

VOLGA Housing: current status & future plans

- ❖ Need for newer housing: 67% of existing homes were built before 1940; over 80% were built before 1980
- ❖ Senior housing is important: More than 27% of householders who own their homes are age 65 or older
- ❖ Newcomers to town are in the 25-34, 40-49 & 55-64 year age ranges
- ❖ Job counts have been fairly steady over the past decade
- ❖ Median household income is \$37,150, indicating a need for housing that is affordable for residents

Income and Affordability: Renovation of the excess homes in the \$0k-\$50k range could meet the need for housing in the \$50k-\$150k affordability range. The surplus of homes in the \$0-\$50k range could indicate that housing costs in Volga are lower than average.

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	33.3%	34	\$0 - \$50,000	31	\$0 - \$399	28	59	25
\$25,000 - \$49,999	32.4%	33	\$50,000 - \$99,999	21	\$400 - \$799	9	30	-3
\$50,000 - \$74,999	23.5%	24	\$100,00 - \$149,999	10	\$800 - \$1,249	0	10	-14
\$75,000 - \$99,999	6.9%	7	\$150,00 - \$199,999	7	\$1,250 - \$1,499	0	7	0
\$100,000 - \$149,999	3.9%	4	\$200,00 - \$299,999	0	\$1,500 - \$1,999	0	0	-4
\$150,000 and over	0%	0	\$300,000 and over	0	\$2,000 and over	0	0	0



Summarized from the

Clayton County Housing Study 2016

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

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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