

ECG ED SUMMIT 2022



STAKEHOLDER ROLES IN A SUCCESSFUL HOUSING STRATEGY

Monica H. Callahan

*Comp. Planning &
Com. Development
Director*

MADISON, GA

QUICK FACTS (COUNTY LEVEL DATA - 2019)

- Population – 4,085
- Average Median Income - \$67,250
- Poverty Rate – 5.27%

- Housing Units - @2000 units
- Home Ownership - 57.1% (steady decline)

- Median Property Value - \$249,500
- Mode Property Value - \$300,000-\$400,000



PROPERTY OWNERS

DOWNTOWN LOFTS & APARTMENTS



SENIOR-ASSISTED

- 37 Units
- Apartments with services
- 1-bedrooms and suites

WHITE ELEPHANTS

- Ownership > Rental
- 2000 sqft > 715 sqft
- Micro-Units – 550 sqft



APARTMENT HOUSES

- 4 “Behind the Door”
- Stacked or Townhouse style
- 900 – 1100 sqft



PLANNING COMMISSION

WHAT TOOLS ARE IN THE TOOL BOX

ZONING

- Permitted by Right
- Planned Unit Developments (PUDS)
- Mixed Housing Types
- Specific Incentives



PROPERTY OWNERS

ACCESSORY DWELLING UNITS

SMALL HOUSES

- Primary Structure
- Historic Lot Size - .17-acre
- 800 sqft – 1200 sqft

ACCESSORY APARTMENTS

- Au Pair / Mother-in-Law Suites
- Minimum Lot Size - .50 acre
- 600 - 800 sqft

ACCESSORY DWELLING

- Garage Apartment & Tenant House
- Minimum Lot Size - .50 acre
- 800 sqft



DOWNTOWN DEVELOPMENT AUTHORITY

COMMUNITY-INITIATED



DOWNTOWN DEVELOPMENT AUTHORITY



URBAN RENEWAL AUTHORITY

LAND BANK ACTIVITIES

MIDDLE CLASS

- .50 acre / 3,000 sqft +
- \$70,000 lots
- \$425,000 +

MODEST MIDDLE CLASS

- .25 acre + / 2,000-2,500 sqft +
- \$45,000 lots
- \$225,000 - \$375,000

WORKING CLASS

- .17 acre / 1,200-1,600 sqft
- \$25,000 lots
- \$175,000 - \$250,000





MIDDLE CLASS
PRIVATE MARKET BUYERS





MODEST MIDDLE CLASS

LOCAL BUILDERS





WORKING
CLASS
NON-PROFIT SECTOR



LOW-MOD PARTNERS

SILVER LAKES COURT

PLAN

- 44 Units (3 acres)
- Apartments
- 1-bedroom (725 sqft) and 2-bedrooms

MARKET

- Rental
- Senior-Restricted
- Income-Qualified (40-60% AMI)

PATH

- Proactive Land Assembly
- Planned Unit Development
- Transfer of Development Rights





MADISON
GEORGIA

LOW-MOD PARTNERS

SILVER LAKES COURT



LOW-MOD PARTNERS

CANAAN CROSSING

PLAN

- 60 Units (6 acres)
- Townhouses
- 1-bedroom (715 sqft), 2-bedrooms, 3-bedrooms

MARKET

- Rental
- Workforce / Family
- Income-Qualified (40-60% AMI)

PATH

- Proactive Land Assembly
- Long-Term Ground Lease
- Transfer of Development Rights



LOW-MOD PARTNERS


CANAAN CROSSING



CANAAN HISTORIC NEIGHBORHOOD


Canaan Crossing

Supporting Housing Options For Working Families



For information contact
(781) 542-4251 ext 1207
Learn more by visiting
www.MadisonGA.com/PCRA/Crossing

A DURA
Downtown
Urban
Redevelopment
Area
PARTNER



UP NEXT

CONGREGATE & DISPERSED

THE ANCHORAGE

- 36 Units (4 acres)
- Single-Family, Patio Homes, and Garden Flats
- 900 - 1100 sq.ft.

TANYARD BRANCH LIVING

- 30-48 Units (2.5 acres)
- Apartments and Lofts
- 850 – 1200 sqft

GARNETT STACKS

- 30-48 Units (3.0 acres)
- Townhouses with Flats
- 2200 sqft with 900 sqft



UP NEXT

CONGREGATE & DISPERSED







UP NEXT

POCKET NEIGHBORHOODS – SENIOR & SPECIALTY



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