

**Partners for a Prosperous Athens
Housing & Transportation Committee
Meeting Notes – June 26, 2006**

Presentation by Rick Parker of the Athens Housing Authority of the results of their study of multi-family housing in Athens. This study showed how many family-oriented (vs. college student-oriented) apartments are available at different price ranges in Athens. (See PPT)

Subcommittee meetings. We broke into four subcommittees organized around the areas of interest that participants indicated at the previous meeting. Each subcommittee agreed to look into some of the questions that the group as a whole came up with at the first couple of meetings. Subcommittees will report back at the next community meeting in July.

The subcommittees are:

Housing Availability (barriers to affordable housing, incentives for affordable housing, manufactured housing, etc.)

Co-coordinators: Rick Parker, parker@athenshousing.org, Tracey Woods, traceywoods@co.clarke.ga.us

Housing Costs (gentrification, rental assistance, homebuyer assistance, home upkeep assistance, etc.)

Coordinator: Heather Benham, heather@athenslandtrust.org

Housing issues for special populations (homeless, people with disabilities, undocumented residents, seniors, formerly incarcerated, etc.)

Co-coordinators: Sister Margarita Martin, acjoasis@gmail.com, Danny Bivins, bivins@fanning.uga.edu

Transportation (transit, bike and pedestrian, taxi service, and alternatives)

Coordinator: Beth Gavrilles, bethgav@uga.edu

Please see Subcommittee resources and questions documents for more information about each subcommittee.

Affordable Housing Availability (barriers, incentives, manufactured homes, etc.)

Immediate Goal: put together a report that provides the information we will need to set objectives and strategies for achieving them.

Provisional long-term goal: to ensure an adequate supply of safe, decent housing affordable to people with low incomes in Athens-Clarke County.

People/Resources:

Rick Parker, PPA Co-coordinator, parker@athenshousing.org

Tracey Woods, PPA Co-coordinator, traceywoods@co.clarke.ga.us

Planning Department

Brad Griffin, Director

acczone@co.clarke.ga.us

Leah Graham Stewart, Long Range Planner

leahstewart@co.clarke.ga.us

706-613-3515

<http://www.athensclarkecounty.com/%7Eplanningdept/planning.html>

Human & Economic Development Department

Keith McNeely, Director

(706) 613-3155 ext. 1202

kmcneely@co.clarke.ga.us

Matt Murphy, Fiscal Analyst

(706) 613-3155 ext. 1208

matthewmurphy@co.clarke.ga.us

(706) 613-3155

Rob Trevena, Program Administrator

(706) 613-3155 ext. 1203

rtrevena@co.clarke.ga.us

<http://www.athensclarkecounty.com/~hed/>

East Athens Development Corporation

Winston Heard, Executive Director

Barbara Bacon, Housing Programs Coordinator

Lisa Mayweather, Office Manager/Housing Counselor

Cathi Watkins, Housing Counselor

[\(706\) 208-0048](tel:(706)208-0048)

info@eadcinc.com

<http://www.eadcinc.com>

Affordable Housing Availability (barriers, incentives, manufactured homes, etc.)

Athens Housing Authority

Rick Parker, Executive Director

706.425.5299

athenshousing@athenshousing.org

<http://www.athenshousing.org>

Athens Land Trust

Heather Benham, Housing Director

706-613-0122

heather@athenslandtrust.org

Tax Commissioner

Nancy Denson, Commissioner

(706) 613-3120

MitchSchrader@co.clarke.ga.us

Tax Assessor's Office

George Hanson, Jr., Chief Appraiser

706-613-3140

<http://www.qpublic.net/clarke/>

UGA College of Family & Consumer Sciences Dept of Housing & Consumer Economics

Jorge Atilas, Associate Dean for Outreach and Extension

(706) 542-4860

jhatiles@uga.edu

Dr. Anne L. Sweaney, Professor and Department Head

(706) 542-4877

asweaney@fcs.uga.edu

Dr. Pamela Turner

(706) 542-9165

pturner@uga.edu

<http://www.fcs.uga.edu/hace/index.html>

Athens Area Home Builders Association

Mitch Hardeman, President

(706)543-5760

<http://208.56.3.169/>

Sean Hogan, Treasurer

sean@hoganbuilders.com

Affordable Housing Availability (barriers, incentives, manufactured homes, etc.)

Developers

Construction lenders

Realtors

Athens Area Association of Realtors

(706) 353-1126

Yasmine Payne (Prudential Blanton Properties) (706) 540-6845

Large landlords

Richard Hathaway

Paul Stanzy

Rocky Moore

People of Hope, Inc.

Oscar Cardenas, Executive Director

706.546.5051

mail@peopleofhope.us

Georgia Community Loan Fund, Inc.

Jack G. Beckford, Georgia Manufactured Housing Initiative Coordinator for GCLF

404-407-5093

admin@gacfl.org

<http://www.gacfl.org>

Manufactured housing industry

Athens Area Habitat for Humanity

Spencer Frye, Executive Director

706-208-1001

spencer@athenshabitat.com

Some suggested questions:

- What is our definition of affordable housing?
- How much affordable housing do we have vs. how much we need?
- At what income levels are people having trouble finding housing that's affordable?
- What is the actual housing vacancy rate? Is it really 5.7%?
 - Identify types of housing that are most often vacant
- What are the federal, state, and local regulations that affect the building and retention of affordable housing?
- What other (non-regulatory) factors affect the ability of for-profit builders to provide affordable housing? (costs of materials, real estate trends, etc.)
- Who are our nonprofit housing providers and how much and what kind of housing do they provide?

Affordable Housing Availability (barriers, incentives, manufactured homes, etc.)

- What sources of funding are already in use or are available to subsidize or encourage affordable housing, both by nonprofits and for-profits?
- What have other similar cities done to solve their affordable housing problems?
 - What kinds of regulations can be used to protect existing affordable housing and to promote creation of new?
 - What kinds of incentives can be used to protect existing affordable housing and to promote creation of new?
 - Can we require set-aside units for low-incomes (inclusionary zoning)?
- What is UGA's role in gentrification, and will they accept some responsibility to help solve the problem?
- What is the role of manufactured housing and what are the barriers to using it for affordable housing?
- Where are mobile homes counted in the housing data?
- Is there any oversight of landlords and new and old apartment buildings?
- Do you need a business license to be a landlord - if so include information on resources for serving low income renters during this process
- How can we get mixed use/mixed income neighborhoods?
 - Will community accept mixed income?
- Communication within local government – are the departments working together for a solution or are we spending twice the money in attempting to solve the problems in multiple departments that are not communicating with each other?

Housing Cost/Affordability (Homebuyer assistance, rental assistance, upkeep assistance, gentrification, etc.)

Immediate Goal: put together a report that provides the information we will need to set objectives and strategies for achieving them.

Provisional long-term goal: to make sure that residents with low incomes have the resources and skills they need to afford to buy or rent and to maintain safe and decent homes.

People/Resources:

Heather Benham, PPA Coordinator, heather@athenslandtrust.org

Human & Economic Development Department

Keith McNeely, Director

(706) 613-3155 ext. 1202

kmcneely@co.clarke.ga.us

Matt Murphy, Fiscal Analyst

(706) 613-3155 ext. 1208

matthewmurphy@co.clarke.ga.us

(706) 613-3155

Rob Trevena, Program Administrator

(706) 613-3155 ext. 1203

rtrevena@co.clarke.ga.us

<http://www.athensclarkecounty.com/~hed/>

East Athens Development Corporation

Winston Heard, Executive Director

Barbara Bacon, Housing Programs Coordinator

Lisa Mayweather, Office Manager/Housing Counselor

Cathi Watkins, Housing Counselor

[\(706\) 208-0048](tel:(706)208-0048)

info@eadcinc.com

<http://www.eadcinc.com>

UGA College of Family & Consumer Sciences Dept of Housing & Consumer Economics

Jorge Atilas, Associate Dean for Outreach and Extension

(706) 542-4860

jhatiles@uga.edu

Dr. Anne L. Sweaney, Professor and Department Head

(706) 542-4877

asweaney@fcs.uga.edu

Dr. Pamela Turner

(706) 542-9165

prturner@uga.edu

<http://www.fcs.uga.edu/hace/index.html>

Housing Cost/Affordability (Homebuyer assistance, rental assistance, upkeep assistance, gentrification, etc.)

Churches

Realtors

Athens Area Association of Realtors

(706) 353-1126

Yasmine Payne (Prudential Blanton Properties) (706) 540-6845

Mortgage lenders

Meyeux Vashi (Athens First) (706) 357-7070

Jeannie Cheek (Wells Fargo) (706) 425-4250, <https://www.wfham.com/wfham/jeannie-cheek/index.page>

Lynn Beale (Stonegate Mortgage) (706) 353-8988, lynn@stonegatemortgage.com,

<http://www.stonegatemortgage.com/>

Large landlords

Richard Hathaway

Paul Stanzy

Rocky Moore

Hancock Community Development Corporation, Inc.

Alvin Sheats, Director

Clo Barnett, Housing Counselor

(706) 546-1154

Athens Land Trust

Heather Benham, Housing Director

706-613-0122

heather@athenslandtrust.org

Tax Commissioner

Nancy Denson, Commissioner

(706) 613-3120

MitchSchrader@co.clarke.ga.us

Tax Assessor's Office

George Hanson, Jr., Chief Appraiser

706-613-3140

<http://www.qpublic.net/clarke/>

Housing Cost/Affordability (Homebuyer assistance, rental assistance, upkeep assistance, gentrification, etc.)

People of Hope, Inc.

Oscar Cardenas, Executive Director
706.546.5051
mail@peopleofhope.us

Athens Area Habitat for Humanity

Spencer Frye, Executive Director
706-208-1001
spencer@athenshabitat.com

ACC Community Protection Division

Stanley McRae, Administrator
(706) 613-3790
<http://www.athensclarkecounty.com/cpd/index.htm>

Some suggested questions:

- What programs already exist to help lower-income would-be homebuyers?
- What programs already exist to provide rental assistance?
- How well do those programs work?
- What programs exist to help with upkeep?
- Are rising taxes really forcing long-time homeowners out?
 - Could we institute a tax freeze for low income homeowners?
- What are similar cities doing to help families afford housing?
- How can we educate landlords about subsidies?
- Are corporations/larger employers are helping with working poor/first-time homebuyers? And how can they help?
- Data about subsidized housing, section 8, etc.
- How do students skew the data? Does data provided exclude 18-25 year olds?
- How to educate potential homebuyers that don't realize they can afford to own
- Information about predatory lending (who, what, impacts)
- How old is data? A lot has happened since 2000 (if using 2000 census data)

Special populations (homeless, people with disabilities, undocumented, seniors, formerly incarcerated)

Immediate Goal: put together a report that provides the information we will need to set objectives and strategies for achieving them.

Provisional long-term goal: to ensure that low income people with special housing needs are have an adequate supply of safe decent affordable housing that meets their unique needs.

People/Resources:

Sister Margarita Martin, PPA Co-Coordinator, acjoasis@gmail.com

Danny Bivins, PPA Co-Coordinator, bivins@fanning.uga.edu

Salvation Army

706-543-5350

webmaster@salvationarmy-georgia.org

http://www.salvationarmy-georgia.org/Corps_Athens.cfm

Catholic Social Services

Stella Sailors, Director

706-548-9421

cssath1@bellsouth.net

<http://www.cssatlanta.com/services/coc-athens.htm>

Athens Community Council on Aging

Kathryn Fowler, Executive Director

(706) 549-4850

acca@accaging.org

Churches

Homeless Coalition

ACC Commission on People with Disabilities

For information: Jean Spratlin, Clerk of ACC Commission

(706) 613-3031

Some suggested questions:

- What are similar cities doing to help special populations with housing?
- How much housing is available for vs. needed for people with low incomes and disabilities?
- How much housing is available for vs. needed for senior citizens with low incomes?
- How much housing is available for vs. needed for people transitioning from homelessness?
- What are the particular housing needs of people without documentation with low incomes?
- How much housing is available for vs. needed for people who have been incarcerated?
- Why are people staying in tent city?
- What is the homeless population? How is it counted? How often is it updated? (HED website)
- Can we amend the definition of family to permit older people to live together?

Transportation (transit, bike & pedestrian, taxis, alternatives)

Immediate Goal: put together a report that provides the information we will need to set objectives and strategies for achieving them.

Provisional long-term goal: To ensure that people with low incomes are able to travel to work, school, services, recreation, shopping, etc. in a safe, convenient and affordable manner.

People/Resources:

Beth Gavrilles, PPA Coordinator, bethgav@uga.edu

Athens Transit

Dan Jones, Interim Director

706-613-3432

<http://www.athenstransit.com/>

ACC Transportation & Public Works

David Clark, Director

(706) 613-3440

<http://www.athensclarkecounty.com/publicworks/>

Planning Department

Brad Griffin, Director

acczone@co.clarke.ga.us

Sherry Moore, Transportation Planner

macorts@co.clarke.ga.us

706-613-3515

Planning: <http://www.athensclarkecounty.com/%7Eplanningdept/planning.html>

MACORTS: <http://www.athensclarkecounty.com/%7Eplanningdept/acorts/index.html>

BikeAthens

Brent Buice, Chair

706-208-8142

brent.buice@gmail.com

<http://www.bikeathens.com>

Taxi companies

Major employers

Transportation (transit, bike & pedestrian, taxis, alternatives)

Some suggested questions:

- What is true cost of automobile ownership and use in ACC?
- What are the trips per day per person?
- Can UGA student automobile use be separated out?
- What are similar cities doing to help meet the transportation needs of their low income residents?
- What are the transportation needs of low-income people with particular special needs?
- 20-year prediction of needs and trends
- Safety statistics—two wheel, pedestrian, car, bus, bike, motor
- Transit:
 - Where are the gaps in transit service (hours, locations)?
 - How does the Transit map sync with certain locations (where people living in poverty live; major employers; social services; schools; grocery stores; parks; medical centers; etc.)?
 - How does Transit funding work?
 - What are the routes like – miles, locations, costs, average riders, maps, hours?
 - What’s the ridership of UGA and Athens Transit?
 - What’s the relative cost by vehicle type – for instance, smaller bus cost per mile vs. full size?
 - What has worked in other areas to increase public transit use?
 - Is there a voucher program for homeless residents? Could there be one?
- Bike and Pedestrian:
 - What’s the status of pedestrian infrastructure – where are sidewalks now, where are they needed to help people with low incomes to walk safely to work, school, services, etc.?
 - What’s the status of cycling infrastructure – where are bike lanes and racks now, where are they needed to help people with low incomes to cycle safely to work, school, services, etc.?
- Taxis:
 - What are the taxi regulations?
 - Is there a voucher program for homeless residents? Could there be one?
- Alternatives:
 - What are some creative alternatives to individual car ownership – car-sharing, “slug lines,” van pools, carpools, etc?