


**The “Housing Boom!”
Is your community next?
Maybe?**

**Will your community face
housing challenges?
Definitely!**




WHY IS HOUSING SUCH AN ISSUE?

- Communities are comprised of households
- Every household needs shelter
- Providing shelter = an key part of economy
- Housing costs = a key factor in building equity

Further...


- Households need shelter but want a home and a hometown



WHY IS HOUSING SUCH AN ISSUE?


Everyone wants their community to be safe, clean, prosperous, and beautiful. However, ...

Ideas on how to achieve those goals will vary and often contrast/ conflict.



WHY IS HOUSING SUCH AN ISSUE?

(Insert any historic economic collapse here)



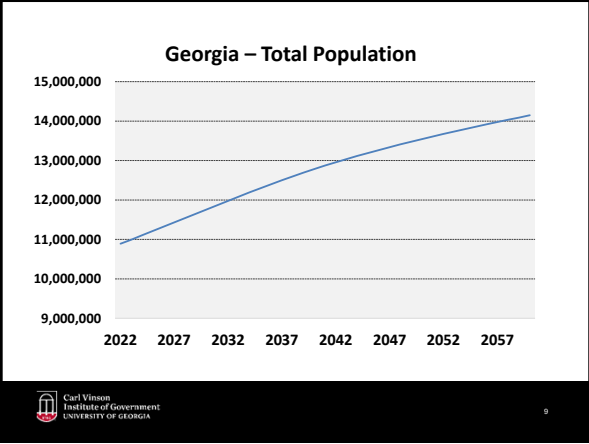
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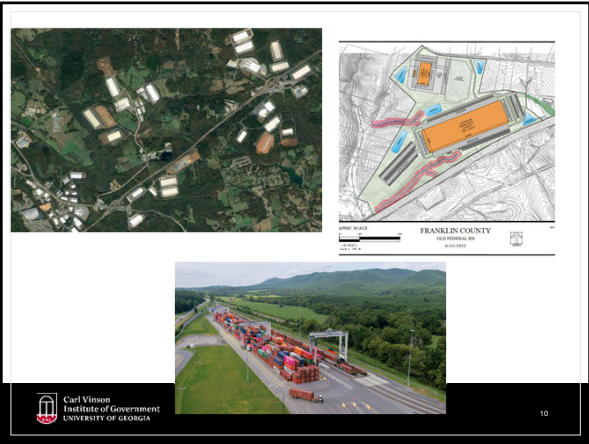
WHAT IS DRIVING THESE ISSUES?

- Growth (Population, Economic...)



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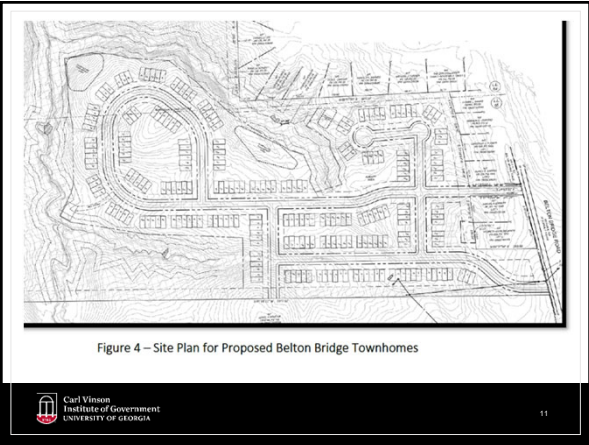


Figure 4 – Site Plan for Proposed Belton Bridge Townhomes

WHAT IS DRIVING THESE ISSUES?

- Growth (Population, Economic...)
- Homebuyer Expectations

The slide footer includes the Carl Vinson Institute of Government logo and the number 12.

WHAT IS DRIVING THESE ISSUES?

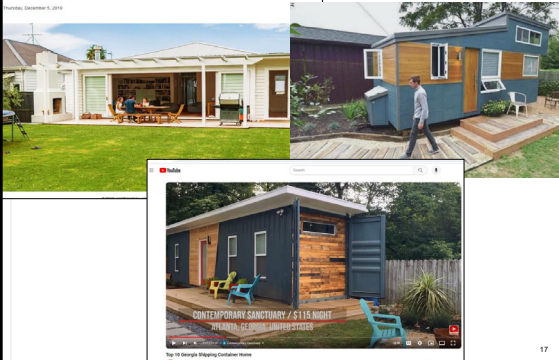
- Growth (Population, Economic...)
- Homebuyer Expectations
- Tension at Changes to Community
- **Evolving Forms of Housing**

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controversy continues for county residents

Florida, December 6, 2018



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WHAT IS DRIVING THESE ISSUES?

- Growth (Population, Economic...)
- Homebuyer Expectations
- Tension at Changes to Community
- Evolving Forms of Housing
- **Impacts of ^^ on Housing Costs!**

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IMPACTS ON HOUSING COSTS

- Mismatches in supply vs. demand
- Forces affecting construction costs
- Shifting sands under US labor market
- Availability/ Location of land for new builds
 - *Trends in agricultural industry*
- Units lost to rental pool




Rental units ranging from \$1,500 - \$2,100.



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PROPOSED HARTWELL ANNEXATION



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PROPOSED HARTWELL ANNEXATION



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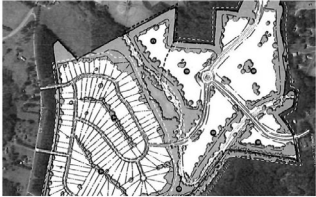
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The Hartwell Sun

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Commissioners' objection to subdivision annexation not processed by state; board considers legal recourse

By Jack Brannen on Wednesday, December 14, 2022



According to the proposed subdivision map, Lots 101 and 102 remain vacant.

On Tuesday, Dec. 13, the Hart County Board of Commissioners vetoed their final order of adoption to the City of Hartwell's proposal.

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City council approves subdivision annexation

By Jack Brannen on Wednesday, January 18, 2023




Photo credit: Art Spitzer

On Wednesday, Jan. 18, the Hartwell City Council voted unanimously to approve the annexation of 274 acres between Fairview and Liberty Hill Roads owned by developers Emory Whitworth and Brandt Bentley, who are expected to proceed with the development of a subdivision on the land.

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BANKS COUNTY 2023 PLANNING PROCESS



Primary conservation areas
Wildflower meadow
Trails
Future street extension
Knoell with large white oak
Woodlands
Pantown Falls Road
Pantown Falls Road

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“Are conservation design subdivisions a suitable option for banks County and its municipalities?”


YES (AS AN OPTION)	YES (PREFER OVER CONVENTIONAL SUBDIVISIONS)
UNSURE/ INDIFFERENT	NO

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Participants wanted to save greenspace...



...but were unwilling to embrace density.




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IMPACTS ON HOUSING COSTS


There is a prevailing disconnect between what people want for their community and what the development community can afford.



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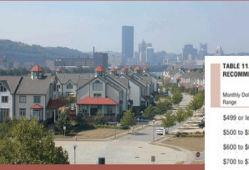
WHAT DOES THIS MEAN FOR US?

- Jobs – Housing balance is critical





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Jobs-Housing Balance



Jerry White


Monthly Dollar Range	Number of Households in the DRP That Can Afford Housing in the DRP	Number of Housing Units in the DRP	Arithmetic Difference of Housing Units in the DRP and the Number of Households That Can Afford Housing in the DRP	Percentage of Total Households in the DRP That Can Afford Housing in the Proposed DRP
\$499 or less				
\$500 to \$599				
\$600 to \$699				
\$700 to \$799				
\$800 to \$899				
\$900 to \$999				
\$1,000 to \$1,249				
\$1,250 to \$1,499				
\$1,500 to \$1,999				
\$2,000 or more				
Total				



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WHAT DOES THIS MEAN FOR US?

- Jobs – Housing balance is critical
- You should plan for affordability/ density




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FIGURE 2 | A MORE BALANCED DISTRIBUTION OF JOB AND HOUSING GROWTH COULD IMPROVE TRIPS



Multifamily development can reduce vehicle demand that adds to air pollution, road wear, and other environmental impacts.



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WHAT DOES THIS MEAN FOR US?

- Jobs – Housing balance is critical
- You should plan for affordability/ density
- You must engage stakeholders



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WHAT DOES THIS MEAN FOR US?

You will face housing challenges, so...

- Know your resources
- Learn your market forces
- Amend policies so they direct development toward your goals



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Questions?

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