



Augusta, GA

March 10, 2021

Mitigating Homelessness in Augusta

To: Augusta Homelessness Task Force
From: Hardie Davis, Jr., Mayor
Subj: Homelessness in Augusta
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Summary: Homelessness is a deeply concerning issue in many cities. The causes of homelessness may always be present, however, it is incumbent upon city leaders to develop policies that help mitigate homelessness and provide services to those who are most in need in our community and our most vulnerable.

Effectively addressing homelessness takes a multipronged approach. First, there's acknowledgment that government cannot solve homelessness alone, nor all of its contributing factors. However, government can, for the most part without additional strain and in some respects to its own benefit, create an environment where homelessness, once identified, is quickly addressed in a holistic manner.

This memo focuses on affordable housing, workforce development, blight mitigation, and homelessness at the point of entry. Workforce development does not have a separate section like the other areas, it is embedded throughout and highlighted in green where it applies.



One-Stop Center (point of entry)

The one-stop center is at the heart of the homelessness initiative. This facility will provide resources to those facing homelessness at every level from employment resources to rental assistance to health care to providing shelter, this one-stop center should be designed to truly be a place where receiving the runaround is the last thing on the minds of those most in need. As COVID has shown us the facility will also need to take into account a significant level of disaster proofing.

The following services that are laid out for the center to provide should be staffed out via a request for proposals process. In many cases there will already be groups that are proficient in the areas and already have a level of familiarity with the population we are looking to address. The only hesitancy with retaining those who already have a stake in the current market is the potential for biases to be present when dealing with repeat cases.

- **Job center:** The facility should maintain a job center that can be used for the very obvious purpose of helping the target population secure employment. In order to make this process more efficient, the job center coordinator would maintain an agreement with local businesses to either get first notice of upcoming positions or be allowed to slot x-number of candidates to at least receive an interview so that applications don't become lost in the shuffle of a job bank's filter programming.
- **Mail services:** This facility would allow for those facing homelessness to maintain a mailing address for up to 18 months and those facing chronic homelessness indefinitely.
- **Common areas:** With the threat of COVID common areas should be designed as best as possible to prevent the spread of illnesses. They should include: a study room/quiet area, kitchen, showers, bathrooms, laundry room, storage, computer lab/job center, Entertainment room (or a hall designed to easily convert into a semi-large gathering space), kennel.
- **Health care:** Providing a range of health care services should be integrated into this facility. Supports should include full-time nurses, full or part-time counselors to deal with mental health and chemical dependency, a contracted nutritionist,



and a part-time veterinarian. This could very well work as a connection with Augusta University.

- **Resources:** Among the above offerings, the following resources should be available to clients:
 - Legal aid primarily for those facing evictions
 - One-time grant program for those facing eviction due to demonstrated inability to make rent payment
 - One-time grant program for those who need assistance with a security deposit that will lift them out of homelessness
 - Child care
 - Coaching to map a path out of homelessness
 - Assistance securing insurance, Medicaid, Medicare, HUD housing vouchers, SNAP, WIC, veterans benefits, ID Cards, and other available public resources
 - Transportation provided by the transit system

Designing a facility that would encompass all of these features can be done in several ways, converting a hotel/motel (in California, between purchasing and construction this could cost approximately \$15 million), converting a school or other government owned facility (Alexandria, VA just opened a 97-room affordable housing complex and homeless shelter by renovating a DMV office at a cost of \$50 million), converting a mall/shopping center, or building a new facility.

The property could be gated with a single entry point, visitors would submit to a search upon their arrival, with emergency exits attached to alarm systems. Parking would be in front with spaces reserved to allow for those who are homeless and prefer to live in their vehicles. Security would be provided by the marshal or sheriff's offices, with the goal to create a welcoming, but secure atmosphere. Some of these elements are consistent with Las Vegas' popular *Courtyard* facility

Ideally, the facility would be located along a transit line and have four floors. The first floor would consist of service and common areas, and office space. The upper levels would be dedicated to housing with separate access points for men, women and families.



In addition to the main building, incorporated on the grounds would be a tiny home community that acts as either supportive housing or additional shelter when the main facility reaches capacity.



Blight Mitigation

Effectively and efficiently dealing with blight is a significant plank to addressing homelessness, in large part because it ties in with creating affordable housing, reducing the ability for squatting and preventing homes from going into disrepair creating unlivable situations that force people into homelessness.

Blight is a problem that affects a large number of cities across the country, especially older cities that are surrounded by significant competing suburbs. Here for review and consideration are a number of strategies meant to reduce and mitigate blight.

As a note, vacant homes are different than abandoned homes, and neither is really a representative of blighted homes, the same holds true for lots. Vacant homes can be those that are used solely in the summer, abandoned homes can very well be undergoing a bank foreclosure process. Throughout this section the term blight will refer to properties that are dilapidated and contribute to a significant community hazard and are candidates for demolition. Abandoned homes are candidates for categorization as properties that have not paid taxes in a certain timeframe. Land is deemed blighted are plots in need of significant cleanup due to illegal dumping or extreme vegetation growth.

There are a number of proposal and suggestions in this section that, if enacted, need to be cognizant of equitable distribution and outcomes. The goal is to reduce homelessness and increase affordable housing, not contribute to its rise. New housing developments can also have the unintended consequence of putting more stress on the issue of vacant and abandoned properties.

Focus should be on minimizing harm to neighborhoods, and acquiring and returning properties to productive use. However, a concerted effort should be made to not flood the market with properties as this will have a several negative consequences. There should be a strategic, time lapsed, release of city-owned properties. One constant word of caution across various studies on the topic of blight cautioned that flooding the market and inducing “a sharp increase in supply could have the unintended consequence of not only depressing home values, but also hampering the recovery of a neighborhood by lowering appraisals and, thus, the amount home buyers could borrow for rehab.”



Social Impact Bonds (SIBs): This is a P3 model where the private investor(s) funds upfront costs for an initiative or development. In exchange, the government provides investors with a percentage of the revenue if the development turns a profit. For instance, if a property that was previously vacant is developed and is now bringing in tax revenue, the investor would get a percentage of that tax revenue. In Nashville, SIBs were used to revitalize a blighted industrial area into a mixed-use community that is now known as *The Gulch*.

Data Collection: This will be pivotal to the overall strategy addressing blight. There are a number of data sets that need to be collected in order to form a complete picture of what blight looks like in Augusta. In order to do so, it would be wise to form a partnership with local colleges and/or universities to help gather this data and create an analysis in collaboration with Augusta GIS.

- Number of dilapidated structures, vacant and blighted lots, and abandoned structures
- Location of structures
- Grade of degradation/condition
- Medical health of the area
- Education outcomes of the area
- Crime in the area
- Cost to the city in terms of lost property and/or sales tax revenue
- Recent sales price
- Photos
- Demolitions

At present the city's open data page keeps, what appears to be, surface level data on vacant properties. In order to maximize our impact and track outcomes, it will be imperative that the open data portal be extended to include the above listed data sets.

It might prove helpful to allow residents to contribute to the database's updates. Detroit launched an initiative much like this in 2014, *Motor City Mapping*, with the assistance of a non-profit, *Data Driven Detroit* and consulting firm, *Loveland Technologies*. Citizens were able to simply text information to provide real-time updates on properties.



Currently the city uses an open data portal much like ours, however, it contains many more data points.

Included in this collection should be resident testimonials, both written and video. This will help provide context around the data that is collected and provide firsthand accounts on the impact of such structures if left unaddressed. It might also yield additional insight that might have gone overlooked by those who aren't returning to nearby homes every day.

Guiding Document: A guiding document would be used to help coordinate efforts across the public, private and non-profit sectors and as such would require input from all of them. *The Greater Memphis Neighborhood Blight Elimination Charter* is an example of a comprehensive guiding document. It is not a legally binding document, but a resource and reference.

Demolition: Demolitions, first and foremost, should be tracked, the fruits of our efforts will not be realized if demolitions are being conducted on a whim. Detroit was able to do this by providing address level information that allowed the public to input an address and track the status of properties around their area. The tracker also includes a general alpha-order list of properties slated for demolition or rehabilitation.

The guiding document can also help establish what constitutes a "blight zone", areas in the city that receive priority outside of structurally unsound facilities that pose an immediate danger to neighbors. In consideration of demolishing a structure, a scoring system is needed to determine if a property should be categorized as "on track for demolition", "in need of stabilization", or "in need of further review".

It is imperative that a focused approach be taken when deciding the order demolitions will be done in. A scattered approach will not have the desired effect as it will appear as if nothing is being done, particularly in communities with an overabundance of blighted structures. Other factors that should be taken into account is the health of the residents in the area (does it have a high rate of heart disease, lung cancer, asthma, etc.), education outcomes of the community (are students in this area scoring well on tests, what's the graduation rate of students in the neighborhood, etc.), and financial statistics of the neighborhood (income range, unemployment rate, etc.).



Demolition can also tie into workforce development. If we can arrange a partnership with local non-profits, we can mimic Details Deconstruction and Brick + Board's model of hiring those experiencing homelessness, former inmates, people in recovery, etc. essentially those who have difficulty finding employment and train them on removing and cleaning salvageable pieces from demolitions and resale them to builders, architects, furniture makers, etc.

Rehabilitation: When feasible, every effort should be made to rehabilitate abandoned structures and vacant land. This rehabilitation opens the door to the creation of affordable housing, workforce housing and an increase in city revenues. If at all possible, rehabilitation efforts should keep an eye towards move-in ready homes so that buyers are not required to expend a great deal of time or money on restoring the property.

A combination of programs would best benefit the Augusta area. We can target city-owned abandoned homes in "tipping point" (also known as community development clusters) neighborhoods that have the best chance of recovery and provide redevelopment funds or form a collaboration between lenders, for-profit and nonprofit groups to rebuild blighted, but structurally sound homes, making them move-in ready and selling them as affordable housing under \$100K. This is an adoption of elements in Cleveland's *Slavic Village Recovery Project* model and Baltimore's *Vacants to Value* program.

A Memphis, Tennessee effort to address tipping point neighborhoods spent "\$1 million to acquire and restore 18 houses with a rehabilitation budget of approximately \$46,000 per house, the area's housing market was reinvigorated. Ultimately, the Grandview North neighborhood gained \$6 million in real estate value, resulting in increased annual taxes of \$112,000 and a 12 percent return on investment."

Another option to spur rehabilitation is a shared-equity arrangement. This would require us to facilitate the purchase of properties by a non-profit that has the bandwidth and management skill to operate them as long-term affordable housing. The way this works is the nonprofit rehabilitates or builds a home turning it into affordable housing, the nonprofit would then sell the house while maintaining ownership and leasing the land the house is built on. This ensures permanent affordability of the home. Oakland Community Land Trust uses a model like this.



Depending on the scope and timeline of the work, rehabilitation efforts can be used as an opportunity to create or expand an apprenticeship/trades programs with Augusta Tech and other institutions/organizations that have a stake in increasing this workforce pool.

Vacant lots: An expedient policy maneuver to reign in vacant lots would be allowing homeowners to purchase parcels that adjoin their property for the purpose of expanding their home or yard so long as the lot is not worth more than \$75K. This will remove the need of public maintenance and reduce housing stock. This is a method that Philadelphia has used, selling lots for as little as \$1.

Another option is to create more green space in the form of parks of various sizes, community or rain gardens, urban farms, orchards, or water retention areas. While there's no direct economic development impact, ROI can be seen indirectly via increased property value, improved health, or crime reduction.

Community gardens pose a maintenance challenge, it would require a great deal of community support to tend to the land, however, if a partnership can be formed with the schools near lots to maintain the gardens as part of a school club then that would provide a source of support.

There's also an apprenticeship opportunity to employ at-risk youth to maintain vacant lots and/or convert them into green spaces while training them in landscaping.

Partnering with a local college or university or university from within Georgia and nonprofits to produce a look-book could prove beneficial in this effort. This type of book is a catalogue of green uses for vacant lots in Augusta, the book would contain the approximate cost and materials necessary to complete the project. This was a method used in Cleveland that also attached grant funding, \$3K-\$6K per lot, for neighborhood organizations and stakeholders to transform select lots.

Creating more water retention areas can offer a more visually appealing alternative to traditional storm water runoff methods of sending rainwater through the sewer system, providing a level of relief to our already overtaxed system. Philadelphia implemented a similar greening strategy that is estimated to save \$5.6 billion that would have been used to comply with EPA mandates.



Tools: What is currently unclear are our policies and procedures for addressing issues of blight and abandonment. If used properly, we can leverage municipal and state authority to put pressure on property owners to either remediate their property or lose it to the city/land bank.

If the city is able to take ownership of properties through a foreclosure process, then we can sell the property to a nonprofit affordable housing developer or auction it off so that instead of spending funds demolishing a property we would receive revenue for it and it would be rehabbed. St. Petersburg, Florida has a program that reduced the number of boarded and vacant properties by three-quarters in less than four years. It cost the city \$750K while generating \$2.1 million in revenue in liens and assessments collected at auction. If the city feels a speculator will only hold the property, then it can purchase the homes until a suitable buyer is identified.

A program to repair vacant property cited for code violations and bring them back into compliance with city rules and laws could be a more overt effort to address problem structures. The cost associated with the repair work would be charged to the property owner's tax bill with a surcharge and interest. Multiple warnings and notices are sent to the property owners to repair their property and come into compliance. Upon refusal or non-compliance, the program would allow the city to bring the vacant property into compliance and offer immediate relief to the neighborhood. This might require a new ordinance. The surcharge and interest could help establish a revolving fund to administer and continue the program with no additional cost to taxpayers. In 2018, proposed legislation at the local level allowed the city of Oswego to use grant funding in to establish a similar program.

A doors and windows ordinance would allow the city to require owners to board and secure openings on vacant property or face civil penalties for each day the property is not secured. This approach also works as a method of reducing crime in surrounding neighborhoods and within abandoned structures at a minimal cost to the city. Philadelphia's use of such an ordinance resulted in "...an average increase in home sales prices of about 31 percent in those neighborhood clusters where the ordinance was enforced compared to a 1 percent increase for comparable properties. New tax delinquency rates remained relatively flat in the neighborhood enforcement clusters,



but they rose steadily in the comparable neighborhoods. Using measures from a 2010 Philadelphia study on the cost of blight, the Reinvestment Fund estimated the potential financial impact from the doors and windows ordinance at \$74 million in increased property sales value from surrounding properties.”

“Spot blight eminent domain is the power of a municipality to use eminent domain to take individual abandoned properties and resell them to parties who can restore them to productive use without going through the cumbersome redevelopment process.” This is a tool that is available to us. In 2017, Georgia passed HB 434 which amended Georgia’s eminent domain laws by providing this exception, “...requires the condemnor to petition the jurisdiction’s superior court to determine whether the property is blighted property. Additionally, the condemnor must provide notice to all owners of the alleged blighted property. If the court finds the land is blighted property, the condemnor must file a petition to condemn the property according to the established procedure set forth in Article 3 Chapter 2 of Title 22. If the petitioner succeeds, the property may only be used in accordance with its current approved zoning use for the first five years following the condemnation proceedings.”

“Vacant property receivership is a legal tool used by courts to designate a local government or qualified nongovernmental entity as the receiver of a vacant property that the owner has failed to maintain in order to rehabilitate it and return it to productive use.” The city attorney should be tasked with researching this and offering a recommendation for implementation.

A vacant property registration ordinance can also prove beneficial to addressing properties before they become issues in the future. This would require owners or lienholders to register vacant properties, provide clear obligations of the owner around maintenance, and a penalty for failing to register within a set time period.

A public inventory of vacant lots and lands, with photos, should be kept on the city’s website for ease of access and residents should be allowed to contribute to this page.

Up until now everything has been reactionary, however, preventing abandonment or vacancies could also help tackle homelessness. Instituting a foreclosure prevention program which provides one-time assistance to struggling low to moderate-income



homeowners who live in their home could prove to be helpful. Pennsylvania has a program like this, the *Homeowners Emergency Mortgage Assistance Program (HEMAP)*.

A home repair program for low-income homeowners could also prove to be a useful preventative measure. Funding would be for basic repairs such as electrical, plumbing, and heating/cooling systems. This could also tie-in to an apprenticeship program or partnership with a local college or university. This also could tie in with the home repair loan program mentioned in the affordable housing section.

Rationale: Vacancies reduce tax revenue for local governments, which respond by reducing public services and functions such as code enforcement, making the area less attractive and fueling further population loss.

Buyers have difficulty obtaining mortgages for homes in neighborhoods with blighted properties and there is also the potential for neighborhoods to experience low sales rates because of underappraisal (the house is sold for the equity the homeowner hoped it would be worth). Blight costs hundreds of millions of dollars in reduced property values and lost tax revenue and requires millions in safety-related spending.

In addition to its negative effects on crime rates and property values, blight causes social problems and mental health issues, higher rates of chronic illness, sexually transmitted diseases, and stunted brain and physical development among children.

Questions that need answers: The following are a list of questions that we need answered in order to identify methods already at our disposal and methods that we need to seek access to.

- What is the process for securing payments or taking ownership of abandoned properties that are severely tax delinquent?
- How do we encourage property owners with code violations to rectify these issues?
- What are state laws on delinquent taxpayers retaining their property?
- What is the city's process for moving properties into foreclosure?
- How are we currently grading vacant, abandoned, dilapidated properties?
- How can the city/land bank use the courts to foreclose on properties with egregious outstanding taxes?



- How do we currently define a vacant house?
- How do we currently define an abandoned house?
- How can we expedite the legal and financial process for rehabilitation and demolition?
- How much does it cost to demolish a property?
- Do we use any occupancy data from USPS?
- What are current state and local laws as it relates to lenders responsibility for the upkeep of property that is vacant?
 - Does the city have the authority to require lenders to maintain properties during the foreclosure process?
- What is the cost of demolishing a structure in Augusta, specifically a home?



Affordable Housing Development

Affordable housing is a key component of reducing, preventing and mitigating homelessness. The federal government deems housing affordable when it is no more than 30 percent of a household's income. In short, it allows for individuals and families to be able to pay for other basic needs such as food, transportation and health care.

Affordability in a region is defined by the area median income (AMI), HUD typically calculates this number based on metropolitan regions. Augusta's metro-region includes the following Georgia counties, Richmond, Burke, Columbia, McDuffie and Lincoln; and the following South Carolina counties, Aiken and Edgefield.

Determining a family's eligibility for various programs is usually based on their income as compared to the AMI. Household incomes that are less than 80 percent of the AMI are considered low-income households by HUD. Very low-income and extremely low-income households earn less than 50 percent and 30 percent of the AMI respectively. Augusta's median is \$55,143 based on data from *Census Reporter*. Some argue that following a metropolitan model that crosses counties harms poor families by factoring in a greater sampling that contains higher incomes from the suburbs.

Affordable housing is either funded through public, private, or public private partnerships (P3). In this section will be a mix of proposals to review that involve how affordable housing should look, incentives to encourage affordable housing, and questions that could better shape our understanding of affordable housing needs and tools in Augusta.

A constant consideration throughout this section should be the ability to develop affordable housing along transit lines. There should also be a community review of the city's zoning code to determine possible updates.

Considerations for Affordable Housing:

One of the most expedient issues Augusta can address is the creation of tiny homes. The first step would be amending the zoning code to allow for residential dwelling in accessory buildings. Tiny homes have the ability to quickly shelter the homeless and provide a much more affordable option to those who are charting a path back from homelessness or those who require permanent supportive housing. Tiny homes would



also benefit older residents who are in need of downsizing their current living arrangements.

Pallet, a company that employs those who previously experience homelessness to help guide their company model, constructs quick and easy to setup tiny homes that range from individual to family size structures. Depending on what utilities are included, 30 shelters, representing approximately ten percent of Augusta's unsheltered homeless population, can be constructed at a cost of \$210,000 to \$282,000.

3D printing is an option to consider when constructing tiny homes. 3D printing doesn't print every piece that's needed, but it does reduce labor costs and the time associated with construction. Currently there are several communities that are engaged in developing communities using 3D printing, the most prominent is Austin, Texas. In Austin, ICON projected that they could create "600-800 square foot homes printed in under 24 hours in underserved communities" using a portable printer.

As affordable housing is developed multi-level buildings should be designed as mixed-use developments that put residential units on upper floors and commercial space on the first floor. Commercial space could be used for a grocery store or co-op, pre-kindergarten programs, afterschool or child care, health care center or some other function. The HANAC Corona Senior Residence in Queens, New York combines affordable housing for seniors and a pre-k program with space for over 50 students. New developments should also take into account the level of amenities offered such as fitness centers, community rooms, playgrounds, picnic areas and rooftop gardens.

In-lieu of multi-level development, a mixed-income community could also be beneficial to the growth of affordable housing with a mixture of townhomes for families, apartment units for seniors and units of permanent supportive housing for those who have experienced homelessness or someone with a disability. Communities like this could also serve as a model for future sustainability efforts if they're built solar-ready. These would also be ideal communities where those currently using HUD vouchers for rent can transition to using them for a mortgage.

Part of the balancing act when enacting new housing programs is providing a path to homeownership. A lease-to-purchase program with discounts provided after 15 years of



renting would provide a non-traditional path to accomplishing this. In Cleveland, a similar program has sold 500 homes in five years.

As the city looks to fund development, a task force or board should be created that is charged with examining city-owned property and recommending which property would best be suited for multi-unit rehabilitation.

Attracting new residents is also an affordable housing issue. The city should make an effort to create a focus group of college students and military personnel to engage them on what could be done to keep them in the community. Outside of this, the city can enact a first time homebuyer program that allows residents who are renting to earn “bonus equity” up to \$10K over 10 years which can only be used for a down payment on a home within the city. This program can be targeted to new residents, recent graduates, those who are employed in new industries in the city such as cyber or even recent members of the military.

As we review tactics to increase and improve affordable housing, keeping people in their homes, and preventing homelessness, a revolving low-interest home repair loan, revenue neutral loan or grant program can be a boon to those who need just a little bit of help, especially since it’s estimated that many households don’t have enough money to cover emergencies. A set time period should be established for repayment taking into account each applicants financial situation. This program might even be best suited for seniors and should only give out a limited number of loans in a given time period.

Incentives for affordable housing:

If Augusta has density limits included in its zoning code, there should be allowances made for developers to exceed those limits, capped at a determined percentage, for mixed income developments. Developments that are solely for affordable housing, should be allowed to further exceed those limits if transit-oriented, capped at a certain percentage. In Santa Cruz, residential buildings which had a 35 percent density cap were allowed to exceed that and take advantage of a 50 percent and 75 percent cap for mixed-income and strictly affordable housing projects, respectively. The goal is to increase the number of available units in new projects.



Additionally, a process that leads to height restrictions and minimum parking requirements being waived should be put in place for developments with substantial affordable housing units.

Inclusionary zoning, more of a tool than an incentive, could help boost the number of affordable housing units. This would require an ordinance that dictates a certain percentage of new developments be set aside as affordable units. An opt-out would allow developers to pay x-amount per price controlled unit that would have been built, that amount is used to fund affordable housing development or rehabilitation.

An alternative would be to incentivize affordable unit development. Instead of mandating units, the city could provide a tax break to developers for maintaining a certain percentage of unit affordability for low-income tenants over a set time period of 10 or 15 years. St. Paul, Minnesota has a program that uses this model.

City-owned parcels that are suitable or marketed for housing development can be offered to developers at a lower-price in exchange for creating affordable housing units as part of the development and **including workforce development hiring goals.**

Funding affordable Housing Development:

The goal of providing incentives is to spur private development, in the instances where private development doesn't present itself to fill a need then there is the option of public funding and engaging in a P3. When public dollars are on the table every effort should be made to leverage additional funds. In the lead up to 2021, JP Morgan Chase announced a \$30 billion effort to advance racial equity; part of this fund is for affordable housing development and homebuyer assistance. Preceding this effort JP Morgan has demonstrable examples of engaging in the creation of affordable housing. They provided \$14.4 million in equity and \$1 million for first month's mortgage towards a 65 unit, low-income, senior's complex in Chicago.

Ideally funding would be provided for new affordable housing in every SPLOST package. Since that is not an option for the current SPLOST I'd recommend a resolution or ordinance that calls for the Administrator, HCD and the Housing Authority to study the need for new affordable housing in each succeeding SPLOST and present it to the Mayor and Commission. Alternatively, a resolution committing the city to dedicate \$6 million to



affordable housing in each SPLOST would also go a long way to addressing housing affordability.

If there's hesitance about using the existing tax revenue structure for this, then another alternative is a tax on real property transfer (sales or ownership transfers) of properties over a certain amount or a tax on vacant properties. San Jose residents voted on a tax of real property transfers on properties over \$2 million at \$4.99 per \$1,000 of property value. This revenue stream is used exclusively for affordable housing development.

Questions that need answers:

- How much affordable housing does Augusta actually need?
- By how much, in dollars and percentage, has average rent in Augusta increased or decreased in the past five years?
- How many of our residents are rent burdened?
- What's our current permitting process?
- Do we regulate where affordable housing or subsidized housing is built?
- Do we put a bond on the November ballot for affordable housing funding?
- Are affordable properties/units taxed or classified differently in Georgia?
- Do we have minimum lot sizes or bans on apartments in select locations?