

CENTERVILLE, GEORGIA

2018 HOUSING ASSESSMENT

Prepared by the Middle Georgia Regional Commission

February 2018

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EXECUTIVE SUMMARY

The City of Centerville requested assistance, from the Middle Georgia Regional Commission (MGRC), with the completion of a housing assessment. The purpose of this project is to assess current housing conditions to better address issues associated with substandard and dilapidated housing within the city limits.

The Centerville Housing Assessment includes an inventory of all housing structures visible from a public roadway.

Housing structures were rated and placed along a five-letter scale:

Table 1: Conditions Scale

A	B	C	D	E
Excellent	Good	Average	Distressed	Failing
No defects.	One or two L1 defects.	Three or more L1 defects or one or two L2 defects.	Three or more L2 defects and/or one or two L3 defects.	Three or more L3 defects.

In addition to a determination of the condition of the structure, a color photograph was taken of each structure, and the following information was recorded to assist with the identification of the property:

- GIS location
- Unit Type (Single-Family or Multi-Family)
- Vacant or Occupied
- Secured or Unsecured
- Maintained or Not Maintained
- Fire Damaged
- Overgrown or Not Overgrown
- Other characteristics of property as noted

Local data collection took place between November 1, 2017 and February 9, 2018 utilizing a grid system comprised of .12 square mile sections of the city.

Within the city limits, 2,993 housing structures were assessed. Of this number, 2,957 were identified as single-family units and 36 were identified as multi-family units¹. Conditions are broken down in the following table:

¹ Multi-family units were assessed by unit rather than by individual dwelling.

Table 2: Structural Conditions

	Excellent	Good	Average	Distressed	Failing	Total
Number of structures	1,383	986	518	96	10	2,993
Percentage of structures	46.21%	32.94%	17.31%	3.21%	0.33%	100%

Each housing structure in the study was mapped utilizing Geographic Information Systems (GIS) software and examined in relation to demographic information from the 2012-2016 American Community Survey. Housing structures were divided in 47 equally-sized maps for analysis purposes (see **Appendix A: Map Book - Conditions**). A review of these maps reveals that a significant portion (64.2 percent) of the housing structures identified as “distressed” or “failing” are located within maps 11, 13, 19, 29, and 33. Therefore, the Middle Georgia Regional Commission (MGRC) recommends that the housing structures located in the aforementioned maps be the primary focus of the city’s code enforcement efforts, as well as be the initial target areas for any rehabilitation initiatives.

It is important to note that the remaining 35.8 percent of “distressed” or “failing” housing structures can be found in average clusters of 2 housing structures per map in 18 additional maps (see **Appendix A: Map Book – Conditions**). These areas may not need immediate attention, but could benefit from proactive code enforcement action in order to slow the decline in these areas of the city.

PURPOSE

The purpose of this report is to assist the City of Centerville with the development of a strategy to address current and prevent future substandard and dilapidated housing within the community. To this end, the extent of housing conditions is quantified, and a range of policy and program options is presented. Although it will be necessary to further investigate recommended target areas to determine if individual homeowners are willing to participate in available assistance programs, the information presented in this report will be invaluable as the City of Centerville continues its efforts to rehabilitate and revitalize neighborhoods beset by a deteriorating housing stock.

METHODOLOGY

The Middle Georgia Regional Commission assessed all accessible housing structures within the City of Centerville’s identified boundary, which included the entire city limits. A grid system was developed to divide the city into manageable areas for data collection. The grid was used solely to aid in the ease of data collection and has no additional significance. A map of the grid can be

found in **Appendix C: Assessment Map**. This assessment was completed via a windshield survey whereby MGRC staff observed each structure from a street view and determined the condition, occupancy, type of structure, and whether the structure was a single-or multi-family unit. The condition of each structure was categorized using a three-level criteria system as described below:

LEVEL 1:

- Needs painting
- Weeds
- Needs power washing
- Faded door
- One or two shutters are broken (a slat is missing, etc.)
- Clogged gutters

LEVEL 2:

- Slightly swayed roof
- Damaged and/or missing roof tiles
- Uneven and/or slightly cracked foundation
- One or two broken windowpanes
- Missing and/or damaged exterior siding
- Exposed insulation
- Minor dry rot
- Uneven steps and/or missing handrails
- Porch and/or entrance in state of disrepair
- Slightly overgrown lot
- Other minor deterioration

LEVEL 3:

- Sagging roof
- 30 percent or more of the roof is damaged (such as missing roof tiles)
- Seriously uneven and/or seriously cracked foundation
- Broken and/or missing windows or doors
- Severely damaged and/or missing exterior siding
- Major dry rot
- Steps, porch, or entrance is falling in
- Severely overgrown and/or “trashed” lot

ASSESSMENT²:

All housing structures are categorized along a five-part scale based upon the three-level criteria system. Below is a reproduction of Table 1 (as mentioned in the Executive Summary), which highlights the five categories. Furthermore, a pictorial representation of each category is included to illustrate how MGRC staff utilized the three-level system throughout the city.

Table 1: Conditions Scale

A	B	C	D	E
Excellent	Good	Average	Distressed	Failing
No defects.	One or two L1 defects.	Three or more L1 defects or one or two L2 defects.	Three or more L2 defects and/or one or two L3 defects.	Three or more L3 defects.

Excellent

The following house is well-maintained with no visible signs of deterioration or defect. It is rated as an excellent house.



² It is important to note that the Georgia Department of Community Affairs recognizes three categories for housing condition (*Standard, Substandard and Dilapidated*.) For the purposes of this housing assessment, additional grades were added to give a broader spectrum of housing conditions in the city. When utilizing this assessment for DCA programs, all structures graded *Distressed* apply to substandard homes, while structures graded *Failing* apply to dilapidated homes.

Good

This house exhibits two level-one defects. To be considered an excellent house, the front of the house would need to be cleaned (perhaps power washed). There are many leaves in the front yard but given that yard appearance can change relatively quickly—e.g., the owners may have planned to rake leaves the weekend after this picture was taken—the main issue here is the front of the house.



Average

The following house exhibits three level-one defects (average houses may alternatively exhibit one to two level-two defects). If the spot on the roof (to the right of the door) were to be fixed, the front yard weeded, and the shutters repainted, this house would be categorized as an excellent house.



Distressed

This house suffers from at least one level-two and one level-three defect. In particular, the roof over the porch is visibly sagging and the front yard is slightly overgrown. If both of these items were addressed, the house would be recategorized as excellent (assuming no other underlying issues).



Failing

This house has suffered fire damage. As a result, the roof is damaged, the house is not secure, and the entrance is not accessible.



Upon completion of field work data collection, MGRC staff tabulated all data collected and produced a series of maps showing the location, condition, vacancy, type, etc. of each unit within the study area. Presentation-grade maps were produced using ESRI ArcGIS mapping software and provided to the city both as a part of this report and separately in Adobe Acrobat (*.pdf) format. An online mapping tool was also created as part of this Housing Assessment and can be accessed via the Internet at the following website address:

<https://mgrcmaps.org/Centerville/HousingAssessment/>

LIMITATIONS TO THE ASSESSMENT

Recording of houses and structural determinations included in this report are based solely on external observation from public right-of-way. No housing information was collected for structures not accessible by the public. Data was collected for all houses within the city limits, including those housing structures with a driveway in city limits. Additionally, the presence or non-presence of the conditions listed above is only an indicator of the structural appearance—the actual condition may be better or worse than reported. In order to determine the exact condition of each structure, an in-depth inspection would need to be conducted on the interior and exterior of the house.

STATISTICAL BACKGROUND

Middle Georgia Regional Commission staff collected housing and demographic information from the 2012-2016 American Community Survey (ACS) Survey 5-year estimates to supplement findings based upon Housing Assessment results. The data results provide a general background upon which Housing Assessment results are analyzed.

According to the 2016 ACS, the City of Centerville has a total population of 7,576. The median age is 37.9 years and 75 percent of the population is over the age of 18. The median household income is \$55,625. Approximately 8.5 percent of the population lives in poverty and the unemployment rate is 19.6 percent (both well below that of the state levels of 17.8 and 36.3 percent, respectively).

OVERVIEW OF HOUSING SUPPLY

The 2016 American Community Survey estimates that there are approximately 3,195 housing units in the City of Centerville³. Of these 3,195 housing units, 2,705 (84.7 percent) are determined to be occupied. Approximately 1,701 (62.9 percent) of the occupied housing units are owner-occupied while 1,004 (37.1 percent) are renter-occupied.

Owner-occupied housing units have a median value of \$146,300, a slight increase from 2015 when median value was estimated at \$142,100. Table 3 below provides a comparison of median value for an owner-occupied housing unit across pertinent geographies.

³ Please note that the 2016 ACS data indicates there are 3,195 housing units and the MGRC housing assessment data shows 2,993 housing units in the City of Centerville. There are a few potential factors that may contribute to the 202-housing unit difference between the two datasets. For example, housing units may have been torn down or moved out of the city. There is one instance in which approximately six mobile homes of similar condition were located on a private road. MGRC staff was able to obtain one picture of the mobile homes from the street. Therefore, six homes are represented by one data point. Additionally, the MGRC was unable to obtain data for those housing units not visible from the street.

Table 3: 2016 Median Value of Owner-Occupied Housing Units

Location	Median Value
United States	\$184,700
Georgia	\$152,400
Houston County	\$136,000
City of Centerville	\$146,300
City of Perry	\$142,000
City of Warner Robins	\$111,600
<i>Source: 2016 ACS</i>	

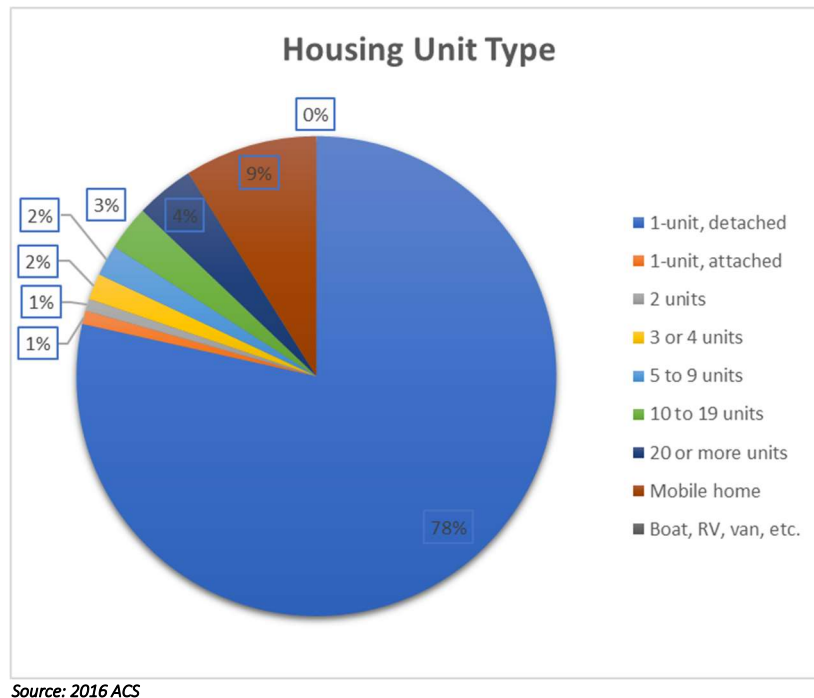
Data is not available regarding median value of renter-occupied housing units. However, the median gross rent for such units is \$962 per month (2016 ACS). A comparison chart is provided below.

Table 4: 2016 Median Gross Rent, Renter-Occupied Housing Units

Location	Median Gross Rent
United States	\$949
Georgia	\$897
Houston County	\$866
City of Centerville	\$962
City of Perry	\$789
City of Warner Robins	\$862
<i>Source: 2016 ACS</i>	

The majority of housing units in the City of Centerville (78 percent) are single, detached homes. Apartment complexes and those units containing two or more housing units per structure comprise the remainder of the housing stock, with only 9 percent consisting of mobile homes, as presented in Figure 1.

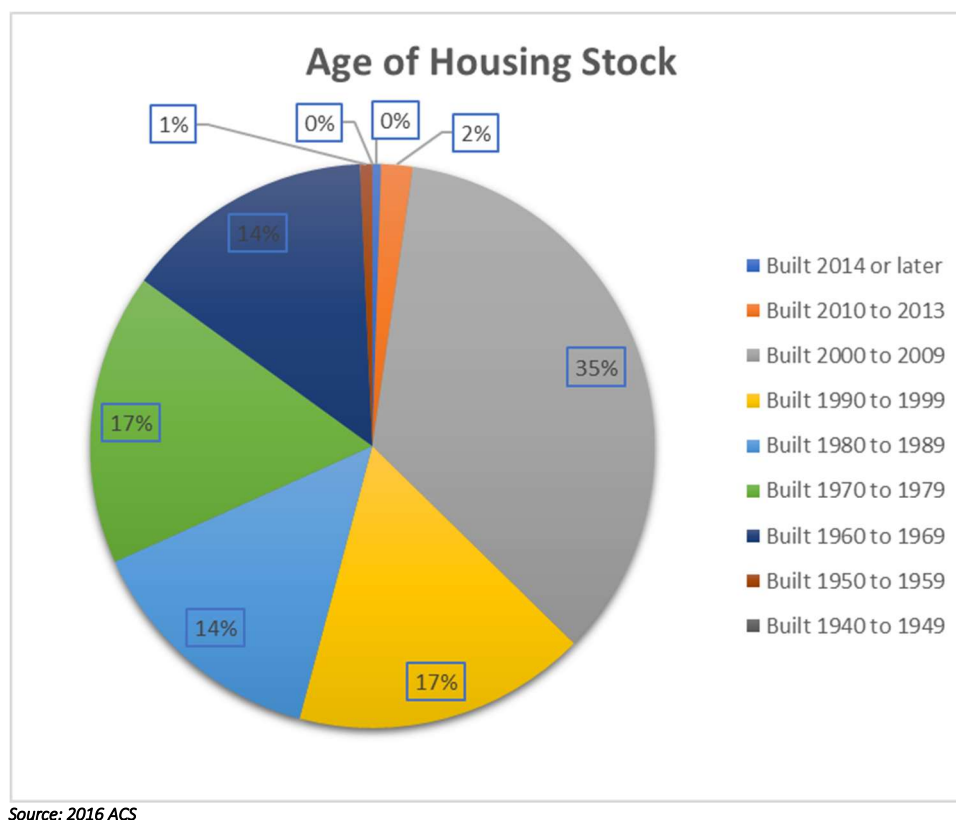
Figure 1: Housing Unit Type



AGE AND CONDITION

According to 2016 ACS data, most of the housing stock in the City of Centerville was built after 1990 (54.1 percent), making most of the housing units less than 30 years old. In fact, 35 percent of all housing units were built between 2000 and 2009, at least twice that of any other year. However, the percentage of new housing units built since 2009 has dropped significantly to 2.3 percent of all current housing units within the city. The oldest units were built between 1950 and 1959 (23 units). Approximately 480 (15 percent) of all housing units are at or nearing 50 years of age. It is important to maintain an awareness of the aging housing stock due to the historic considerations which must be made when doing any sort of renovation. An aging housing stock can become quite expensive as many of the houses need regular maintenance. Endeavors to renovate and/or remodel aging structures can be financially burdensome to both owners and renters. Figure 2 shows a breakdown of the age of the city's housing supply as of 2016.

Figure 2: Age of Housing Stock



HOUSEHOLD INCOME

Particularly relevant to this Housing Assessment is the 2016 ACS household income data. Given that the average household size is 2.8, the household income information is compared to the income limits defined by the U.S. Department of Housing and Urban Development (HUD) for a family size of three in Houston County, Georgia (see Table 5 below).

Table 5: HUD FY 2017 Income Limits

Houston County, GA				FY 2017 Median Family Income (MFI): \$57,900				
Family Size	1	2	3	4	5	6	7	8
80% of MFI	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
50% of MFI	\$21,900	\$25,000	\$28,150	\$31,250	\$33,750	\$36,250	\$38,750	\$41,250
30% of MFI	\$13,150	\$16,240	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,250

Source: huduser.gov

The HUD income threshold for a family size of three in Houston County is \$45,000 (80 percent of MFI). This income threshold most closely corresponds to the income bracket of \$35,000 to \$49,000 set forth in 2016 ACS data (see Table 6: Household Income). The data indicates that approximately 43.4 percent of households in the City of Centerville make less than \$49,999 and will likely qualify for HUD-based assistance programs such as the Community Development Block Grant (CDBG) or Community HOME Investment Program (CHIP).

The Housing Assessment and ACS data indicate that the City of Centerville has a few very concentrated areas in which to focus revitalization efforts. Housing rehabilitation and infrastructure funding assistance programs tend to focus on severity of need and income qualifications of those who are likely to benefit. Any efforts to apply for such programs should be accompanied by an extensive analysis of specific areas to which funds would be utilized to ensure those areas qualify for assistance.

Table 6: Household Income

Income Level	Percentage of Households
Less than \$10,000	2.9%
\$10,000 to \$14,999	3.4%
\$15,000 to \$24,999	3.4%
\$25,000 to \$34,999	12.3%
\$35,000 to \$49,000	21.4%
\$50,000 to \$74,999	15.4%
\$75,000 to \$99,999	19.6%
\$100,000 to \$149,999	12.1%
\$150,000 to \$199,999	6.2%
\$200,000 or more	3.3%
TOTAL	100%
<i>Source: 2016 ACS</i>	

SUMMARY OF FINDINGS

Data collected throughout the Housing Assessment process has been used to create a series of tables and maps which reflect the condition of housing in the City of Centerville. The information contained in these tables and maps was utilized to assess the suitability of sections of the City of Centerville as target areas toward which a variety of revitalization strategies and techniques should be directed.

A total of 2,993 housing units were documented. Of these housing units, 10 were identified as failing, 96 as distressed, 518 as average, 986 as good, and 1,383 as excellent (see Table 2, reproduced below).

Table 2: Structural Conditions

	Excellent	Good	Average	Distressed	Failing	Total
Number of structures	1,383	986	518	96	10	2,993
Percentage of structures	46.21%	32.94%	17.31%	3.21%	0.33%	100%

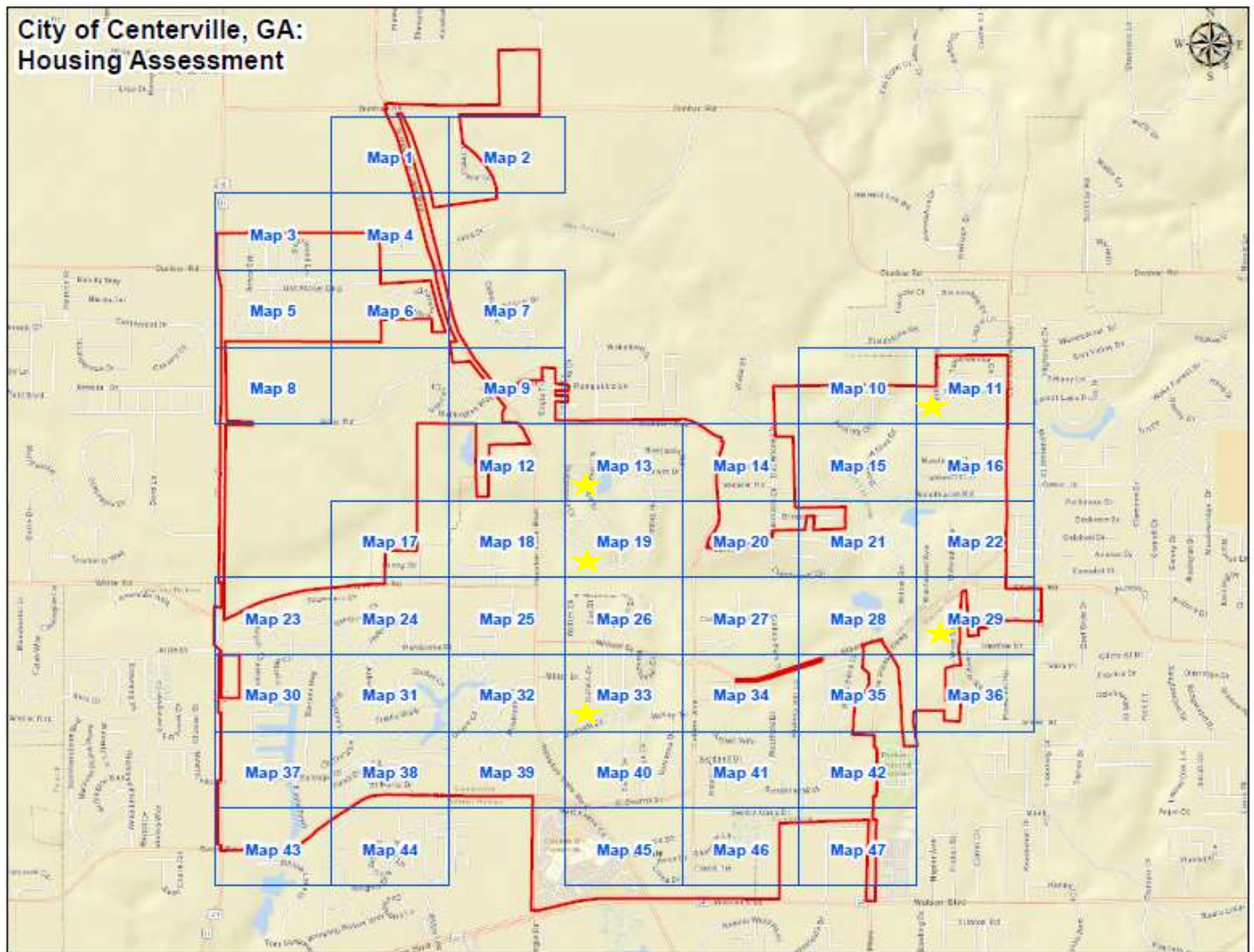
The color coding in the table above corresponds directly to the maps included in Appendix A. Additionally, each map references the online mapping tool and should be utilized to reference each structure. The online tool includes a photograph of each structure and all information collected during the assessment.

The Middle Georgia Regional Commission did collect additional information regarding housing characteristics. In particular, 106 (3.54 percent) of housing units were assessed as not maintained, while 1 (.03 percent) had visible fire damage. Twenty-nine housing units had additional remarks indicating specific deficiencies observed at the property. All notations are included in each house profile on the GIS Webmap. This information is also provided in **Appendix A** and **Appendix B**, respectively.

HOUSING ASSESSMENT GRID MAP

After the assessment process was completed, the housing structures were divided in 47 equally-sized maps for analysis purposes. This grid system provides an easy view by which to identify the recommended target areas throughout the city. The map cover page is shown below. The red line denotes the city limits. Those maps with yellow stars in the lower left-hand corner are recommended to be primary target areas. The original document can be found in **Appendix A: Map Book - Conditions**.

Figure 3: Map Cover Page



RECOMMENDED TARGET AREAS

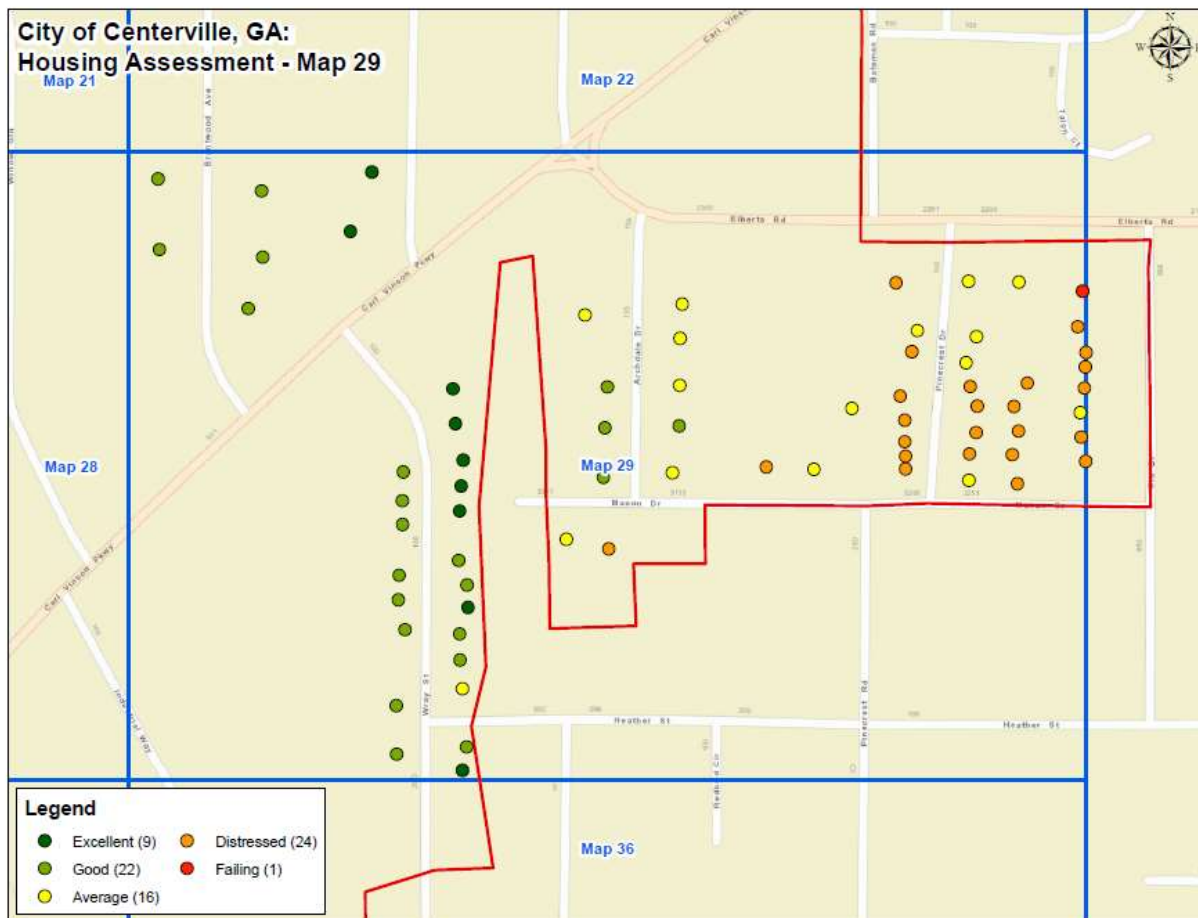
A review of these maps reveals that a significant portion (64.2 percent) of the housing structures identified as “distressed” or “failing” are located within maps 11, 13, 19, 29, and 33. Therefore, the Middle Georgia Regional Commission (MGRC) recommends that the housing structures located in the aforementioned maps be the primary focus of the city’s code enforcement efforts as well as be the initial target areas for any rehabilitative initiatives.

Figure 4: Location of Distressed and Failing Properties

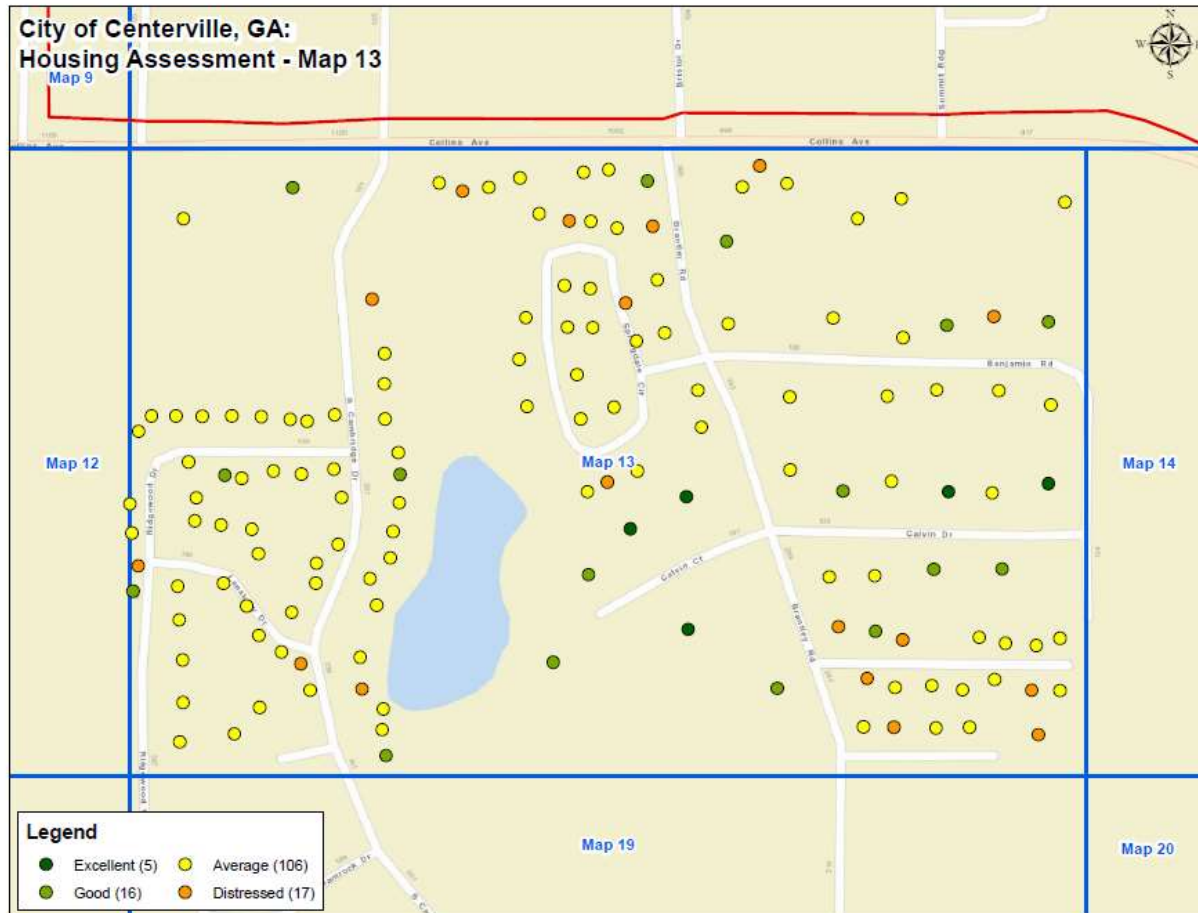


Target areas were selected based upon the high number of “distressed” and “failing” housing units within the map. Map excerpts of each area have been included below and can be found in *Appendix A*.

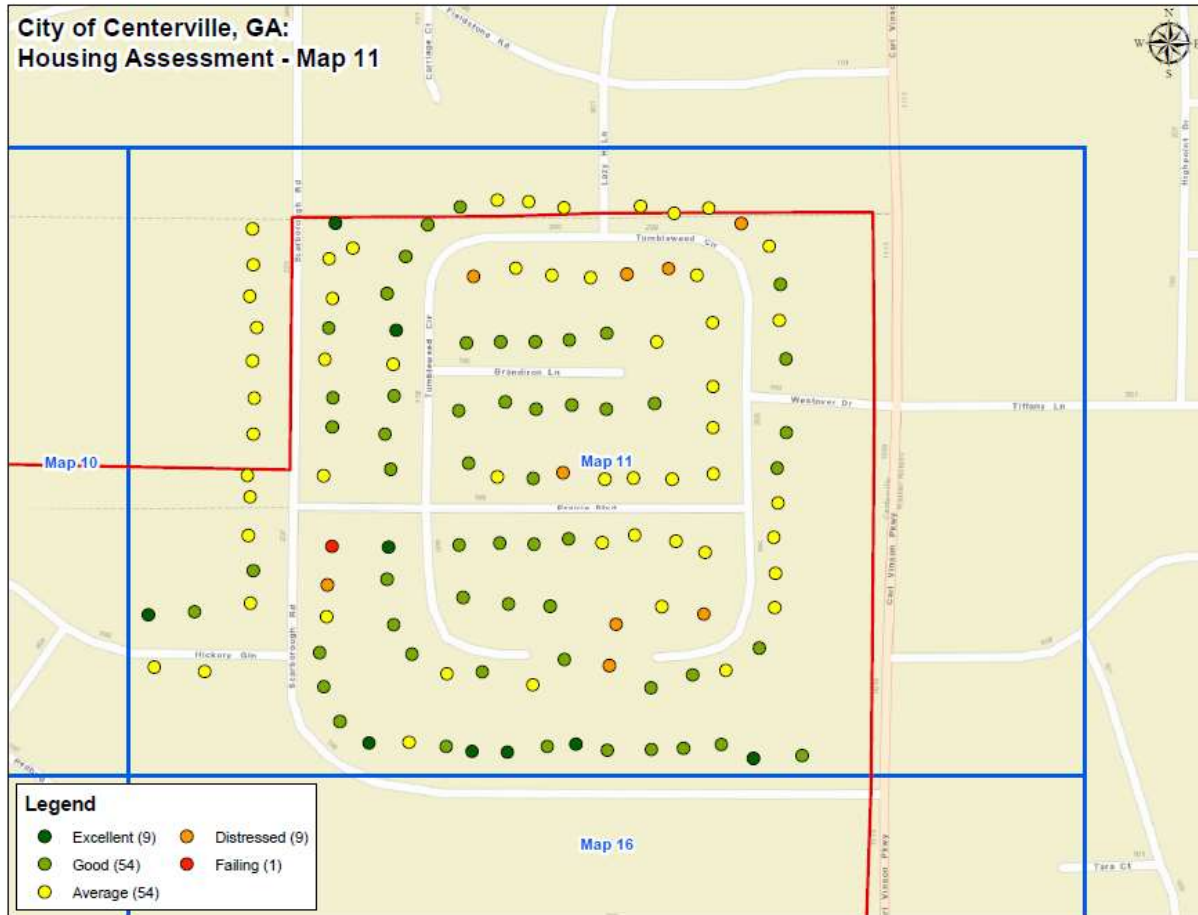
Primary Target Area 1: Map 29 – Map 29 is a top priority due to the high number of “distressed” housing structures in the area. Of the 68 housing structures designated as “distressed” or “failing” within the 5 primary target areas, 25 (36.8 percent) are located within this map. The majority of these less-than-average structures are clustered together toward the righthand side of the map. Therefore, this area has the highest need for housing rehabilitation efforts and focused code enforcement.



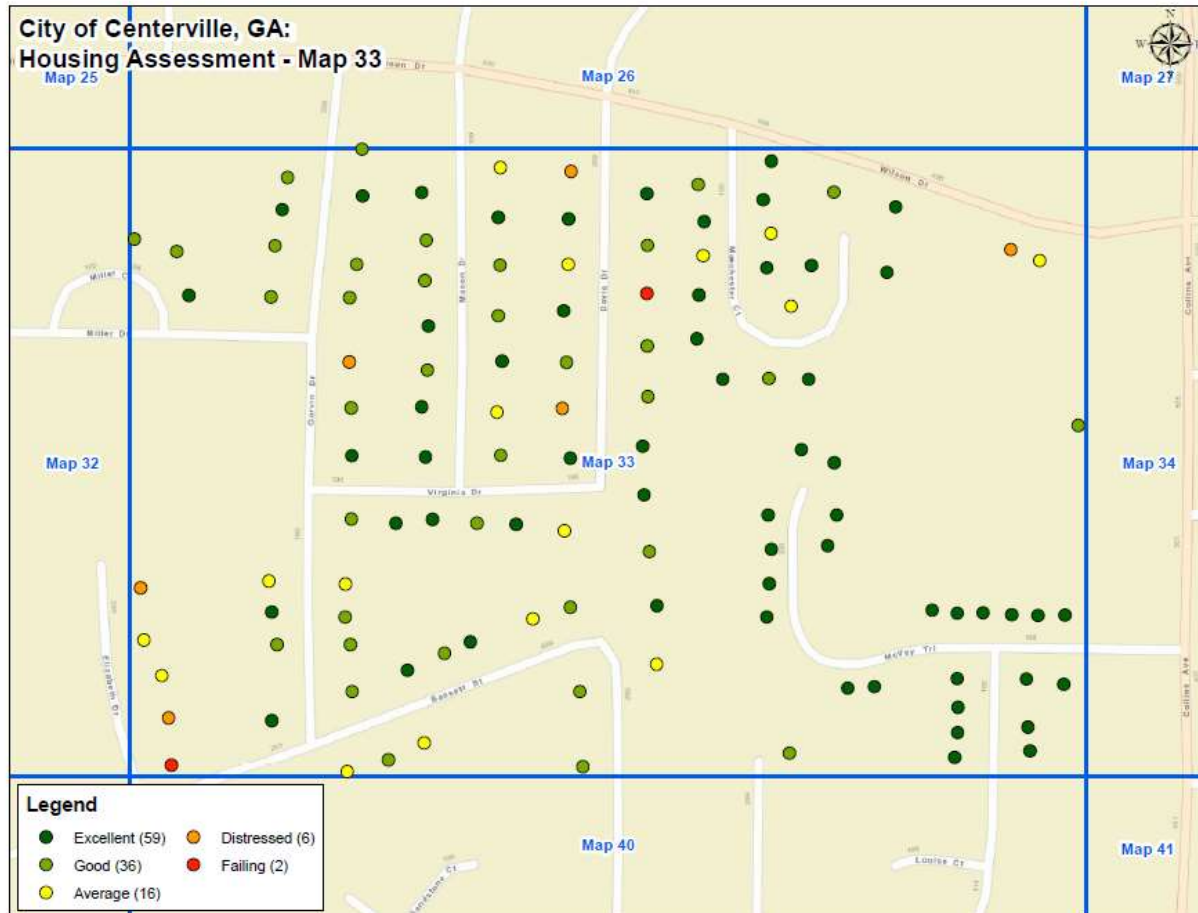
Primary Target Area 2: Map 13 – This target area is characterized by many “distressed” housing units. In fact, 11.8 percent of the housing units within the Map 13 area are designated as “distressed.” If housing issues are not addressed, these units may transition into “failing” status, a position that would require more effort and financial backing to mitigate. Any efforts that might help to redefine these “distressed” properties as “average” or above should be undergone sooner rather than later. Of note, Map 13 is situated right above Map 19, another primary target area.



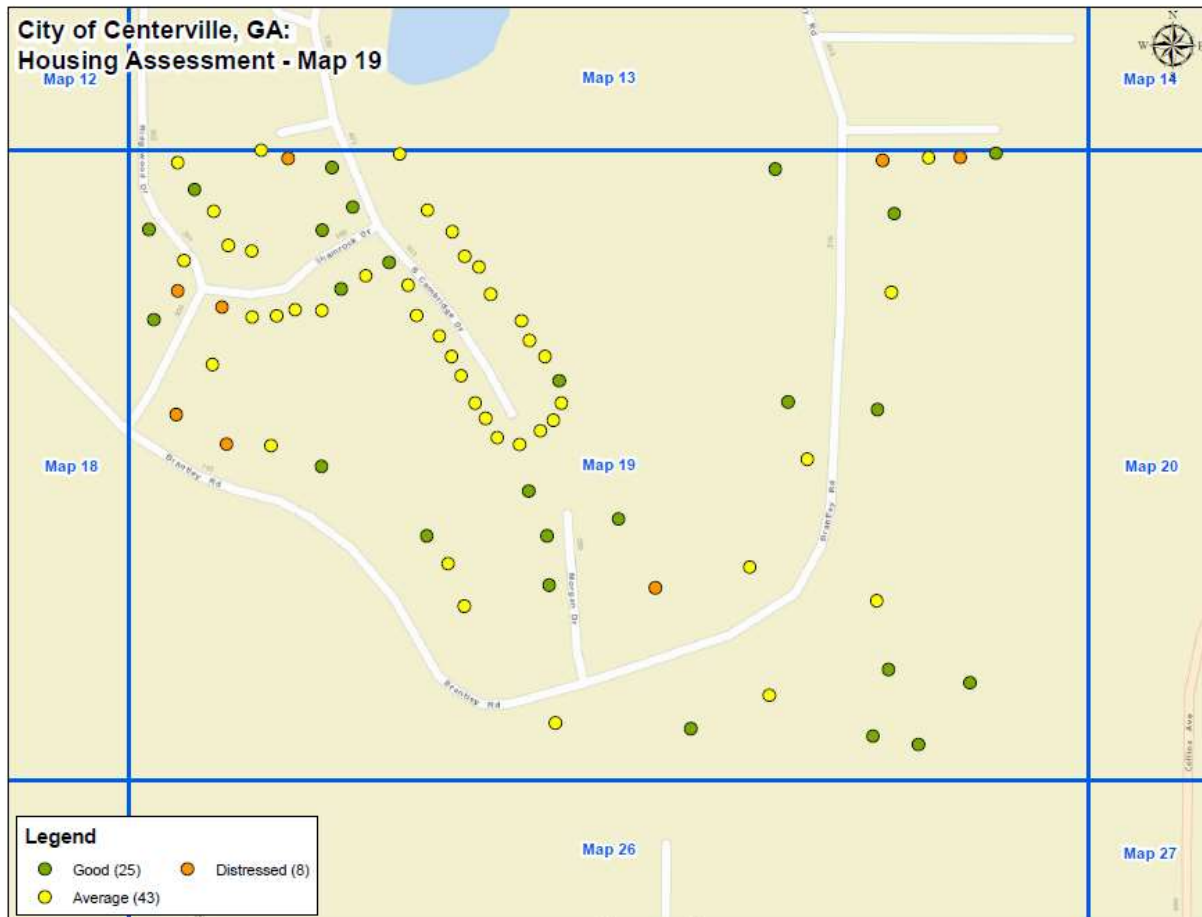
Primary Target Area 3: Map 11 – Map 11 shows several “distressed” and “failing” structures throughout the target area. The one housing unit categorized as “failing” was open to trespass at the time of the Housing Assessment. Units categorized as “distressed” suffered from issues, such as the lack of roofing, severely overgrown lots, and severely damaged and/or missing exterior siding.



Primary Target Area 4: Map 33 – Though Map 33 hosts the same number of substandard housing units as Map 19, issues within the map are of greater priority because of the two “failing” units within the target area. The substandard units are spread throughout the map.



Primary Target Area 5: Map 19 – As mentioned earlier, Map 19 is located right below that of Map 13. Eight “distressed” housing units are distributed throughout the target area. Given its close proximity to Map 13, it may be prudent to address housing infrastructure issues in alignment with efforts undertaken in the Map 13 area.



Secondary Target Areas

Thirty-eight additional housing units scattered throughout the city are identified as “distressed” or “failing.” These units can be found in 18 of the remaining maps. The average number of substandard housing units per secondary target area map is 2.11. Below is a breakdown of the number of substandard housing units located within each of these maps.

Table 7: Secondary Target Areas

Map	Number of “Distressed” and/or “Failing” Housing Units
1	3
14	2
15	1
18	3
20	1
22	1
25	1
26	2
27	1
32	2
34	2
35	5
39	1
40	3
41	3
42	1
45	2
46	4
TOTAL	38

STRATEGIES AND RECOMMENDATIONS

“Distressed” and “failing” housing units can pose several unintended issues to a community. For example, properties open to trespass may encourage vandalism and looting. Abandoned housing units can cause neighborhood property values to drop. Unmaintained housing units strain government resources as additional police presence is required in such areas. Ultimately, substandard housing can have a direct, negative impact on the social and economic wellbeing of a city such as the City of Centerville.

However, several strategies exist to mitigate the effects of substandard housing. These strategies range from direct, grant-funded assistance to punishment for noncompliance with city codes. While the characteristics of individual target areas may dictate which strategy (or strategies) is applied, the cooperation of property owners and renters is of the utmost importance.

STRATEGY 1: ADHERE TO STATE CODE

State minimum standard code O.C.G.A. § 8-2-20 compels property owners to fix structural issues before they cause deterioration which may result in significant safety hazards. These codes are generally in place to ensure that buildings are constructed in a manner that protects the safety of those inside, or those who may encounter the structure. Once a structure has deteriorated to the point where it is a safety hazard, the local government may compel the owner to improve the condition as soon as possible or face fines and possibly imprisonment. If the property owner refuses to take corrective action, the local government may remove the unsafe structure and place a lien on the property for the removal costs and associated expenses.

It is recommended that the City of Centerville’s building codes and property standards be strictly enforced on all housing units, particularly substandard (i.e., those housing units that are categorized as “distressed” or “failing”) structures, whether residential or otherwise⁴.

Additionally, it is further recommended that the City of Centerville prioritize its enforcement based upon those areas with the highest volume of vacant, dilapidated structures (see **Appendix B: Map Book – Vacant Houses**). These types of structures represent the most urgent threats to public health and safety as they are often havens for delinquency, drug use, and other criminal activity. Moreover, such efforts will not displace residents. The target areas outlined above contain detailed information regarding areas suitable for code enforcement action.

⁴ The Housing Assessment conducted by the MGRC was done so between November 2017 and February 2018. Property owners may have already addressed the issues noted by MGRC staff. The City of Centerville should visit these properties before proceeding with any of the recommended actions presented within this report.

STRATEGY 2: CAPITALIZE ON EXISTING HOUSING RESOURCES

The MGRC recommends that active code enforcement activities be coordinated with direct efforts to assist homeowners who have difficulty in maintaining their houses without outside assistance. The following Resource Guide is intended to provide information regarding housing opportunities and programs available to residents⁵.

Georgia Power Senior Discount

Georgia Power customers 65 years of age or older with a combined income of less than \$24,280 may qualify for a Senior Citizens Discount.

Flint Energies Billing Options

Senior citizen and handicapped members who collect Social Security or retirement benefits on the first of the month may not receive it in time to pay their power bill. Flint Energies can send the bill at a more convenient time. Customers must be a residential member and be 55+ years of age, any age and totally disabled to be eligible.

Federal Weatherization Assistance Program

The U.S. Department of Energy (DOE) Weatherization Assistance Program provides grants to states, territories, and some Indian tribes to improve the energy efficiency of the homes of low-income families. These governments, in turn, contract with local governments and nonprofit agencies to provide weatherization services to those in need using the latest technologies for home energy upgrades.

Houston County Habitat for Humanity

Houston County Habitat for Humanity builds homes in partnership with low-income working families and the community to build decent, affordable housing. Houston County Habitat for Humanity is "not a hand-out but a hand-UP!" Habitat families are required to complete "Sweat Equity" hours; complete educational classes on budgeting, legal affairs, and home maintenance; work with a housing counselor to improve your credit; and successfully pay debts, including closing costs.

United Way 2-1-1

A national program, the United Way 2-1-1 is an emergency, confidential resource that works to provide shelter, housing, utilities assistance, financial support, and home repairs for those in need.

Energy Assistance Program (EAP)

Georgia offers its residents a fuel and wintertime heating bill assistance program, and the funds are targeted at the disadvantaged in the state. The program helps people with low or moderate incomes, those age 65 and older, and those who are homebound. It helps them with paying for expenses such as their home's natural gas and heating bills.

⁵ Current as of February 15, 2018.

The Middle Georgia Community Action Agency administers the program for those people who live in various Central Georgia counties, and they may, in fact, process more applications than any other agency. To apply for assistance from the fuel program through the Middle Georgia Community Action Agency, contact the local Community Service Center.

Fuller Center for Housing

The Fuller Center for Housing is an international, Christian nonprofit that builds and renovates houses in partnership with families in need. Homeowners work hand-in-hand with volunteers to build or renovate their homes, which they then pay for on terms they can afford, with no interest charged or profit made. This is a charity with dignity and a program that creates decent homes, restores neighborhoods and revitalizes communities.

Georgia Department of Community Affairs (DCA)

DCA partners with local communities across the state to provide a variety of programs and assistance that benefit and help secure the success of the community. DCA helps ensure all of Georgia's citizens have the opportunity to find safe and affordable housing through a range of programs designed to foster new housing development, homeownership, and improved housing choices.

U.S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality, affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination and transform the way HUD does business. From affordable apartment search to home ownership programs, HUD provides a wide range of housing programs.

NEXT STEPS

HOUSING ASSESSMENT UPDATES

Housing conditions are subject to change. This database will need to be updated at regular intervals. The initial assessments were completed by the Middle Georgia Regional Commission in February 2018. It is recommended that city staff continue to be trained on the process of data collection and analysis to help measure housing trends over time. The MGRC has staff time and expertise available to provide this training.

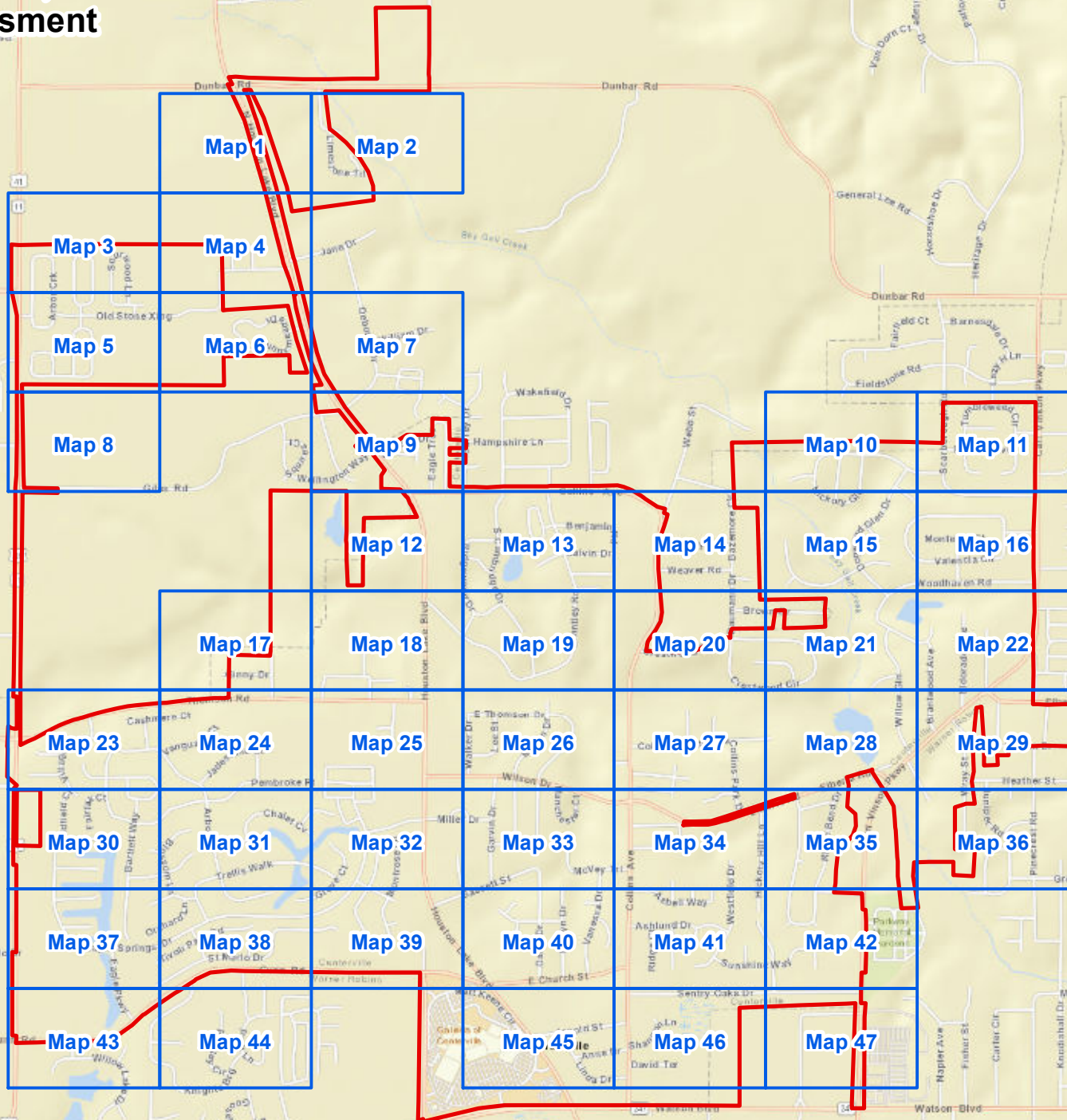
IMPLEMENTATION OF STRATEGIES

The City of Centerville's elected officials and staff are encouraged to review the report and accompanying maps in depth. An internal session to discuss the proposed target areas, recommended strategies, and to develop an action plan to address housing issues is encouraged.

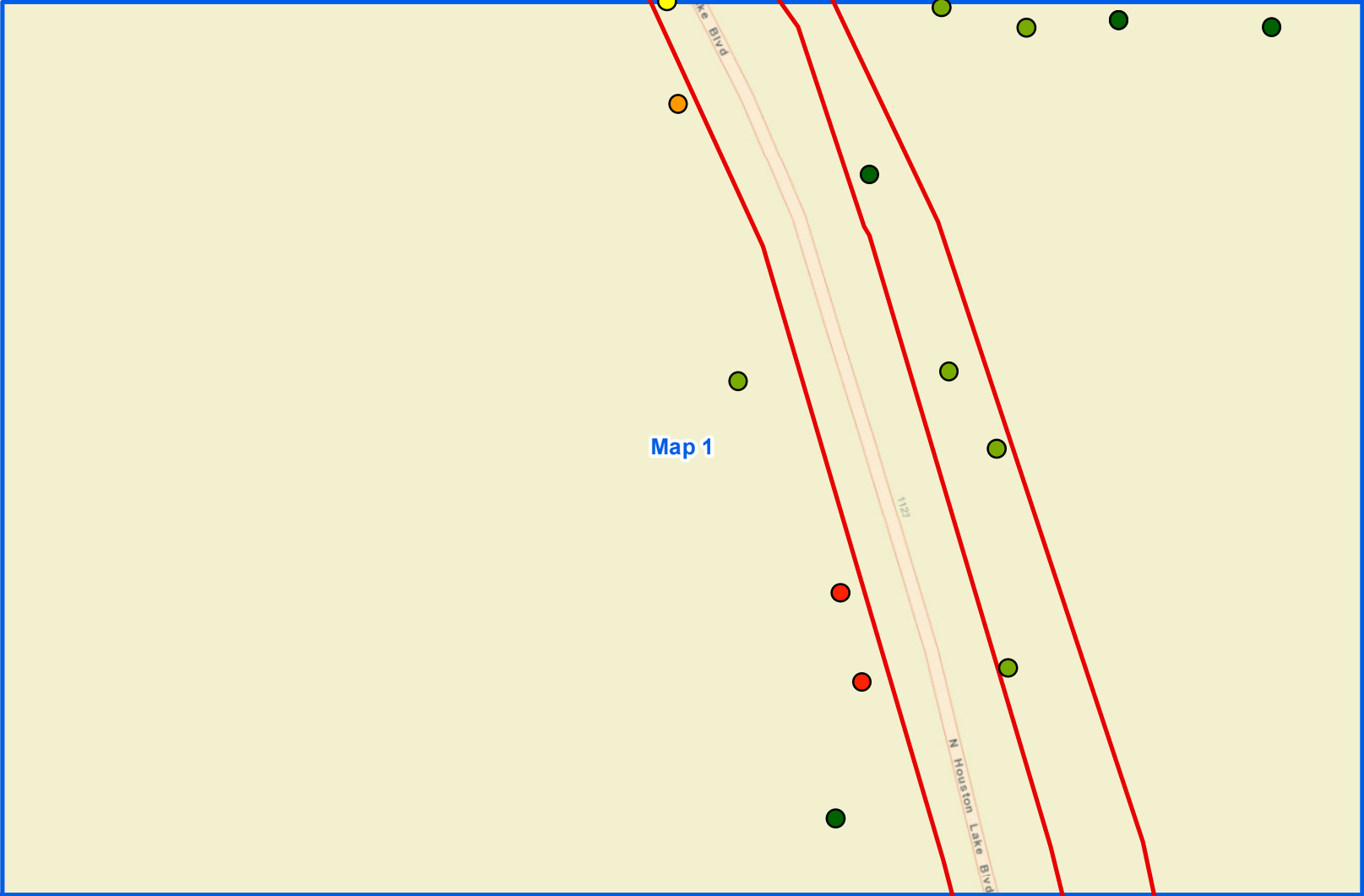
APPENDIX A

MAP BOOK – CONDITIONS

City of Centerville, GA: Housing Assessment



City of Centerville, GA: Housing Assessment - Map 1



Map 1

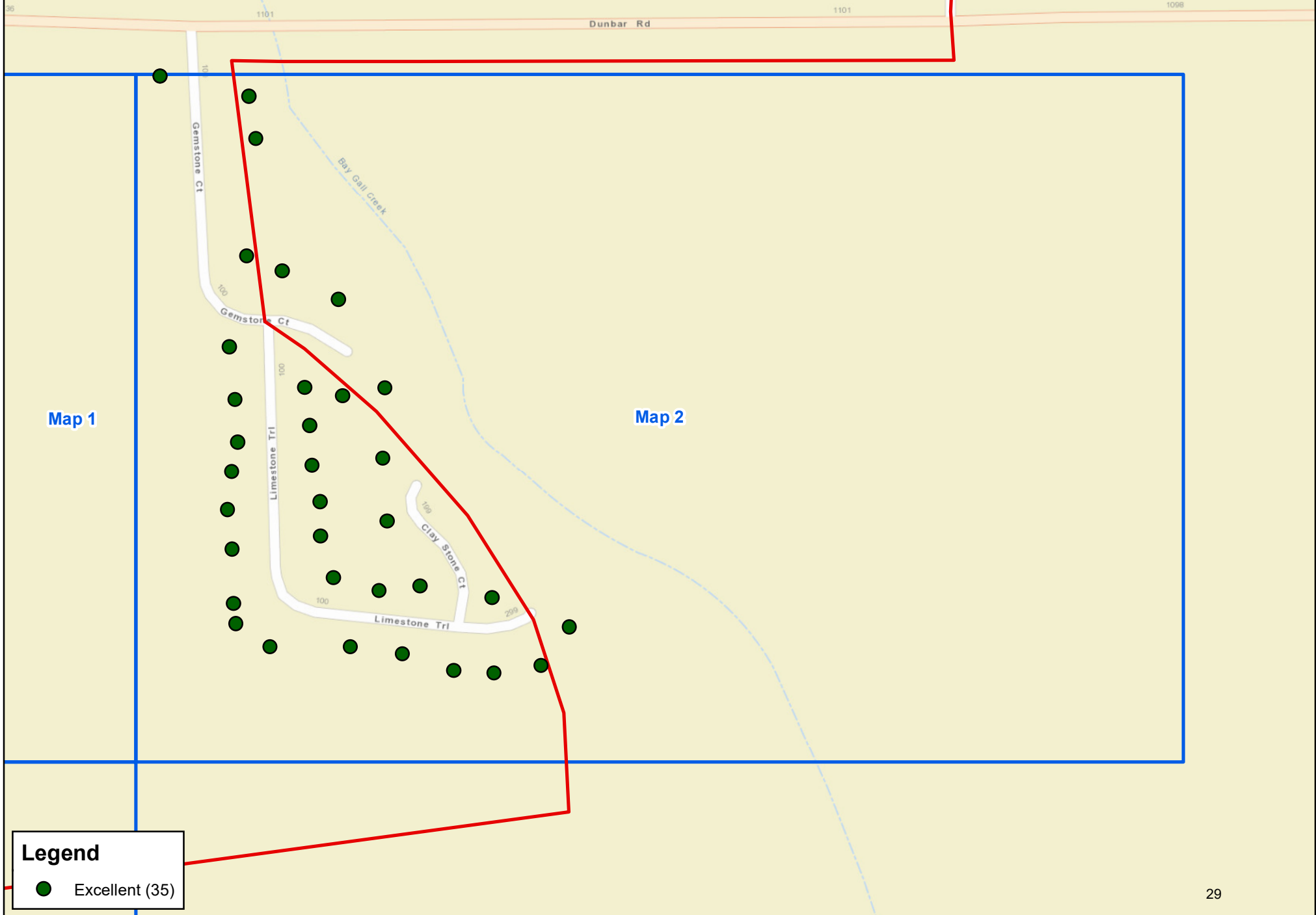
Map 2

Map 4

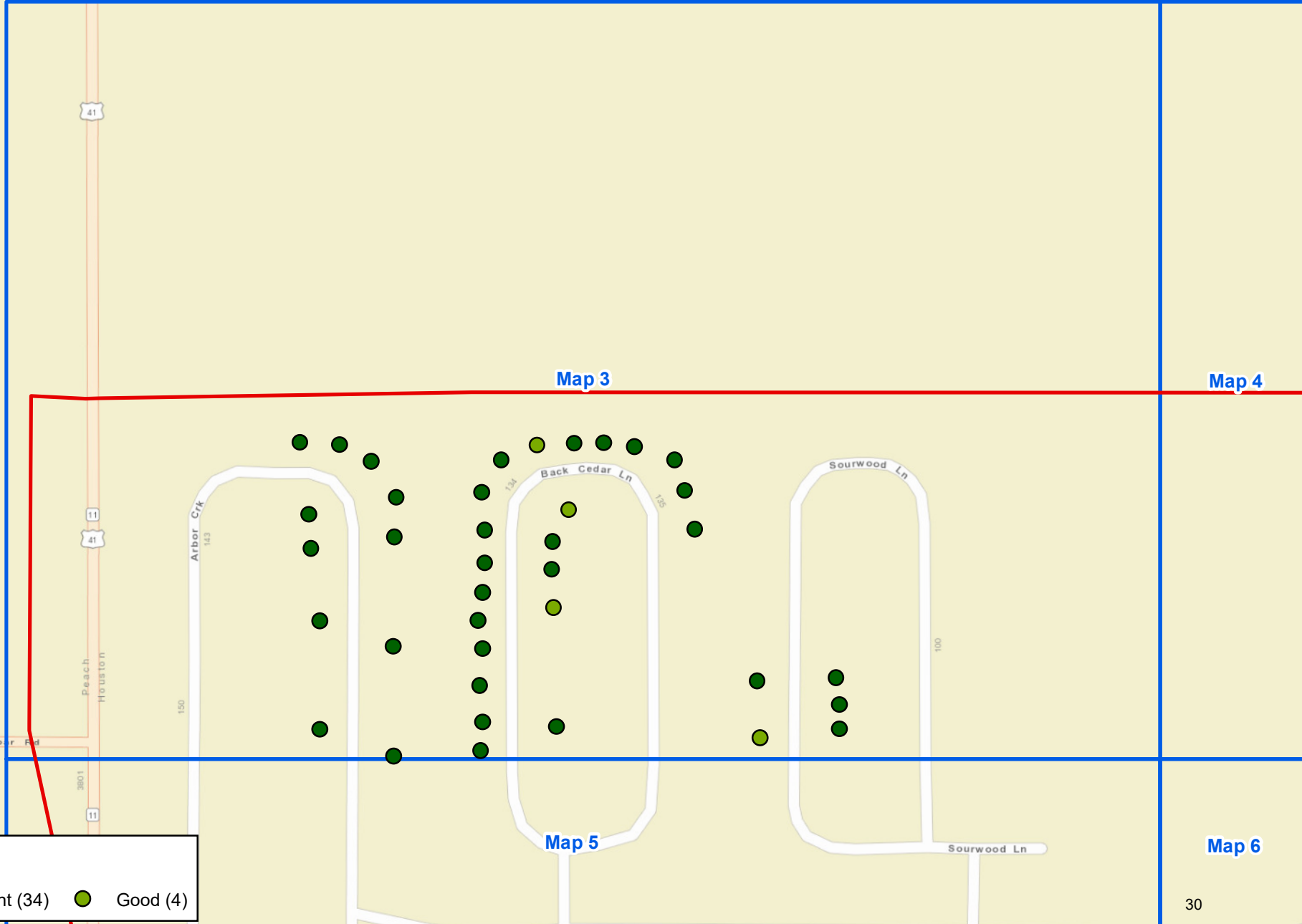
Legend

- Excellent (5)
- Good (6)
- Average (1)
- Distressed (1)
- Failing (2)

City of Centerville, GA: Housing Assessment - Map 2



City of Centerville, GA:
Housing Assessment - Map 3



Legend

●	Excellent (34)	●	Good (4)
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City of Centerville, GA:
Housing Assessment - Map 4



Map 1

Map 2

Map 3

Map 4

Map 6

Map 7

Legend

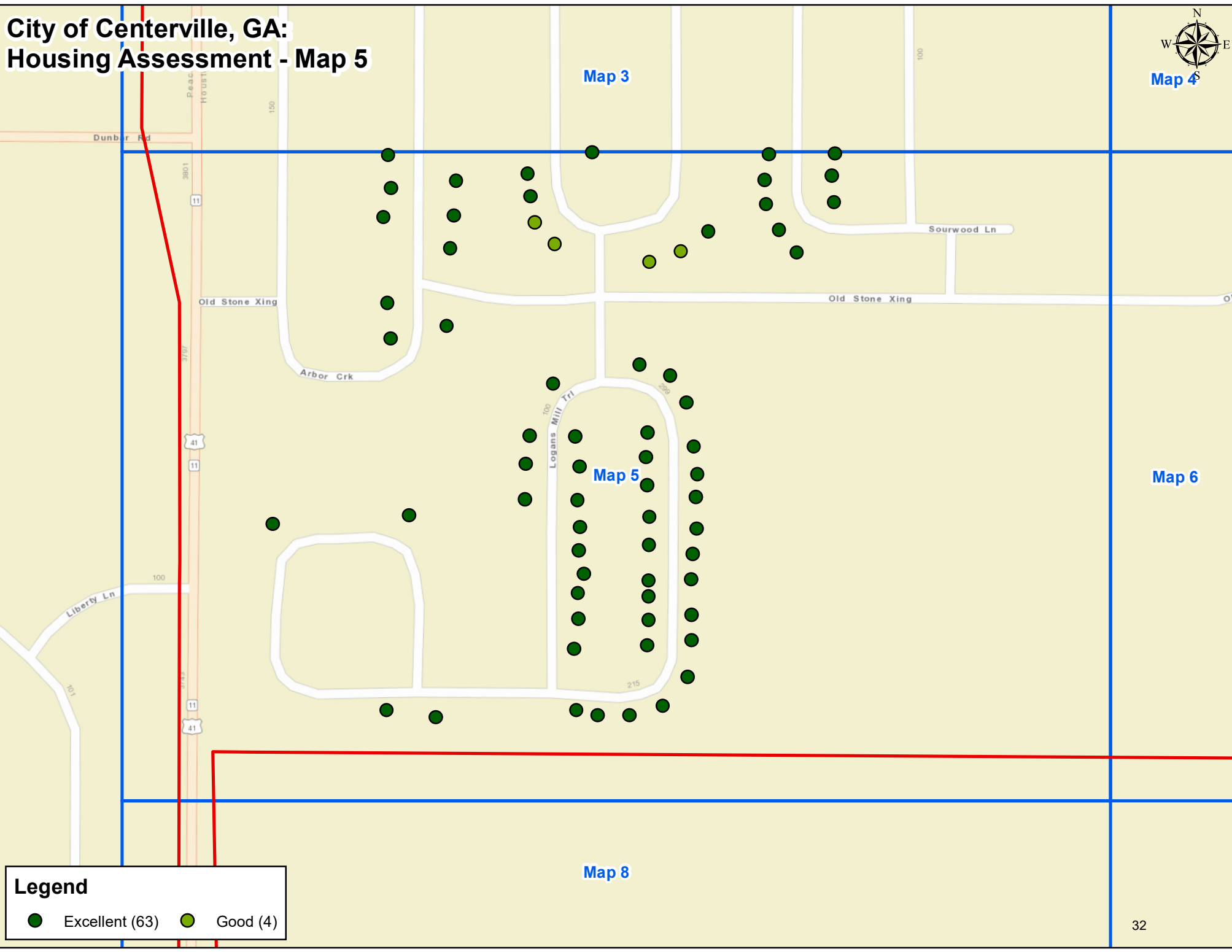


Excellent (7)



Good (2)

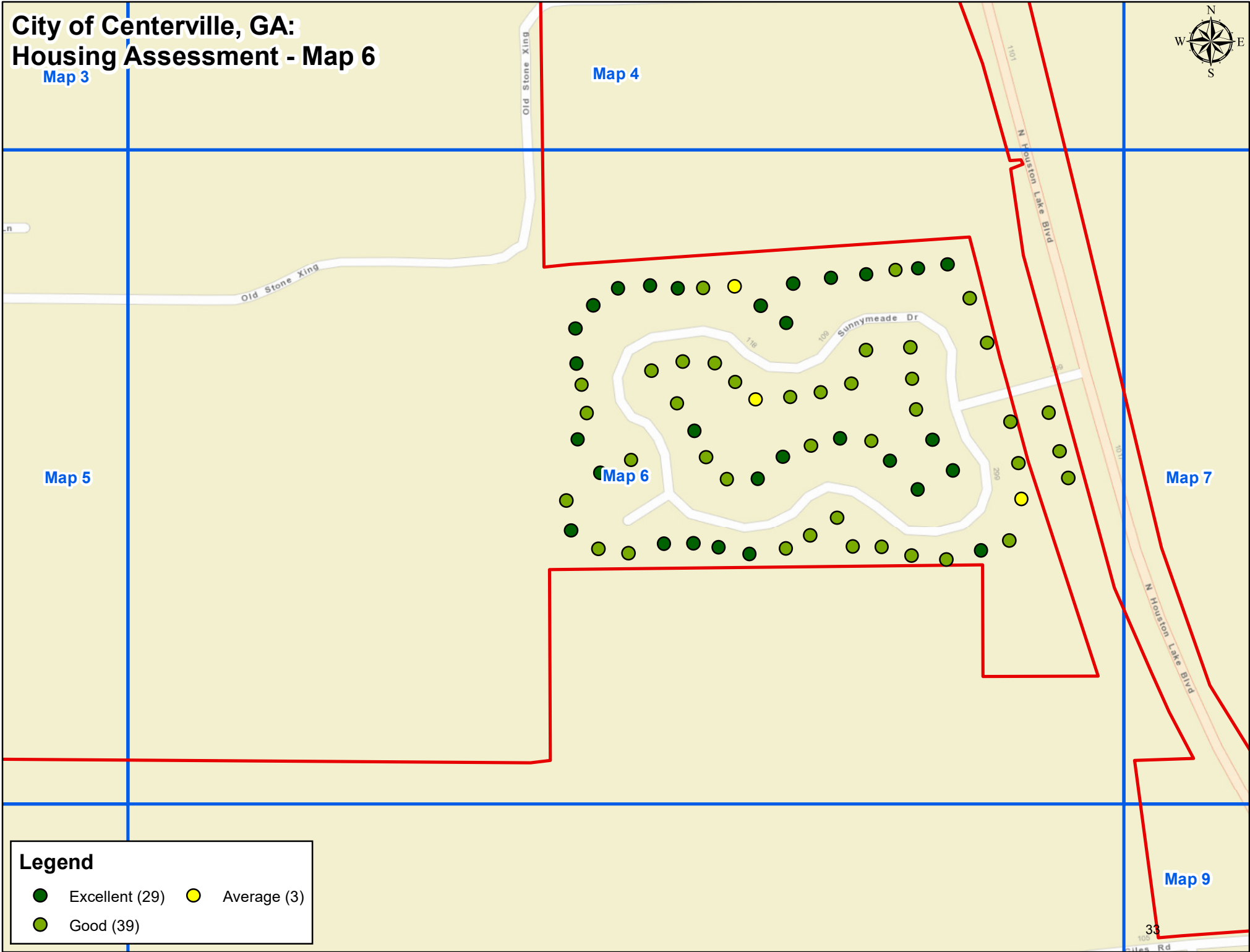
City of Centerville, GA:
Housing Assessment - Map 5



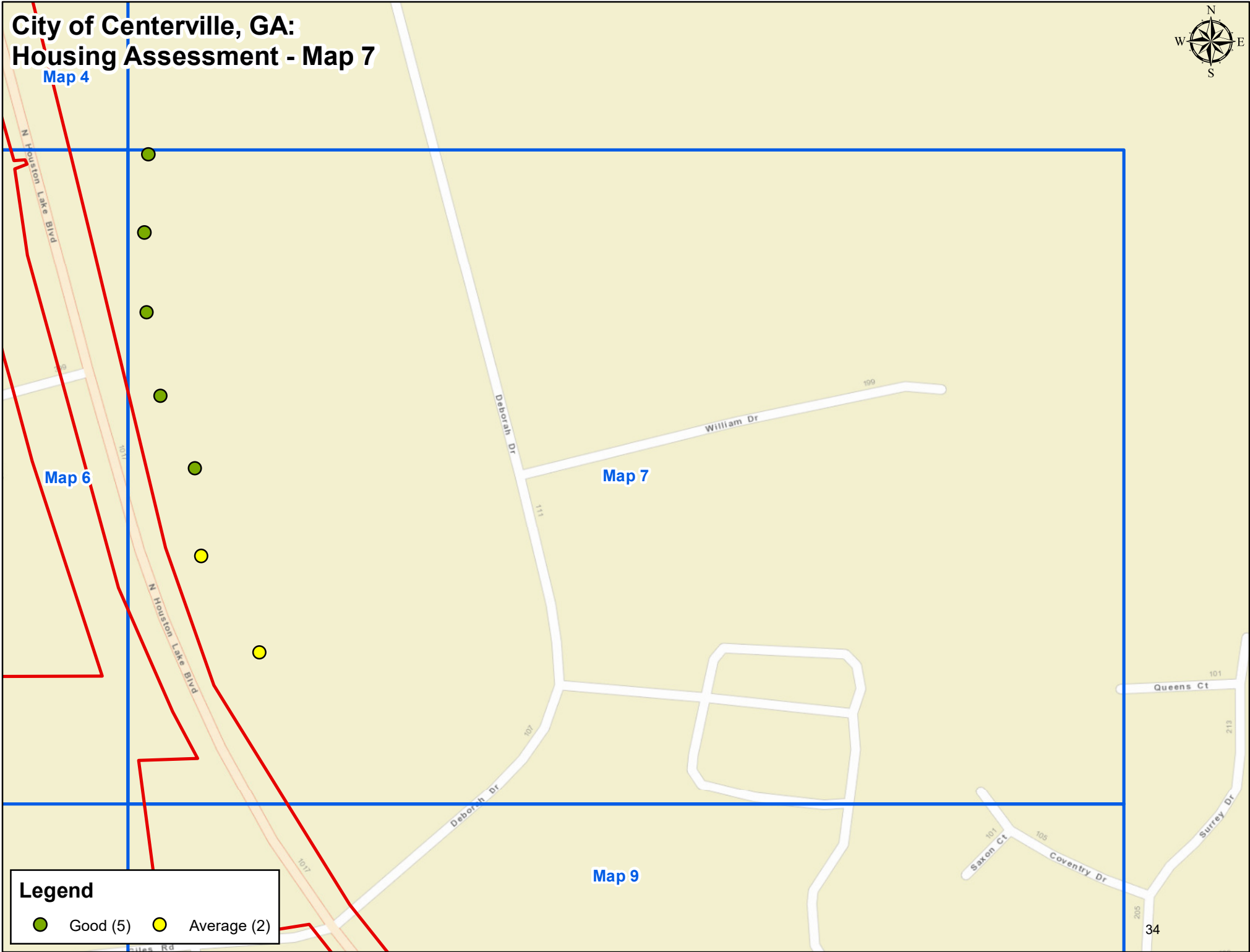
Legend

●	Excellent (63)	●	Good (4)
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City of Centerville, GA:
Housing Assessment - Map 6



City of Centerville, GA: Housing Assessment - Map 7



City of Centerville, GA:
Housing Assessment - Map 8



Map 5

Map 6

Map 8

Legend

Good (1)

City of Centerville, GA: Housing Assessment - Map 9

Map 6

Map 7



Map 9

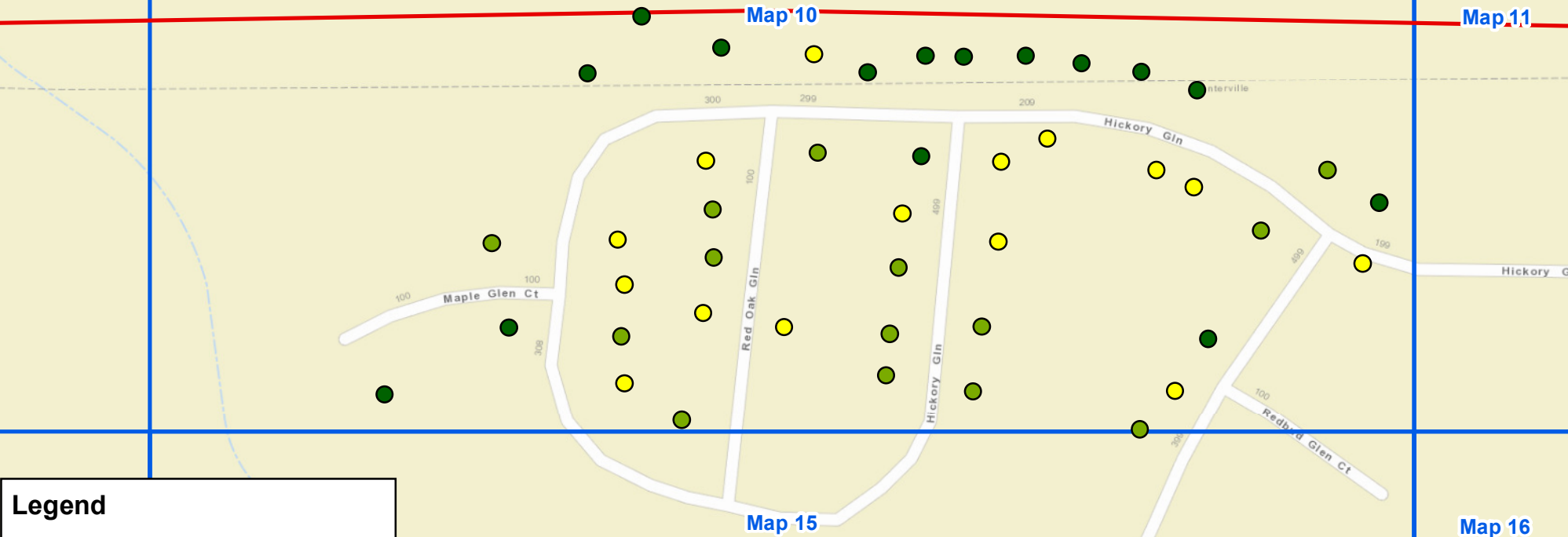
Map 12

Map 13

Legend

- Excellent (7)
- Good (103)
- Average (2)

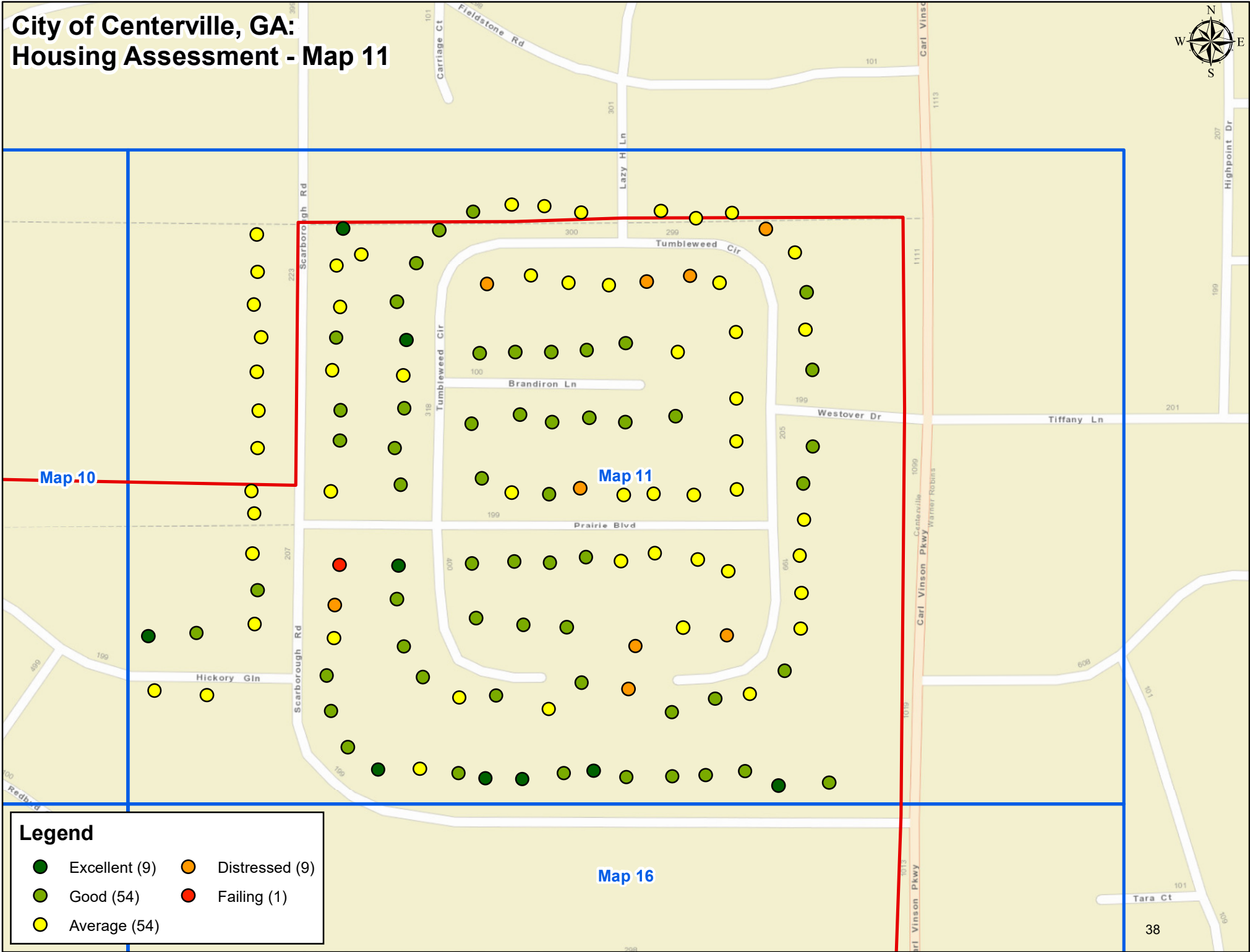
City of Centerville, GA:
Housing Assessment - Map 10



Legend

● Excellent (15)	● Average (15)
● Good (14)	

City of Centerville, GA: Housing Assessment - Map 11



Legend

●

Excellent (9)

●

Good (54)

●

Average (54)

●

Distressed (9)

●

Failing (1)

City of Centerville, GA:
Housing Assessment - Map 12



Map 9

Map 12

Map 13

Map 19

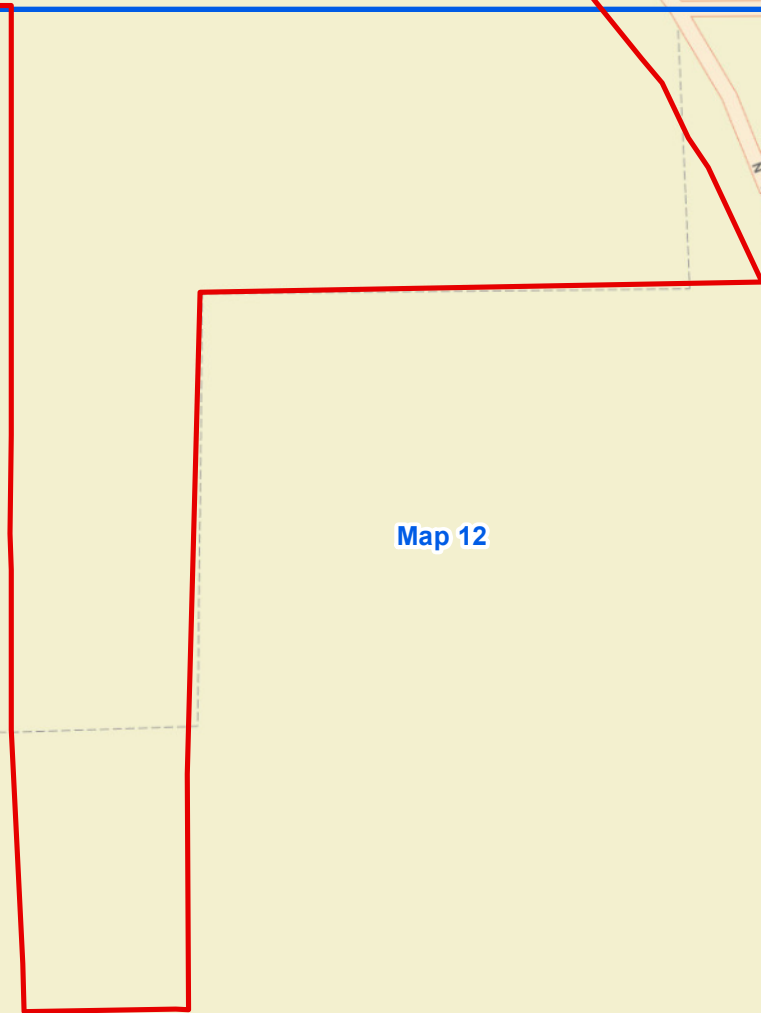
Legend



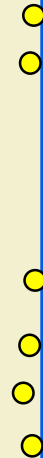
Good (2)



Average (8)



N Houston Lake Blvd



City of Centerville, GA: Housing Assessment - Map 13



Map 9

Map 12

Map 13

Map 14

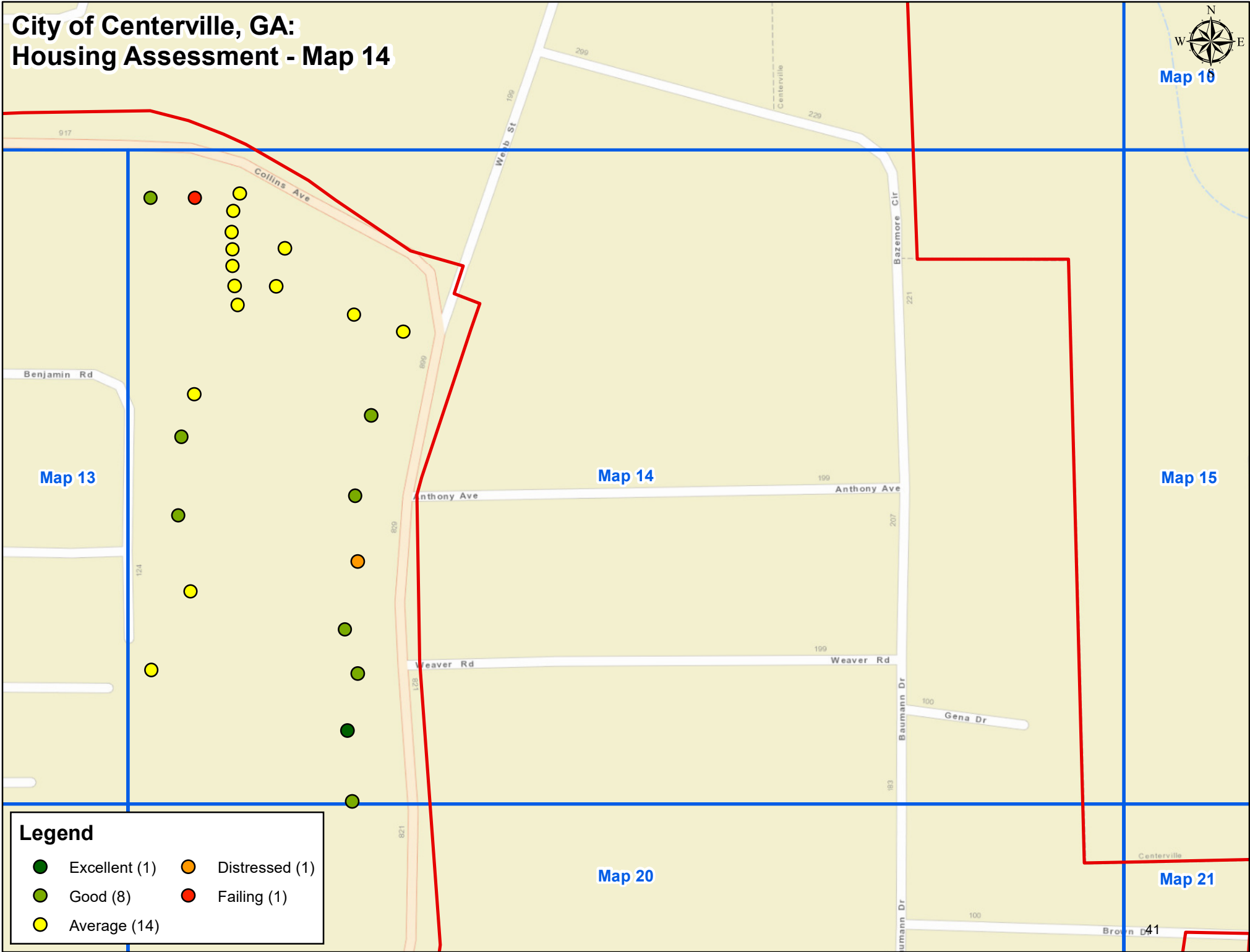
Map 19

Map 20

Legend

- | | |
|--|---|
|  Excellent (5) |  Average (106) |
|  Good (16) |  Distressed (17) |

City of Centerville, GA: Housing Assessment - Map 14



Legend

● Excellent (1)	● Distressed (1)
● Good (8)	● Failing (1)
● Average (14)	

City of Centerville, GA:
Housing Assessment - Map 15



Map 15

Map 10

Map 15

Map 16

Map 21

Map 22

Legend

- Excellent (9)
- Good (27)
- Average (33)
- Distressed (1)

City of Centerville, GA: Housing Assessment - Map 16

Map 10

Map 11



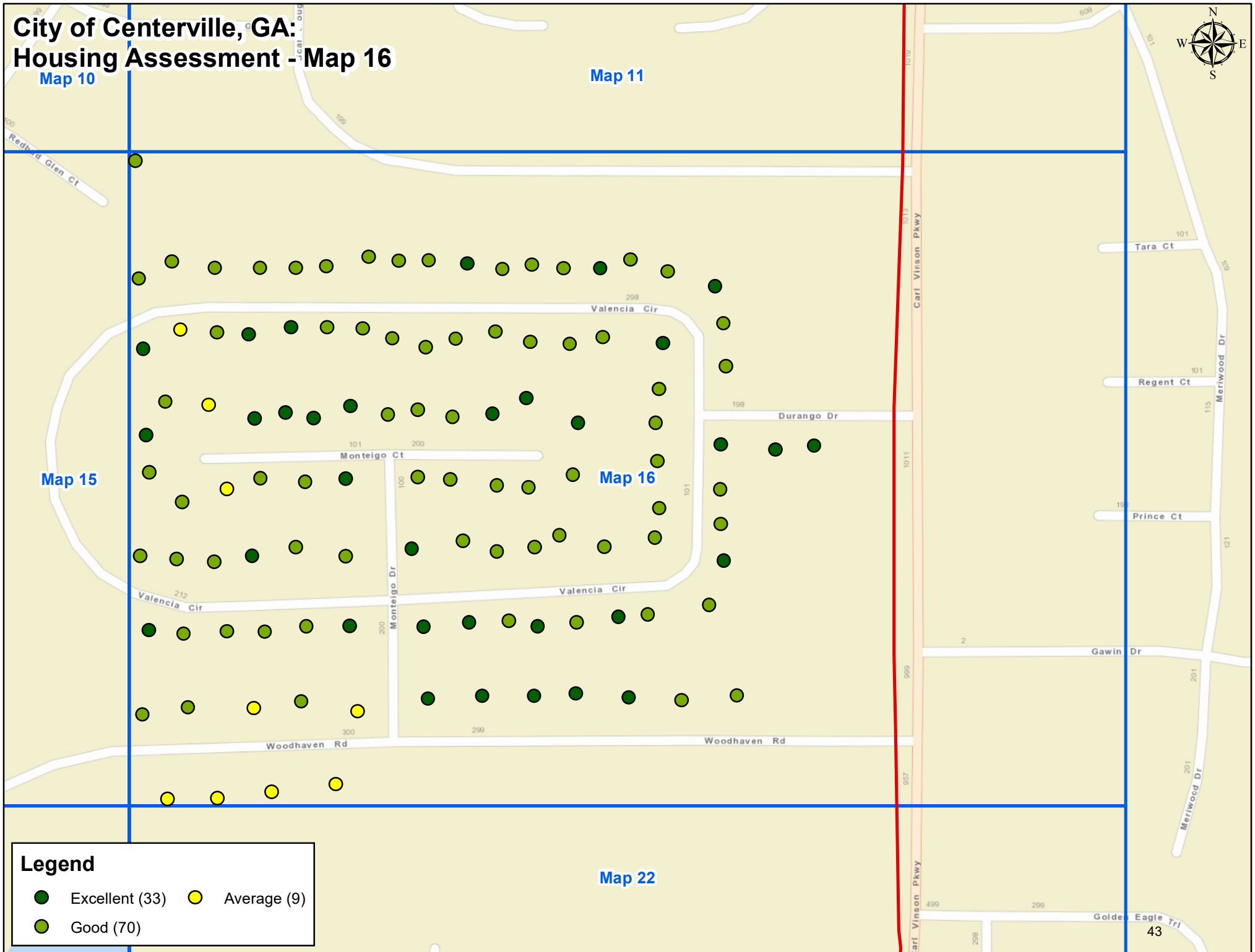
Map 15

Map 16

Map 22

Legend

- Excellent (33)
- Average (9)
- Good (70)



City of Centerville, GA:
Housing Assessment - Map 17



Map 12

Map 17

Map 18

Legend

Excellent (2)

Average (4)

Good (3)

Map 24

Map 25

City of Centerville, GA:
Housing Assessment - Map 18



Map 13

Map 12

Map 17

Map 18

Map 19

Legend

- Excellent (4)
- Good (12)
- Average (22)
- Distressed (3)

Map 26

Map 25

City of Centerville, GA: Housing Assessment - Map 19

Map 12

Map 13



Map 18

Map 19

Map 20

Legend

- Good (25)
- Average (43)
- Distressed (8)

Map 26

Map 27

City of Centerville, GA: Housing Assessment - Map 20

Map 13

Map 14



Map 19

Map 20

Map 21

Map 27

Map 28

Legend

- | | |
|----------------|----------------|
| Excellent (13) | Average (7) |
| Good (22) | Distressed (1) |

City of Centerville, GA: Housing Assessment - Map 21



Map 14

Map 15

Map 18

Map 20

Map 21

Map 22

Map 28

Map 29

Legend

- Excellent (29)
- Good (32)
- Average (4)

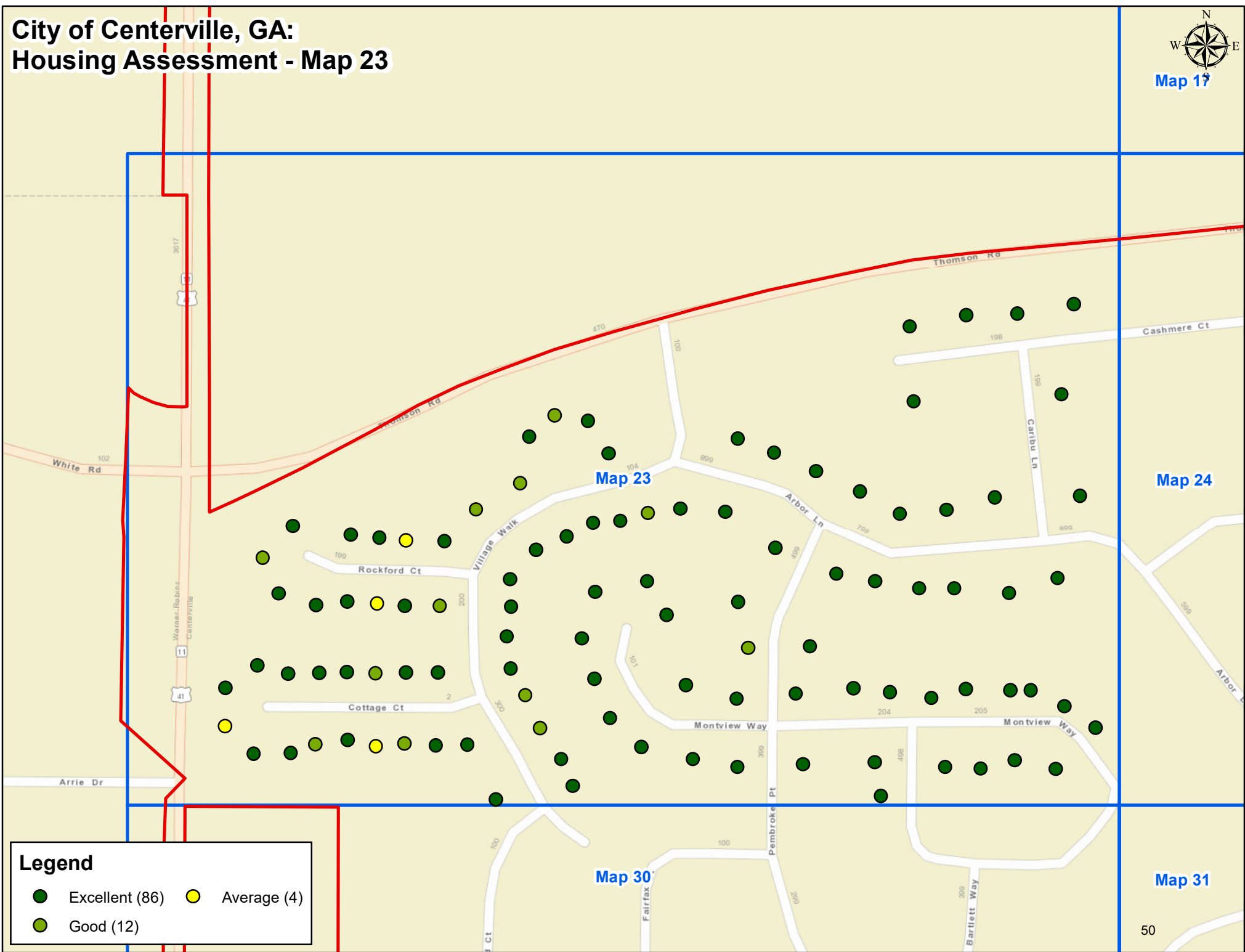
City of Centerville, GA: Housing Assessment - Map 22



Legend

- | | |
|-----------------|------------------|
| ● Excellent (8) | ● Average (3) |
| ● Good (15) | ● Distressed (1) |

City of Centerville, GA:
Housing Assessment - Map 23



Legend

● Excellent (86)	● Average (4)
● Good (12)	

City of Centerville, GA: Housing Assessment - Map 24



Map 18

Map 17

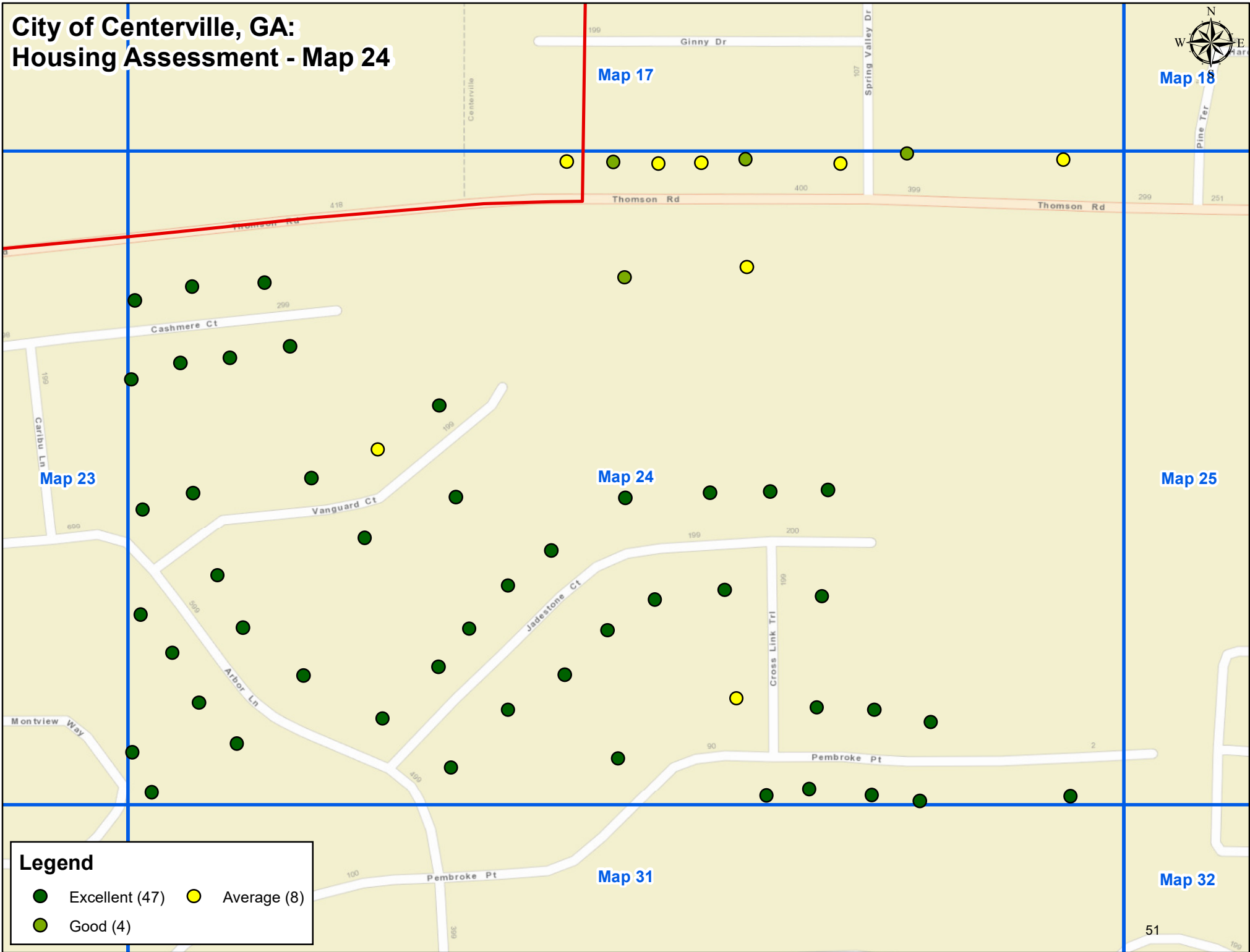
Map 23

Map 24

Map 25

Legend

- Excellent (47)
- Average (8)
- Good (4)



City of Centerville, GA: Housing Assessment - Map 25



Map 19

Map 18

Map 17

Map 24

Map 26

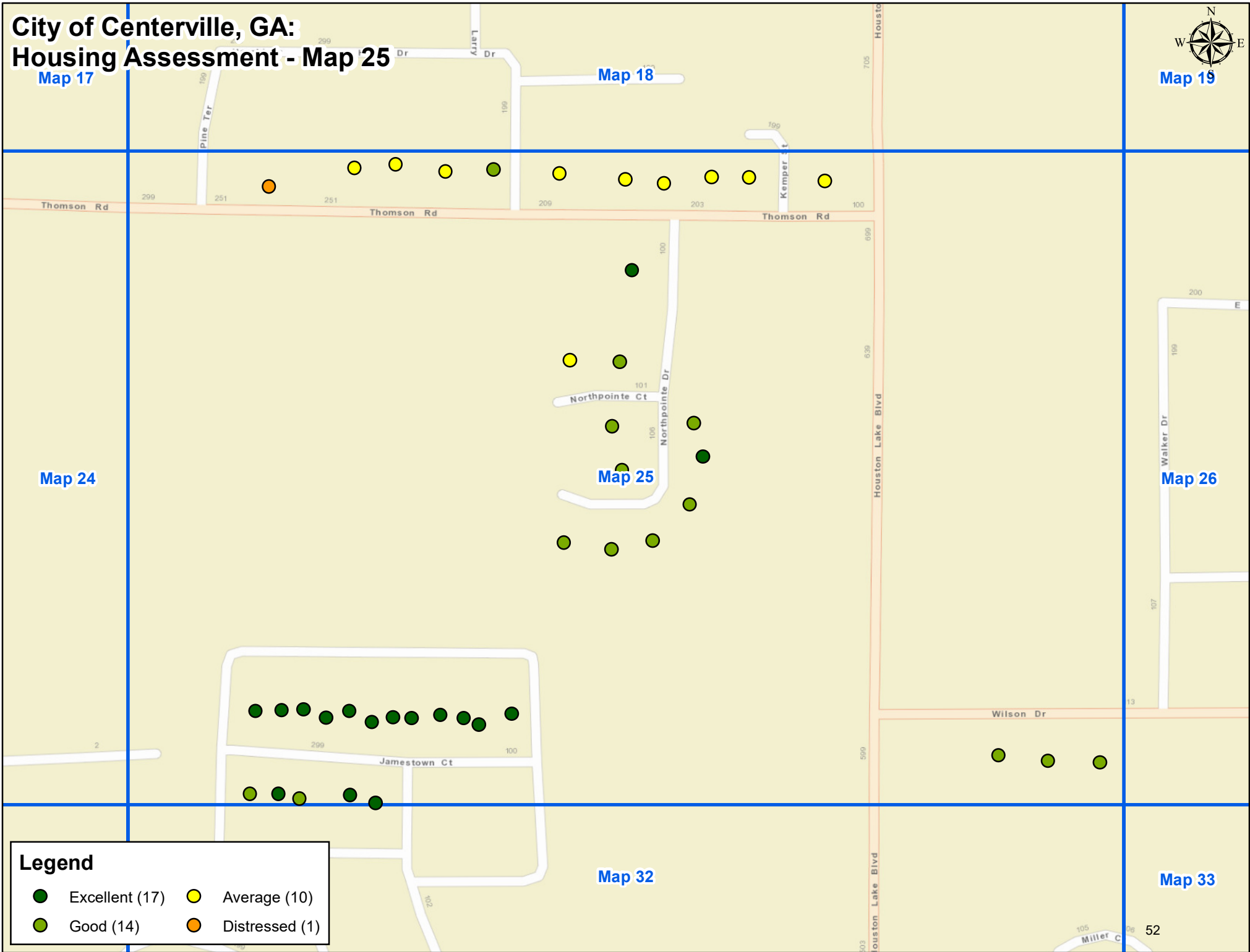
Map 25

Map 33

Map 32

Legend

- | | |
|------------------|------------------|
| ● Excellent (17) | ● Average (10) |
| ● Good (14) | ● Distressed (1) |



City of Centerville, GA:
Housing Assessment - Map 26



Map 18

Map 19

Map 29

Map 25

Map 26

Map 27

Map 33

Map 34

Legend

- Excellent (7)
- Good (52)
- Average (27)
- Distressed (2)

City of Centerville, GA:
Housing Assessment - Map 27



Map 19

Map 20

Map 28

Map 26

Map 27

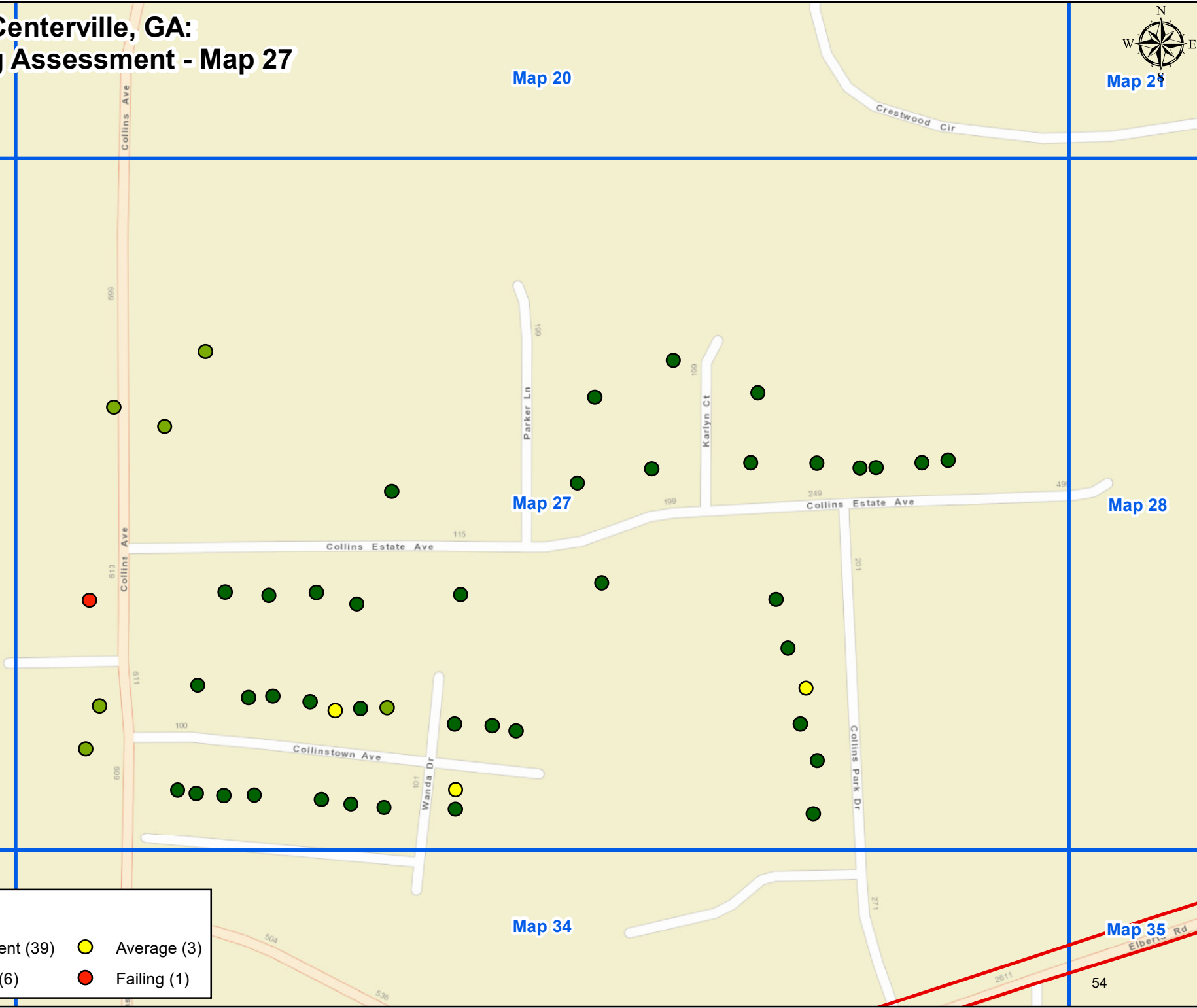
Map 28

Map 34

Map 35

Legend

- | | |
|----------------|-------------|
| Excellent (39) | Average (3) |
| Good (6) | Failing (1) |



Map 20



City of Centerville, GA: Housing Assessment - Map 29

Map 21

Map 22



Map 28

Map 29

Map 36

Legend

- | | |
|---------------|-----------------|
| Excellent (9) | Distressed (24) |
| Good (22) | Failing (1) |
| Average (16) | |

City of Centerville, GA: Housing Assessment - Map 30



Map 24

Map 23

Map 31

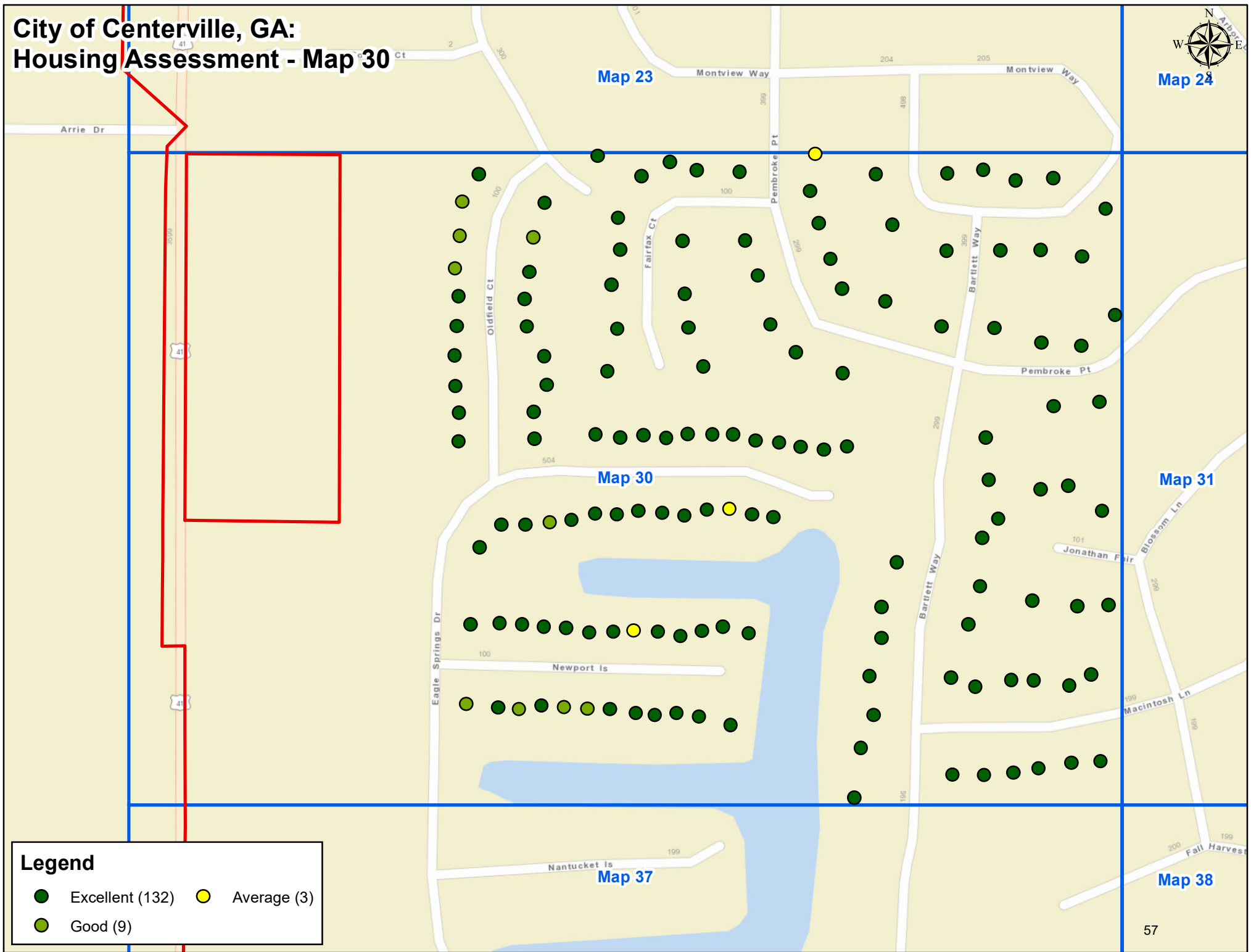
Map 30

Map 37

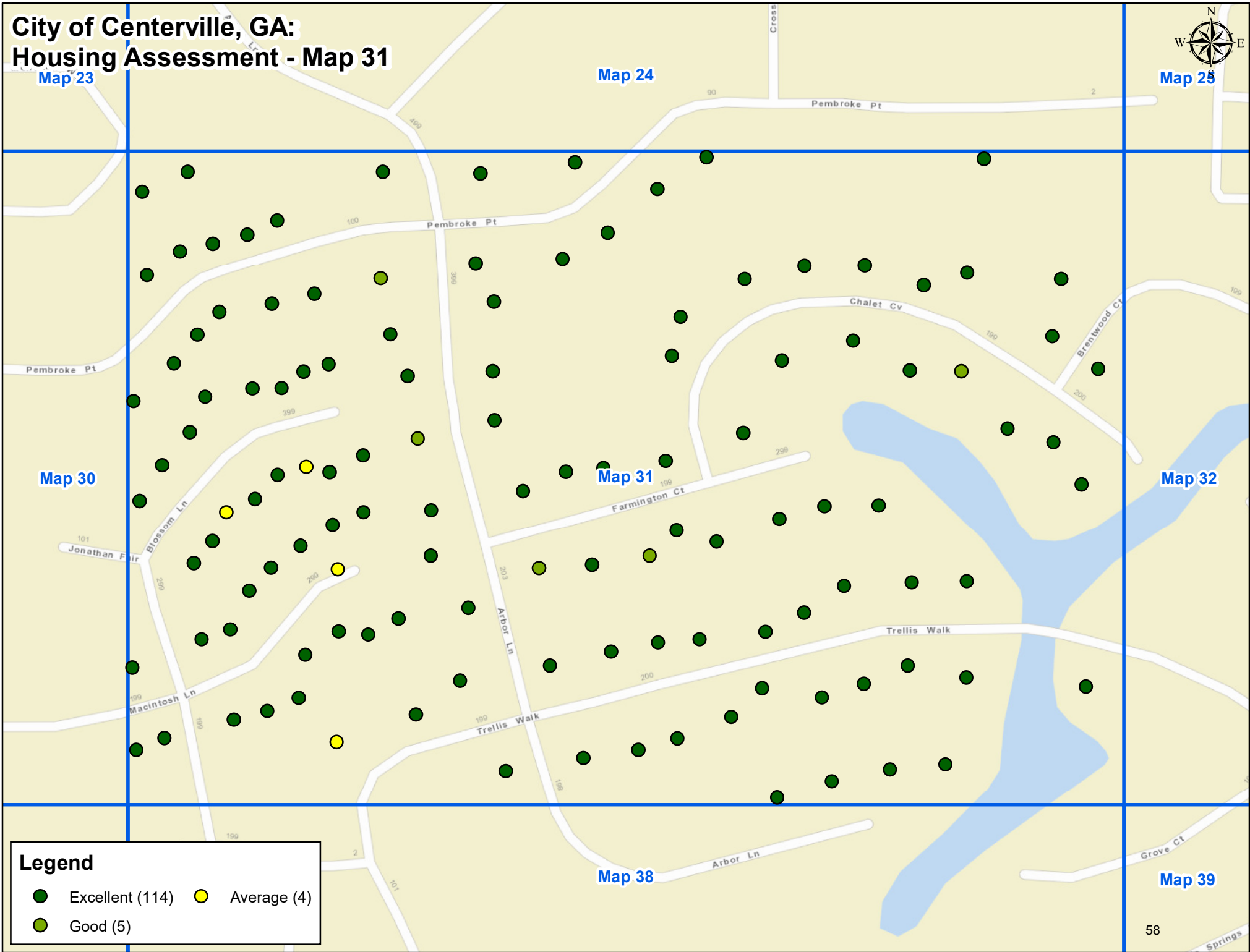
Map 38

Legend

- Excellent (132)
- Average (3)
- Good (9)



City of Centerville, GA:
Housing Assessment - Map 31



City of Centerville, GA: Housing Assessment - Map 32

Map 24

Map 25



Map 28

Map 31

Map 32

Map 33

Map 39

Map 40

Legend

- | | |
|----------------|----------------|
| Excellent (70) | Average (3) |
| Good (20) | Distressed (2) |

City of Centerville, GA: Housing Assessment - Map 33



Map 25

Map 26

Map 29

Map 32

Map 33

Map 34

Legend

- | | |
|---|--|
| ● Excellent (59) | ● Distressed (6) |
| ● Good (36) | ● Failing (2) |
| ● Average (16) | |

Map 40

Map 41

City of Centerville, GA: Housing Assessment - Map 34

Map 26

Map 27



Map 33

Map 34

Map 35

Legend

- | | |
|---|--|
| ● Excellent (24) | ● Average (6) |
| ● Good (23) | ● Distressed (2) |

Map 41

Map 42

City of Centerville, GA: Housing Assessment - Map 35

Map 27

Map 28



Map 34

Map 35

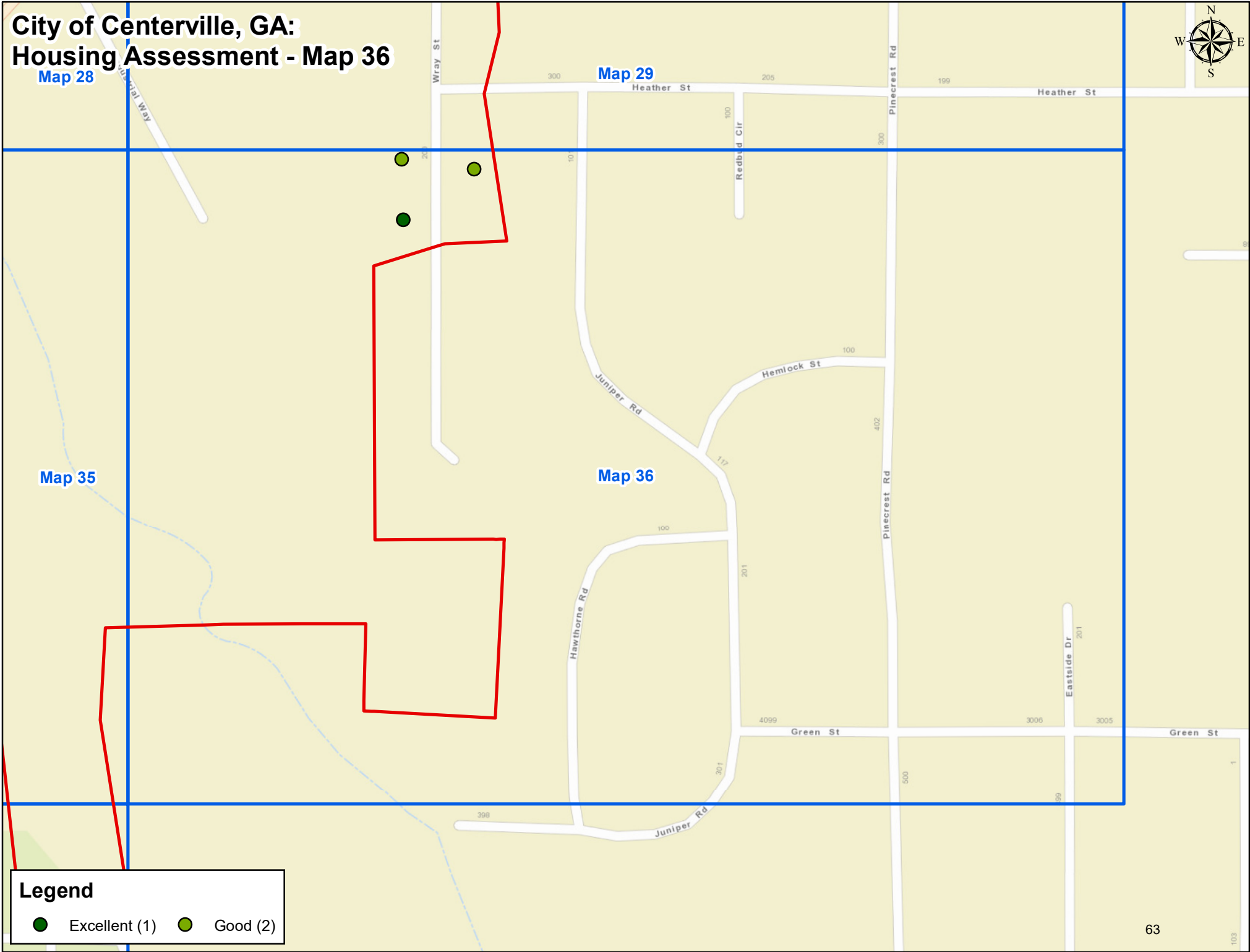
Map 36

Map 42

Legend

- | | |
|----------------|----------------|
| Excellent (25) | Average (7) |
| Good (41) | Distressed (5) |

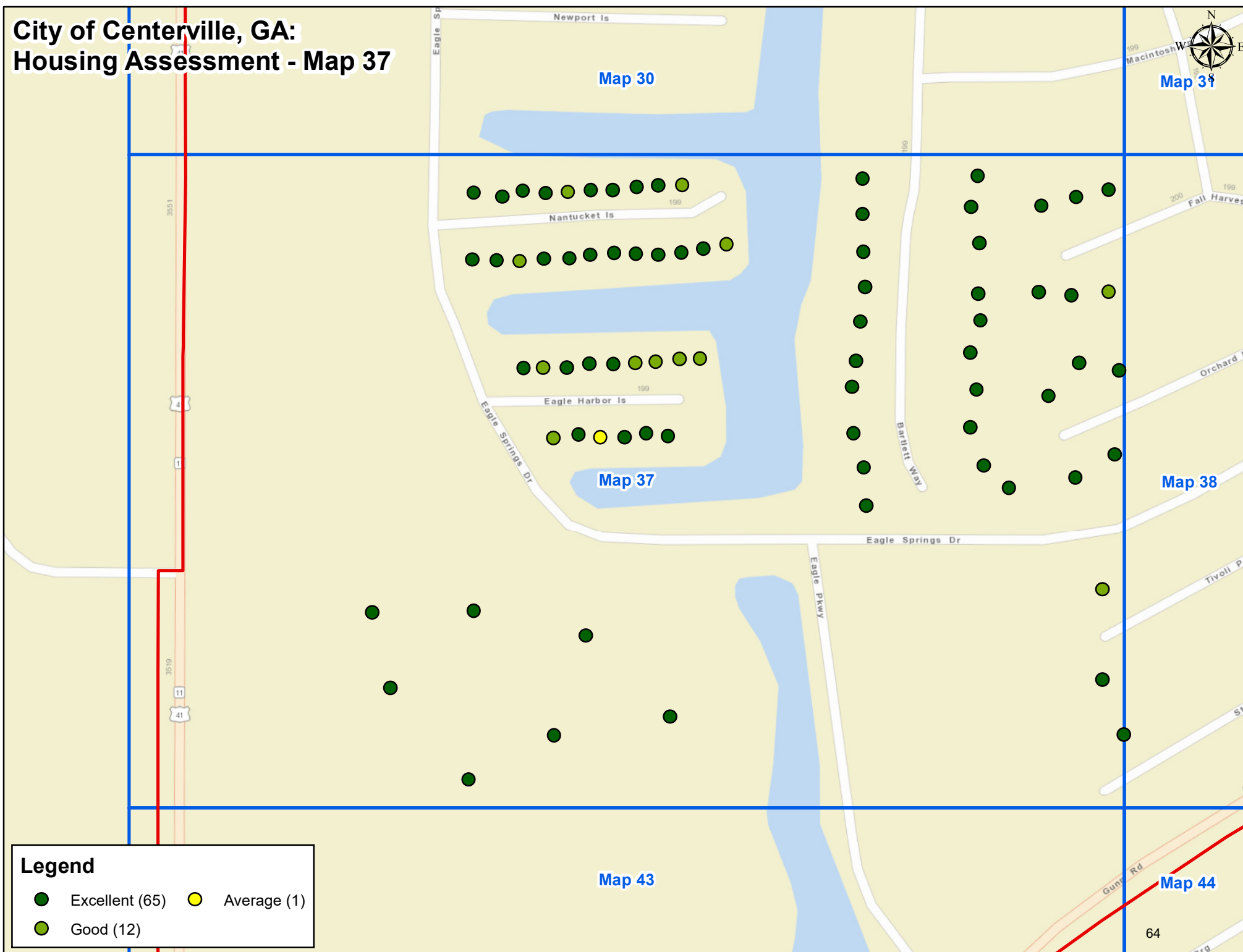
City of Centerville, GA:
Housing Assessment - Map 36



Legend

- Excellent (1)
- Good (2)

City of Centerville, GA: Housing Assessment - Map 37



City of Centerville, GA:
Housing Assessment - Map 38



Map 30

Map 31

Map 32

Map 37

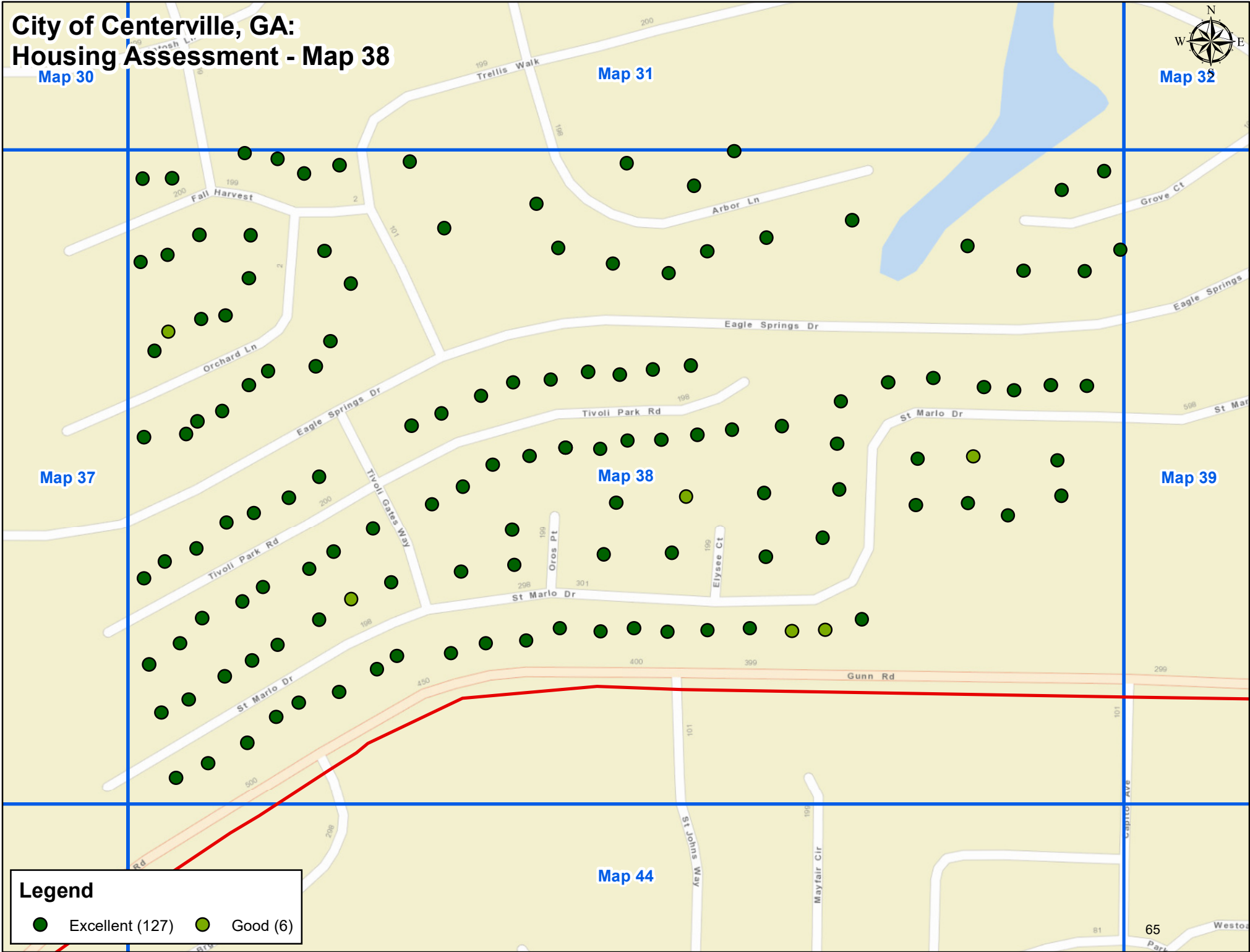
Map 38

Map 39

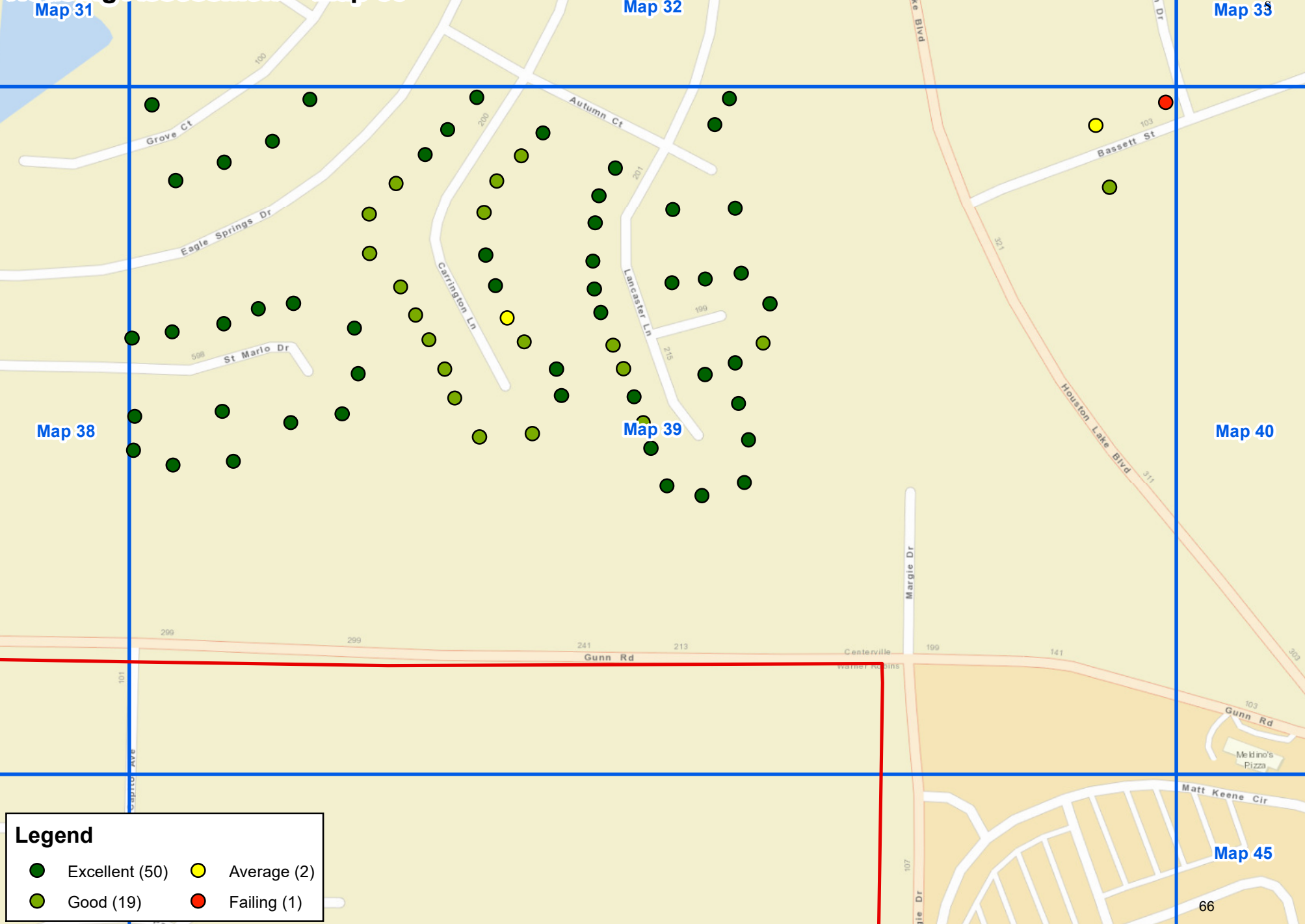
Map 44

Legend

- Excellent (127)
- Good (6)



City of Centerville, GA: Housing Assessment - Map 39



Legend

● Excellent (50)	● Average (2)
● Good (19)	● Failing (1)

City of Centerville, GA: Housing Assessment - Map 40

Map 32

Map 33



Map 39

Map 40

Map 41

Map 45

Map 46

Legend

- | | |
|---|--|
| ● Excellent (62) | ● Average (26) |
| ● Good (32) | ● Distressed (3) |

City of Centerville, GA: Housing Assessment - Map 41



Map 33

Map 34

Map 38

Map 40

Map 41

Map 42

Legend

- | | |
|------------------|------------------|
| ● Excellent (82) | ● Average (19) |
| ● Good (75) | ● Distressed (3) |

Map 46

Map 47

City of Centerville, GA: Housing Assessment - Map 42



Map 34

Map 35

Map 38

Map 41

Map 42

Map 47

Legend

- | | |
|----------------|----------------|
| Excellent (31) | Average (7) |
| Good (29) | Distressed (1) |

City of Centerville, GA:
Housing Assessment - Map 43



Map 37

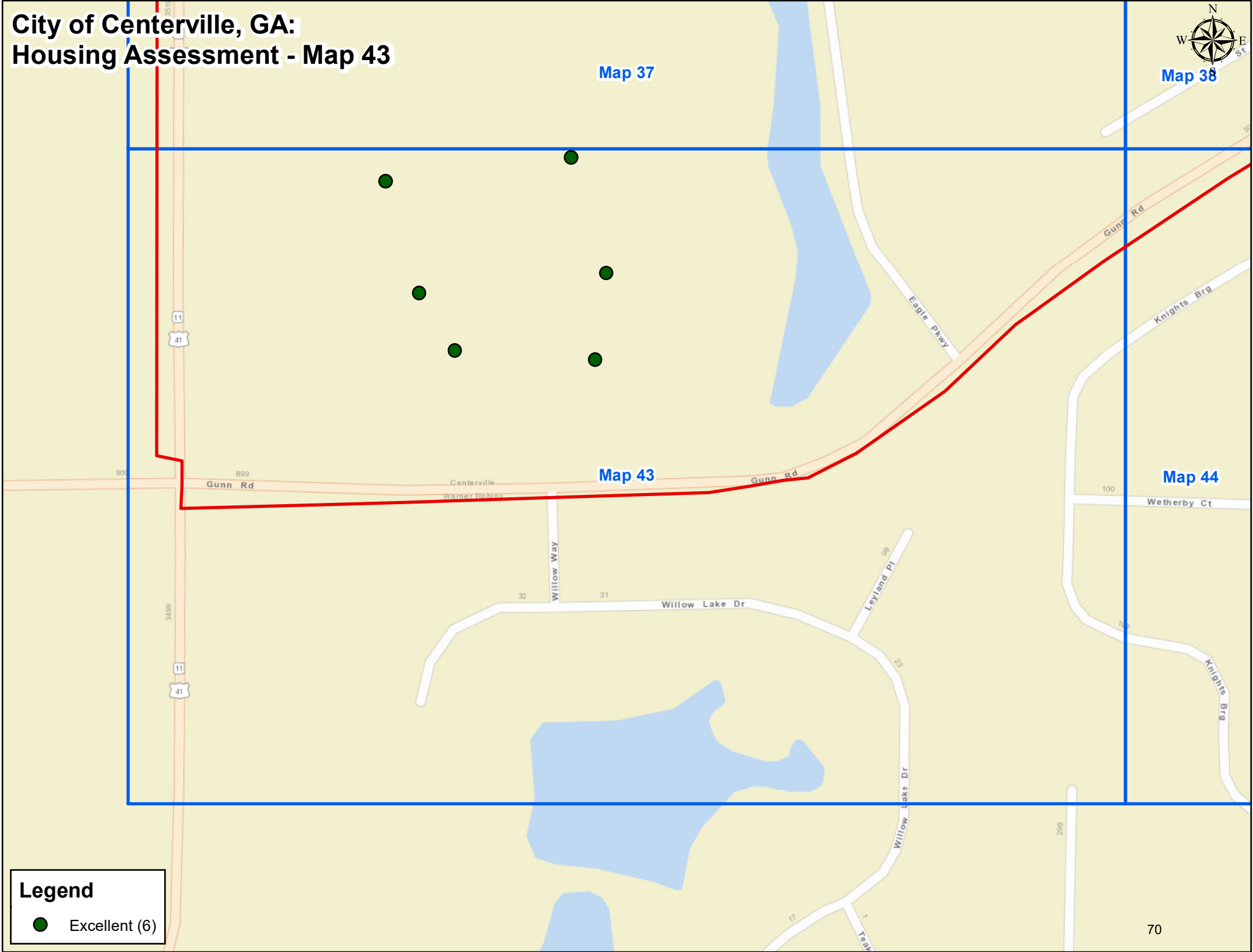
Map 38

Map 43

Map 44

Legend

● Excellent (6)



City of Centerville, GA:
Housing Assessment - Map 44

Map 37

Map 38




Map 39

Map 43

Map 44

Legend

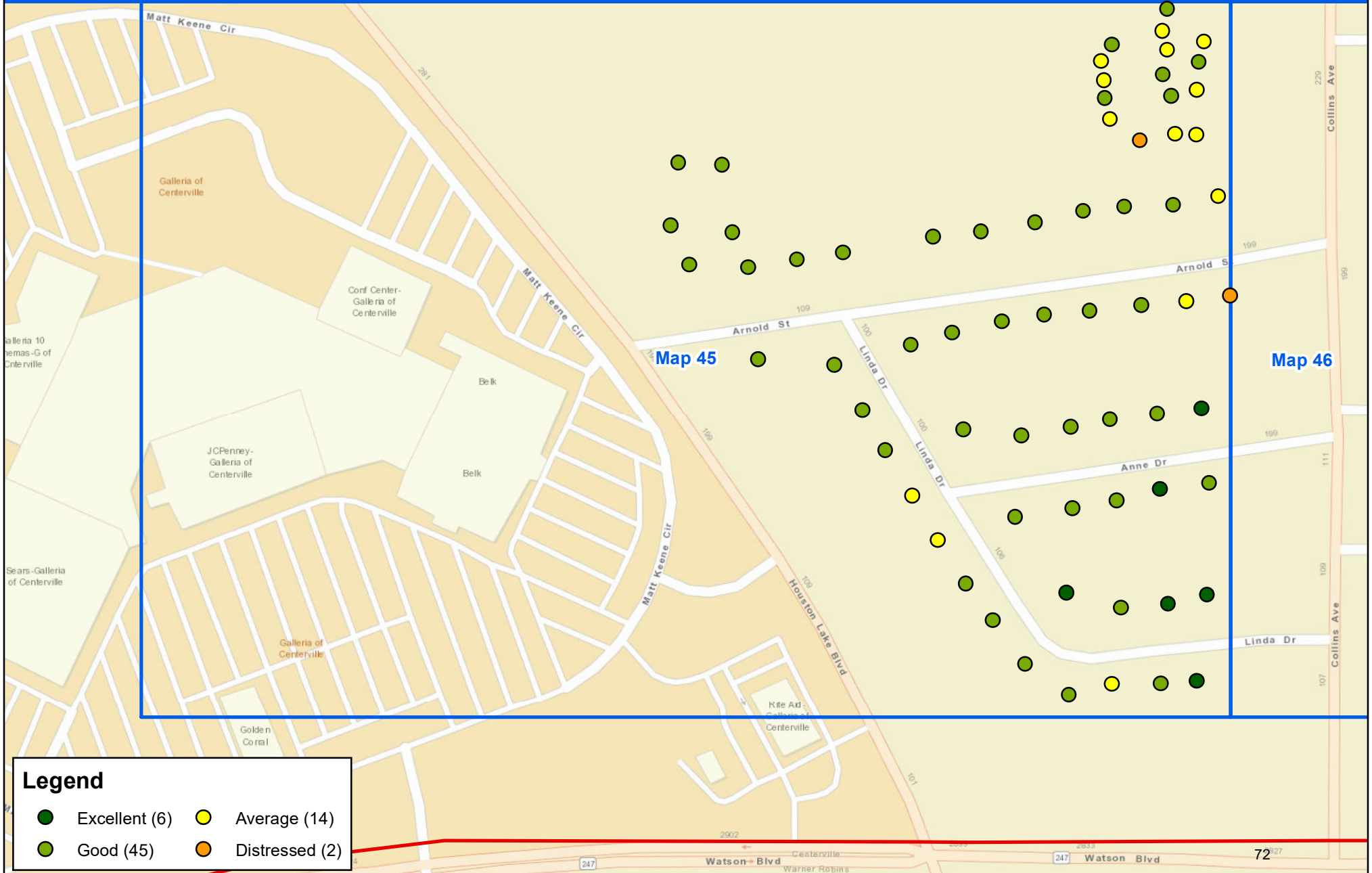
 Excellent (1)

City of Centerville, GA: Housing Assessment - Map 45

Map 39

Map 40

Map 41



Legend

- Excellent (6)
- Average (14)
- Good (45)
- Distressed (2)

City of Centerville, GA: Housing Assessment - Map 46

Map 40

Map 41



Map 42

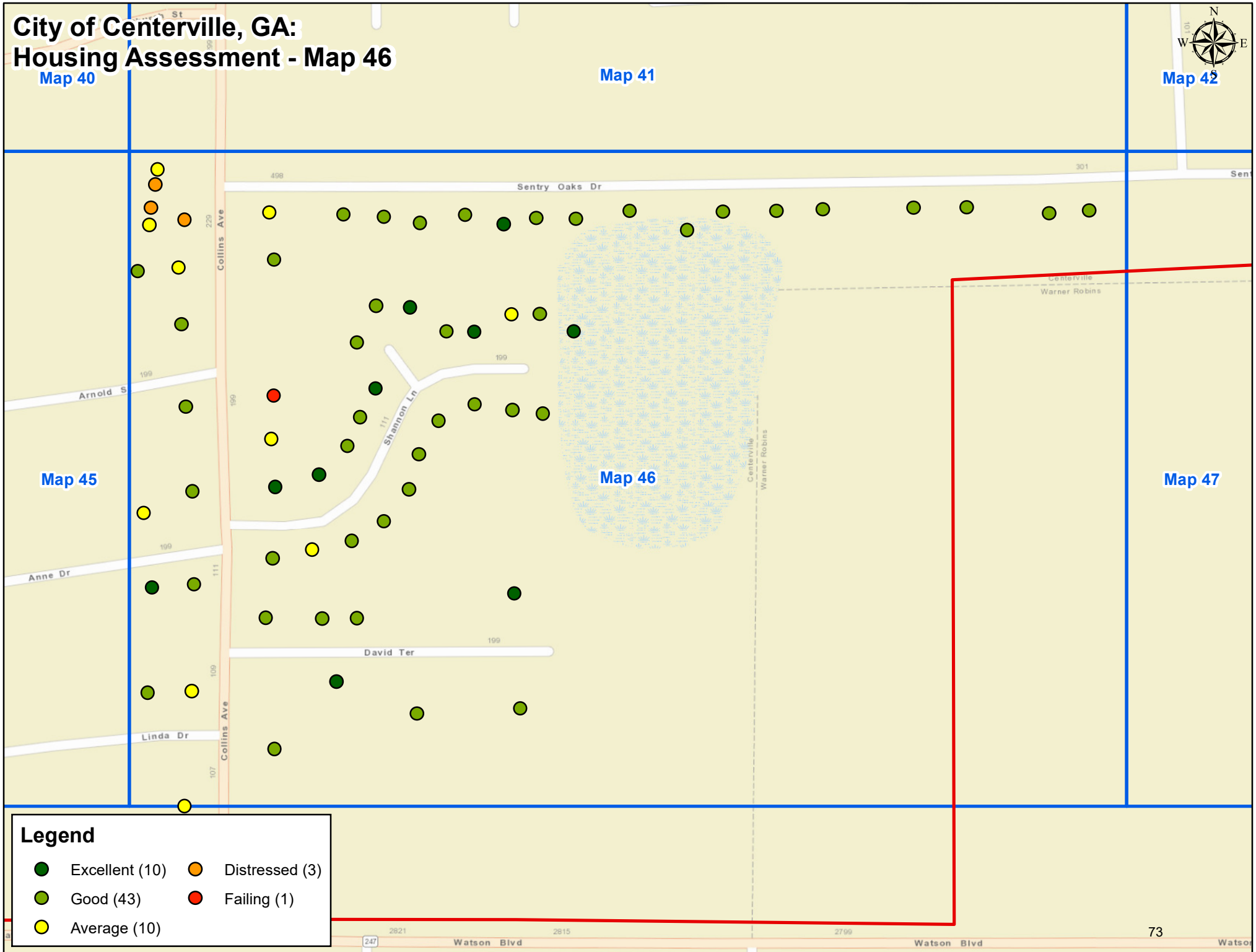
Map 45

Map 46

Map 47

Legend

- | | |
|------------------|------------------|
| ● Excellent (10) | ● Distressed (3) |
| ● Good (43) | ● Failing (1) |
| ● Average (10) | |



Map 41



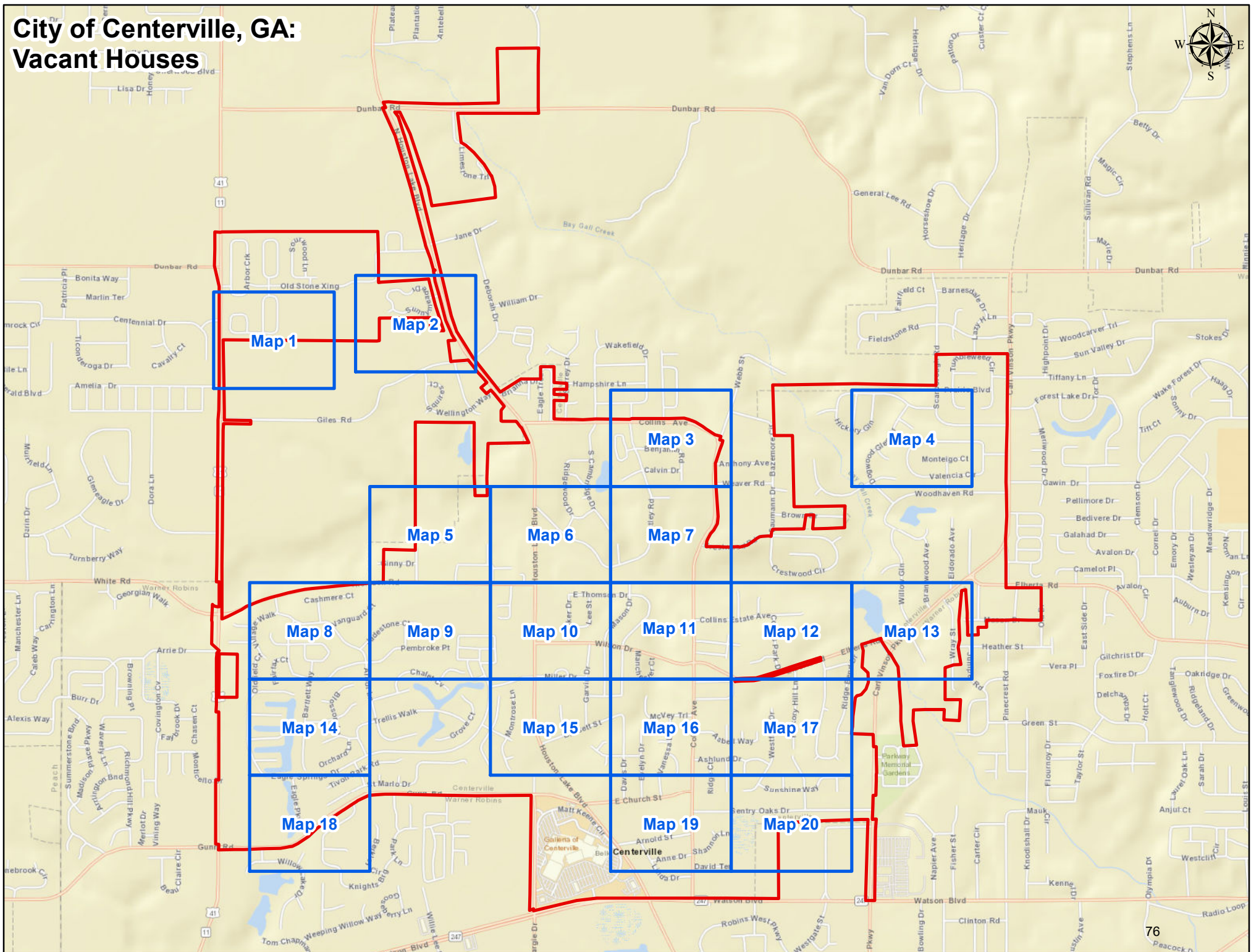
Map 47

● Excellent (2) ● Average (1)
● Good (6)

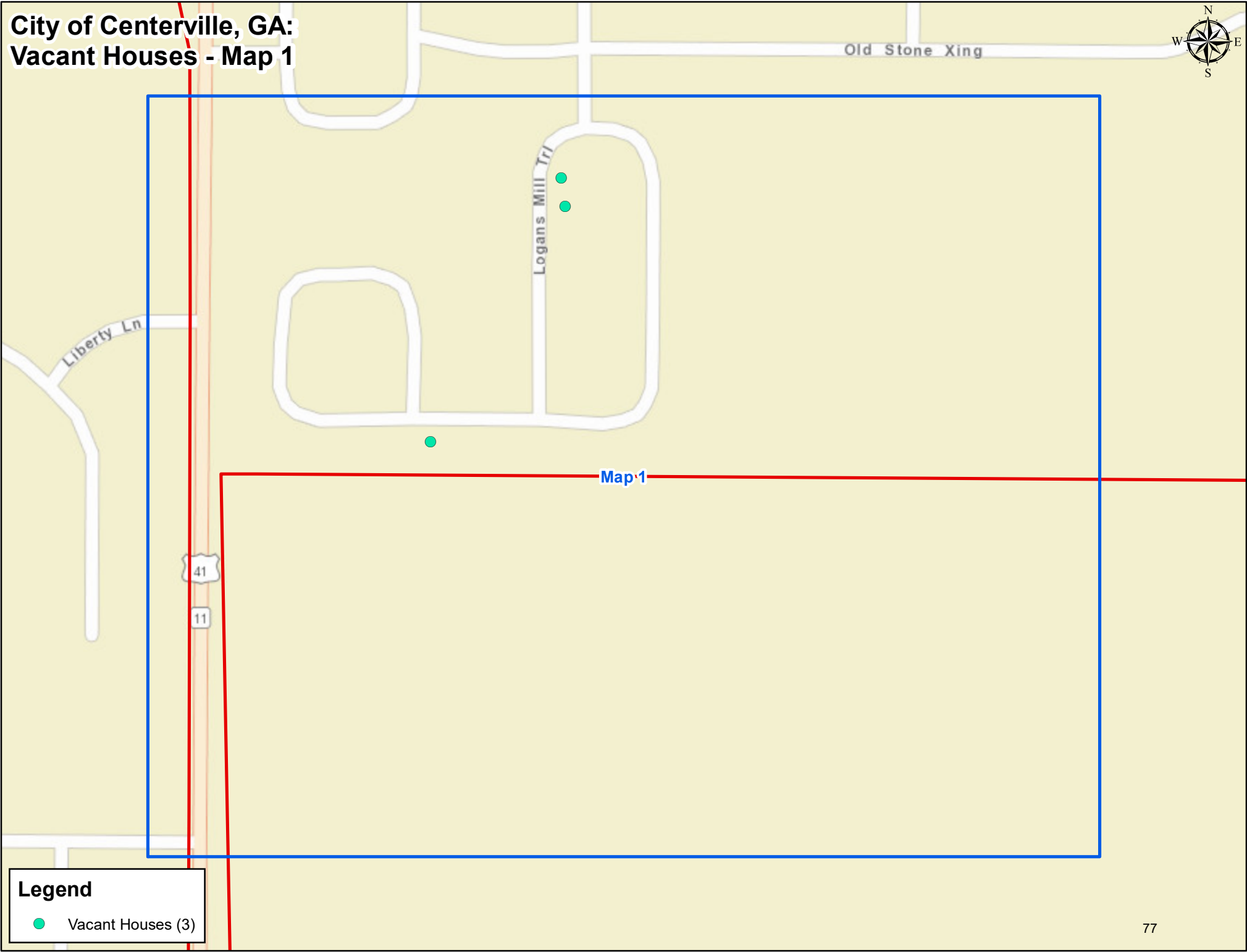
APPENDIX B

MAP BOOK – VACANT HOUSES

City of Centerville, GA: Vacant Houses



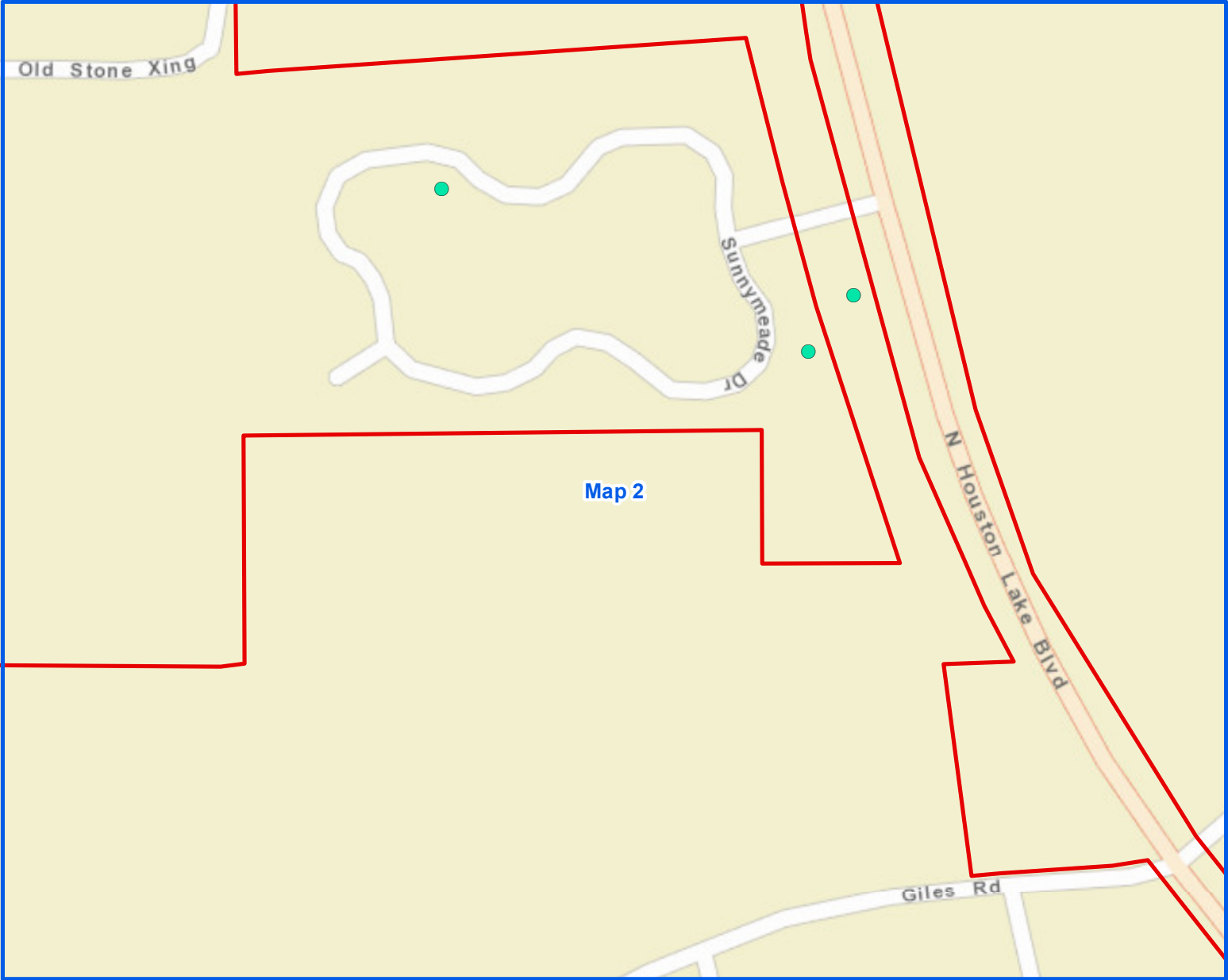
City of Centerville, GA:
Vacant Houses - Map 1



Legend

● Vacant Houses (3)

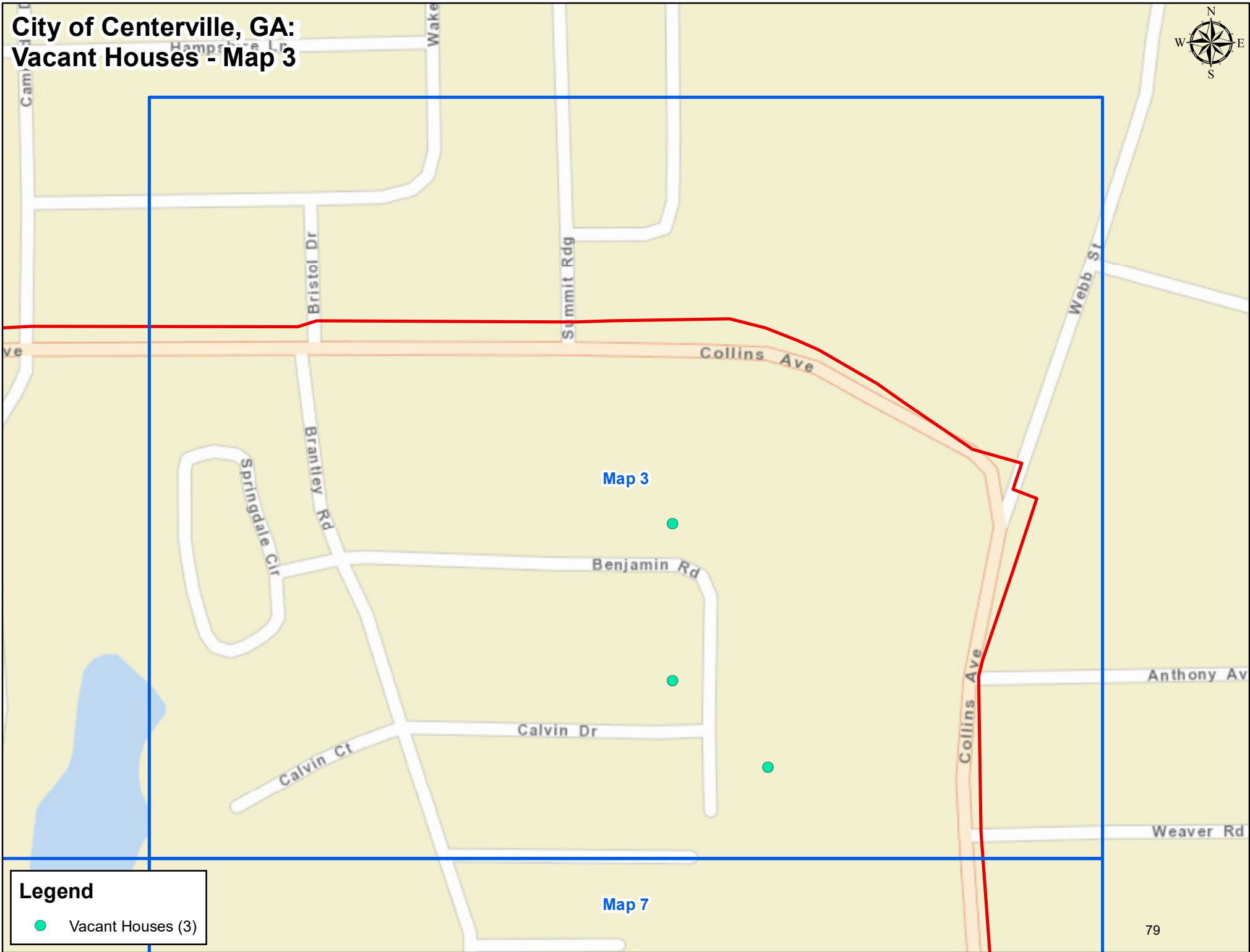
City of Centerville, GA:
Vacant Houses - Map 2



Legend

● Vacant Houses (3)

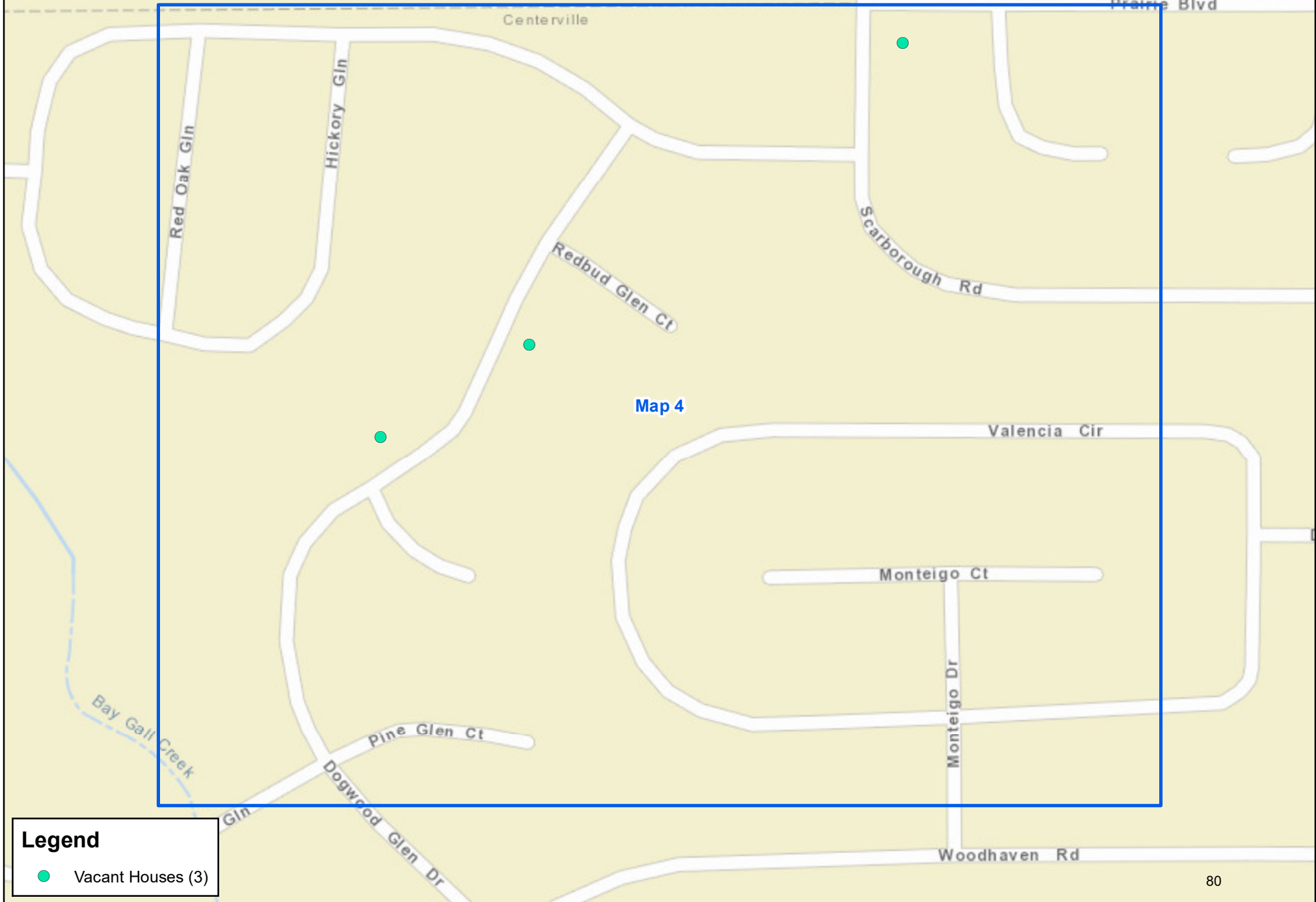
City of Centerville, GA:
Vacant Houses - Map 3



Legend

● Vacant Houses (3)

City of Centerville, GA: Vacant Houses - Map 4



City of Centerville, GA:
Vacant Houses - Map 5



Map 5

Map 6

Ginny Dr

Spring Valley Dr

Harold Dr

Larry Dr

Pine Ter

Thomson Rd

Thomson Rd

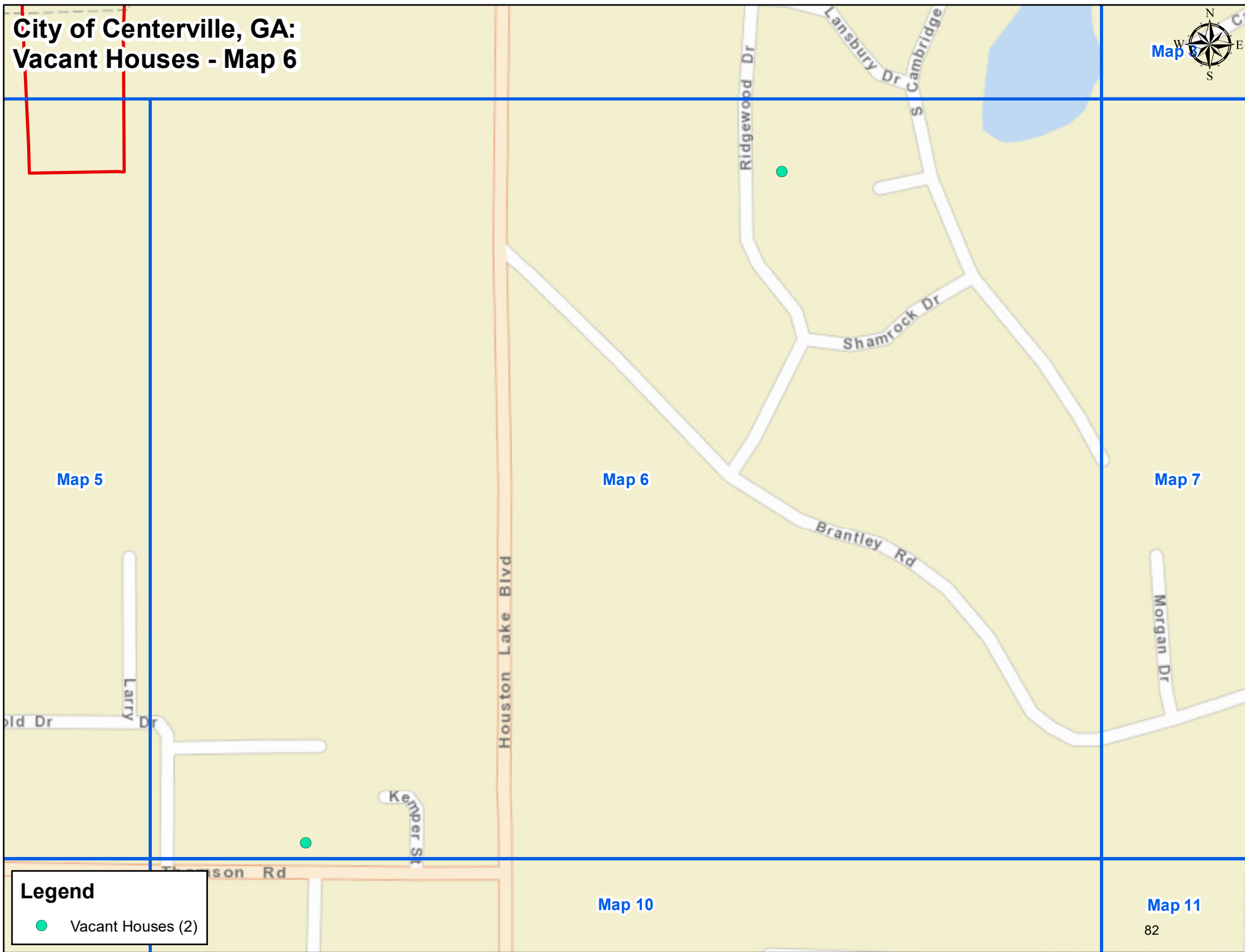
Legend

● Vacant Houses (1)

Map 9

Map 10

City of Centerville, GA:
Vacant Houses - Map 6



Legend

● Vacant Houses (2)

Map 11

City of Centerville, GA:
Vacant Houses - Map 7



Map 3

Weaver Rd

Map 6

Map 7

Morgan Dr

Brantley Rd

Collins Ave

Gresham Rd

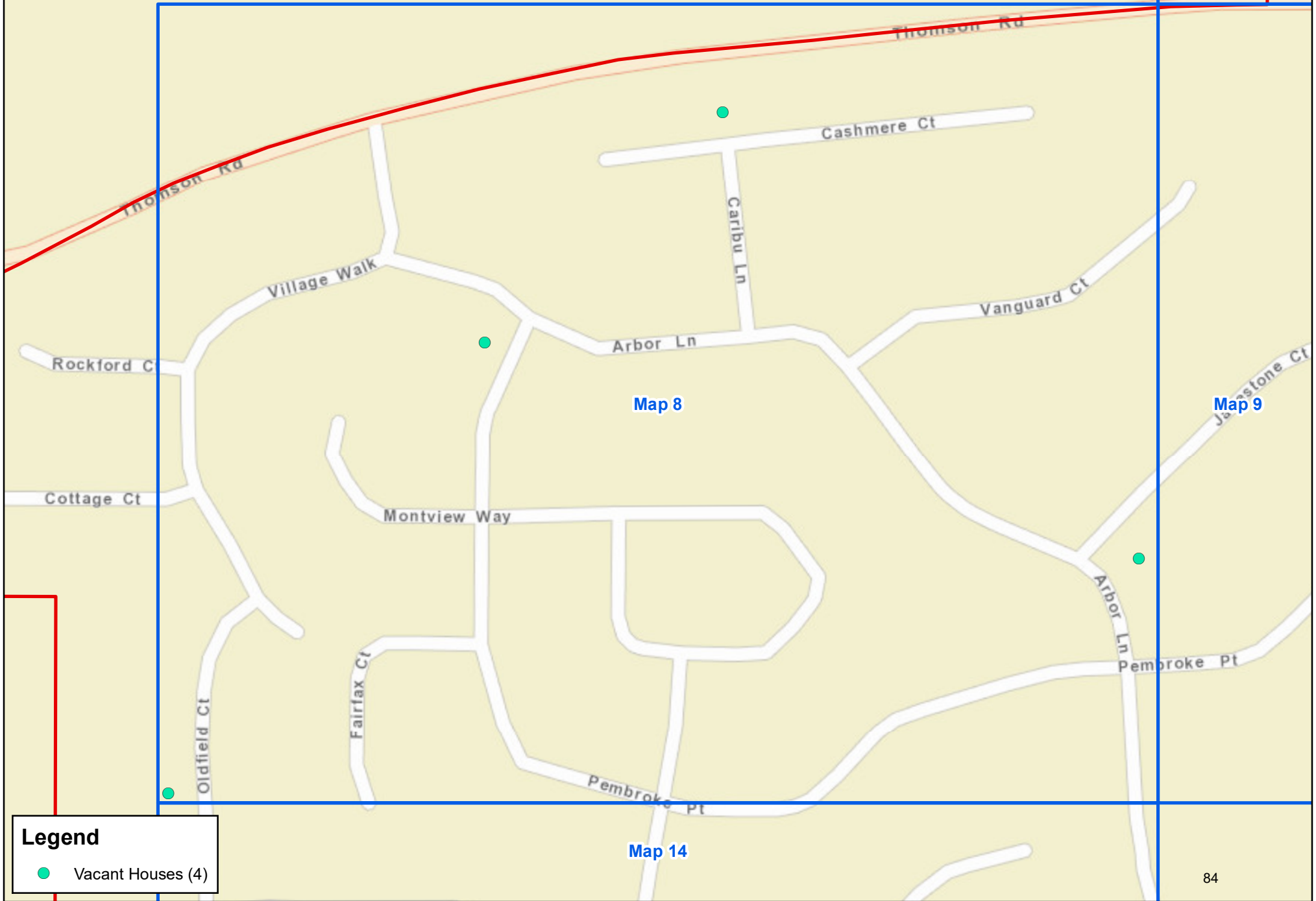
Legend

● Vacant Houses (1)

Map 11

Map 12

City of Centerville, GA:
Vacant Houses - Map 8



Legend

- Vacant Houses (4)

City of Centerville, GA:
Vacant Houses - Map 9



Map 5

Thomson Rd

Thomson Rd

Map 8

Map 9

Map 10



JadeStone Ct

Cross Link Trl

Jamestown Ct

Pembroke Pt

Chalet Cv

Brenwood Ct

Legend

● Vacant Houses (1)

Map 15

City of Centerville, GA:
Vacant Houses - Map 10



Map 6

Thomson Rd

Kemper St

Northpointe Dr

Walker Dr

Lee St

E Thomson Dr

Mason Dr

Map 9

Map 10

Map 11

Westtown Ct

Houston Lake Blvd

Wilson Dr

Miller Ct

Miller Dr

Mason Dr

Davis Dr

Waterland Way

Garvin Dr

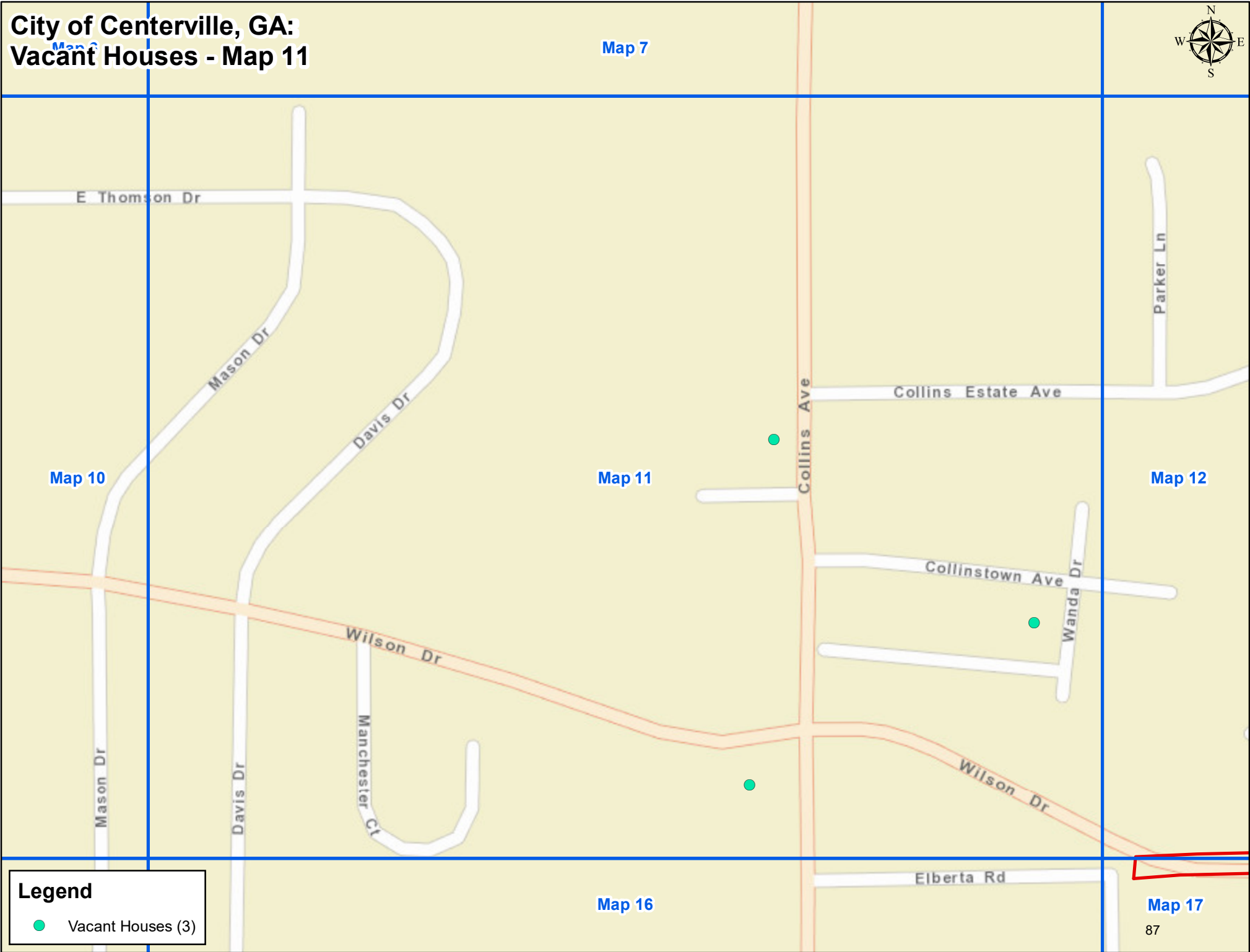
Map 15

Map 16

Legend

● Vacant Houses (1)

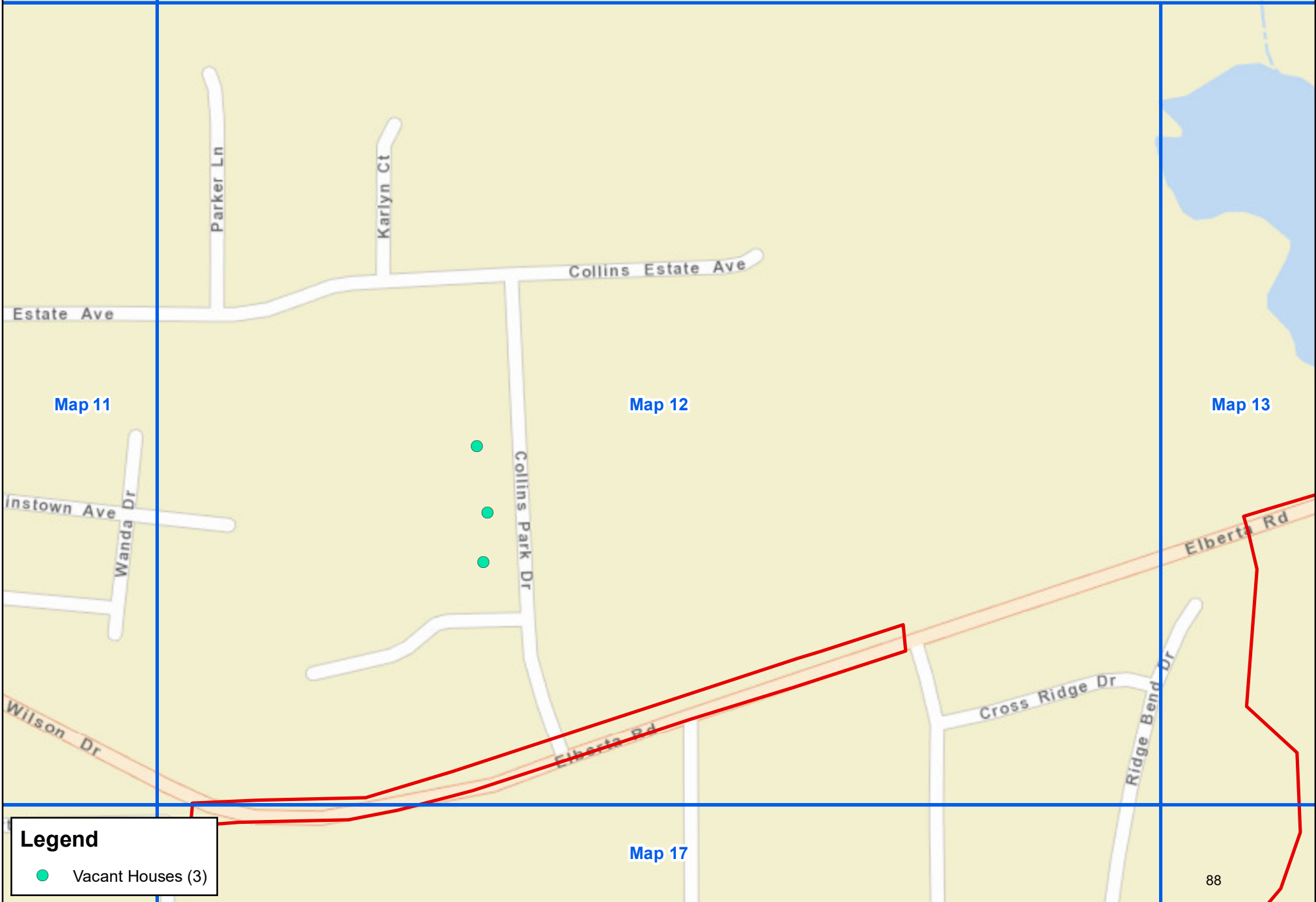
City of Centerville, GA:
Vacant Houses - Map 11



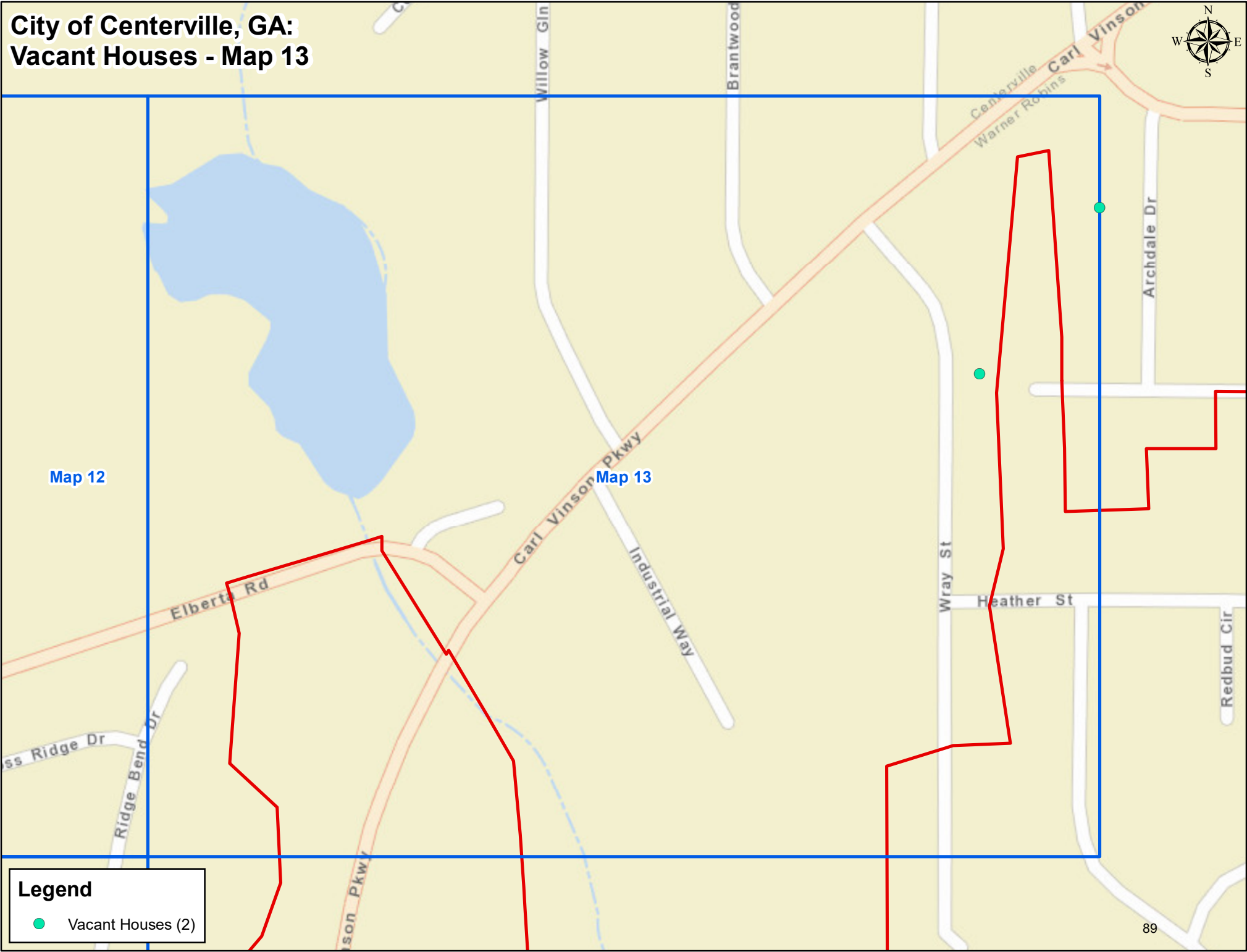
Legend

● Vacant Houses (3)

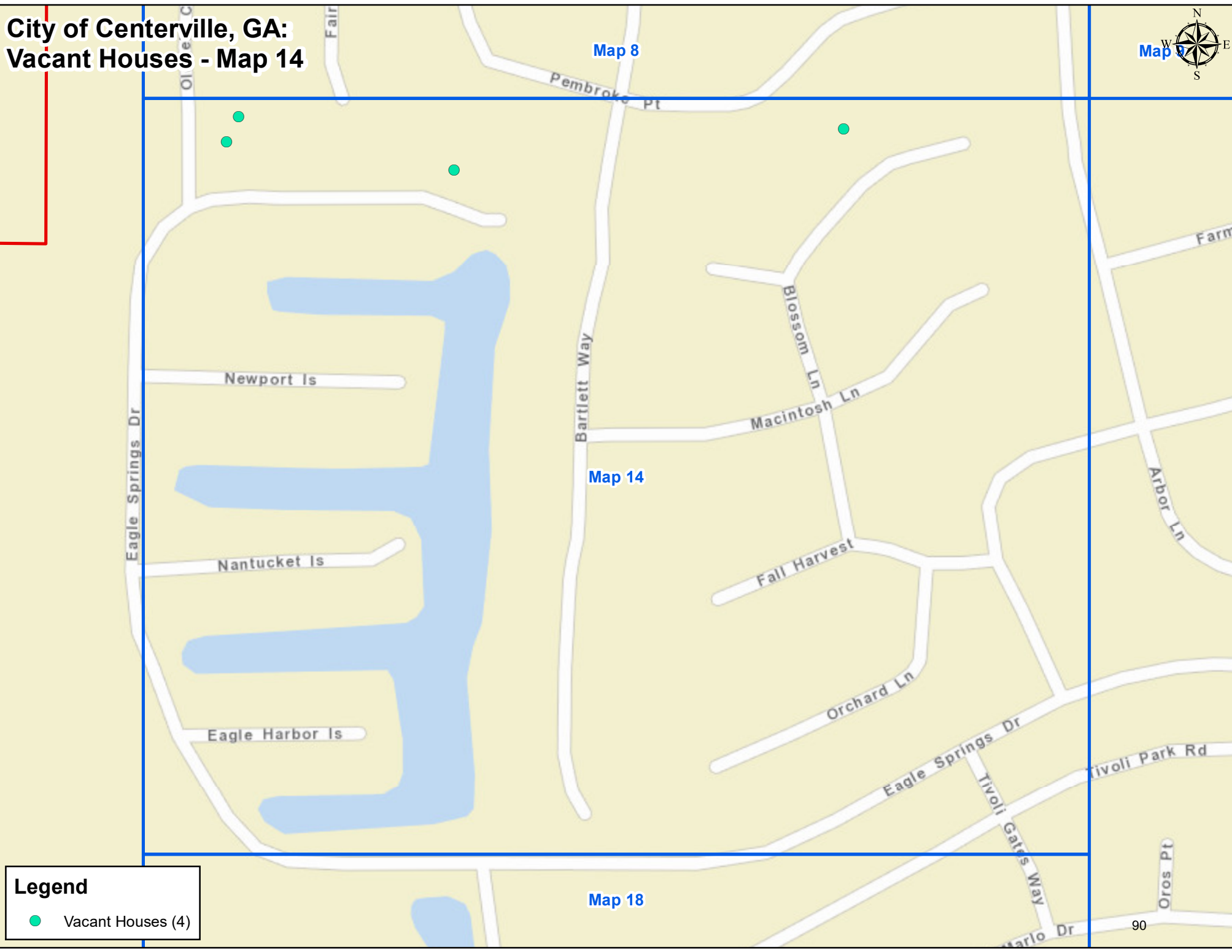
City of Centerville, GA:
Vacant Houses - Map 12



City of Centerville, GA:
Vacant Houses - Map 13



City of Centerville, GA:
Vacant Houses - Map 14



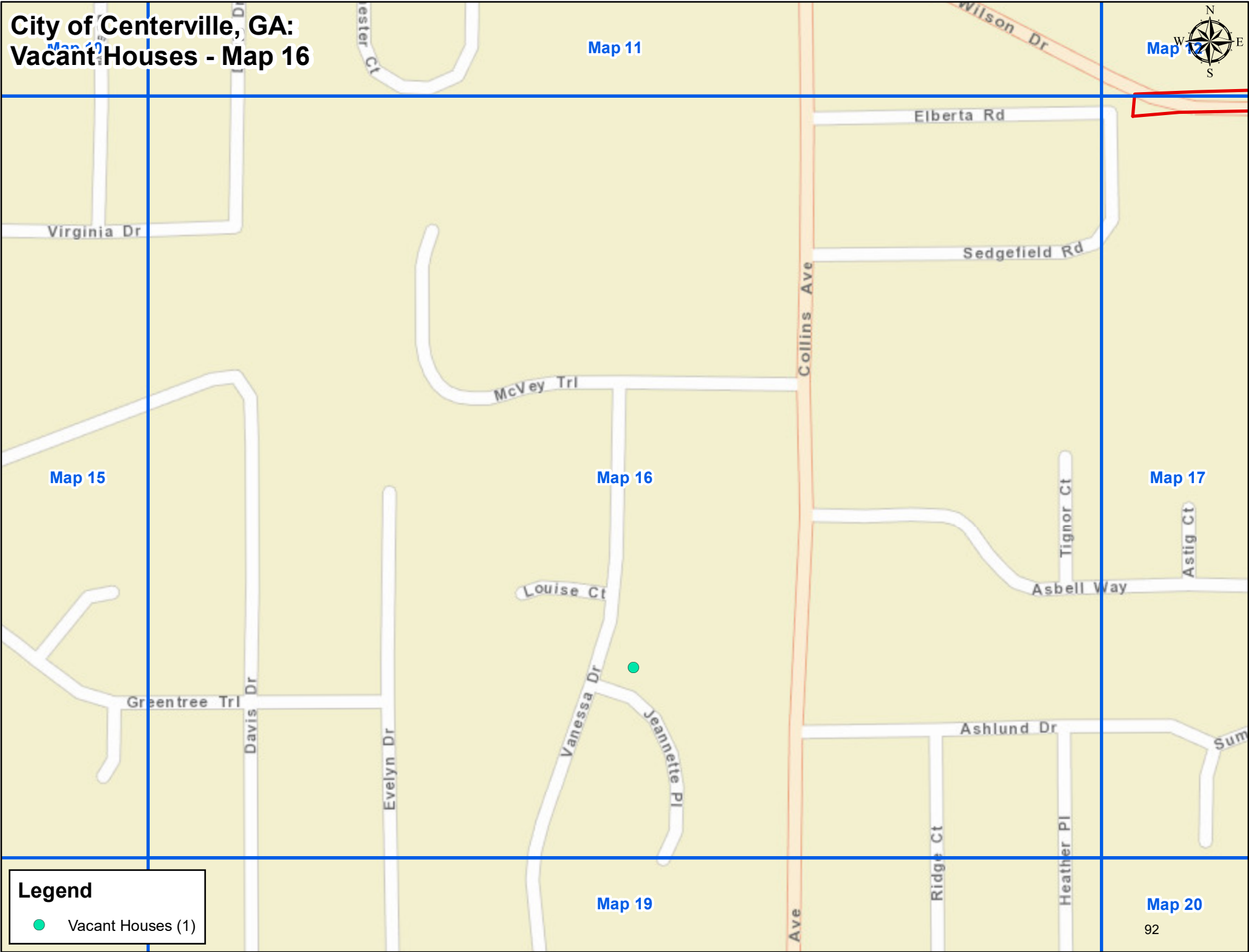
Legend

● Vacant Houses (4)

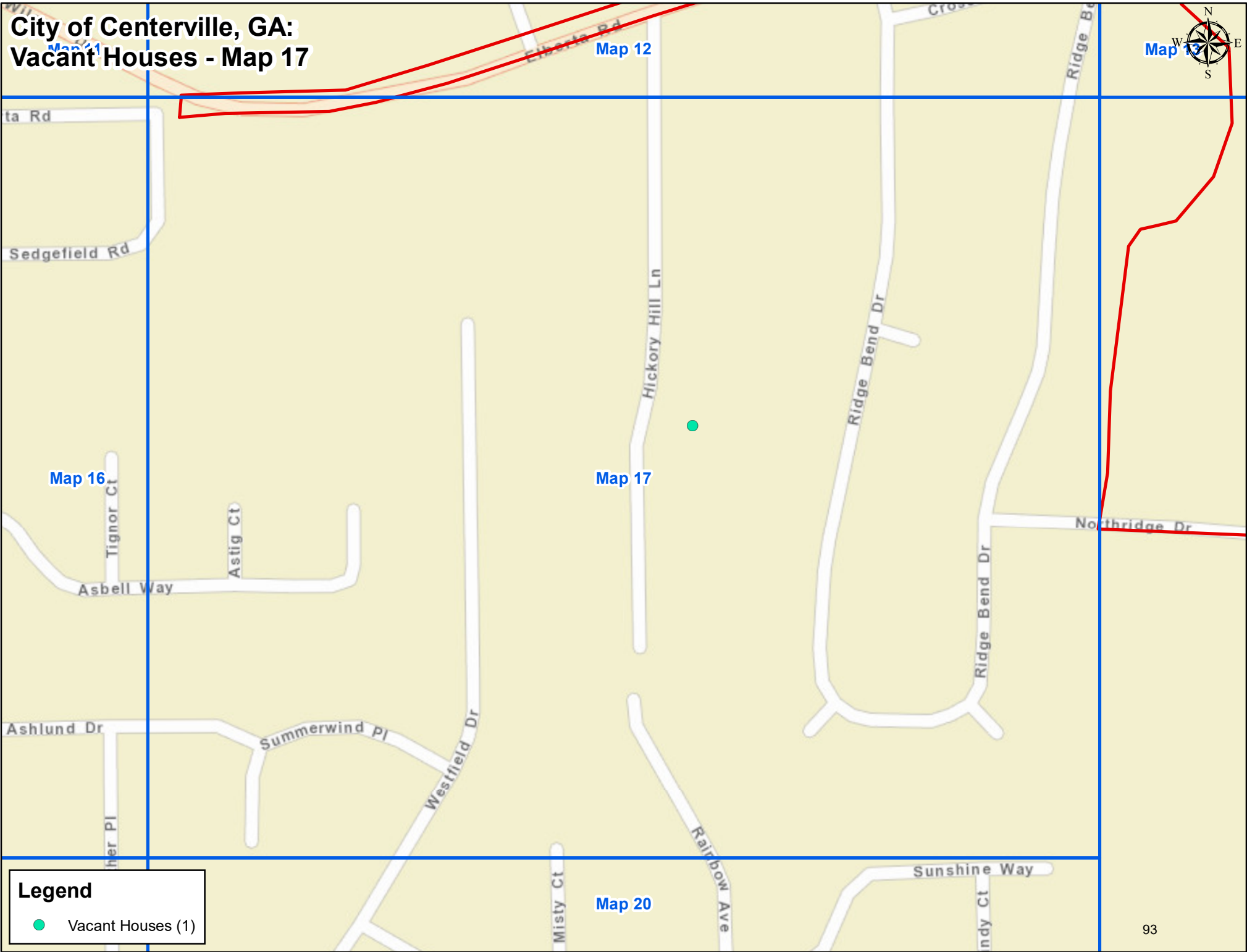
City of Centerville, GA:
Vacant Houses - Map 15



City of Centerville, GA:
Vacant Houses - Map 16



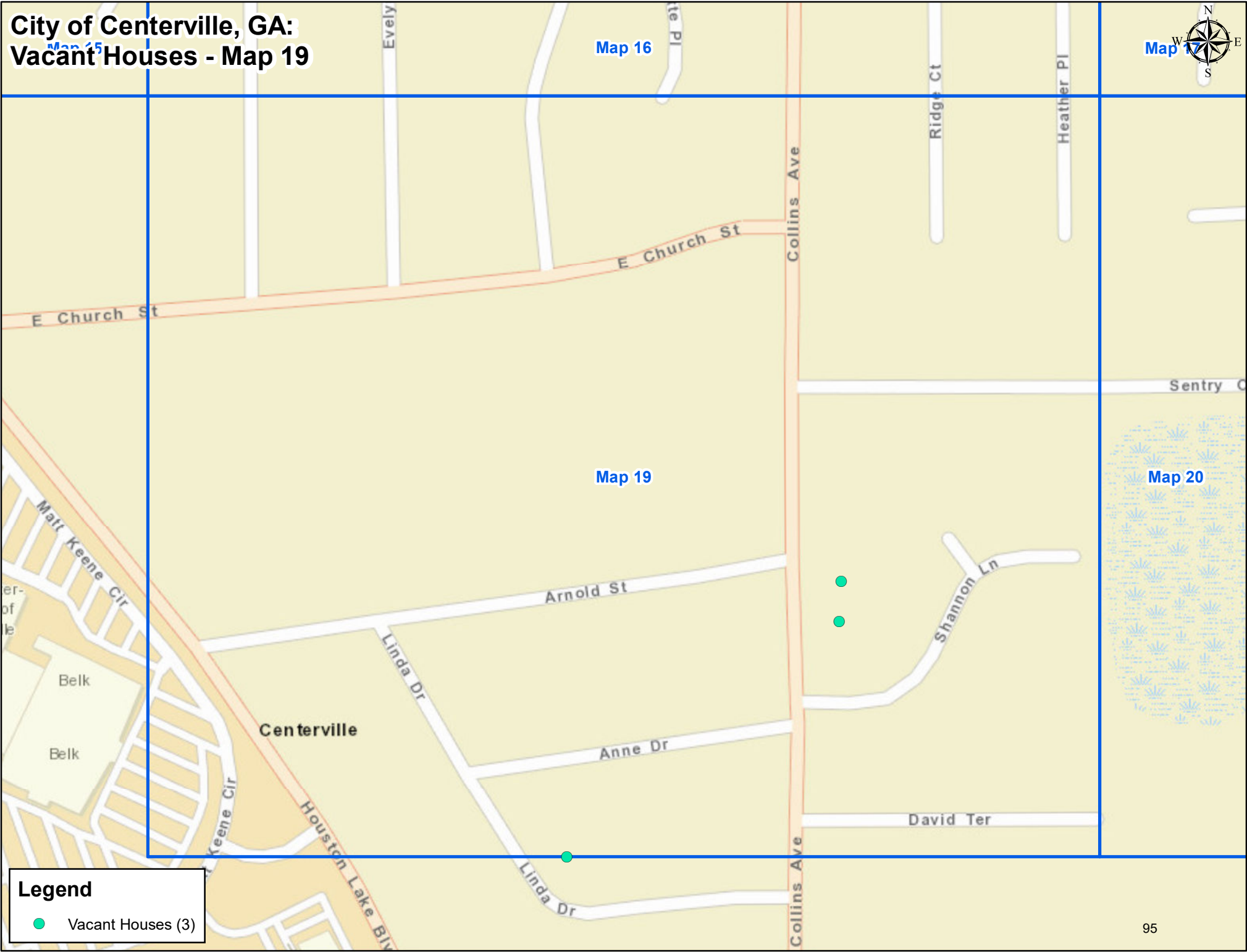
City of Centerville, GA:
Vacant Houses - Map 17



City of Centerville, GA:
Vacant Houses - Map 18



City of Centerville, GA:
Vacant Houses - Map 19



Legend

● Vacant Houses (3)

City of Centerville, GA:
Vacant Houses - Map 20

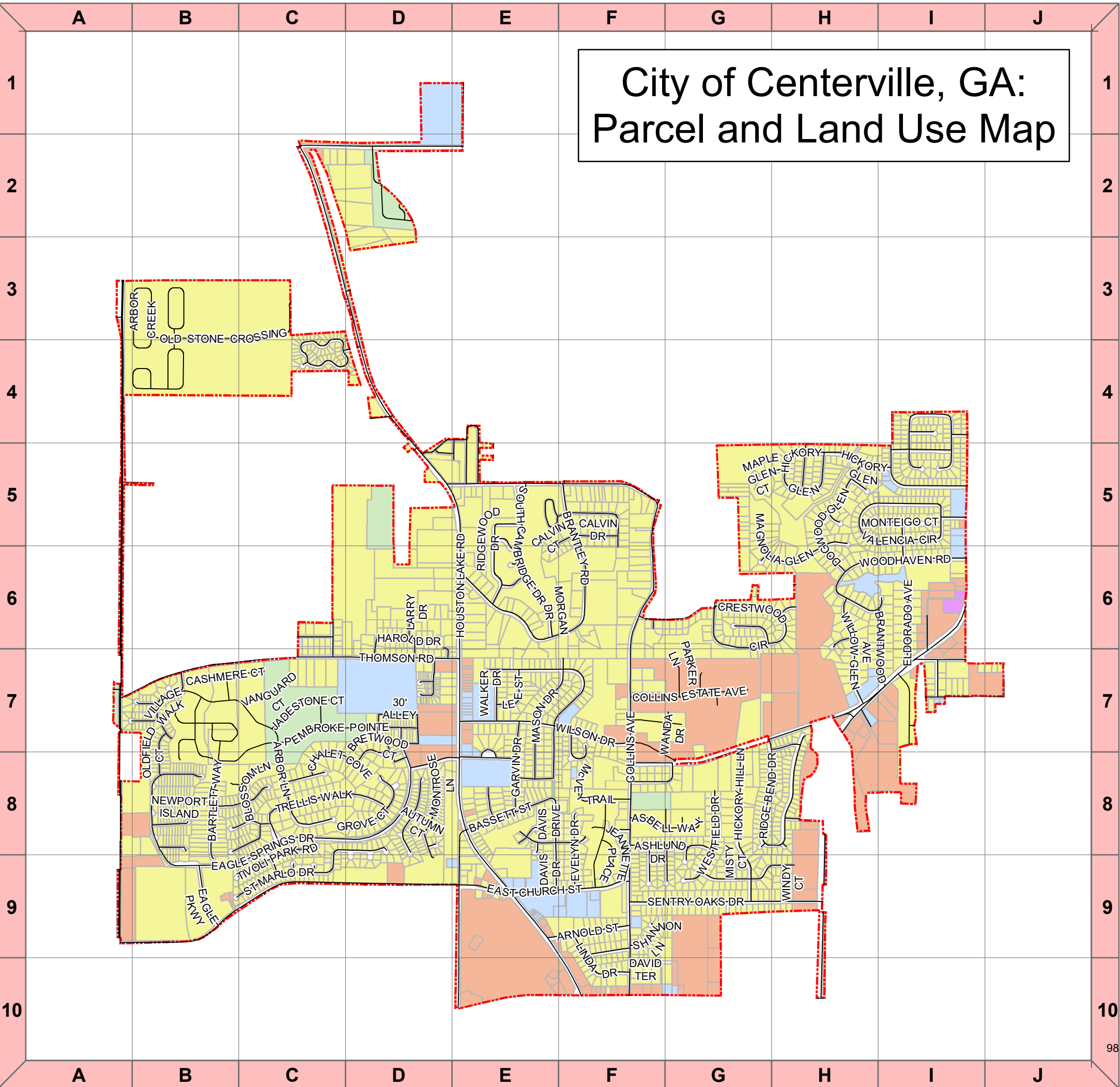


APPENDIX C

ASSESSMENT MAP



— Local Roads
 — Highway
 — Interstate



APPENDIX D
LIST OF CURRENTLY DISTRESSED AND
FAILING HOUSES

	Address	Structure	Notes
1	0 Collins Ave	Distressed	
2	0 Collins Ave	Distressed	
3	0 Collins Ave	Distressed	
4	0 Collins Ave	Distressed	
5	0 Collins Ave	Distressed	
6	0 Collins Ave	Distressed	
7	0 Collins Ave	Distressed	
8	0 Collins Ave	Distressed	
9	0 Collins Ave	Distressed	
10	0 Collins Ave	Distressed	
11	0 Collins Ave	Distressed	
12	0 Collins Ave	Distressed	
13	0 Collins Ave	Distressed	
14	0 Collins Ave	Distressed	
15	0 Elberta Rd	Distressed	
16	100 Morgan Dr	Distressed	
17	100 Tumbleweed Cir	Distressed	
18	101 Tumbleweed Cir	Distressed	
19	103 Bassett St	Failing	High fence cannot see all of the house
20	105 Ridge Ct	Distressed	
21	105 Tumbleweed Cir	Distressed	
22	107 Eldorado Ave	Distressed	
23	108 Evelyn Dr	Distressed	
24	108 Prairie Blvd	Distressed	
25	110 Heather Pl	Distressed	
26	110 Hickory Hill Ln	Distressed	
27	111 Benjamin Rd	Distressed	
28	111 Pine Ter	Distressed	
29	111 Ridge Bend Dr	Distressed	
30	1123 Houston Lake Rd	Failing	
31	1123 Houston Lake Rd	Failing	
32	1125 Houston Lake Rd	Distressed	
33	113 Brantley Rd	Distressed	
34	122 Arnold St	Distressed	
35	136 Scarborough Rd	Distressed	
36	138 Scarborough Rd	Failing	
37	200 Bassett St	Distressed	
38	200 Elizabeth Dr	Failing	
39	201 Elizabeth Dr	Distressed	
40	202 Elizabeth Dr	Distressed	
41	204 Garvin Dr	Distressed	
42	204 Harold Dr	Distressed	
43	207 Elizabeth Dr	Distressed	
44	207 Ridge Bend Dr	Distressed	
45	208 Elizabeth Dr	Distressed	
46	208 Tumbleweed Cir	Distressed	
47	209 Mason Dr	Distressed	

48	213 Tumbleweed Cir	Distressed	
49	215 Tumbleweed Cir	Distressed	
50	2202 Elberta Rd	Failing	
51	2210 Elberta Rd	Distressed	
52	2210 Elberta Rd	Distressed	
53	2210 Elberta Rd	Distressed	
54	2210 Elberta Rd	Distressed	
55	2210 Elberta Rd	Distressed	
56	2210 Elberta Rd	Distressed	
57	2210 Elberta Rd	Distressed	
58	2210 Elberta Rd	Distressed	
59	2210 Elberta Rd	Distressed	
60	2210 Elberta Rd	Distressed	
61	2210 Elberta Rd	Distressed	
62	2210 Elberta Rd	Distressed	
63	2210 Elberta Rd	Distressed	
64	2210 Elberta Rd	Distressed	
65	2210 Elberta Rd	Distressed	
66	2210 Elberta Rd	Distressed	
67	2210 Elberta Rd	Distressed	
68	2210 Elberta Rd	Distressed	
69	2210 Elberta Rd	Distressed	
70	2210 Elberta Rd	Distressed	
71	2210 Elberta Rd	Distressed	
72	2210 Elberta Rd	Distressed	
73	248 Collins Ave	Failing	
74	250 Thomson St	Distressed	
75	251 Ridge Bend Dr	Distressed	
76	252 Ridge Bend Dr	Distressed	
77	256 Ridge Bend Dr	Distressed	
78	2638 Elberta Rd	Distressed	
79	293 Collins Ave	Distressed	
80	301 Dogwood Glen Dr	Distressed	
81	307 Davis Dr	Distressed	
82	307 Tumbleweed Cir	Distressed	
83	308 Brantley Rd	Distressed	
84	3091 Mason Dr	Distressed	
85	312 Church St	Distressed	
86	312 Church St	Distressed	
87	312 Church St	Distressed	
88	312 Church St	Distressed	
89	312 Davis Dr	Failing	
90	316 Brantley Rd	Distressed	
91	316 Brantley Rd	Distressed	
92	316 Brantley Rd	Distressed	
93	316 Brantley Rd	Distressed	
94	316 Brantley Rd	Distressed	
95	316 Brantley Rd	Distressed	

96	316 Brantley Rd	Distressed	
97	316 Brantley Rd	Distressed	
98	3160 Mason Dr	Distressed	
99	317 Davis Dr	Distressed	
100	405 Sunshine Way	Distressed	
101	410 Wilson Dr	Distressed	
102	415 Davis Dr	Distressed	
103	613 Collins Ave	Failing	
104	805 Collins Ave	Distressed	
105	827 Collins Ave	Distressed	
106	909 Collins Ave	Failing	

APPENDIX E

LIST OF HOUSING COMMENTS

OBJECTID	Residence Type	Structure Condition	Building Security	Maintained	Fire Damage	Amount Fire Damage	On Site Dumping	Ownership	Notes	Overgrown	Vacant
1	3621 Single	Good	Secure	Yes	No	None	No	Owner	Light and mailbox repairs needed	No	No
2	3634 Single	Good	Secure	Yes	No	None	No	Owner	Minor cleanup	No	No
3	3636 Single	Good	Secure	Yes	No	None	No	Owner	Side needs power wash	No	No
4	3655 Single	Good	Secure	Yes	No	None	No	Owner	Side needs minor pressure washing	No	No
5	3708 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
6	3710 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
7	4025 Single	Good	Secure	Yes	No	None	No	Owner	Mailbox broken	No	No
8	4077 Single	Good	Secure	Yes	No	None	No	Owner	Minor litter	No	No
9	4175 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
10	4193 Single	Good	Secure	Yes	No	None	No	Owner	Side needs power washing	No	No
11	4194 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
12	4203 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
13	4228 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
14	4232 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
15	4263 Single	Average	Secure	Yes	No	None	No	Owner	Kudzu	Yes	No
16	4270 Single	Good	Secure	Yes	No	None	No	Owner	Some yard cleanup needed	No	No
17	4289 Single	Good	Secure	Yes	No	None	No	Owner	Minor trash	No	No
18	4296 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
19	4299 Single	Good	Secure	Yes	No	None	No	Owner	Side needs pressure washing	No	No
20	4418 Single	Excellent	Secure	Yes	No	None	No	Owner	Need to control weeds	Yes	No
21	4447 Single	Average	Secure	Yes	No	None	No	Owner	Porch partially missing	No	No
22	6562 Single	Good	Secure	Yes	No	None	No		Very difficult to see from the tree coverage	No	No
23	6628 Single	Average	Secure	Yes	No	None	No		Broken window	No	No
24	7316 Single	Average	Secure	Yes	No	None	No		Broken front staircase	No	No
25	7378 Single	Good	Secure	Yes	No	None	No		Gutter is drooping. Full of leaves	No	No
26	8025 Single	Failing	Secure	No	No	None	No		High fence cannot see all of the house	No	No
27	9288 Single	Average	Secure	Yes	No	None	No		Private property - 5 houses	No	No
28	9290 Single	Average	Secure	Yes	No	None	No		Private property. Three houses.	No	No