



City of East Point

Housing Needs Assessment and Neighborhood Plan

1. Introductions
2. Project Overview
3. Goals & Vision
4. Community Engagement & Outreach

ABOUT MOSAiC

Insightful housing
and community
development
plans built
on open,
inclusive
engagement



30

years of combined experience among our two principals

16

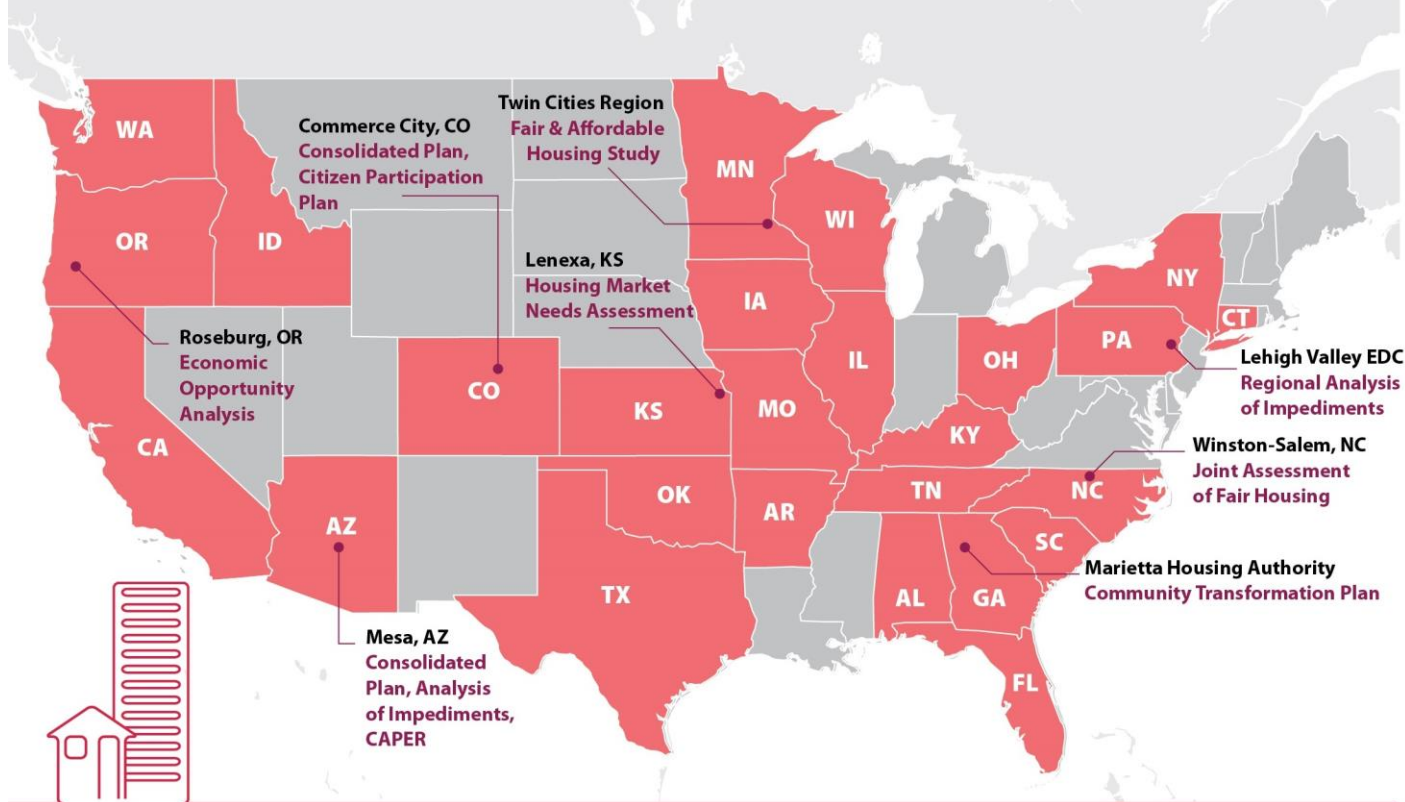
Unique clients served by Mosaic last year alone

34

Fair Housing Studies in the last 5 years (26 AIs, 5 Regional AIs, 2 AFHs, 1 FHEA)

A firm of **AICP-certified** planners ensures professionalism and ethical standards of practice

Our principals have prepared **150** community-based plans and studies for nearly 100 client jurisdictions since 2005



Client types: states, cities, counties, public housing authorities, developers, regional planning organizations, economic development commissions, downtown development authorities

OUR TEAM

Melissa Mailloux, AICP

- Housing Market Analysis
- Data Analysis



Jessica Fisch, PhD, AICP

- Community Development
- Statistics



Heaven Silva

- Urban Resilience
- Workforce Development



Jeremy Gray, AICP

- Federal Grant Management
- Neighborhood Revitalization



Jessica Gay

- Homeowner Assistance Programs
- Sustainability



Madison Hughes

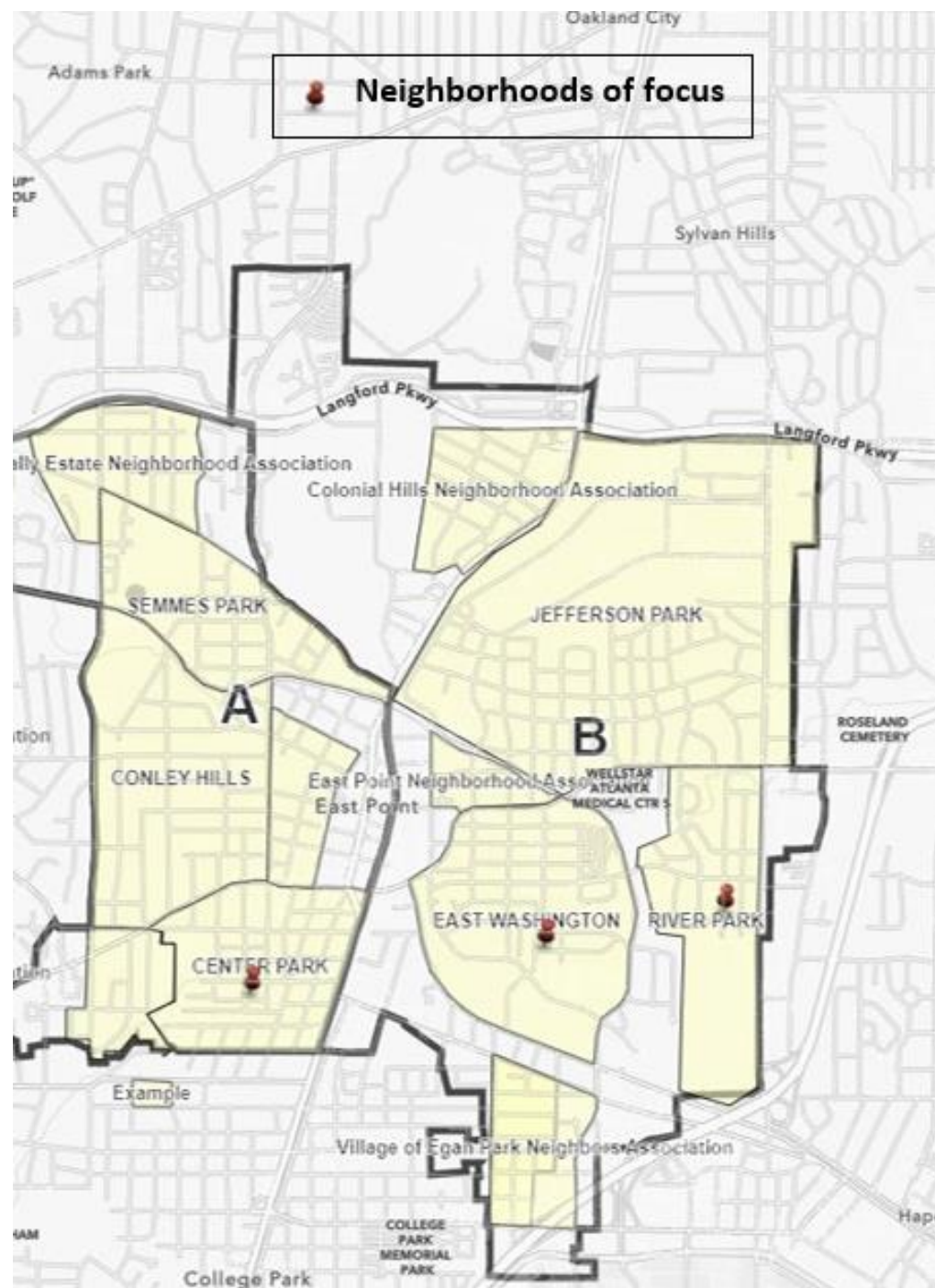
- Demographic Analysis
- Graphic Design

PROJECT OVERVIEW

PROJECT GOALS

- Expand housing options for several market sectors, from lower-income households to market-rate homeowners
 - Identify housing market gaps
 - Develop strategies to improve and maintain housing, including addressing blighted and vacant properties
 - Focus on East Washington, River Park, and Center Park neighborhoods

GEOGRAPHIC FOCUS

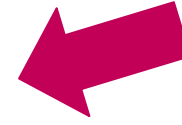


PROJECT PHASES

PHASE

1

Project Kickoff and
Coordination



PHASE

2

Housing Initiatives
Review

May - Jul 2023

PHASE

3

Housing Market and
Neighborhood Condition
Analysis

Aug - Nov 2023

PHASE

4

Implementation Strategies
and Recommendations

Dec 2023 - Jan 2024

PHASE

5

Plan Review and
Finalization

Feb - Mar 2024

SAMPLE IMPLEMENTATION PLAN

Table 16: Housing Goals, Metrics, Milestones, Timeframes, and Responsible Parties and Partners

Goal	Metrics, Milestones, and Timeframes	Responsible Parties and Partners
Goal 1: Develop New Affordable Infill Housing	<ul style="list-style-type: none"> •Pursue and implement a funding source or combination of sources to support affordable housing development and retention as it/they become available, such as Georgia’s non-entitlement CDBG program funds (Ongoing, 2023) •Take actions to encourage and facilitate developers' LIHTC applications, including making connections with developers at LIHTC open houses or other events; letting developers know about available sites; and reviewing the state’s Qualified Allocation Plan (QAP) each year to see how the city is scoring in terms of community factors, such as access to public transportation, grocery stores, and investments in public facilities 	City of Bainbridge LIHTC developers Habitat for Humanity and other affordable housing developers Local employers Bainbridge-Decatur County Chamber of Commerce

Goal	Metrics, Milestones, and Timeframes	Responsible Parties and Partners
Goal 2: Address Blight and Encourage Property Maintenance	<ul style="list-style-type: none"> •Consider conducting education and outreach efforts on energy efficiency upgrades, weatherization, property care, maintenance, available resources, and other property maintenance topics. For example, the City could partner with the Southwest Georgia Community Action Council to provide residents with information about its housing rehabilitation and weatherization programs (Ongoing, 2023) •Implement regular citywide inspections for code compliance. Inspections should be completed regularly in all neighborhoods, and also as a response to complaints. Code enforcement officers may be assigned to specific zones of the city in order to become more familiar with blight issues in those zones and develop relationships with neighborhood residents (Ongoing, 2023) •Offer case management services through code enforcement officers to connect residents to resources (e.g., identifying owner occupants of properties not in compliance with code enforcement who are unable to afford to remediate properties and referring these individuals to City departments or organizations that can assist with completing needed repairs) (Ongoing, 2023) •Consider adopting an ordinance that would require landlords to maintain their properties to meet basic health and safety standards and allow residents to report landlords who refuse to make repairs to the City. Resources should be set up to allow residents to track the status of complaints and to protect residents from retaliation for submitting complaints. Connect small landlords with low-cost loans or grants to assist those who need additional resources to bring properties up to code (Ongoing, 2023) 	City of Bainbridge Southwest Georgia Community Action Council City code enforcement Housing repair organizations Landlords

GOALS & VISION

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A successful study will be one that: _____.

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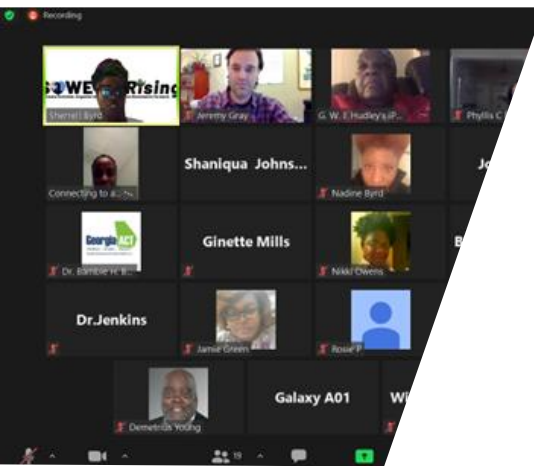
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A partner we should be sure to engage is: _____.

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COMMUNITY ENGAGEMENT PLANNING



OUR ENGAGEMENT TOOLS AT WORK



ENGAGEMENT APPROACHES

- Community Meetings
 - River Park and East Washington at City Annex
 - Center Park at regularly-scheduled neighborhood meeting
- Stakeholder Forums
- Stakeholder Interviews
- Public Survey (English and Spanish)

ADVERTISEMENT

- Contact through neighborhood organizations and presidents
- Utility bills and planning department mailers
- Announcement at City Council meetings
- City website and social media
- The Verge e-newsletter

THANK YOU!