

URBAN REDEVELOPMENT PLAN



CITY OF CALHOUN, GEORGIA

Commissioned by the City of Calhoun and
the Calhoun Housing Authority

March 2017

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Introduction.....	1
Purpose of a Redevelopment Plan.....	2
Consistency with the Downtown Master Plan and Comprehensive Plan.....	4
Designation of a Redevelopment Agency.....	5
Census Tracts and Census Block Groups \geq 20% Poverty.....	6
Urban Redevelopment Area Map.....	7
Redevelopment Area Conditions and Documentation.....	8
Census Tract 9703.....	9
Census Tract 9705.....	24
Census Tract 9706.....	38
Evaluation of Findings: Ownership, Occupancy, Condition.....	57
Major Concerns.....	61
Opportunities for Improving the Redevelopment Area.....	63
Redevelopment & Implementation Tools.....	65
Opportunities for Private Enterprises.....	69
Historic Preservation Considerations.....	70
Relocation of Displaced Residents.....	71
Planning, Zoning and Building Regulations.....	71
Covenants and Restrictions to be Place on Properties.....	71
Steps to Redevelopment.....	72
Appendix.....	74

Table of Contents

Introduction

The City of Calhoun is located in Gordon County 70 miles northwest of Atlanta, and 50 miles southeast of Chattanooga. Interstate 75 runs directly through the City and provides easy access to both Atlanta and Chattanooga, TN. Calhoun is categorized as the primary shopping hub and a major employment center for residents of Gordon County. The City has been very successful in its downtown revitalization through the efforts of the Downtown Development Authority (DDA). The renovation of the GEM Theatre and the Harris Arts Center to allow the community to enjoy professional entertainment at a reasonable cost. The DDA is a Fast Lane sponsor of the Keep It in the County campaign that promotes shopping locally. Events such as BBQ Boogie & Blues in the spring to Harvest Fest in the fall are available to the community at no cost. The City's Historic Preservation Commission has succeeded in obtaining National Registry status for the entire Historic Downtown Business District.

While a considerable amount of the downtown area has been able to reap the benefits of infrastructure funding, low interest loan investment, and other private investments, some areas outside of the downtown area have seen a tremendous amount of disinvestment over the past several decades. Areas surrounding downtown, such as the older residential neighborhoods, and various commercial/industrial pockets throughout the area are showing signs of decline. A once thriving area has become subject to depreciated property values, low owner occupancy rates, higher crime rates, and general blight. Many homeowners cannot afford to repair their homes or relocate resulting in dilapidated structures. Some poorly maintained vacant properties have become home to vagrancy and loitering. Many historically significant properties in this area are lacking the proper attention deserved. The small amount of private investment made in these areas is often times incompatible with the existing character of the neighborhood and does very little to improve the overall esthetics of the community.

With the development of Interstate 75, the geographic shift in the local economy has resulted in a relocation of industry and commerce outside of the downtown area. Although Calhoun serves as the County Seat and is home to much of the City and County's government activities, newer economic investment closer to the Interstate has had an adverse effect on neighborhoods in central Calhoun, which are showing signs of decline and disinvestment. Because the future of this area of the community continues to be a great concern, the City Council is adopting an Urban Redevelopment Plan (URP), and continues to amend the plan to add potential redevelopment areas based on need.

Purpose of a Redevelopment Plan

The Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq) was adopted in 1955 by the Georgia General Assembly as a powerful, flexible and easy-to-use legislative tool to support successful public/private revitalization partnerships.

The Urban Redevelopment Act gives cities and counties in Georgia specific powers to rehabilitate, conserve, or develop any defined geographic area that is designated a “slum area” per O.C.G.A 36-61-2(18). As a prerequisite to exercising these powers, the City Council must adopt a resolution finding that the area constitutes a “slum area” as defined by the Act and that redevelopment of the area is necessary in the interest of the public health, safety, morals, or welfare” of the residents of the jurisdiction. In addition to designating by resolution an “urban redevelopment area” appropriate for a redevelopment project, the Act requires adoption by the local government of an urban redevelopment plan for the target area.

The Urban Redevelopment Act can be used alone, or in combination with many of Georgia’s other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial and industrial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities. The Urban Redevelopment Act offers solid support for innovative and thoughtfully crafted development strategies needed to solve the problems of these designated target areas.

Promising Uses for the Urban Redevelopment Plan

- Deteriorating or underutilized sections of downtowns
- Brownfields
- Old warehouse or industrial districts
- Declining commercial corridors
- Deteriorating neighborhoods

Advantages and Power of the Act

OC.G.A. 36-61-1 et. seq. expands the normal powers of local governments in important ways, specifically adopting the required resolution and a qualifying urban redevelopment plan.

- Provides a detailed blueprint of the public sector’s vision and goals for a mapped defined urban redevelopment area.
- Allows the implementing entity to attach design and use requirements or limitation to specific parcels as covenants which run with the land
- Provides multiple options for designating the appropriate implementing entity. A local government may implement the plan directly, or assign to a Downtown Development Authority (DDA), a Housing Authority, or specifically created Urban Redevelopment Agency appointed by the local government.
- Simplifies the assembly (and possible re-platting) of large enough tracts of land to attract private developers.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

- Protect the rights of private property owners to participate in and benefit financially from the redevelopment strategy.
- Permits the local government or its designated redevelopment agency to issue tax exempt bonds for redevelopment purposes. These may be secured by loans, grants, leases, and other development revenues and do not count in the local government's general indebtedness cap.
- Helps local governments plan, prioritize, and publicize local government infrastructure investments that will help to provide to support for the revitalization of designated urban redevelopment areas.
- Allows a community to make exceptions to its development ordinances in order to achieve state economic and aesthetic outcomes in the redevelopment area.
- Expands access to some state grant and loan programs and allows the community to expand investors.
- Provides a legal framework for binding intergovernmental contracts in which communities elect to delegate redevelopment powers to separate redevelopment agencies.

Consistency with Comprehensive Plan

The Urban Redevelopment Plan is based on the vision and implementation strategies of the City of Calhoun Comprehensive Plan. The URP is intended to complement the plan and not override each existing plan. The URP encourages future reuse and new development of properties consistent with both plans.

The 2006 update to the 20 year Comprehensive Plan sets economic development goals that achieve a growing and balanced economy, consistent with the prudent management of the City's resources, which equitably benefits all segments of the population. The plan also sets a goal to conserve and protect the environmental, natural and historic resources for the City of Calhoun's communities, region, and state.

The following excerpt from the adopted City of Calhoun Comprehensive Land Use Plan 2006-2026 serve as examples of the City's recognition of the importance of the downtown area and the north side of Calhoun and its efforts to address any problems and plan to increase efforts to alleviate deterioration and substandard conditions.

Guiding Principles and Policies

- The south and east side of Calhoun is identified as a transitional zone, changing from largely residential use to an area with a mixed use, incorporating commercial land uses.
- The downtown business district of Calhoun has a unique identity because of its distinct cultural and historical character. The City will continue to define and enhance this area by promoting development according to the land use plan.
- Continue to review and revise, as needed, the residential section of the zoning code to include requirements and incentives to encourage attractive design and design coordination.
- Maintain code enforcement efforts in low-and-moderate income neighborhoods.
- Encourage flexibility with unusual or undersized parcels and consider tax relief and the development of mini-parks for those parcels that absolutely cannot be developed.
- Maintain and update a historic database that catalogs existing historic and archaeological resources.
- Maintain and enhance business expansion and retention efforts through the local economic and industrial development organization working with the Georgia Department of Community Affairs and its Business Expansion and Retention Program.
- Encourage downtown revitalization through repair of historic buildings.

Designation of a Redevelopment Agency

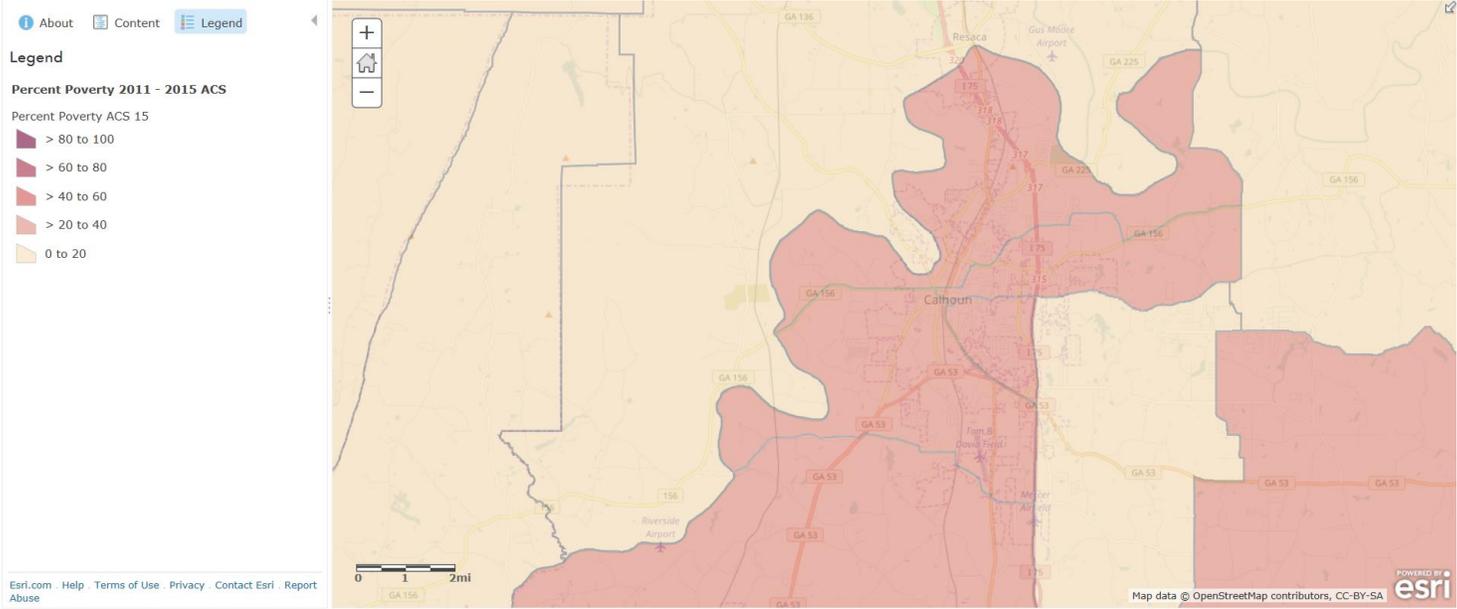
It is the desire of the City Council that the City of Calhoun's staff oversee the implementation of the URP. Based on the Urban Redevelopment Act, the City can appoint itself as the implementing agency. The City Council is composed of five (5) members that serve two year staggered terms; the next election is scheduled for 2017. City staff would be responsible for plan implementation and the City Council will have oversight.

All meetings shall be governed by the Georgia Open Meetings Law (O.C.G.A. 50-14-1 et. seq.) and the Georgia Open Records Act (O.C.G.A. 50-18-70 et. seq.) It shall be the responsibility of the City staff to study, investigate, counsel, and make recommendations to the City Council for further development and administer the Urban Redevelopment Plan and all legally appropriate implementation tools. Any needed amendments to such plan will be presented to the City Council, which shall have final authority to approve such amendments. City staff, when requested by the City Council, shall consider, investigate, make findings, and report and make recommendations regarding any special matter or question coming within the scope of its work.

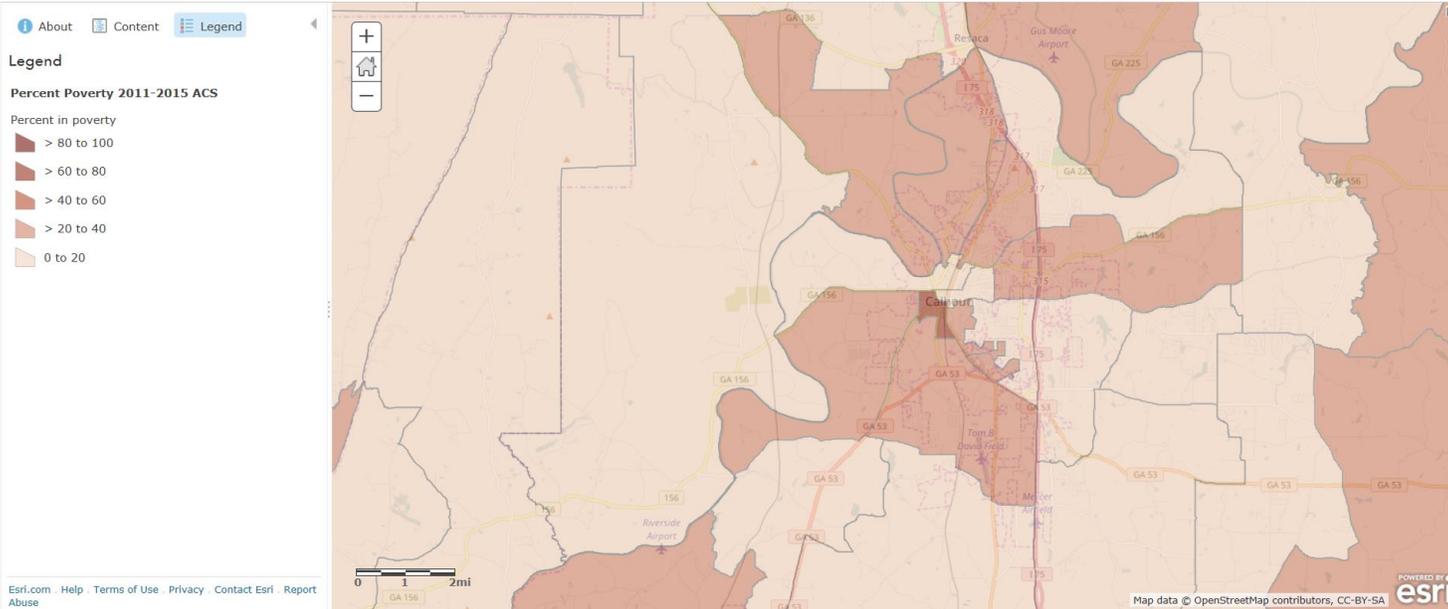
Other organizations meeting the goals and objectives outlined within the Urban Redevelopment Plan may act of behalf of the City in the implementation of said plan with the authorization of the City, to include the Calhoun Downtown Development Authority, and the Calhoun Housing Authority for portions of the plan within their specialized area of focus, so long as it is not in direct conflict with the implementation strategies of the City or the plan itself.

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Census Tracts $\geq 20\%$ Poverty

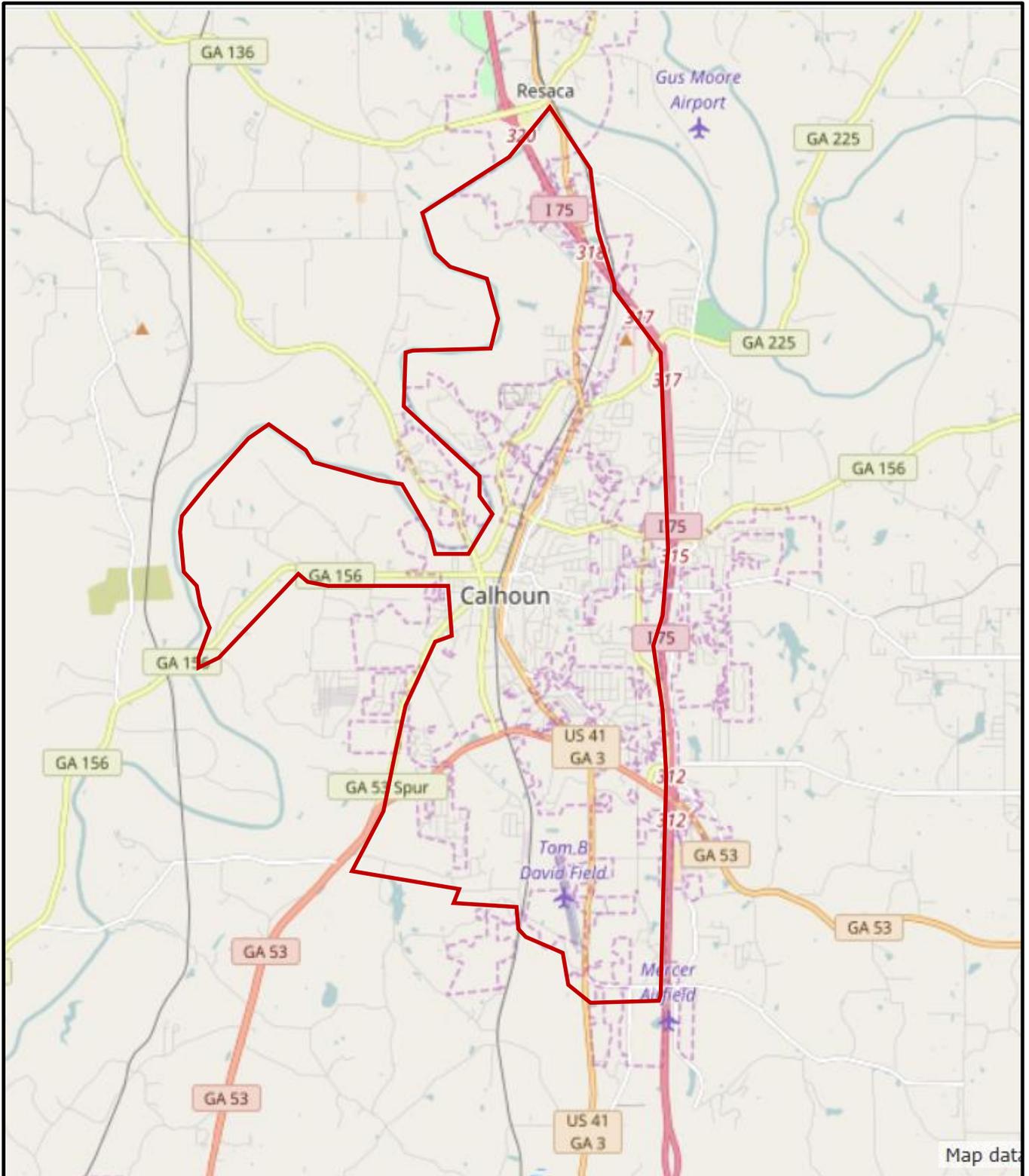


Census Block Groups $\geq 20\%$ Poverty



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Urban Redevelopment Area Map



Redevelopment Area Conditions and Documentation

The redevelopment area consists of a variety of unique economic development concerns and interest. Areas of the city located west of Interstate 75, to include commercial, industrial, and residential areas around downtown Calhoun, and along the SR41 corridor, located within DCA's targeted $\geq 20\%$ poverty census tracts as outlined in the Calhoun Urban Redevelopment Area map.

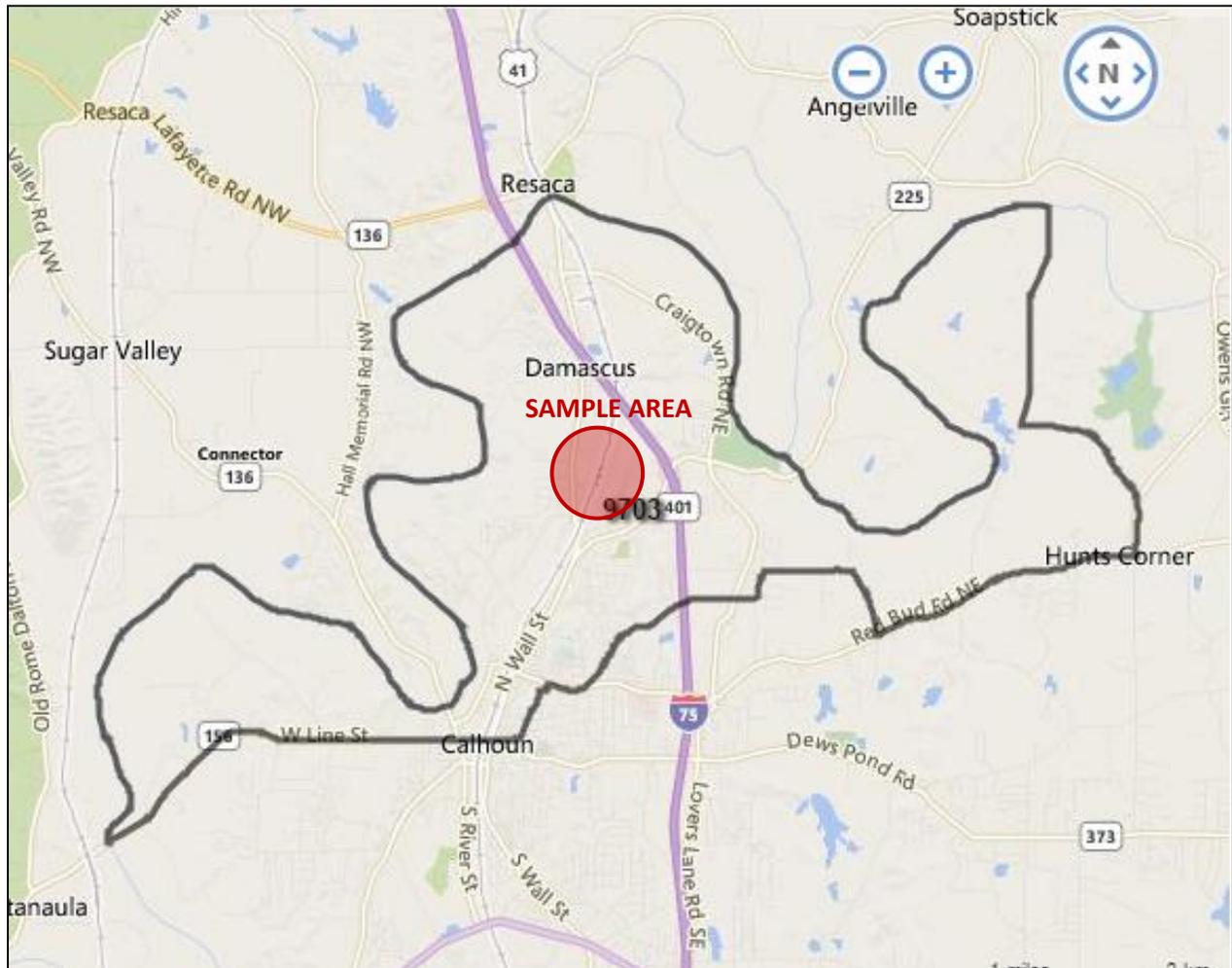
The general focus of activities in the Urban Redevelopment Plan will be primarily focused on neighborhood stabilization, blight removal, provision of affordable housing, and infrastructure enhancement and replacement in the city's high-poverty areas. A Housing Needs Assessment was conducted in 2016 whereby sample areas within three of the city's high-poverty census tracts were studied. Within the sample areas, evidence of blight was observed showing residential properties in various levels of distress and/or abandonment.

The City of Calhoun along with many concerned citizens have made a vigilant effort in trying to maintain a high quality of life for the residents of the north side. The Public Works, Public Safety, and Utilities Departments continue to respond to calls from citizens to address issues of abandoned property, littering and/or lawn care issues, as well as unsafe conditions that may arise. There is an overwhelming level of pride and support amongst the citizens in the community and the desire to see redevelopment in their community.

The following Redevelopment Area Conditions were documented in the Housing Needs Assessment – an analysis of housing conditions in three of the city's poorest census tracts. The Assessment analyzes housing conditions within a sample area in each of the identified census tracts, and reports on general conditions leading to blight in those areas.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Census Tract 9703, City of Calhoun – 25.6% Poverty



Conditions and Observations

Census Tract 9703 shows significant signs of blight and decline. The majority of properties are owned by absentee owners. That is not to say that the tract has a high percentage of renters – quite the contrary. Although there are a high number of absentee owners, the great majority or those properties are either vacant or uninhabitable. Only three of the thirteen properties are occupied by off-site property owners.

The majority of owned but vacant housing units in this tract show signs of building code issues, which may indicate the demand for an owner-occupied rehabilitation program to incentivize neighborhood revitalization and stabilization. The data also suggests an opportunity for acquisition and substantial rehabilitation for affordable homeownership, or affordable scattered site rentals.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Sample Area Map – Census Tract 9703



Census Tract 9703
City of Calhoun

- 1. 3 Old Redbud Road
- 2. 68 1st Street
- 3. 82 3rd Street
- 4. 84 3rd Street
- 5. 85 3rd Street
- 6. 86 3rd Street
- 7. 90 4th Street
- 8. 92 4th Street
- 9. 93 4th Street
- 10. 94 4th Street
- 11. 99 5th Street
- 12. 199 Hood Street
- 13. 105 Henderson Bend

3 Old Redbud Road



Summary

Parcel Number C23 006
Location Address 3 OLD RED BUD
Legal Description LT 5 ERWIN
Class R3-Residential
Acres 0.26

Owner

SMITH ROGER
168 HUNT ROAD NW
CALHOUN, GA 30701

Subject Property #1

68 1st Street



Summary

Parcel Number C36 113
Location Address 68 1ST ST
Legal Description LOT 68 ECHOTA
Class R3-Residential
Acres 0.15

Owner

PETTY KATHY
121 7TH STREET
CALHOUN, GA 30701

Subject Property #2

82 3rd Street



Summary

Parcel Number C36 095
Location Address 82 3RD ST
Legal Description LOT 82 ECHOTA
Class R3-Residential
Acres 0.18

Owner

STEVENS VICTOR MILES
102 WATERFORD DRIVE
CALHOUN, GA 30701

Subject Property #3

84 3rd Street



Summary

Parcel Number C36 093
Location Address 3RD ST
Legal Description LOT 84 ECHOTA
Class R3-Residential
Acres 0.22

Owner

Wasteco, Inc.
724 S Wall Street
Calhoun, Ga 30701

Subject Property #4

85 3rd Street



Summary

Parcel Number C36 092
Location Address 3RD ST
Legal Description LT 85 ECHOTA
Class R3-Residential
Acres 0.15

Owner

Wasteco, Inc.
724 S Wall Street
Calhoun, Ga 30701

Subject Property #5

86 3rd Street



Summary

Parcel Number C36 091
Location Address 3RD ST
Legal Description LT 86 ECHOTA
Class R3-Residential
Acres 0.12

Owner

Wasteco, Inc.
724 S Wall Street
Calhoun, Ga 30701

Subject Property #6

90 4th Street



Summary

Parcel Number C36 087
Location Address 90 4TH ST
Legal Description LOT 90 ECHOTA
Class R3-Residential
Acres 0.15

Owner

GRIZZLE DARRELL & DWAYNE
9003 FAIRMOUNT HIGHWAY SE
FAIRMOUNT, GA 30139

Subject Property #7

92 4th Street



Summary

Parcel Number C36 085
Location Address 92 4TH ST
Legal Description LOT 92 ECHOTA
Class R3-Residential
Acres 0.13

Owner

Wasteco, Inc.
724 S Wall Street
Calhoun, Ga 30701

Subject Property #8

93 4th Street



Summary

Parcel Number C36 084
Location Address 93 4TH ST
Legal Description LOT 93 ECHOTA
Class R3-Residential
Acres 0.11

Owner

ROBERTS POULTRY & RENTAL PROP
2329 HIGHWAY 156 NW
CALHOUN, GA 30701

Subject Property #9

94 4th Street



Summary

Parcel Number C36 083
Location Address 94 4TH ST
Legal Description LOT 94 ECHOTA
Class R3-Residential
Acres 0.08

Owner

MCFRY BOBBY R & NANCY
840 NEW TOWN CHURCH RD NE
CALHOUN, GA 30701-9329

Subject Property #10

99 5th Street



Summary

Parcel Number C36 078
Location Address 99 5TH ST
Legal Description LOT 99 ECHOTA
Class R3-Residential
Acres 0.16

Owner

MCNUTT CHARLES R JR
99 5TH STREET
CALHOUN, GA 30701

Subject Property #11

199 Hood Street



Summary

Parcel Number GC35 077
Location Address 199 HOOD STREET
Legal Description 67 X 150
Class R3-Residential
Acres 0.18

Owner

SEXTON DOUGLAS
140 GRAVELY ROAD
CALHOUN, GA 30701

Subject Property #12

105 Henderson Bend Road



Summary

Parcel Number GC35 090
Location Address 105 HENDERSON
Legal Description LT 82-83
Class R3-Residential
Acres 0.61

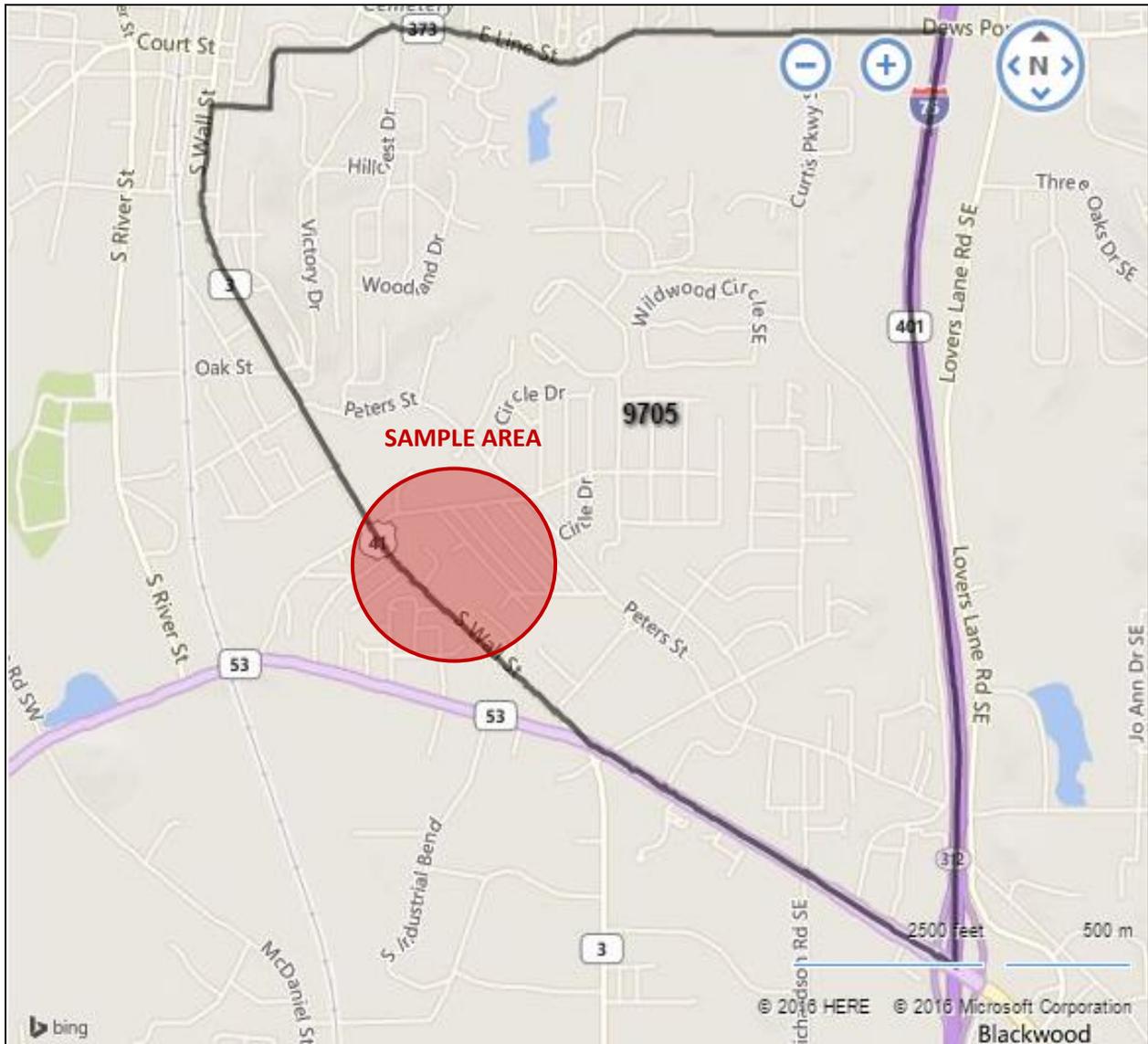
Owner

PROCTOR NANCY ANN
102 WHITE STREET
CALHOUN, GA 30701

Subject Property #13

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Census Tract 9705, City of Calhoun – 25.9% Poverty



Conditions and Observations

Census Tract 9705 shows less than 50% of homes are occupied by renters. The other %50+ are owned but are vacant. While some show signs of building coded issues, the majority are vacant for unknown issues. Vacancies could be attributed to inadequate livability or obsolete mechanics.

The relatively high number of vacant or abandoned properties offers an opportunity for owner-occupied housing rehabilitation to incentivize occupancy by property owners, or opportunities for acquisition and substantial rehabilitation for affordable homeownership or scattered site rental.

Sample Area Map – Census Tract 9705



Census Tract 9705

City of Calhoun

1. 263 East May Street
2. 116 Carter Street
3. 121 Carter Street
4. 125 Carter Street
5. 120 Victor Street
6. 117 Victor Street
7. 115 Telfair Street
8. 317 Peters Street
9. 108 Fox Street
10. 105 Fox Street
11. 1008 South Wall Street
12. 117 Erwin Street

263 East May Street



Summary

Parcel Number C41 200
Location Address 105 VICTOR DR
Legal Description BLK B LOT 10 - 12
Class R3-Residential
Acres 0.43

Owner

COX MONTIE
105 VICTOR STREET
CALHOUN, GA 30701

Subject Property #1

116 Carter Street



Summary

Parcel Number C41 212
Location Address 116 CARTER ST
Legal Description BLK A LTS 504-505
Class R3-Residential
Acres 0.25

Owner

BENNETT TRACY PAULETTE
P O BOX 262
CALHOUN, GA 30703

Subject Property #2

121 Carter Street



Summary

Parcel Number C41 214
Location Address 121 CARTER ST
Legal Description BLK A LOT 508-509
Class R3-Residential
Acres 0.25

Owner

BENNETT TRACY PAULETTE
P O BOX 262
CALHOUN, GA 30703

Subject Property #3

125 Carter Street



Summary

Owner

Parcel Number	C42 037	KING MORRIS & ALICE
Location Address	125 CARTER ST	4945 HIGHWAY 156 SW
Legal Description	BLK A LOT 512-513	CALHOUN, GA 30701-7505
Class	R3-Residential	
Acres	0.25	

Subject Property #4

120 Victor Street



Summary

Parcel Number C41 195
Location Address 120 VICTOR ST
Legal Description LT 455-456
Class R3-Residential
Acres 0.26

Owner

MULLINAX TONY & JAMIE
1571 PINE CHAPEL ROAD NE
CALHOUN, GA 30701

Subject Property #5

117 Victor Street



Summary

Parcel Number C41 206
Location Address 117 VICTOR ST
Legal Description LOT 485
Class R3-Residential
Acres 0.13

Owner

Doug Sexton
140 GRAVELY RD SE
CALHOUN, GA 30701

Subject Property #6

115 Telfair Street



Summary

Parcel Number C41 198
Location Address 115 TELFAIR ST
Legal Description LOT 432 BLK C
Class R3-Residential
Acres 0.31

Owner

DEFREESE ROBERT R
115 TELFAIR ST
CALHOUN, GA 30703-2053

Subject Property #7

317 Peters Street



Summary

Parcel Number C41 206
Location Address 117 VICTOR ST
Legal Description LOT 485
Class R3-Residential
Acres 0.13

Owner

Doug Sexton
140 GRAVELY RD SE
CALHOUN, GA 30701

Subject Property #8

108 Fox Street



Summary

Owner

Parcel Number	GC42 076	LONG KENNEY W & TAMMY LONG
Location Address	108 FOX ST	108 FOX ST
Legal Description	14/3 LOT 2	CALHOUN, GA 30701
Class	R3-Residential	
Acres	0.2	

Subject Property #9

115 Fox Street



Summary

Owner

Parcel Number	C42 123	PEARCE GAIL CRONAN & DARLENE SMITH
Location Address	115 FOX ST	1556 UNION GROVE CHURCH RD SE
Legal Description	LT 358 & LT 353	ADAIRSVILLE, GA 30103-3834
Class	R3-Residential	
Acres	0.17	

Subject Property #10

1008 South Wall Street



Summary

Parcel Number GC42 043
Location Address 1008 S WALL ST
Legal Description 106.6X265
Class R3-Residential
Acres 0.64

Owner

DOBSON MELVIN M
c/o Johnnie Dobson
2631 A Turkey Mtn Rd
Rome, GA 30161

Subject Property #11

117 Erwin Street



Summary

Parcel Number GC56 127
Location Address 117 ERWIN ST
Legal Description 14/3
Class R3-Residential
Acres 0.46

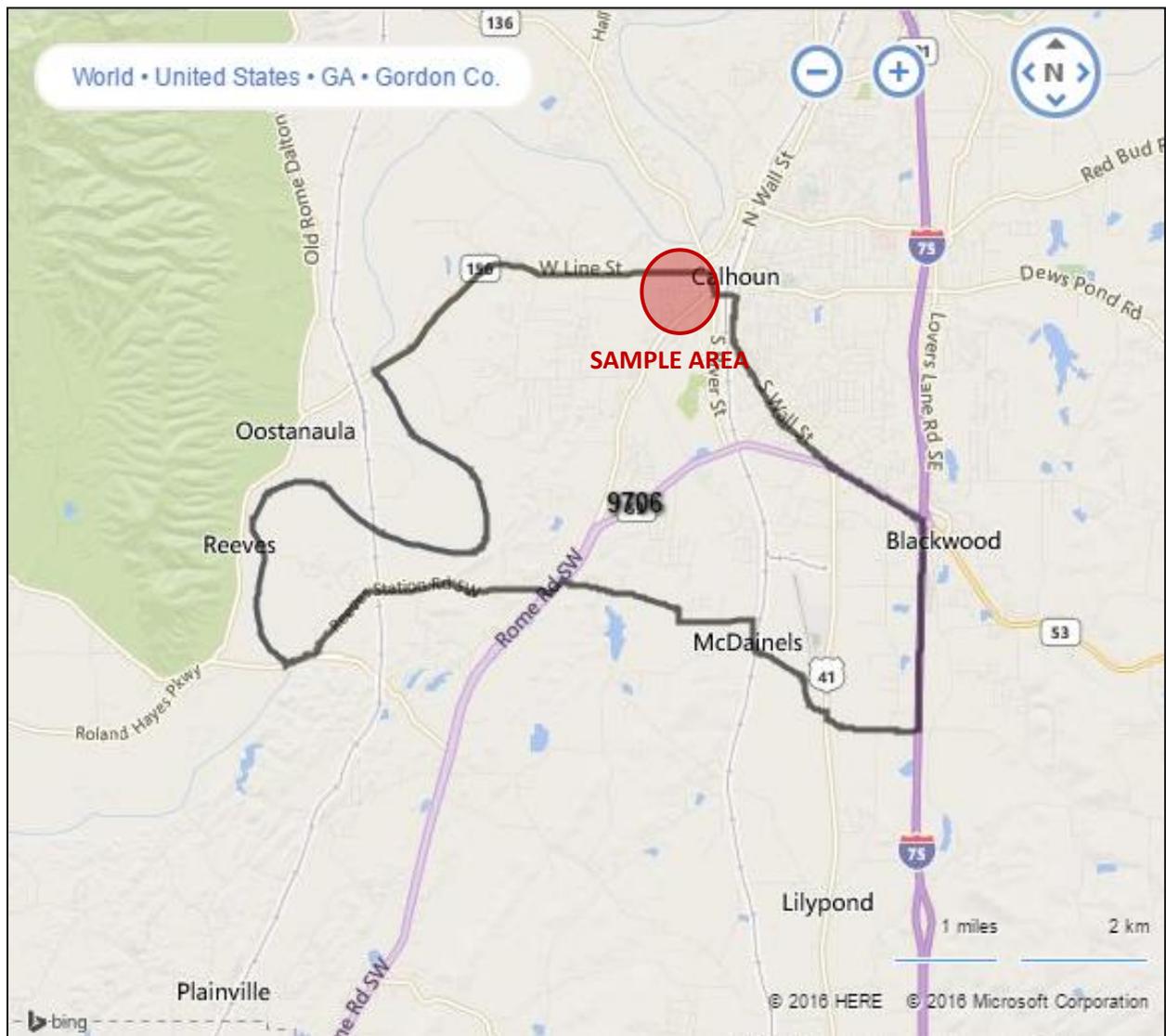
Owner

MATHIS ANNIE H
214 FOSTER LUSK RD SE
CALHOUN, GA 30701-4030

Subject Property #12

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Census Tract 9706, City of Calhoun – 27.8% Poverty



Conditions and Observations

Census Tract 9706 shows both a high number of absentee property owners as well as higher occupancy rates, suggesting the presence of rental occupants. Data also shows a need for general rehabilitation and in some cases structural and building code repairs.

Data and observations show that there is likely to be a lower-income rental population living in lower quality housing. The data suggests an opportunity for acquisition and rehabilitation for quality affordable rental housing, perhaps through a scattered site program.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Sample Area Map – Census Tract 9706



1. 113 Riverview Drive
2. 117 Riverview Drive
3. 119 Riverview Drive
4. 127 Riverview Drive
5. 133 Riverview Drive
6. 139 Riverview Drive
7. 203 McConnell Road
8. 608 Court Street
9. 1004 Court Street
10. 108 Yarborough Street
11. 120 Yarborough Street
12. 213 Gallman Avenue
13. 103 Crest Drive
14. 105-B Crest Drive
15. 306 Crest Drive
16. 310 Crest Drive
17. 313 Crest Drive

Census Tract 9706

City of Calhoun

113 Riverview Drive



Summary

Parcel Number C11 012
Location Address 113 RIVERVIEW
Legal Description LOT 44
Class R3-Residential
Acres 0.17

Owner

WOFFORD J M & TERRY L
115 RIVERVIEW DRIVE
CALHOUN, GA 30701

Subject Property #1

117 Riverview Drive



Summary

Parcel Number C11 008
Location Address 117 RIVERVIEW
Legal Description LOTS 46 & 47
Class R3-Residential
Acres 0.34

Owner

TINCH ROGER
989 LOVE BRIDGE ROAD SE
CALHOUN, GA 30701

Subject Property #2

119 Riverview Drive



Summary

Parcel Number C11 008A
Location Address 119 RIVERVIEW
Legal Description LOT 48
Class R3-Residential
Acres 0.17

Owner

DUKE GARY & HEATH
209 SHADOWOOD DRIVE SE
CALHOUN, GA 30701

Subject Property #3

127 Riverview Drive



Summary

Parcel Number C10 020
Location Address 127 RIVERVIEW
Legal Description LOT 51 & 52
Class R3-Residential
Acres 0.34

Owner

QUINN LOIS
C/O JAMES EDWARDS
P.O. BOX 673
FAIRMOUNT, GA 30139

Subject Property #4

133 Riverview Drive



Summary

Parcel Number C10 017
Location Address 133 RIVERVIEW
Legal Description LOT 56 & 57
Class R3-Residential
Acres 1.57

Owner

PHILLIPS KATHRYN SHEPHERD
3300 CALHOUN ROAD NE
ROME, GA 30161

Subject Property #5

139-A Riverview Drive



Summary

Parcel Number C10 040
Location Address 139-A RIVERVIEW
Legal Description LOT 59
Class R3-Residential
Acres 0.41

Owner

SWANSON ASSET MANAGEMENT
5490 CROSSROADS DRIVE
SUITE 4
ACWORTH, GA 30102

Subject Property #6

203 McConnell Road



Summary

Owner

Parcel Number	C02 039	HUNT MARIAH
Location Address	203 MCCONNELL	C/O MARY WYATT
Legal Description	LTS 38 39 LOWRY	286 LAKE DRIVE SE
Class	R3-Residential	CALHOUN, GA 30701
Acres	0.17	

Subject Property #7

608 Court Street



Summary

Parcel Number C12 016
Location Address 608 COURT ST
Legal Description 50X130X45X130
Class R3-Residential
Acres 0.14

Owner

JOHNSON HARRY
94 MADISON RD
GLASTONBURY, CT 60331125

Subject Property #8

1004 Court Street



Summary

Parcel Number GC02 028
Location Address 1004 COURT ST
Legal Description LOT 39 & 40 & 41
Class R3-Residential
Acres 0.34

Owner

HENSLEE JAMES EARL
2948 N DUG GAP RD SW
DALTON, GA 30720

Subject Property #9

108 Yarborough Street



Summary

Owner

Parcel Number GC02 029

LANGSTON IDA WEE

Location Address 108 YARBROUGH

C/O JUDY CURTIS

Legal Description LOT 42

131 JOHNSON DRIVE SE

Class R3-Residential

CALHOUN, GA 30701

Acres 0.17

Subject Property #10

120 Yarborough Street



Summary

Parcel Number GC02 029
Location Address 108 YARBROUGH
Legal Description LOT 42
Class R3-Residential
Acres 0.17

Owner

LANGSTON IDA WEE
C/O JUDY CURTIS
131 JOHNSON DRIVE SE
CALHOUN, GA 30701

Subject Property #11

213 Gallman Avenue



Summary

Parcel Number C03 037
Location Address 213 GALLMAN
Legal Description LOT 73 DOBSON
Class R3-Residential
Acres 0.23

Owner

SIMPSON KATIE LEE & BILLY
213 GALLMAN AVE
CALHOUN, GA 30701

Subject Property #12

103 Crest Drive



Summary

Parcel Number GC03 012
Location Address 103 CREST DR
Legal Description HARRIS ST
Class C3-Commercial
Acres 0.5

Owner

J & A RENTALS INC
350 DOUTHIT CIRCLE
CRANDALL, GA 30711

Subject Property #13

105-B Crest Drive



Summary

Parcel Number GC03 012
Location Address 105-B CREST DR
Legal Description HARRIS ST
Class C3-Commercial
Acres 0.5

Owner

J & A RENTALS INC
350 DOUTHIT CIRCLE
CRANDALL, GA 30711

Subject Property #14

306 Crest Drive



Summary

Parcel Number C03 076
Location Address 306 CREST DR
Legal Description LOT 134 DOBSON
Class R3-Residential
Acres 0.67

Owner

RALSTON VIOLA
884 HIGHWAY 156 SW
CALHOUN, GA 30701-7906

Subject Property #15

310 Crest Drive



Summary

Parcel Number C04 002
Location Address 884 HWY 156
Legal Description LOT 136-137
Class R3-Residential
Acres 0.55

Owner

RALSTON VIOLA
884 HIGHWAY 156 SW
CALHOUN, GA 30701-7906

Subject Property #16

313 Crest Drive



Summary

Parcel Number C04 001
Location Address 313 Crest Drive
Legal Description LOT 163 and 164
Class R3-Residential
Acres 1.1

Owner

RIEL LISA ANN
244 WEBBERDALE DRIVE SW
PLAINVILLE, GA 30733

Subject Property #17

Evaluation of Findings: Ownership, Occupancy, Condition

In order to identify prevailing trends in each of the census tracts evaluated, the Housing Needs Assessment breaks down each individual property's characteristics by ownership structure, occupancy, and general condition. These markers are not entirely definitive, but are applied based upon observations from the field survey and tax assessor's data.

Based on the evaluation of data collected, we can see that there are a number of common themes, and some unique characteristics by tract and sample area. The following categories are detailed as follows:

PROPERTY CODES

Property Location – Column One

Identified by property tax and field study

Ownership Type – Column Two – A/O

O – Owner (the owner information matches the property address)

A – Absentee Owner (the owner information shows an alternative address)

Occupancy Status – Column Three – V/A/O

V – Vacant

A – Abandoned

O – Occupied

Condition – Column Four – D/V/A/B/P/U

D – (in) Decline

V – Vacant

A – Abandoned

B – Building Code Issues

P – Property Code Issues

U – Unknown Issues

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Census Tract 9703, City of Calhoun

25.6% Poverty

CENSUS TRACT 9703	O/A	V/A/O	D/V/A/B/P/U
3 Old Redbud Road	A	V	V,B
68 1st Street	A	O	D,B
82 3rd Street	A	A	A,B
84 3rd Street	A	V	V,B
85 3rd Street	A	V	V,B
86 3rd Street	A	V	V,B
90 4th Street	A	A	A,B
92 4th Street	A	V	V,B
93 4th Street	A	O	D,U
94 4th Street	A	O	D,U
99 5th Street	O	O	D,B
199 Hood Street	A	V	V,B
105 Henderson Bend Road	A	V	V,B

PROPERTY CODES

Ownership Type

O – Owner

A – Absentee Owner

Occupancy Status

V – Vacant

A – Abandoned

O – Occupied

Condition

D – (in) Decline

V – Vacant

A – Abandoned

B – Building Code Issues

P – Property Code Issues

U – Unknown Issues

Census Tracts Analysis – 9703

Census Tract 9703 shows significant signs of blight and decline. The majority of properties are owned by absentee owners. That is not to say that the tract has a high percentage of renters – quite the contrary. Although there are a high number of absentee owners, the great majority of those properties are either vacant or uninhabitable. Only three of the thirteen properties are occupied by off-site property owners.

The majority of owned but vacant housing units in this tract show signs of building code issues, which may indicate the need for an owner-occupied rehabilitation program to incentivize neighborhood revitalization and stabilization. The data also suggests an opportunity for acquisition and substantial rehabilitation for affordable homeownership, or affordable scattered site rentals.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Census Tract 9705, City of Calhoun

25.9% Poverty

CENSUS TRACT 9705	O/A	V/A/O	D/V/A/B/P/U
263 East May Street	A	O	D,B
116 Carter Street	A	A	A,B
121 Carter Street	A	O	D,B
125 Carter Street	A	V	V,U
120 Victor Street	A	O	D,B
117 Victor Street	A	V	V,B
115 Telfair Street	O	O	D,B
317 Peters Street	A	V	V,B
108 Fox Street	O	O	D,P
115 Fox Street	A	V	V,B
1008 South Wall Street	A	V	D,U
117 Erwin Street	A	V	D,U

PROPERTY CODES

Ownership Type

O – Owner
A – Absentee Owner

Occupancy Status

V – Vacant
A – Abandoned
O – Occupied

Condition

D – (in) Decline
V – Vacant
A – Abandoned
B – Building Code Issues
P – Property Code Issues
U – Unknown Issues

Census Tracts Analysis – 9705

Census Tract 9705 shows less than 50% of homes are occupied by renters. The other %50+ are owned but are vacant. While some show signs of building coded issues, the majority are vacant for unknown issues. Vacancies could be attributed to inadequate livability or obsolete mechanics.

The relatively high number of vacant or abandoned properties offers an opportunity for owner-occupied housing rehabilitation to incentivize occupancy by property owners, or opportunities for acquisition and substantial rehabilitation for affordable homeownership or scattered site rental.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

Census Tract 9706, City of Calhoun

27.8% Poverty

CENSUS TRACT 9706	O/A	V/A/O	D/V/A/B/P/U
113 Riverview Drive	A	A	A,B
117 Riverview Drive	A	O	D,U
119 Riverview Drive	A	O	D,U
127 Riverview Drive	A	O	D,P
133 Riverview Drive	A	O	D,U
139-A Riverview Drive	A	O	D,P
203 McConnell	A	V	D,U
608 Court Street	A	A	A,B
1004 Court Street	A	O	D,U
108 Yarborough Street	A	O	D,B
120 Yarborough Street	A	O	D,B
213 Gallman Avenue	O	V	D,U
103 Crest Drive	A	O	D,U
105-A/B Crest Drive	A	A	A,B
306 Crest Drive	A	O	D,U
310 Crest Drive	A	O	D,U
313 Crest Drive	A	O	D,U

PROPERTY CODES

Ownership Type

O – Owner

A – Absentee Owner

Occupancy Status

V – Vacant

A – Abandoned

O – Occupied

Condition

D – (in) Decline

V – Vacant

A – Abandoned

B – Building Code Issues

P – Property Code Issues

U – Unknown Issues

Census Tracts Analysis – 9706

Census Tract 9706 shows both a high number of absentee property owners as well as higher occupancy rates, suggesting the presence of rental occupants. Data also shows a need for general rehabilitation and in some cases structural and building code issues.

Data and observations show that there is likely to be a lower income rental population living in lower quality housing. The data suggests an opportunity for acquisition and rehabilitation for quality affordable rental housing, perhaps through a scattered site program.

Major Concerns

The boundaries of the redevelopment area are vast. It does include properties located in the downtown area, older industrial areas, as well as numerous residential neighborhoods. A windshield survey of residential property conditions was conducted in sample areas within the Redevelopment Area.

Evidence of the windshield survey and the housing conditions survey indicated that negative conditions, as defined by the Urban Redevelopment Law, exist within the redevelopment area. Photographs documenting the existence of negative conditions within the redevelopment area can be found under the section “Redevelopment Area Conditions and Documentation.”

The following conditions of the redevelopment area meet the statutory definition of “slum area” as defined in 36-61-2 of the Urban Redevelopment Act.

- **Property Maintenance:** The community is concerned about the lack of home and property maintenance. Many residents feel this is the result of a high vacancy rate, irresponsible landlords, and non-conforming uses for properties. The community is also concerned that the low-income and senior populations are not able to afford the upkeep of their properties. There is also the concern that the senior population is physically unable to maintain their properties without assistance. Due to the lack of property maintenance in the area there is the overall concern that home sales and property values in this area will remain lower than any other area of the City.
- **Vacancy Rate:** There are many vacant lots and units on the north side. Many of the vacant units are not maintained by the property owners and are consistently reported by neighbors complaining of overgrown grass and broken out windows. Many of the structures are older strip centers, older industrial properties, and/or vacant historic properties not properly maintained. The community is concerned that the presence of vacant lots and homes will give the perception of crime and unsafe conditions. The community believes that home sales and property values will remain lower than other areas in the City. The City has a strong desire to support local restaurants and shops by promoting an environment conducive to “foot traffic” and maintaining a healthy employee base. It will be critical in the upcoming months and years that a strategy is developed to recruit businesses and development to these empty spaces.
- **Industrial Properties:** The industrial area is comprised of several distinct locations that include industrial parks, standalone industrial sites and industrial corridors. Some of the industrial buildings in the area have become occupied by retail enterprises that have made some improvements to the property but in general the conditions of properties in the area are quite poor.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

- **Brownfields:** The term “Brownfield” describes land that has the potential to be contaminated by hazardous substance or pollutants due to its previous industrial or commercial use. The expansion, redevelopment, or reuse of Brownfields may be complicated by the presence or potential presence of such contaminants.
- **Crime:** This is a major concern for residents. City Officials and the Police Department have worked with residents to create a Neighborhood Watch Program, and many other initiatives to combat the safety concerns of the residents.
- **Economic or Social Liability:** The deteriorated, dilapidated, and/or vacant properties located within the redevelopment area present various safety concerns, are substantially underutilized, and contribute to the overall degradation of the community. These conditions do not promote a healthy, vibrant, and economically flourishing community. This does very little to contribute to the economic vitality of Calhoun as a whole.
- **Detrimental to Public Health, Safety, Morals and /or Welfare:** The conditions of the blighted structures in the area are detrimental to the public health, safety, morals and overall welfare to the community. The vacant and abandoned properties have led to crime, vagrancy, and rodent and vermin infestation.

Opportunities for Improving the Redevelopment Area

- **Proximity:** Much of the area is located very close to the central business district and a portion of the area has been included in the Downtown Development Authority service area. Many of the neighborhoods are within walking distance to the local restaurants and shops located in the downtown area. Also located in walking distance is the gathering place for most of the City's special events; GEM Theatre and the Harris Arts Center.
- **Transportation:** The area is located with easy access to Interstate 75 and SR41 which provides easy access from the major arterial streets in downtown to the collector streets permeating the residential areas of the Redevelopment Area.
- **Assistance Program:** The businesses located within the service area as well as businesses willing to locate to the area will be eligible for downtown incentives such as façade grants, low interest loans, technical assistance, and City of Calhoun staff support.
- **Code Enforcement:** The City of Calhoun has a strong Code Enforcement Department that will continue the effort of monitoring conditions. This department will provide warnings when necessary as well as providing notices of violations when they occur.
- **Partnerships:** Calhoun's Mayor and City Council are committed to being the link to the City for the community. With their assistance the City will continue to maintain a partnership with the local churches, civic organizations, and volunteer groups to help with awareness and community concern and pride. Further, the City has great partnerships through the Calhoun Downtown Development Authority and Calhoun Housing Authority.
- **Community Policing:** The City of Calhoun Police Department is willing to provide the necessary resources and time to work with the residents to help inform about the prevention of crime.
- **Parks and Recreation:** The City of Calhoun has a great Parks and Recreation Department. The River Street recreation facility and Clarence E. Harris River Park have amenities that include a swimming pool, ball fields, a picnic areas, bike trails, tennis courts, and a community center.
- **Transportation Enhancement Funding:** The City of Calhoun has been the benefactor of several Transportation Enhancement funded projects. These projects include streetscaping, and lighting and banners for the downtown area. The City is looking to

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

continue creating an esthetically pleasing environment for pedestrians traveling throughout the city limits and in the redevelopment area.

- **National Register of Historic Places Designation:** The community is very supportive of saving the many of the historically significant structures within the city. The city's historic central business district and surrounding neighborhoods are all located within the Redevelopment Area. The Historic Preservation Commission works diligently to preserve the city's unique heritage.
- **The City of Calhoun's Main Street Program:** The City of Calhoun is a Main Street City. The Downtown Development Authority (DDA) serves as the Main Street Board. Calhoun's Main Street program is a nationally accredited program and the DDA functions as the sole authority responsible for the economic vitality of downtown.
- **Intergovernmental Coordination:** The City of Calhoun, the Downtown Development Authority, and the Calhoun Housing Authority have all worked in coordination to address the issue and concern within the redevelopment area. The City of Calhoun felt it was necessary to have both Authorities engaged in the process of revitalizing the redevelopment area.

Redevelopment & Implementation Tools

CDBG Revitalization Area Designation: The City of Calhoun would like to have the redevelopment area receive CDBG Revitalization Area designation. This would significantly improve housing conditions within the Redevelopment Area. In federal fiscal year 2005 CDBG/CHIP Annual Competition, DCA introduced incentives for developing comprehensive community revitalization strategies. Communities opting to develop and implement these strategies will be given the opportunity to:

- Apply every year
- Receive bonus points
- Obtain budget line items for limited planning monies that will be directed towards “Revitalization Areas”.

Applicants must show their commitment to targeted areas by developing a local investment program geographically aimed at census block groups of 20 percent or greater poverty and by incorporating a locally driven collaborative approach to community and economic development.

Revitalization strategies must demonstrate the support or “buy-in” of the businesses and residents in the targeted areas. As such, applicants must develop and demonstrate robust public advisory processes. Local governments also are encouraged to provide local incentives, and design local solutions that enhance the potential for redevelopment and revitalization. There is no limit to the number of revitalization areas a community may designate, although parcels within a single designated area must be contiguous.

A community that wishes to take advantage of the Revitalization incentives of the CDBG program must first submit a properly adopted Redevelopment Plan for the proposed area that meets the requirements of the Georgia Urban Redevelopment Act pursuant to O.C.G.A. 36-61-1 et seq. The urban redevelopment plan should be indicated on the map of the Revitalization Area along with the one or more Census Block Groups with a 20 percent or greater poverty rate.

- *Strategy Plan Requirements:*
 1. Citizen Participation – Along with the area map and description submitted, the locality must provide evidence that a local citizen participation process was used that not only meets the requirements of 24 CFR 91.115 and 24 CFR 570.486 (a) but also demonstrates that local residents fully support the proposed strategy. Such evidence may include, but is not limited to, minutes or advertisements of public meetings, advisory committee lists and minutes, letters of support from participating organizations and signed petitions from area residents.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

2. A DCA Revitalization Area designation is valid for three years at which time the sponsoring entity must reapply for designation with DCA. If the community desires to alter the boundaries of an approved Revitalization Area in the meantime, an amended map and any additional pertinent information must be submitted to DCA for approval.
3. Applications for designation must include an assessment of the economic conditions of the proposed area to include:
 - Taxable value of property for the most recent tax year available
 - Unemployment rate
 - Percentage of low- to – moderate-income residents
 - Number of business/occupational licenses issued
 - Number of value of building permit issued
 - Any other information deemed important document economic conditions.

Georgia Initiative for Community Housing: A major tool in assisting the City of Calhoun with the housing condition on the north side may be through The Georgia Initiative for Community Housing Program. This program is a partnership of the University of Georgia Housing and Demographics Research Center, the Georgia Department of Community Affairs and the Georgia Municipal Association. Implementation partners include Georgia EMC and the UGA Archway Partnership Program. The Initiative offers communities in Georgia a three-year program of collaboration and technical assistance in addressing their housing and neighborhood revitalization needs. The Georgia Power Company is the Founding Sponsor of GICH. Other major sponsors of this program are USDA Rural Development, and Wachovia Wells Fargo Foundation.

- *Participating communities will:*
 - Create a community housing team
 - Develop new ideas about meeting local housing needs and enhancing community development
 - Learn about approaches and available resources to improve the housing stock
 - Produce a community housing plan
 - Begin a plan of implementation

Redevelopment Fund (CDBG): The City of Calhoun plans to apply for Redevelopment Funds through the Georgia Department of Community Affairs. The Redevelopment Fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise. In other DCA CDBG programs, funded projects that create jobs must meet applicable low- and moderate-income criteria. The Redevelopment Fund uses a

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

different HUD national objective of "eliminating slums or blight." As a result, many smaller scale projects (in downtown areas, blighted industrial areas, etc.) will be competitive for Redevelopment Fund financing. The Redevelopment Fund may be combined with other DCA CDBG programs to reduce the economic challenges of redevelopment projects and increase their investment potential.

Land Acquisition, Demolition, Rehabilitation, and Construction: In order to accomplish the purposes of the Urban Redevelopment Plan, property may need to be acquired. While there are currently no plans for acquiring specific pieces of property, future acquisition is not outside the realm of possibility. Consequently, the Mayor and City Council are bestowing the agency all powers legally viable under the Urban Redevelopment Act that will enable the agency to acquire, receive, or otherwise obtain property.

Other activities, such as demolition and rehabilitation, will also be carried out by the agency and have been approved for agency use by the Mayor and City Council. All specific plans are not yet known and all potential procedures remain subject to any and all applicable City rules, regulations, and ordinances. A benefit of using an Urban Redevelopment Plan is the ability to alter existing zoning and development regulations, in accordance with 36-61-8 of the Urban Redevelopment Act, for the purposes of achieving the maximum economic and aesthetic results in the redevelopment area. At this time, any potential alteration of existing regulations is unknown. Any proposed changes shall be reviewed by the City Attorney and must be approved by the Mayor and City Council and be to the benefit of the community.

Opportunity Zones: Opportunity zone tax credit incentives include the following:

- The maximum job tax credit allowed under State Law - \$3500 per job created
- The lowest job creation threshold of any job tax credit program – two (2) jobs
- The use of job tax credits against one hundred percent (100%) of income tax liability and withholding
- Expansion of the definition of “business enterprise” to include all businesses of any nature

All properties located within the proposed OZ district are within or adjacent to a census block group within fifteen percent (15%) or greater poverty. It is the intention of the Mayor and City Council, once the Urban Redevelopment Plan has been adopted, to apply to the Georgia Department of Community Affairs (DCA) for parts of the Redevelopment Area to be designated as Opportunity Zones.

Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program (NSP) provides emergency assistance to state and local governments to acquire and redevelop abandoned or foreclosed properties that might otherwise become sources of abandonment and blight within their communities. These funds

are locally allocated to the Northwest Georgia Regional Commission, from the Georgia Department of Community Affairs.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG), one of the longest-running programs of the U.S. Department of Housing and Urban Development, funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Georgia's CDBG program annually supports projects in small and rural communities that create jobs and assist low- and moderate-income citizens. Awards ranging from \$226,944 to \$800,000 can be used for specific projects such as water, sewer, drainage or street improvements, revitalization of targeted neighborhoods, and construction of facilities such as health, youth and senior centers. The Georgia Department of Community Affairs holds an annual competition for grant funds each year.

Community HOME Investment Program (CHIP)

The Georgia Department of Community Affairs provides funding opportunities to communities to provide home repairs and new construction of single family homes for resale. CHIP funds may be used to assist existing low income homeowners by providing rehabilitation assistance to their homes. Also, CHIP funds may be used to build single family homes for low-to-moderate income homebuyers.

Atlanta Federal Home Loan Bank – Affordable Housing Program (AHP)

The AHP facilitates the development of affordable rental housing and homeownership opportunities for very low-, low-, and moderate-income households. Through a competitive application process, the Bank provides grants or subsidized interest rates on advances to members to finance their affordable housing initiatives. AHP funds can be used to finance the purchase, construction, or rehabilitation of owner-occupied housing by or for very low-, low-, and moderate-income households. As well, AHP can be used to finance the purchase, construction, or rehabilitation of rental housing in which at least 20% of the units are occupied by and affordable for very low-income households.

Low Income Housing Tax Credit (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) is the federal government's primary program for encouraging the investment of private equity in the development of affordable rental housing for low-income households. The Georgia Department of Community Affairs allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants.

Opportunities for Private Enterprises

The Mayor and City Council encourages the implementing agency to study tools and powers legally beneficial to encourage private enterprise. The agency will have the ability to review opportunity zones, enterprise zones, job tax credits, and/or a bond allocation program. The City of Calhoun currently does not have the ability to create a tax allocation district. When the City is granted this ability this tool will also provide an opportunity to spur private enterprise. The Mayor and City Council wants and encourages redevelopment to occur by private investment. Any tools that are used by the agency to promote private enterprise will require approval by the City Council.

- **Opportunity Zones:** a combination of three programs—Enterprise zones, Urban Redevelopment Areas/Plans, and Job Tax Credits. Each program provides incentives for economic development, but together the trio serves as a powerful tool for new community investment.
- **Job Tax Credits:** provide a tax credit on State income tax for eligible businesses that create new jobs in under-developed areas. Benefits increase when included within an Opportunity zone.
- **Enterprise Zones:** Ad valorem property tax abatement is possible for residential and nonresidential properties (minus taxes imposed by school districts and for general obligation debt). The local government may abate or exempt local taxes and fees (minus sales and use taxes) and may waive ordinances.
- **Bond Allocation Program:** for individuals and businesses seeking long-term, low-interest rates for financing the construction or improvements of single and multi-family housing projects, tax exempt financing is available both at the State and local level. The Georgia Department of Community Affairs is responsible for implementing a system that allocates the uses for private-activity bonds in order to further the provision of safe, sanitary, and affordable housing. The program is also applicable to some nonresidential projects.
- **Tax Allocations District (TAD):** TADs help the local governments in construction of certain public facilities and infrastructure improvements in association with business development projects in deteriorating areas of a community. Costs of the improvements are charged to the businesses that use them, rather than to the public at large. Businesses benefits from the construction of the facilities that otherwise might not be available to them.

Historic Preservation Considerations

A portion of the Historic District is located within the redevelopment area. The City of Calhoun recommends any property within Calhoun Local Historic District that has been identified as dilapidated or deteriorated be rehabilitated to the extent such rehabilitation is feasible. Public and private rehabilitation efforts should follow standards set for by the Calhoun Historic District Guidelines. These exterior material changes to buildings within the Calhoun Local Historic District need approval from the Historic Preservation Commission of the City of Calhoun in order to obtain a Certificate of Appropriateness before work can proceed.

The Georgia Department of Natural Resources, Historic Preservation Division, currently offers both an income tax credit program and a local property tax abatement program for qualified rehabilitation expenses for historic buildings. A federal income tax credit program for qualified rehabilitation expense is offered through the National Park Service and Internal Revenue Service.



Relocation of Displaced Residents

The City of Calhoun has determined that a relocation strategy is not necessary at this time. Revitalization strategies and efforts will be focuses on unoccupied spaces and/or vacant and blighted building and property. If the need for relocation is determined in the future the City of Calhoun will amend its Urban Redevelopment Plan to incorporate a plan for relocating displaced residents in accordance with all local and state statutory requirements.

Planning, Zoning and Building Regulations

A benefit of using an URP for redevelopment is the ability to alter some existing zoning and development requirements, in accordance with the Urban Redevelopment Act, for the purpose of achieving the optimum economic and aesthetic results in the redevelopment area.

At this time, any alteration or alleviation of existing requirements that may be necessary to effectively implement the URP is unknown. However, it is likely that some change or mitigation will be essential and or beneficial. As such, the City Council will reserve the option to pursue changes to existing zoning and development regulations as they are reasonable and necessary.

Covenants and Restrictions to be Place on Properties

There will be no covenants or restrictions placed on the properties in the Urban Redevelopment Area.

Steps to Implementation

I. Adoption of the Resolution of Necessity: The Mayor and City Council of the City of Calhoun will formally adopt a Resolution of Necessity declaring that there are areas within the City of Calhoun where conditions are considered “slum” areas and therefore for there is a need to address these issues through the Redevelopment Powers act.

II. Hold A Public Hearing: The City of Calhoun will host a public hearing to hear comments and feedback surrounding the redevelopment area and the necessity to draft an Urban Redevelopment Plan to combat the economic development concerns within the redevelopment area.

III. The formal adoption of the Urban Redevelopment Plan: The Mayor and City Council of the City of Calhoun after hosting a public hearing to acquire citizen comments about the plan and the redevelopment area will formally adopt the City of Calhoun Urban Redevelopment Plan.

IV. Designation of Implementing Agency: It is the desire of the City Council that the City of Calhoun’s staff oversee the implementation of the URP. Based on the Urban Redevelopment Act, the City can appoint itself as the implementing agency. City staff would be responsible for plan implementation and the City Council will have oversight.

V. Application for Opportunity Zone Designation: The City of Calhoun shall apply for Opportunity Zone designation through the Georgia Department of Community Affairs (DCA). Once approved the City of Calhoun will be able to offer qualifying businesses in these zones the maximum job tax credit allowed by the law. This information will be used in a business recruitment package created for business recruitment by the Economic Development Commission.

VI. Application for Community Development Block Grant Revitalization Area Designation: The City of Calhoun has a strong desire to improve the housing conditions within the Redevelopment Area. One step to improving these conditions the City believes is to obtain CDBG RAS Designation. The City will meet with local community leaders, property and business owners, potential investment partners, and all concerned citizens about best practices and how the City can help accomplish the goal of improving the overall quality of housing within the Redevelopment Area.

CITY OF CALHOUN URBAN REDEVELOPMENT PLAN

VII. Community Development Block Grant Application: The City shall work with the Downtown Development Authority and/or Housing Authority in applying for redevelopment funds through the Community Development Block Grant through the Georgia Department of Community Affairs (DCA).

VIII. Redevelopment Activities: The Calhoun Urban Redevelopment Agency shall convene and developed a detail list of priorities. These priorities shall include, but not limited to, property acquisition, property demolition, business recruitment, and property redevelopment. Included with this list shall be an inventory of properties that contain parcel number, photos, property conditions, and desired use. The purpose of this inventory is to facilitate an orderly redevelopment strategy.

Addendums

This section includes additional documentation that supplements the Calhoun Urban Redevelopment Plan as necessitated by the local authority. To include, but not limited to the following items:

- Adopted Resolution of Necessity
- Resolution Adopting the Calhoun Redevelopment Plan

CITY OF CALHOUN, GEORGIA

URBAN REDEVELOPMENT PLAN

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Mayor



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Council Post 1

Matt Barton
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