Helping to Improve Workforce Housing Options in GA through Community-Academic Outreach

National Outreach Scholarship Conference
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Introduction

• Shortage of quality, affordable housing for Georgia’s workforce

• Housing and Demographics Research Center working in Moultrie, GA

• Community-Academic Outreach
Moultrie, Georgia

- Population: 14,387
- 14% Hispanic
- Agricultural county
- Currently experiencing growth
  - Recent plant opening
  - Migration of retired Florida residents
Partners and Programs
Partners and Programs

• Archway Project

• Georgia Initiative for Community Housing (GICH)

• Housing and Demographics Research Center (HDRC)
Archway Project

- UGA VP for Public Service and Outreach and Cooperative Extension Service

- New way to deliver resources to communities (economic development)

- Pilot Project in Moultrie

- NOSC 2006 - Sunday, 10/08 - 10:45am
Georgia Initiative for Community Housing

- Three-year program of technical assistance
- Help communities create a locally based housing plan
- Major components of program
  - Facilitated Retreats
  - Related Workshops
  - Ongoing, Targeted Technical Assistance
- Competitive application process
  - Moultrie selected in September 2005
Georgia Initiative for Community Housing

• Partners
  - Housing and Demographics Research Center
  - Georgia Department of Community Affairs
  - Georgia Municipal Association
  - Georgia Electric Membership Corporation

• Sponsors
  - Georgia Power (Founder)
  - Wachovia Foundation
  - USDA Rural Development
Georgia Initiative for Community Housing

- Program centered around facilitated retreats
Moultrie GICH Housing Team Members

- City Council Member
- City Manager
- Director of Community Relations, City of Moultrie
- Community Development Specialist, City of Moultrie
- Sergeant -- Police Department
- Colquitt County Code Officer
- Community Development Specialist, USDA
- Area Office Rural Development Manager
- President, Ameris Bank
- Realtor, Landmark Realty
- Developer
- Director, Habitat for Humanity
- Director, Moultrie Public Housing Authority
- Colquitt County Extension Agent
- VP of Student Services, Moultrie Tech
- Patient Services, Ellenton Clinic
- Director, Housing and Energy
Housing and Demographics Research Center (HDRC)

- Department of Housing and Consumer Economics, UGA
- Consumer interest housing research
- One of 13 University-based Housing Research Centers in the U.S. (NAHB)
HDRC Board of Advisors

• Board of Advisors established in 2004
  - 28 Industry professionals
  - Three meetings per year

• Barriers to workforce housing
  - Increasing awareness
  - Survey builders
  - Regulatory barriers
  - Best practices

September 2005 - Athens, GA
The Board of Advisors

- AGL Resources
- Association of County Commissioners of GA
- Atlanta Neighborhood Development Partnership
- BellSouth
- Fannie Mae
- Freddie Mac
- GA Association of Realtors
- GA Dept. of Community Affairs
- GA Dept. of Economic Development
- GA Dept. of Labor
- GA Economic Developers Association
- Georgia EMC
- GA Manufactured Housing Association
- GA Municipal Association
- Georgia Power Company
- Georgia State Senate
- G-STAND
- Habif, Arogeti & Wynne, LLP
- Habitat for Humanity
- Home Builders Association of GA
- Main Street Bank
- Multi-Prop Services
- SW GA Housing Development Corporation
- USDA Rural Development
- UGA
- Warshaw Properties
Poultry-processing Plant Survey

- 515 applicants surveyed during weekly interview and orientation sessions
- Housing issues:
  - Housing type, tenure, number of rooms, satisfaction, mortgage or rent payments
- Basic Demographics:
  - Age, race, gender, ethnicity, education, income, experience and household type
- Funded by UGA VP PS& O & DCA
Survey Pictures
City-wide Housing Survey

- City of Moultrie requested a survey of the remaining workforce
- Workforce will include employees from:
  - City and County
  - Manufacturing plant
  - School system
  - Hospital
- Funded by Southwest Georgia Rural Development Center & DCA
Barriers to Workforce Housing - Moultrie

- Survey builders & developers
- Interview city and county code enforcement staff
- Interview local officials
- Determine regulatory barriers
- Develop best practices
- Funded by the UGA Research Foundation Poverty and the Economy Grants
Outreach
Community-wide Meetings & Developer Seminars

• Purpose
  - Present research findings on demand for housing
  - Share workforce housing nuts and bolts
  - Inform developers of programs available to help build housing in Georgia
  - Inform community of financial assistance programs for homebuyers
  - Form relationships
Housing Fair

- Poultry plant
- To make workers aware of housing assistance programs available and help them access programs
- Participants:
  - GA Dream Homeownership Program (DCA)
  - U.S. Dept. of Agriculture - RD
  - City and County Staff
  - Realtors
  - Mortgage bankers
Housing Success

• Form Partnerships
  - Churches
  - Developers

• Use grant funds
  - Rehabilitation
  - Down payment assistance

• Plan for the Future:
  - Housing Resource Center
Web addresses

- Housing and Demographics Research Center
  http://www.fcs.uga.edu/hace/hdrc/

- Georgia Initiative for Community Housing
  http://www.fcs.uga.edu/hace/hdrc/gich/index.html

- UGA VP Public Service and Outreach
  http://outreach.uga.edu/
Questions?

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