Communities of Opportunity

A Community Development Initiative of the Georgia Rural Development Council

Community Improvement Strategy

McDuffie COUNTY

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Co-Op: McDuffie County
Community Improvement Strategy: Housing Revitalization

McDuffie County seeks to improve the housing stock in their community by rehabilitating derelict properties and beautifying neighborhoods, with the hope of also reducing crime in those neighborhoods and bringing the community more closely together.

Issues to be Addressed

McDuffie County has chosen to address housing revitalization in the community to deal with dilapidated housing in blighted neighborhoods to encourage civic engagement around a common issue. The community also hopes that a beautified and revitalized community will reduce crime and encourage economic development.

Strategy

As a Community of Opportunity, McDuffie County will accomplish the following over the next two years:

1. Educate and get public interested in housing revitalization in McDuffie County
2. Establish a Housing Task Force
3. Develop standards for new residential infill
4. Develop incentives for private investors to rehabilitate homes in targeted neighborhoods
5. Adopt and enforce Codes and Ordinances that support and encourage quality buildings
6. Organize neighborhood organizations to maintain & improve properties for cleaner safer neighborhoods

Measures of Success

For each strategy listed above, success will be measured as follows:

1. McDuffie County Housing Task Force established.
2. New standards for residential infill developed.
3. Incentives are created for private investors interested in rehabilitating homes in targeted neighborhoods.
4. New building codes are adopted and enforced.
5. Neighborhood Associations and neighborhood watch groups established.

IMPLEMENTATION PLAN

Issue Addressed	Action Item	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Public Awareness Campaign	Form Public Awareness Campaign Committee	Representative from each affected neighborhood, local law enforcement, neighborhood churches Don Powers	DCA	N/A	N/A	July 2008
Public Awareness Campaign	Research what other other communities have done to advocate for housing and neighborhood revitalization	Public Awareness Campaign Committee Don Powers	GMA RDC	N/A	N/A	July 2008 – August 2008
Public Awareness Campaign	Identify best way to educate and inform each target area	Public Awareness Campaign Committee Don Powers	N/A	To be determined	Local governments	September 2008
Public Awareness Campaign	Education Campaign in newspapers radio & door to door (Morning radio shows, Public service, announcements, Internet websites)	Public Awareness Campaign Committee, local radio station, local newspapers Don Powers	N/A	$3,000.00	Local governments, Private Sources	September 2008- July 2010
Structure & Resources	Consider applying to become a participating community in the Georgia Initiative for Community Housing Program (GICH)	Housing Task Force, local governments Charlie Newton	DCA	N/A	N/A	July 2008 – August 1, 2008 (deadline for submittal will be sometime in August)

Issue Addressed	Action Item	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Structure & Resources	Establish a Housing Task Force	Mission McDuffie, Habitat for Humanity, Churches,City of Thomson, City of Dearing, McDuffie County Board of Commissioners, Home Owners, Renters Charlie Newton	Department of Community Affairs (DCA)	N/A	N/A	July 2008
Structure & Resources	Conduct Housing Needs Assessment one neighborhood at time (This may be conducted by CSRA RDC and funded by a USDA grant. McDuffie Co. will find whether or not grant was awarded in October 2008)	City Planning Inspector, County Planning Inspector, Health Department Charlie Newton Charlie Newton	State Fire Marshall, DCA	$500/unit?	U.S. Department of Housing and Urban Development (HUD), U.S. Environmental Protection Agency (EPA), DCA	October 2008 – July 2009
Structure & Resources	Consider Hiring a Director for the Housing Task Force	Housing Task Force, City of Thomson, McDuffie County Board of Commissioners Charlie Newton	N/A	To be determined based on whether director is full or part-time	Local governments	October 2008 – July 2010

Issue Addressed	Action Item	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Structure & Resources	Develop Leadership in key neighborhoods to assist in forming Neighborhood Associations and Neighborhood Watches	Housing Task Force, Director of Housing Task Force Charlie Newton	DCA	To be determined	Local governments	October 2008 – December 2008
Structure & Resources	Develop initiatives to deal with drug problems in targeted neighborhoods (Consider Neighborhood Watch Program)	Neighborhood Associations (may need some training), Local Law Enforcement Charlie Newton	Georgia Bureau of Investigation, U.S. Department of Justice Operation Weed and Seed	To be determined	Local	January 2009 – July 2010
Neighborhood Associations	Hold neighborhood meetings with the assistance of neighborhood leaders identified earlier	Housing Task Force, Director of Housing Task Force, Housing Authority Mike Carrington	DCA	N/A	N/A	January 2009
Neighborhood Associations	Formally establish each neighborhood association with bylaws and meet monthly	Neighborhood Association members, Housing Task Force Mike Carrington	DCA, GICH	N/A	N/A	February 2009 – May 2009
Neighborhood Associations	Neighborhood associations will address issues identified by their association	Neighborhood Association Members Mike Carrington	N/A	To be determined	Local governments	February 2009 – July 2010

Reinvestment & Infill Development	Develop Standards for infill housing	Historic Preservation Commission, local governments, developers, realtors Mike Carrington	DCA, CSRA RDC, HUD	$10,000	DCA, local governments	July 2008 – July 2009
Reinvestment & Infill Development	Develop incentives for private investors to rehabilitate homes in targeted neighborhoods	Local banks, Local Governments, private non-profits, local developers, realtors Mike Carrington	DCA, HUD, CSRA RDC, Small Business Association (SBA), U.S. Department of Agriculture (USDA)	To be determined	DCA, HUD, SBA, USDA, local governments	July 2008 – December 2008
Code & Ordinances	Research other local governments' buildings codes, and standard building and housing codes	City of Thomson, McDuffie County Board of Commissioners, City/County Planning Dept. Charlie Newton	DCA, CSRA RDC	N/A	N/A	July 2008 – December 2008
Code & Ordinances	Compare McDuffie County and Thomson's existing codes to the ones researched above	City of Thomson, McDuffie County Board of Commissioners, City/County Planning Dept Don Powers	DCA, CSRA RDC	N/A	N/A	January 2009 – March 2009

Issue Addressed	Action Item	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Code & Ordinances	Develop draft proposal for changes/additions to existing code & present to Leaders & Community	City of Thomson, McDuffie County Board of Commissioners, City/ County Planning Dept Don Powers	DCA, CSRA RDC	To be determined	Local governments	March 2009
Code & Ordinances	Review & Identify Enforcement Staffing Options	City of Thomson, McDuffie County Board of Commissioners, City/ County Planning Dep Don Powers t	DCA, CSRA RDC	To be determined	Local governments	March 2009
Code & Ordinances	Adopt Ordinances or Proposals to include enforcement staff	City County Governments Don Powers	N/A	To be determined	Local governments	May 2009
Alternative Housing Options	Do an inventory to assess and identify the rental houses that are available in McDuffie County.	Housing Task Force, Community Development Director, City/County Planning Departments Charlie Newton	DCA, CSRA RDC, HUD	To be determined	Local governments	January 2009 – March 2009
Alternative Housing Options	Research how other counties have dealt with alternative housing options	Housing Task Force Charlie Newton	DCA, GICH	N/A	N/A	January 2009 – March 2009

Issue Addressed	Action Item	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Alternative Housing Options	Conduct Inventory of Sub-standard Housing	Housing Task Force, Plan Inspection, Code Inspections, Health Department, Dept. of Family and Children's Services, local law enforcement, landlords Charlie Newton	DCA, CSRA RDC, HUD	To be determined	Local governments	January 2009 – May 2009
Alternative Housing Options	Identify which houses can be rehabilitated at a reasonable cost	Housing Task Force Charlie Newton	DCA, GICH	To be determined	Local governments	May 2009 – July 2009
Alternative Housing Options	Meet with residents of lease properties and the owners to assess their ability and desire to relocate	Housing Task Force Charlie Newton	DCA, GICH	N/A	N/A	July 2009 – September 2009
Alternative Housing Options	Identify available properties to relocate residents willing to move	Housing Task Force Charlie Newton	DCA, GICH	N/A	N/A	July 2009 – September 2009
Alternative Housing Options	Identify Residents not willing to relocate, however resources are available to improve the outward appearance	Housing Task Force Charlie Newton	DCA, GICH	N/A	N/A	July 2009 – September 2009