

Strategies		Update as of 2022-2024
Invest in the Affordable Housing Special Revenue Fund	Support and secure funding through the special-purpose-local-option sales tax (SPLOST).	SPLOST funding has been allocated for North Downtown Athens project
	Capture payment-in-lieu from density bonus incentives provided to new development.	ACC Mayor and Commission approved inclusionary zoning ordinance April 5, 2022
	Host a speaker series on affordable housing in Athens to share findings from the GICH Team and promote the SPLOST.	Affordable Housing SPLOST project successfully passed
Incentivize Inclusionary Development	Establish an incentive program for the purposes of funding affordable housing development.	ACC Mayor and Commission approved inclusionary zoning ordinance April 5, 2022
	Articulate a holistic redevelopment strategy (Master Plan) for large commercial areas contingent upon affordable housing provision.	ACC Mayor and Commission adopted redevelopment plans to establish six tax allocation districts within Athens-Clarke County.
	Eliminate county fees for housing projects that provide affordable units.	ACC Mayor and Commission approved inclusionary zoning ordinance April 5, 2022
Identify Opportunities for Redevelopment	Develop an inventory of opportunity properties based on strict criteria.	Ongoing
	Prepare a redevelopment playbook.	ACC Mayor and Commission adopted redevelopment plans to establish six tax allocation districts within Athens-Clarke County.
	Consider rezoning of strategic commercial properties along Lexington Road and Atlanta Highway.	The Georgia Department of Revenue certified the tax allocation increment base for each of the six TADs.
Solidify Code Enforcement Practices	Fully support the work of the Code Enforcement division.	Code enforcement position successfully funded
Combat Displacement of Existing Neighborhood Groups	Develop a monitoring/diagnostic tool to track neighborhood change.	Ongoing
	Consider property tax freezes on low-income residents/ landlords in affected areas.	In 2023, a new low-income homestead exemption became available for ACC property owners who meet federal poverty guidelines. The State of Georgia offer homestead exemptions to persons that own and occupy their home as a primary residence.
	Establish an advisory council on gentrification.	Not yet started

Utilize American Rescue Plan Funds to Create and Preserve Affordable Housing	Work as an advisory committee to guide strategic investment of American Rescue Plan funding to support the creation and preservation of affordable housing	ACCGov worked with consultant, HR&A Advisors, and the GICH/Affordable Housing Advisory Committee, to develop an Affordable Housing Investment Strategy. ACC Mayor and Commission approved adoption of the Affordable Housing Investment Strategy (AHIS) plan October 3, 2023.
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