

STRAWBERRY POINT Housing: current status & future plans

- ❖ Need for newer housing: Only 9 housing units were built 2005-2015; over 50% of existing homes were built before 1940; 90% were built before 1980
- ❖ Senior housing is important: More than 30% of householders who own are age 65 or older, city residents age 65+ account for 24% of the total population
- ❖ Newcomers to town are in the 25-29 and 50-54 year age ranges
- ❖ Job counts have increased by 3% over the past decade
- ❖ Over 40% of jobs pay more than \$40k/year
- ❖ Median household income is \$42,988
- ❖ More than 480 people commute into Strawberry Point for work, indicating an opportunity for more housing in Strawberry Point

Income and Affordability: Renovation of the excess homes in the \$50k-\$100k range could meet the need for housing in the \$100k-\$150k affordability range, while the need for more homes in the \$200k range and higher could be met through new construction. The need for more homes in the \$0-\$50k range could indicate a need for financial assistance for qualifying households.

Income Range	% of Households	# of Households	Affordable Range To Own	# of Owner Occupied Units	Affordable Range To Rent	# of Rental Units	Total Affordable Units	Balance
\$0 - \$25,000	31.7%	183	\$0 - \$50,000	57	\$0 - \$399	112	169	-14
\$25,000 - \$49,999	25.8%	149	\$50,000 - \$99,999	256	\$400 - \$799	48	304	155
\$50,000 - \$74,999	18.2%	105	\$100,00 - \$149,999	60	\$800 - \$1,249	6	66	-39
\$75,000 - \$99,999	14.2%	82	\$150,00 - \$199,999	29	\$1,250 - \$1,499	0	29	-53
\$100,000 - \$149,999	6.9%	40	\$200,00 - \$299,999	14	\$1,500 - \$1,999	0	14	-26
\$150,000 and over	3.3%	19	\$300,000 and over	0	\$2,000 and over	0	0	-19



Summarized from the
**Clayton County
 Housing Study 2016**

Available at:
<http://uerpc.org/housing-study.html>

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 Upper Explorerland
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Actions for the future

Improve the existing housing stock

- Apply for a targeted CDBG for Owner Occupied Rehab in target areas
- Fund a low-interest revolving loan program to address specific housing issues
- Utilize historic tax credits, low income tax credits, and workforce housing tax credits
- Develop an informational brochure to inform citizens of the housing programs and energy efficiency assistance programs available and actively promote them
- Encourage property maintenance by forming specific, community-accepted standards. Reinforce with periodic community “awards” for improvement, personal contact with non-compliant owners, and then code enforcement
- Utilize NEICAC/URPC Housing Quality Standard Inspections (HQS) when using their programs, and set up city programs for inspection of other housing units
- Partner with volunteer groups to provide assistance to those in need

Add new homes to meet the community's needs

- Keep a list of available grayfield tax incentives and qualifying infill lots for potential developers
- Investigate expansion areas for new housing development (with suitable soils, avoiding bluff land and flood plains)
- Promote building sites with utilities already in place, and plan for utility extensions
- Distribute promotional materials for developers (one page fact sheet)
- Encourage the use of city incentives for new construction, including TIF, limited tax abatement, interest assistance, down payment assistance, reduced or waived permit fees and hook-up fees, and other rebates as feasible (culvert, sidewalks, landscaping, etc.)

Understand and Encourage a Healthy Housing Market

- Promote market “churning” by supporting senior housing projects
- Utilize NEICAC’s homebuyer education classes, or establish a local certified Housing Counseling Agency to host classes on a regular basis
- Develop promotional materials to attract new residents
- Celebrate homeowner efforts to improve properties by creating a program that recognizes projects that have a visible impact on the property’s aesthetics
- Form a regional Habitat for Humanity group with neighboring counties
- Promote and utilize the appropriate programs listed in “Resources for Implementation” in this document