

Housing Subcommittee

Vision

Athens-Clarke County, a unique, livable, and diverse community, will foster neighborhoods and housing opportunities that will:

- Support and preserve diversity while providing an adequate supply of quality housing that addresses the continuum of housing needs;
- Respect the rich history and character of our community in both new development and revitalization;
- Promote healthy, safe, affordable, and sustainable housing that accommodates a growing population while enhancing our quality of life and preserving the environment;

We will accomplish this vision with a cooperative spirit and through the collective efforts of public, private, and non-profit sectors.

Issues & Opportunities

ACC Strategic Planning

1. Clarke County will encourage periodic analyses and assessments of housing.
 - a. Annual renter/home ownership survey—rents, new home prices, resale values, condos vs. real property, etc.
 - b. Coordinate with Athens Board of Realtors, University of Georgia, Athens Housing Authority, Georgia Power on survey data
 - c. ACC departmental coordination among Planning, HED, Building Inspections, Public Utilities on survey information
2. Clarke County would benefit from a strategy to address student housing within the community.
 - a. Partner with UGA, Piedmont, Athens Tech, etc. – all area schools to educate students about local codes
 - b. Foster partnerships with housing providers

- c. Conduct regular assessments of and communication regarding university housing policies/future plans and student housing demands on local housing stock
- 3. Public schools and housing should be planned and maintained near one another.
 - a. Partner with Board of Education

ACC Zoning

- 1. Our community will use land effectively to avoid the costs and problems associated with unplanned residential development.
 - b. Zoning should be consistent with the Comprehensive Plan vision and the Future Development Map.
- 2. Our neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike lanes and paths, roads and public transportation.
 - c. Coordinate with Leisure Services so that park facilities, etc. are well integrated into community
 - d. Coordinate with and adequately fund Athens Transit facilities to serve neighborhoods adequately and efficiently
- 3. We will preserve our diverse population by encouraging a harmonious mixture of housing types and uses.
- 4. We will support urban and suburban development where it can be adequately served by public facilities as designated in the Comprehensive Plan.
- 5. Athens-Clarke County should allow accessory dwelling units with owner occupied housing in RS zones where appropriate.
- 6. We will encourage historic designation for eligible sites and neighborhoods.

ACC Resources \$\$

1. A higher level of urban services (sewer, water, fire, police, recreation, etc.) will be provided to areas of our community that we want to develop at urban-level densities.
2. Our growth strategies will continue to provide resources that support revitalization of existing neighborhoods.
3. Resources will be efficiently dedicated to the adequate enforcement of existing development, zoning, and quality-of-life codes.

Incentives

1. We will encourage developments that provide a mix of shopping, housing and jobs where appropriate.
2. Mixed-income housing needs to be incentivized.
3. Athens-Clarke County should provide/explore incentives for all housing goals including affordability, visitability/accessibility, quality construction materials and practices.
4. Athens-Clarke County should explore/provide incentives to encourage energy efficiency as well as the use of sustainable /renewable building materials in new construction and renovation.

Homeownership / Taxes

1. We will support opportunities for residential in-fill development that positively impacts the character of existing neighborhoods. (Item #3)
2. We will adopt measures to increase the percentage of owner-occupied housing. (Item #11)
3. We will preserve our diverse population by protecting long-term residents from the adverse effects of gentrification. (Item #13)
4. Athens-Clarke County should provide citizens with the mechanisms for “aging-in-place” such as tax freezes and deferral options. (Item #24)

5. Athens-Clarke County should encourage property tax assessments that accurately reflect the true market value of residential properties. (Item #25)

Design Standards

1. "Classic and traditional" neighborhood development ideals will be encouraged where appropriate to implement the Comprehensive Plan. (Item #14)
2. Green space and/or trees will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial developments. (Item #15)
3. We will encourage mixed-use development and design standards that are more human-oriented and less auto-oriented. (Item #16)
4. We will encourage design standards that reduce the adverse visual impact of the automobile in both commercial and residential areas of our community. (Item #17)
5. We will encourage the adoption of design, zoning and development standards that respect and contribute to a neighborhood's history and/or unique character. (Item #18)