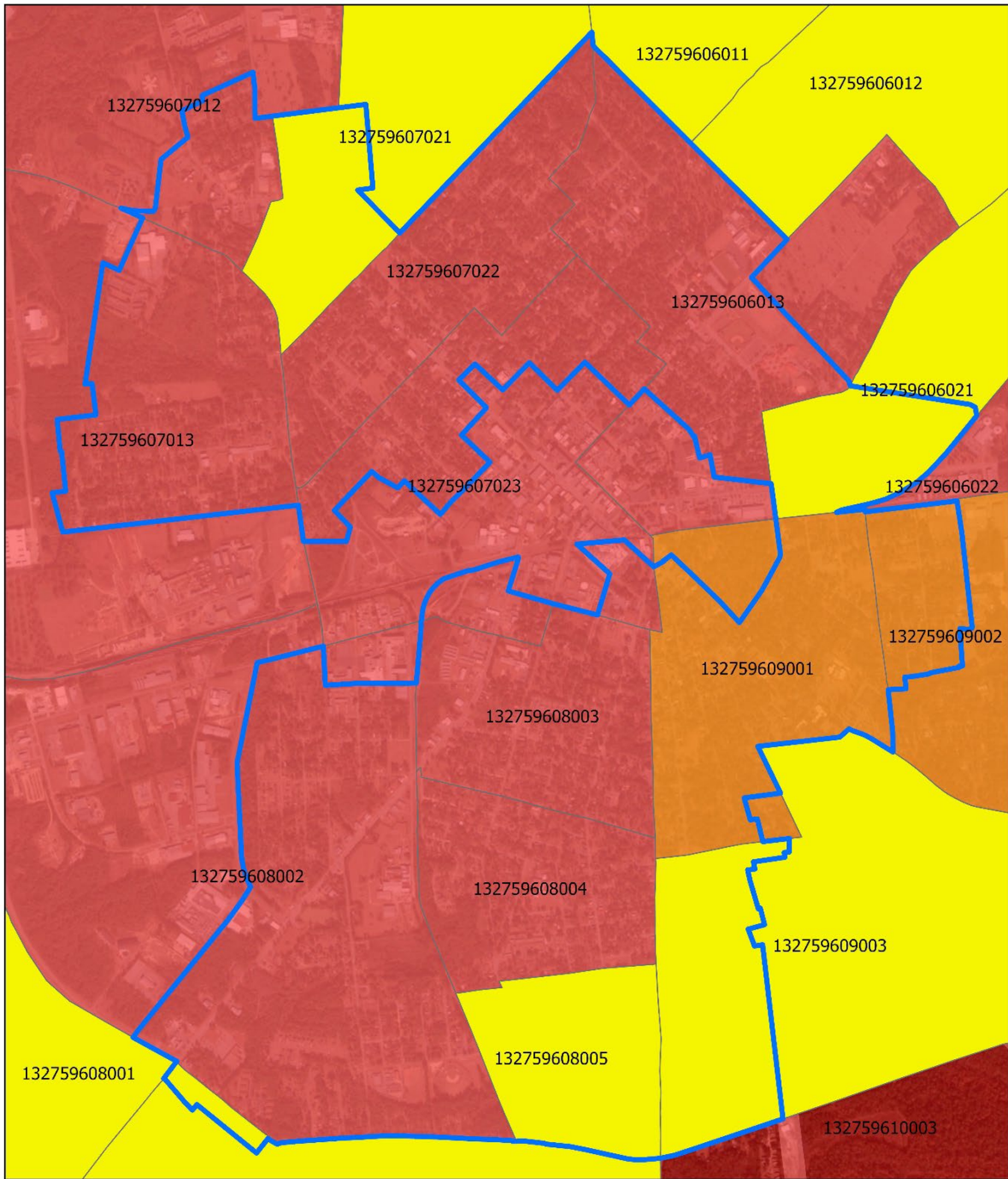
Housing Market Potential

Preliminary findings from a recent housing study regarding market potential and housing preferences indicate that 365 households of all incomes represent the annual market potential for new and existing housing units in the Traditional Neighborhoods study area. About two-thirds of those households will have incomes at or above 61% AMI, which meets the income-levels needed to rent or purchase new affordable, workforce, and market-rate housing units. The remaining study area households (with incomes at or below 60% AMI) would comprise a pool of potential residents for any new tax credit or public housing replacement units that could be created. Based on the report’s proprietary target market methodology and 2021 market conditions, it was estimated that the Traditional Neighborhoods study area should be able to absorb between 23 and 34 new rental and for-sale housing units per year each year over the next five years assuming a 10-15 percent annual capture rate and production of appropriately positioned newly created housing.

Funding Constraints for Community Development

We continue to see disinvestment in neighborhoods with less economic opportunity where some of our most vulnerable residents live. In many cases grant and loan programs are the only way lower-income homeowners can afford repairs to make their homes safe and healthy. Local Landlords face similar financial barriers due to limited financing options or access to working capital for necessary property maintenance and improvements. These property owners often turn to the City when seeking financial assistance for housing-related repairs and improvements that could help revitalize neighborhoods experiencing economic disparities. Due to the size of our community, our eligibility for state and federal funding that supports community development initiatives is limited—we are too small to be an entitlement city and too big for many rural development grants. Furthermore, use of the funding that we can secure is often highly restricted.

Figure 4: Map of Poverty Rates by Census Block Group



Traditional Neighborhoods
Urban Redevelopment Area
Households Living Below Poverty Line

- TN-URA Boundary
- less than 10%
- 10 to 14.99%
- 15% and above

Redevelopment Goals

This urban redevelopment plan, in conjunction with other state legislative redevelopment tools, the local comprehensive plan, and small area planning strategies, will be used to revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive uses for old nonresidential facilities.

Revitalize Faltering Commercial Corridors

A primary community goal outlined in the Blueprint: 2028 Comprehensive Plan is to “Build Great Streets”. Achieving this goal requires investing in assets, infrastructure, and resources that offer a more competitive and equitable economic environment throughout the community for both existing and prospective enterprises.

Economic development within the neighborhood centers requires streets to be reimagined as “places” rather than “corridors.” Successful efforts will include incremental physical improvements that improve the pedestrian experience along these streets. Wider sidewalks, safe and attractive lighting, street trees, on-street parking, and activated storefronts provide for a more pleasant experience and provide for more neighborhood accessibility and economic opportunity than currently exists. Currently, the commercial streets are designed as drivable suburban corridors, prioritizing vehicular access and lacking integration with the surrounding communities. Thoughtfully designed small office, retail, and mixed-use buildings can be built at key intersections and along main corridors to provide neighborhood and citywide amenities.

Recruit and Nurture Small Businesses

Small and locally owned businesses are crucial to neighborhood sustainability, and this plan aims to cultivate local ownership and promote neighborhood entrepreneurs as well as helping existing small businesses to grow and thrive.

Historically, economic development has emphasized the number of jobs created over other factors such as longevity of the business, placing smaller businesses at a disadvantage. As the city begins to consider the total economic impact of neighborhood development, the potential for financial incentives and innovative environments that support smaller, homegrown businesses with vested interests in the community have the ability to complement the variety of traditional financial incentives used to recruit larger companies. An outcome of this plan will hopefully include a quantifiable assessment of the return on investment for traditional recruitment efforts and an exploration into the potential benefits of economic gardening.

The success of the historic downtown demonstrates the economic power of small business development and thoughtful placemaking. Viewed as a case study for neighborhood reinvestment, the focused effort, investment, and collaboration between the public and private sectors over a period of several decades provides a playbook for revitalizing neighborhood centers. Expanding the scope of local economic development into the neighborhood commercial nodes can ensure that local businesses outside the downtown district are afforded a comparably supportive ecosystem to grow and thrive.

Rehabilitate Older Homes and Neighborhoods

Within the traditional neighborhoods, home ownership is seen as a key component to building generational wealth. The plan aims to help the most vulnerable residents in these neighborhoods protect and preserve this valuable asset.

Age, blight, and vacancies contribute to the increasing shortage of safe, decent affordable housing options in Thomasville. It is the City's desire for current property owners to retain their property and to redevelop and revitalize the property in a manner that alleviates or prevents blighted condition. Improving conditions of existing homes will help increase the number of quality, affordable housing units, while renovation and/or new construction activities can help address underproductive properties. Similarly, energy inefficiencies caused by poor housing conditions tend to increase utility expenses; therefore, addressing substandard housing can also reduce the cost burden of housing expenses and increase affordability.

According to the Comprehensive Plan, infill development in these areas should consist of single and multifamily residential buildings in character with the historic fabric, as well as small, neighborhood-serving commercial and mixed-use buildings in the neighborhood centers. Small neighborhood centers with commercial uses catering to residents' daily needs are vital elements of walkable, sustainable neighborhoods. Thomasville's neighborhood commercial centers should be revitalized and enhanced, while new centers should be created in areas where there are currently no services within walking distance.

Ensure Architecturally Compatible Infill Development

The traditional neighborhoods encompass six neighborhoods that are listed on the National Register of Historic Places, and many additional areas that have the potential for historic register nomination. As has been demonstrated elsewhere in this document, historic preservation plays a crucial role in protecting neighborhood character, and new development within the neighborhoods should be compatible with the existing historic character of the area. As new development is being promoted in the neighborhoods, the City should update the existing zoning codes and development ordinances to include regulatory language ensuring architectural compatibility of new development. Tools such as Conservation Districts and Neighborhood Overlays can protect neighborhood character, even if new housing types are introduced. Ultimately, these design-based standards provide a higher level of predictability for the neighborhood and more accountability for potential developers.

Generate New Adaptive Uses for Old Nonresidential Facilities

Adaptive reuse is the process of converting buildings that have outlived their original purpose to accommodate new uses. Benefits include providing a bridge to a community's past, offering more cost-effective options than building new, and triggering reinvestment in nearby areas. There's no one-size fits all approach— some existing buildings can easily accommodate new uses, while others require creative solutions to appeal to new occupants or large investments to fix structural problems.

Most adaptive reuse sites are eligible for a variety of tax credits that can be leveraged to attract investors who respect the legacy of the historic sites. Adaptive reuse sites are especially popular for LIHTC projects. The City of Thomasville and GICH Committee recognize that properly designed LIHTC developments can be a transformative catalyst for affordable housing initiatives and neighborhood revitalization in the community.

Guiding Principles and Best Practices

Community-Driven Planning

Traditional planning and revitalization efforts commonly rely on a “top-down” approach to blight removal, neighborhood investments and infrastructure improvements. Too often these initiatives result in physical projects that erode the character and identity of the neighborhood they were intending to enhance and are often performed with limited control or direction from the people they are intended to support. Neighborhoods are complex human ecosystems with many codependent social, economic, and environmental aspects. This process differs from traditional planning approaches by seeking to understand the neighborhood holistically as a place and encouraging neighborhood residents to lead the transformation of their communities. By providing maximum community engagement that emphasizes listening to and understanding the people who have historically been left out of the planning process, the plan hopes to overcome barriers to successful neighborhood design and community enhancement.

Access to Affordable Housing

Revitalization efforts in the TN-URA will focus on promoting mixed-use development and redevelopment in Thomasville’s traditional neighborhoods. The residential component of this development should promote a variety of housing types, including units available to low- and moderate-income residents.

Complete Streets

The Comprehensive Plan calls for a complete streets environment that forms a well-connected network supporting driving, walking, and bicycling and that ensures safety, comfort, and connectivity for users of all transportation modes, with attention to the most vulnerable users, including people with disabilities, those using mobility devices, the young, and the elderly.

Placemaking

Placemaking refers to measures taken by communities to improve the functionality and/or attractiveness of a defined area for people who use it. Simple improvements such as corridor lighting and landscaping or more complex projects involving the construction of streetscapes and parks are examples of targeted investments that enhance areas of need.

Historic Preservation

The City of Thomasville values its local history and heritage, and this Plan seeks to preserve as many historic structures as possible both within and outside of designated historic districts. No historic properties will be negatively impacted by the redevelopment projects that come out of this URP.

Programming Development

To improve development services and processes generally, the City will look to successful community development strategies and best practices throughout the nation for programming inspiration. To optimize the efficacy of these model programs, we are focusing on their streamlined service structures and adapting the scale of their service scopes to better meet our specific needs.

Plan Implementation

The City of Thomasville and local stakeholders will work together to implement this plan. As time and funds are available, different components will be addressed to ensure that goals are being achieved.

Redevelopment Authority

The City of Thomasville is designated as the implementing agency of the Traditional Neighborhoods Urban Redevelopment Plan. This designation provides the community with consistent administrative support for ongoing plan activities.

The City will NOT exercise the following redevelopment powers to implement this plan:

- Lead any redevelopment projects on private property
- Acquire property for redevelopment projects
- Exercise eminent domain for redevelopment projects
- Give cause to displace or relocate residents

Should circumstances come forth where making use of any of the above redevelopment powers become necessary, this plan shall be formally amended in compliance with all local and state statutory requirements, including the *Urban Redevelopment Law*.

Small Area Planning Strategy

To ensure future redevelopment projects within the TN-URA are consistent with this plan, the Planning Department will launch a neighborhood planning initiative to create detailed small areas plans based on neighborhood-specific findings and stakeholder-driven goals. The small area plans will inform which strategic tools and redevelopment activities identified in this plan are appropriate to accommodate and encourage desired private development and investment. In turn the City-led initiative will engage a diverse range of community-based stakeholders and partner agencies to identify corresponding redevelopment projects that achieve specific small area planning goals.

Redevelopment Projects

No specific redevelopment projects have been identified at this time. While the Comprehensive Plan provides recommendations that describe aspirational and conceptual projects, they are intended to serve as inspiration for future development. As future projects emerge pursuant to the goals of this redevelopment plan and forthcoming small area plans, the City of Thomasville anticipates specific projects from community partners and private sector developers that are consistent in spirit with the Comprehensive Plan's concepts and recommendations.

Public Infrastructure to be Provided

The City of Thomasville currently provides all utility services and infrastructure within the TN-URA. Infrastructure improvements and upgrades will continue to be identified and accomplished through interdepartmental planning and capital improvements initiatives (i.e., Comprehensive Plan, URP amendments). At this time, there are no additional infrastructure needs specified within the TN-URA.

Tools to Encourage Private Development

The City has identified several strategies to encourage private redevelopment to the greatest extent possible, including development incentives, statutory tools, and outside funding sources. Various combinations of these tools may be employed to support projects that achieve specific redevelopment goals.

Policy Updates

The City of Thomasville will use the comprehensive plan in combination with this URP and related initiatives to adjust zoning and development codes and future land use planning to suit redevelopment needs and opportunities.

Development Incentives

To encourage desired behavior from developers, the City intends to develop an infill housing incentive strategy for the TN-URA of Thomasville. This strategy may include provisions like providing utility incentives, flexible zoning regulations, and expedited permit review.

Housing Tax Credits

Various kinds of state and national tax credits can be used to encourage developers to build consistent with an urban redevelopment plan. These include historic, senior housing, and affordable housing credits. Many of these credits can be layered for great profitability.

State Opportunity Zones

Opportunity Zones are intended to encourage development, redevelopment, and revitalization in areas through job tax credits. New and existing businesses that create two or more jobs (the lowest threshold in the State) within the zone are eligible for the maximum job tax credit of \$3,500 per job created regardless of the county's job tax credit tier. Opportunity Zones also expand the definition of "business enterprise" to any legal business.

Enterprise Zones

The state's Enterprise Zone program intends to improve specific areas that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas. Enterprise zone designations can enable local property tax exemptions and allow local abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying businesses.

Tax Allocation Districts

Tax Allocation Districts (TADs) are a popular mechanism for revitalizing blighted or underutilized areas. A TAD uses its current tax base as a floor and then dedicates future taxes over and above that floor for a given period to pay the costs of infrastructure, buildings, or other improvements needed to spur new, higher density development (typically by issuing bonds).

Special Purpose Local Option Sales Tax (SPLOST)

SPLOST is the use of sales tax proceeds as funding for capital improvement projects that would otherwise be paid for with general fund and property tax revenues. This sales tax revenue is authorized by Georgia law and requires approval of a countywide referendum, which is determined by local voters.

Community Development Block Group (CDBG)

The US Department of Housing and Urban Development (HUD) issues Community Development Block Group (CDBG) funds for housing, infrastructure, and community facilities primarily benefiting low to moderate-income residents. DCA administers the competitive CDBG funding program for communities in Georgia. Having an URP in place allows the City to apply for a special Revitalization Area Strategy (RAS) designation, which may provide bonus points on CDBG projects. The URP also allows the City to apply for funds more often than regular applicants.

Community HOME Investment Program (CHIP)

CHIP is a federally- funded program designed to provide safe, decent, and affordable housing in Georgia. DCA administers the program by granting funds for rehabilitating owner-occupied homes and building and renovating affordable single-family homes for sale to eligible homebuyers. The City typically applies for funding every other year and executes projects in partnership with Habitat for Humanity, as the CHIP program does not provide direct assistance to individual homeowners and homebuyers.

Georgia Initiative for Community Housing (GICH)

The GICH team represent a variety of community interests and sectors (private, public, and philanthropic), but share a common mission and vision: to develop locally driven housing and revitalization strategies that will improve the quality of life and economic vitality of our community. As a certified alumni GICH community, Thomasville is afforded a unique opportunity to endorse one LIHTC application each funding cycle.

Georgia Economic Placemaking Collaborative (GEPC)

The Georgia Economic Placemaking Collaborative is a place-based economic development program focused on identifying community assets and developing a locally based placemaking strategy. The Thomasville GEPC group is particularly focused on promoting temporary neighborhood-initiated solutions that improve community sociability and enhance the sense of place.

Strategic Partners and Programming Support

There are several organizations in the community that offer social, technical, and financial guidance and assistance to help residents and entrepreneurs invest in assets that build wealth. Throughout implementation of this plan, the City of Thomasville will leverage active community development partnerships and encourage residential and business redevelopment in cooperation with commercial lending institutions and other private, governmental, and non-profit entities.

Appendix A: Planning Process & Public Engagement

To access the redevelopment powers allowable under the Georgia *Urban Redevelopment Law*, a local government must define a geographical area for the URA, determine that the URA demonstrates pockets of blight and is appropriate for redevelopment projects, develop a draft URP, hold a public hearing, and pass a resolution adopting the URP and designating the Urban Redevelopment Agency responsible for implementation. A timeline of key dates during the planning process is presented below:

- March-April 2023: Planning Department created URA and developed a draft URP
- April 10, 2023: the City Council adopted a resolution of necessity for the Traditional Neighborhoods URA
- April 17, 2023: Draft URP made available for public review
- April 20, 2023: a public hearing was held to solicit public feedback about the URA and draft URP
- May 8, 2023: requested the City Council pass a resolution adopting the URP and designating the City as the Urban Redevelopment Agency responsible for implementation

The Planning Department engaged community partners and the public prior to and during the development of the Traditional Neighborhoods URA and Redevelopment Plan:

- Required Public Hearing: Pursuant to the requirements set forth in §36-61-7(c) of the *Urban Redevelopment Law*, a publicly noticed hearing on the urban redevelopment plan was held. Notice was published in the newspaper, city calendar, and via social media and a draft of the URP was posted on the City's website for public review. Over a dozen citizens attended the hearing to learn more about the TN-URA and URP.
- Comprehensive Plan Update: At the time of finalization of this URP, the City is nearing completion of the five-year update to the comprehensive plan, due for adoption by City Council no later than June 30, 2023. The City's Planning Department has been diligent to ensure that the URP supports and remains consistent with the soon-to-be adopted comprehensive plan. During public input sessions for the comprehensive plan's five-year update, the TN-URA and URP were often discussed and widely supported as a priority policy tool to complement the comprehensive plan's future implementation.
- Georgia Initiative for Community Housing (GICH): The local GICH team meets monthly to discuss a variety of issues related to housing and neighborhood revitalization. Input from the GICH team helped shape the scope of the URP, and the group has been kept apprised of progress and purpose throughout the plan's development. Generally, the GICH members and their respective organizations have expressed ongoing support for the URP and its benefits to our traditional neighborhoods.
- Other Outreach: Public engagement activities for the City's parks assessment, stormwater management planning, and CDBG projects were conducted in 2022 that have promoted and share many of the redevelopment goals covered by the URP. While indirect, the public input from these comparable outreach efforts indicate support for common improvements that positively impact Thomasville's traditional neighborhoods.

Appendix B: Excerpts from Thomasville Blueprint 2028

Pursuant to urban redevelopment planning requirements, this URP is consistent with Thomasville’s comprehensive plan, adopted by the City Council on July 23, 2018. The URP seeks to maintain compatibility and expand on the future development strategies, goals and policies outlined in Thomasville Blueprint 2028 and described below.

Land Use: The City of Thomasville will ensure that future development preserves and enhances existing neighborhoods; encourages a high-quality mix of uses in a traditional neighborhood form; respects the natural environment; and discourages sprawl development to spur economic investment, repair social fabric, reduce the cost of providing infrastructure and services, and reclaim abandoned areas.

- Goal 2.1: Use the new Future Character Areas and Investment Sector Maps, an integral part of Thomasville Blueprint 2028, to assist City officials and private developers in understanding the growth management goals and policies of this plan, particularly as to the form, direction, and timing of future development. The designations on these maps are subject to change as Thomasville grows and Thomasville Blueprint 2028 is modified accordingly.
- Goal 2.2: Revise and amend the City’s zoning and land development regulations to support the Future Character Areas and Investment Sector Maps and the goals and policies of this document.
- Goal 2.7: Diversify the City of Thomasville’s neighborhoods in strategic locations to increase the variety of housing options (including townhouses, apartments, and condominiums), create new gateways to the city, and expand opportunities for employment and neighborhood shopping without requiring long car trips. This goal and its associated policies apply to land in the New & Retrofit Development Sector on the Investment Sector Map to prioritize compact, walkable redevelopment.
- Goal 2.8: Encourage development to address missing residential, employment, and recreational opportunities.
- Goal 2.9: Maintain and improve the highly walkable character, diverse mix of land uses, and historic building stock in the historic neighborhoods that were laid out in a grid around the Downtown.
- Goal 2.10: Direct both public infrastructure funding and private development to infill areas where they will have the greatest social and economic benefit, with the least environmental and transportation costs. Additional infill incentives should be considered by the City.
- Goal 2.11: Encourage infill development to address “missing middle” residential and affordable housing needs.
- Goal 2.12: Encourage and support the evolution of exclusively auto-oriented, strip-style commercial development into mixed use activity centers. Allow a diverse, complimentary mix of residential and nonresidential uses to meet the needs of the city’s businesses and residences in these areas.

Community Design and Historic Preservation: The City of Thomasville will encourage and invest in historic preservation and community design that enhances the existing character of the city, creates a wider network of walkable and vibrant streets, and invites new context-sensitive development.

- Goal 3.1: Preserve and enhance Thomasville’s existing small-town character by first preserving and enhancing its history through historic preservation efforts.
- Goal 3.2: Recognize that public spaces and streets within the city’s historic districts are themselves prime contributors to the vitality and appearance of the districts.

- Goal 3.4: Create places and destinations [at neighborhood nodes] for people by improving the public realm and focusing on the comfort and interest of the pedestrian and cyclist.

Mobility: The City of Thomasville will provide safe and convenient mobility and support a multimodal transportation system that provides linkages to neighborhoods, schools and other community facilities and uses; at the same time the City will efficiently provide for and equitably fund quality infrastructure facilities.

- Goal 4.1: Create a context-based, coordinated, and efficient multimodal transportation system that supports, complements, and meets the needs of different types of places throughout the city. Land use patterns and connections among different land uses are key elements defining the form and character of places to yield quality urban design and sustainable economic activity.
- Goal 4.2: Expand the walkability of neighborhoods based on the rich historic precedent for great walkability in Downtown.
- Goal 4.4: Create a complete streets environment that forms a well-connected network supporting driving, walking, and bicycling and that ensures safety for users of all transportation modes, with attention to the most vulnerable users, including people with disabilities, those using mobility devices, the young, and the elderly.

Housing: The City of Thomasville will provide varied housing options for all Thomasville citizens while maintaining the community character and historic values of our diverse neighborhoods through concentrated actions and multi-prong approaches throughout all of Thomasville.

- Goal 6.1: Develop a comprehensive infill strategy to create new housing opportunities in blighted areas or underutilized parcels of land.
- Goal 6.3: Develop a Robust Housing Advocacy Network.
- Goal 6.4: Include an Array of Best Practices in the City's Policies, Codes, and Initiatives.

Natural and Cultural Resources: The City of Thomasville will continue to invest in its natural resources by encouraging climate sensitive design, improving cultural offerings to young families, and enhancing the natural settings in the city.

Community Facilities: The City of Thomasville will provide community services and facilities that meet the physical, educational, economic, and recreational needs of all segments of the community.

Economic Development: Create an economic and investment environment that positively differentiates Thomasville from other small cities through ease of doing business, a wide variety of business and employment opportunities and attractive wages.

Health: Given the high percentage of residents who are physically inactive and the high rates of obesity, the City of Thomasville will work through and with its diverse populations to ensure that current health concerns are addressed while ensuring that future generations live in healthy and prosperous environments.

Appendix C: Analysis for Findings of Necessity

The TN-URA fully or partially overlaps 338 Census Blocks and 14 Census Block Groups. To estimate the total population and total number of housing units within the TN-URA, block level data from the 2020 U.S. Census is used, while more nuanced characteristics of the TN-URA are based on more up to date demographic, housing, and employment data collected from the Census Bureau’s 2021 American Community Survey (ACS) 5-year estimates at the block group level⁵. Where data could not be precisely disaggregated for the study area, disparities within the URA and between other areas of the city were observed to demonstrate disparity and support the need for this Redevelopment Plan.

General Base Count of Population, Households, and Housing Units by Block Group

TN-URA Block Groups	Total Population	Total Households	Housing Units
132759606013	723	238	300
132759606021	1203	555	644
132759607012	1514	537	595
132759607013	1018	310	427
132759607021	1010	474	541
132759607022	531	190	228
132759607023	891	266	337
132759608002	1819	801	831
132759608003	857	333	442
132759608004	539	236	367
132759608005	2003	609	662
132759609001	1150	395	491
132759609002	1330	640	739
132759609003	828	326	338
TN-URA	15416	5910	6942
City of Thomasville	18844	7689	8790

⁵ Please note that limited census data is available for housing units, but generally the census does not collect data for nonresidential properties.

Housing Stock: Age of Units

TN-URA Block Groups	Housing Units	Built before 1980		Built after 2000		Median Year Built
		Count	Percentage	Count	Percentage	
132759606013	300	105	35%	55	18%	1957
132759606021	644	170	26%	208	32%	1990
132759607012	595	180	30%	306	51%	2000
132759607013	427	169	40%	51	12%	1975
132759607021	541	340	63%	66	12%	1974
132759607022	228	75	33%	78	34%	1993
132759607023	337	45	13%	37	11%	1976
132759608002	831	409	49%	351	42%	1976
132759608003	442	22	5%	26	6%	0
132759608004	367	240	65%	30	8%	1966
132759608005	662	238	36%	194	29%	1987
132759609001	491	289	59%	0	0%	1950
132759609002	739	402	54%	45	6%	1976
132759609003	338	243	72%	42	12%	1966
TN-URA	6942	2927	42%	1489	21%	N/A
Citywide	8790	4053	46%	1833	21%	1966

Housing Stock: Occupancy and Tenure

TN-URA Block Groups	Housing Units	Owner Occupied		Rental		Vacant Units	
		Count	Percentage	Count	Percentage	Count	Percentage
132759606013	300	75	25%	163	54%	62	21%
132759606021	644	201	31%	354	55%	89	14%
132759607012	595	197	33%	340	57%	58	10%
132759607013	427	118	28%	192	45%	117	27%
132759607021	541	340	63%	134	25%	67	12%
132759607022	228	104	46%	86	38%	38	17%
132759607023	337	121	36%	145	43%	71	21%
132759608002	831	162	19%	639	77%	30	4%
132759608003	442	191	43%	142	32%	109	25%
132759608004	367	90	25%	146	40%	131	36%
132759608005	662	570	86%	39	6%	53	8%
132759609001	491	139	28%	256	52%	96	20%
132759609002	739	527	71%	113	15%	99	13%
132759609003	338	222	66%	104	31%	12	4%
TN-URA	6942	3057	44%	2853	41%	1032	15%
Citywide	8790	3854	44%	3835	44%	1101	13%

Income: Household Poverty and Income

TN-URA Block Groups	Households	Living Below Poverty		Median Income	Average Income
132759606013	238	32	13%	\$ 36,051	\$ 71,629
132759606021	555	56	10%	\$ 41,138	\$ 54,999
132759607012	537	214	40%	\$ 30,689	\$ 56,329
132759607013	310	92	30%	\$ 22,336	\$ 47,952
132759607021	474	52	11%	\$ 41,372	\$ 42,886
132759607022	190	86	45%	\$ -	\$ 43,250
132759607023	266	63	24%	\$ 47,000	\$ 52,894
132759608002	801	298	37%	\$ 37,780	\$ 48,459
132759608003	333	133	40%	\$ -	\$ 73,471
132759608004	236	58	25%	\$ 41,038	\$ 37,991
132759608005	609	0	0%	\$ 92,484	\$ 147,923
132759609001	395	65	16%	\$ 45,107	\$ 57,645
132759609002	640	101	16%	\$ 71,250	\$ 91,051
132759609003	326	17	5%	\$ 81,250	\$ 145,902
TN-URA	5910	1267	21%	N/A	N/A
Citywide	7689	1487	19.3%	\$ 44,063	\$ 70,099

Income: Population Poverty, Income, and Unemployment

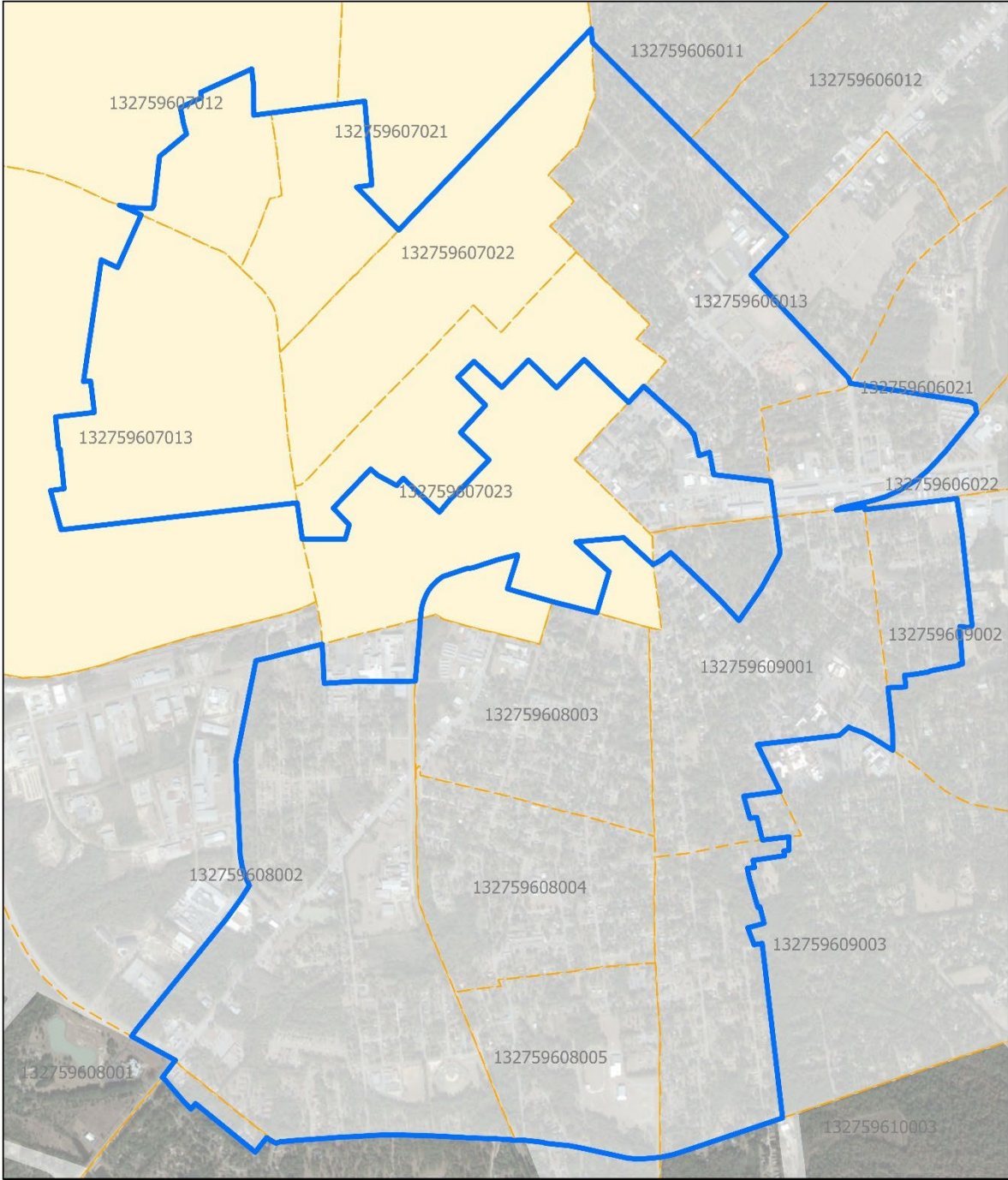
TN-URA Block Groups	Population	Living Below Poverty		Per Capita Income	Unemployment
132759606013	723	119	16%	\$ 24,331	22.2%
132759606021	1203	72	6%	\$ 28,837	3.6%
132759607012	1514	637	42%	\$ 21,137	0.8%
132759607013	1018	333	33%	\$ 13,756	10.8%
132759607021	1010	52	5%	\$ 20,882	0.0%
132759607022	531	256	48%	\$ 15,912	0.0%
132759607023	891	308	35%	\$ 16,695	11.5%
132759608002	1819	550	30%	\$ 22,548	5.2%
132759608003	857	323	38%	\$ 26,853	6.7%
132759608004	539	222	41%	\$ 15,200	0.0%
132759608005	2003	0	0%	\$ 48,779	2.5%
132759609001	1150	132	13%	\$ 21,868	5.6%
132759609002	1330	152	11%	\$ 43,665	0.0%
132759609003	828	35	4%	\$ 66,964	0.0%
TN-URA	15416	3191	21%	N/A	4.6%
Citywide	18844	3597	19%	\$ 30,335	3.7%

Demographics: Population by Age




TN-URA Block Groups	Population	Under 18		Workforce		Seniors		Median Age
132759606013	723	204	28%	472	65%	89	12%	29
132759606021	1203	71	6%	988	82%	144	12%	31
132759607012	1514	608	40%	848	56%	97	6%	27
132759607013	1018	440	43%	610	60%	78	8%	30
132759607021	1010	313	31%	700	69%	94	9%	42
132759607022	531	199	37%	199	37%	133	25%	33
132759607023	891	284	32%	596	67%	45	5%	25
132759608002	1819	420	23%	1347	74%	114	6%	34
132759608003	857	157	18%	646	75%	54	6%	38
132759608004	539	218	40%	274	51%	113	21%	26
132759608005	2003	350	17%	1068	53%	637	32%	49
132759609001	1150	264	23%	612	53%	324	28%	41
132759609002	1330	235	18%	871	65%	291	22%	50
132759609003	828	108	13%	533	64%	234	28%	53
TN-URA	15416	3871	25%	9764	63%	2447	16%	N/A
Citywide	18844	4584	24%	11838	63%	3242	17%	36

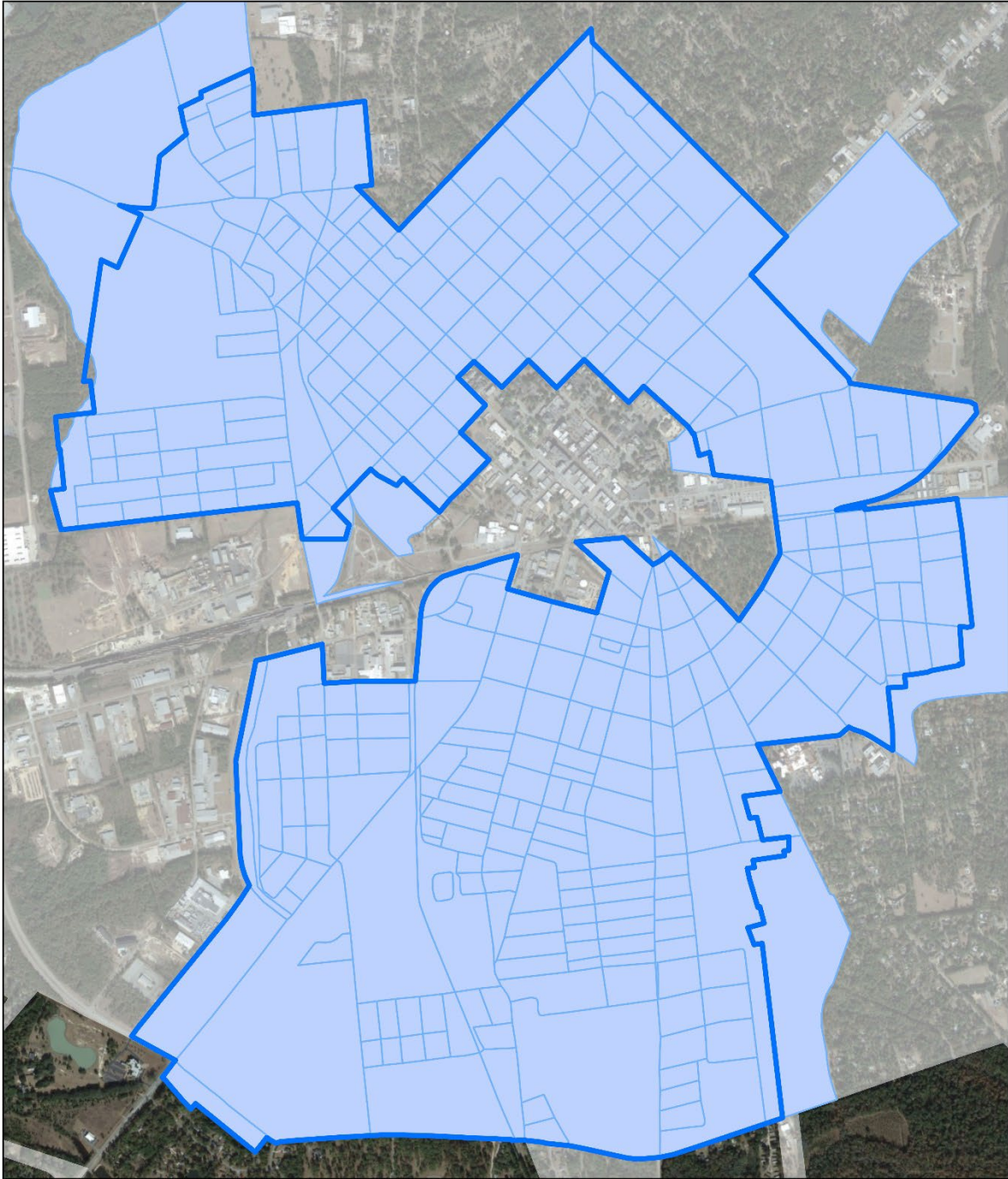
Demographics: Population by Race

TN-URA Block Groups	Population	Black		White		Hispanic		Other	
132759606013	723	479	66%	180	25%	0	0%	64	9%
132759606021	1203	607	50%	551	46%	0	0%	45	4%
132759607012	1514	1289	85%	181	12%	12	1%	32	2%
132759607013	1018	1018	100%	0	0%	0	0%	0	0%
132759607021	1010	662	66%	199	20%	21	2%	128	13%
132759607022	531	371	70%	155	29%	5	1%	0	0%
132759607023	891	408	46%	459	52%	14	2%	10	1%
132759608002	1819	1567	86%	84	5%	168	9%	0	0%
132759608003	857	825	96%	22	3%	0	0%	10	1%
132759608004	539	501	93%	3	1%	1	0%	34	6%
132759608005	2003	663	33%	1178	59%	144	7%	18	1%
132759609001	1150	379	33%	766	67%	1	0%	4	0%
132759609002	1330	375	28%	869	65%	0	0%	86	6%
132759609003	828	260	31%	568	69%	0	0%	0	0%
TN-URA	15416	9404	61%	5215	34%	366	2%	431	3%
Citywide	18844	10506	56%	7543	40%	331	2%	464	2%





**Traditional Neighborhoods
Urban Redevelopment Area**
Compared to Census Block Groups and QCTs

-  TN-URA Boundary
-  Block Groups
-  Qualified Census Tract (QCT)



**Traditional Neighborhoods
Urban Redevelopment Area**
Intersecting Census Blocks

-  TN-URA Boundary
-  Intersecting Census Blocks

Appendix D: Resolution of Necessity

RESOLUTION

A Resolution of Necessity for the City of Thomasville, Georgia
to Exercise Urban Redevelopment Powers

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find that within the area designated on the map presented in Exhibit A to be known as the Traditional Neighborhoods Urban Redevelopment Area, there exists one or more areas containing a substantial number of deteriorated or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; deterioration of site or other improvements; or the existence of conditions which endanger life or property by fire and other causes; and

WHEREAS the Mayor and council of the City of Thomasville, Georgia find that the combination of such factors substantially impairs or arrests the sound growth of the municipality, retards the provisions of housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS the Mayor and council of the City of Thomasville, Georgia find that one or more pockets of blight exist within the designated Urban Redevelopment Area and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the city of Thomasville, Georgia; and furthermore,

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find it necessary to exercise powers of urban redevelopment pursuant to the provisions of the Official Code of Georgia, Title 36, Chapter 61;

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Thomasville, Georgia cause to be prepared an Urban Redevelopment Plan for the physical development of those portions of the City of Thomasville, Georgia described herein; and,

BE IT FURTHER RESOLVED, this Resolution shall become effective on the 10th day of April, 2023.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Thomasville, Georgia, this, the 10th day of April 2023.

CITY OF THOMASVILLE, GEORGIA


John H. Flowers, Mayor

ATTEST:


Felicia Brannen, City Clerk

