

# GUTTENBERG Housing: current status & future plans

- ❖ Need for newer housing: More than 40% of existing homes were built before 1940; almost 80% were built before 1980
- ❖ Senior housing is important: More than 40% of householders who own their homes are age 65 or older, city residents age 65+ account for 28% of the total population
- ❖ Newcomers to town are in the 35-54 year age ranges
- ❖ Population is projected to stay consistent
- ❖ Job counts have been steady over the past decade
- ❖ Median household income is \$36,296
- ❖ Over 750 people commute into town for work, indicating an opportunity for more housing in Guttenberg

**Income and Affordability:** Unlike Clayton County as a whole, Guttenberg has a surplus of homes in the \$150k-\$300k affordability range, and a need for more homes in the lowest ranges. This may be due to the large amount of vacation homes in the community. The need for more homes in the \$0-\$50k range indicates 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	22.2%	191	\$0 - \$50,000	42	\$0 - \$399	81	123	-68
\$25,000 - \$49,999	43.6%	376	\$50,000 - \$99,999	258	\$400 - \$799	84	342	-34
\$50,000 - \$74,999	16.7%	144	\$100,00 - \$149,999	130	\$800 - \$1,249	11	141	-3
\$75,000 - \$99,999	10.4%	90	\$150,00 - \$199,999	147	\$1,250 - \$1,499	0	147	57
\$100,000 - \$149,999	3.7%	32	\$200,00 - \$299,999	83	\$1,500 - \$1,999	12	95	63
\$150,000 and over	3.4%	29	\$300,000 and over	24	\$2,000 and over	0	24	-5



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

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

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Prepared by:  
 Upper Explorerland  
 Regional Planning  
 Commission



## Actions for the future

### Improve the existing housing stock

Encourage renovation or demolition of dilapidated properties and form a Historic Property Architectural Standards committee with the authority to approve changes to historic structures

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/UERPC 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