

PEMBROKE

HOUSING

ASSESSMENT

Tiffany M. Walraven



# TEAM DEVELOPMENT

- Team Meetings on 1<sup>st</sup> Thursday of every month during working lunch period

- Mission Statement

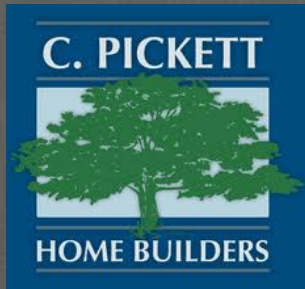
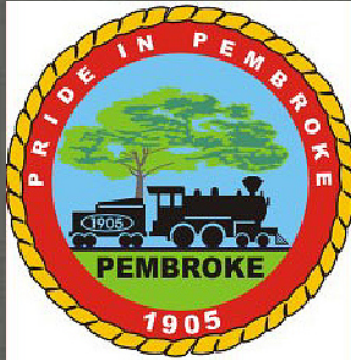
*Pembroke Housing Team's* mission is to provide and develop quality, affordable housing opportunities for the citizens of Pembroke while promoting self-sufficiency, neighborhood revitalization, historic preservation, community mobilization and economic development. The *PEMBROKE HOUSING TEAM* will work toward increasing the quality of life for all individuals in our city while preserving the historic small town atmosphere.

- Vision Statement

*Pembroke Housing Team* has formed a collaborative partnership among residents, agencies, organizations, and businesses to perform a study on the current condition of the housing market of Pembroke. The *PEMBROKE HOUSING TEAM* will work toward revitalizing existing housing, developing new housing for all income levels, and promoting economic development in Bryan County.



# DEVELOPMENT OF PARTNERS



Bryan County Board of Education  
First Baptist Church of Pembroke  
Carol Bacon Miller, Attorney at Law  
Churches of Pembroke  
W.R. Masonry  
Butler Tire & Lube  
Pembroke Planning & Zoning  
Michael Owens



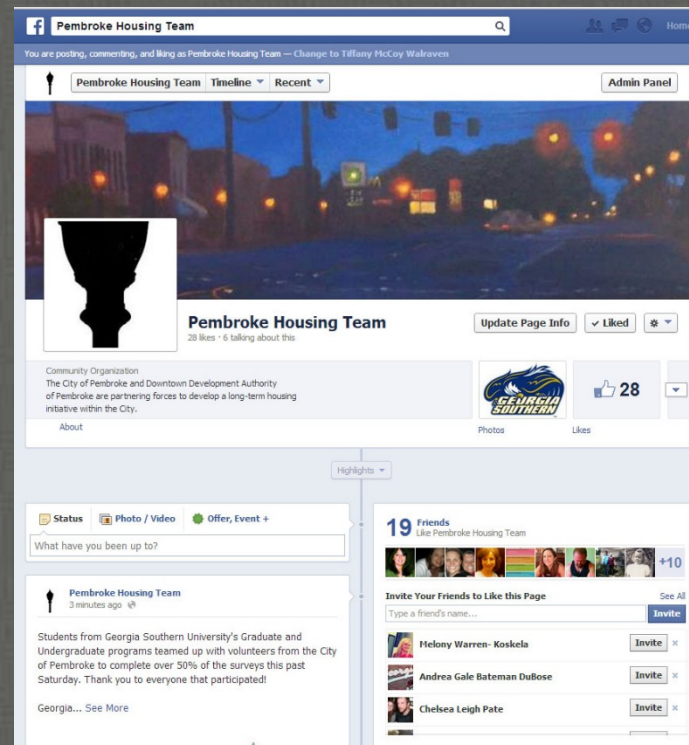
# DEVELOPMENT OF PARTNERS

- Georgia Southern University
  - Environmental Health Sciences
  - Student Leadership & Civic Engagement
  - Dr. Simone Charles
  - Wendy Denton
- United States Army
  - Major General John M. Murray
    - Commanding General, 3<sup>rd</sup> Infantry Division, Fort Stewart Army Base
- Bryan County Board of Education
  - Superintendent, Dr. Paul Brooksher
  - Board Member, Payne Bacon
  - Retired Member, Michael Owens
- Pembroke Fire Department
- Pembroke Police Department
- Pembroke Recreation Department
- Coastal Regional Commission



# INCREASING AWARENESS

- Newspaper Articles
- Facebook Page Launched
- Website In Development
- Logo Created
- T-Shirt Development
- Citywide Door Hangers
- Volunteer Letter



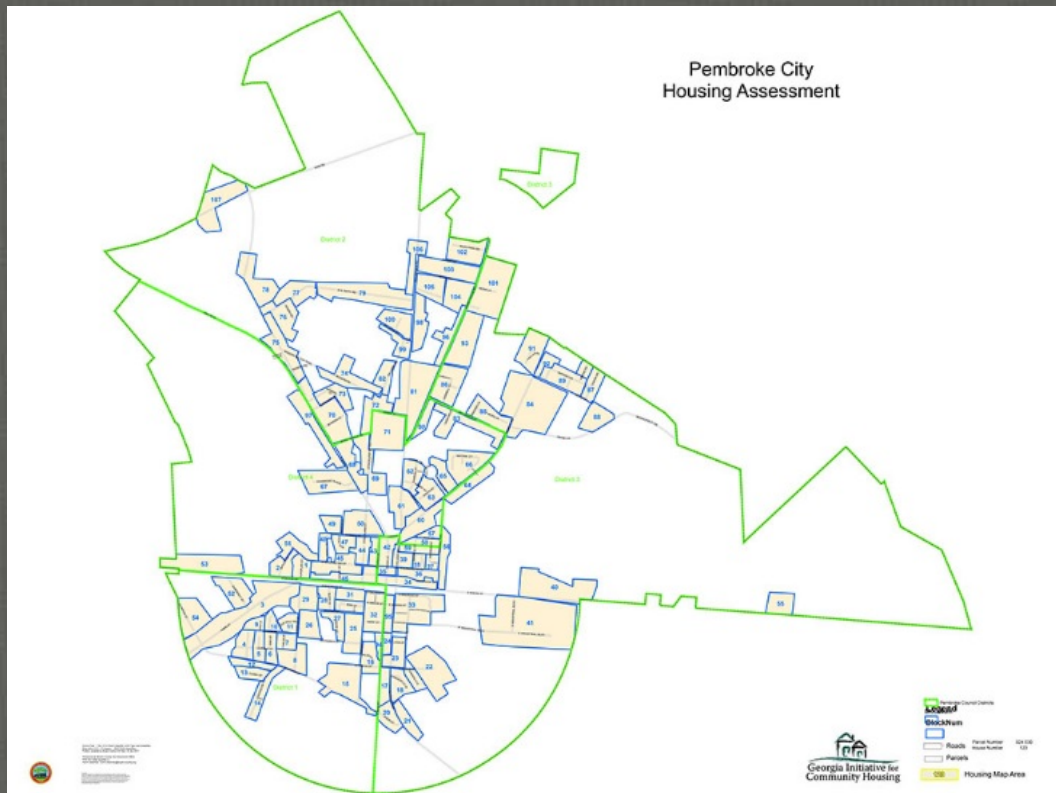
# PLANNING STAGES

- Met with Garden City Planner and Ed DiTommaso with GeoRec, LLC.
- Met with Georgia Southern University Environmental Health Sciences Professor
- Met with representative from Georgia Southern University Student Leadership & Civic Engagement Department
- Met with Bryan County GIS Coordinator
- Met with County and City Agencies
- Formed Survey Subcommittee



# MAP DEVELOPMENT

- Development of Sub-districts by GIS for 4 City Council Districts



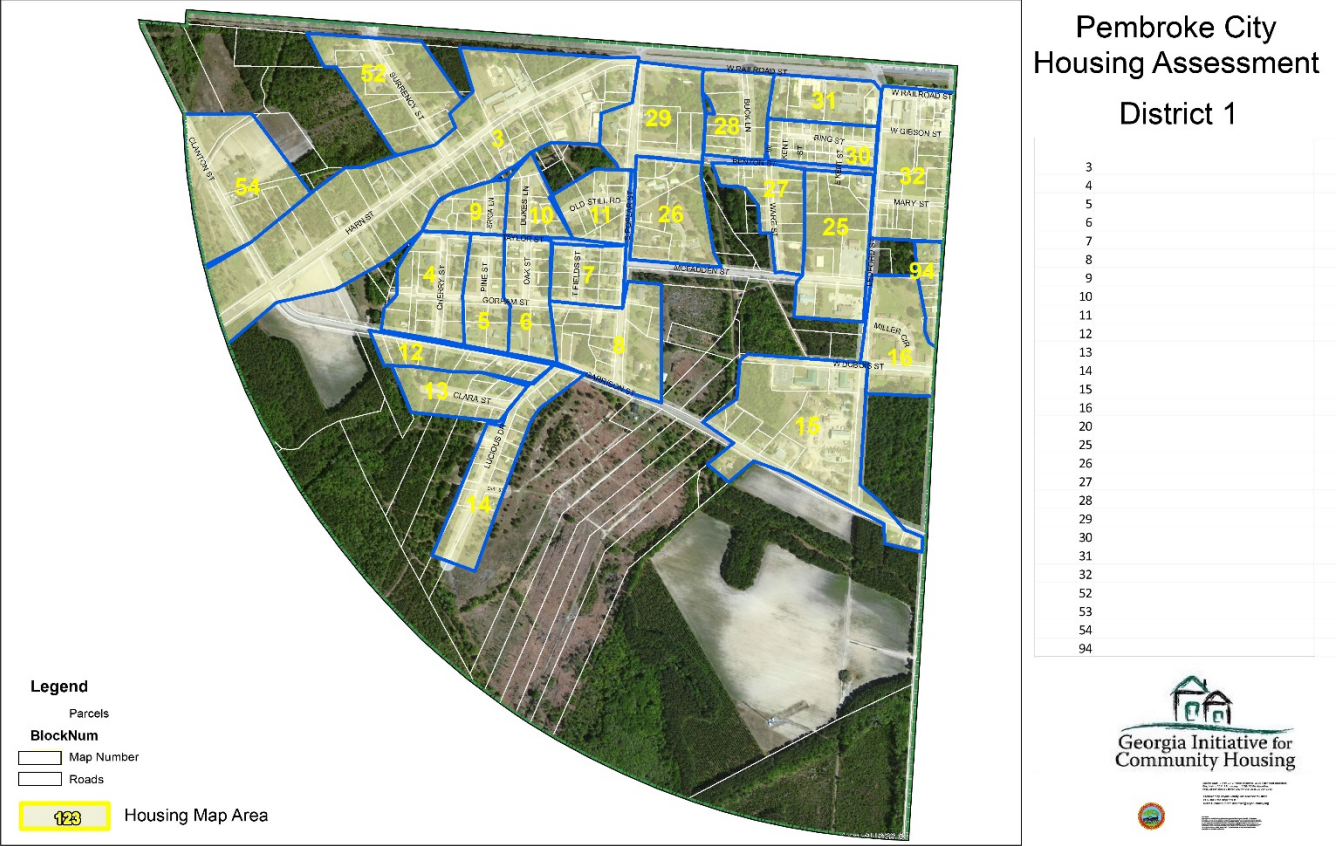
# MAP DEVELOPMENT

- Development of Sub-districts by GIS for 4 City Council Districts



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# MAP DEVELOPMENT

- Development of Sub-districts by GIS for 4 City Council Districts



# SURVEY DEVELOPMENT

- Met with Departments and Agencies from City of Pembroke and Bryan County to determine what data would be needed during the survey process
- Met with Garden City to determine how their surveys were developed and implemented
- Revised survey over 20 times after many meetings, case studies, and field pilot studies with over 30 different volunteers



# SURVEY DEVELOPMENT

Map  
Number

1

## PEMBROKE

### - Housing and Residential Lot Assessment -

*Georgia Initiative for Community Housing*

Surveyor

Date

Address

438 BURKHALTER STREET CITY

Map/Parcel ID

P01 01 001

Current  
Date

Prefilled  
Data

Your  
Name

Prefilled  
Data



# SURVEY DEVELOPMENT

## SECTION I: Housing Unit Characteristics

### Minor Defects (Check All That Apply)

- 1. Slightly swayed roof
- 2. Damaged and/or missing roofing
- 3. Uneven and/or slightly cracked foundation
- 4. Uneven windows and/or doors
- 5. One of two broken window panes
- 6. Bare and/or unfinished wood
- 7. Missing and/or damaged exterior siding
- 8. Exposed insulation
- 9. Minor dry rot
- 10. Uneven steps
- 11. Porch and/or entrance in a state of disrepair
- 12. Skirting slightly damaged on home
- 13. Handrails present in a state of disrepair

### Major Defects (Check All That Apply)

- 1. Sagging roof
- 2. Significant area of damaged and/or missing roofing
- 3. Seriously uneven and/or seriously cracked foundation
- 4. Multiple broken and/or missing windows/doors
- 5. Severely damaged and/or missing exterior siding
- 6. Major dry rot
- 7. Steps, porch, or entrance falling in
- 8. Skirting missing or severely damaged on home or mobile home



# SURVEY DEVELOPMENT

## Evaluation

- Level I**                    **No more than 1 minor defect, no major defects**
- Level II**                    **3 or less minor defects and/or 1 major defect**
- Level III**                   **4 or more minor defects and/or 2 or more major defects**

## Yard/Lot

- Satisfactory
- Needs to be mowed
- Overgrown
- Major cleanup /  
maintenance  
needed

## Curb Appeal

- Good
- Fair
- Poor

## Sidewalks

- Yes
- No

## Dead or Hazardous Trees

- Yes
- No

## Buildup of Junk in Yard

- Yes
- No

## Roaming Pets

- Yes
- No



# SURVEY DEVELOPMENT

## Fencing & Gates

- Damaged and/or non-functional
- Damaged but functional
- Fencing and/or gates present with no damage
- No fencing and/or gates

## Wall Cracks/Gaps

- Yes
- No

## Graffiti

- Yes
- No

## Additional Comments

## Litter (defined as scattered trash: pieces of trash that have been carelessly left on the ground)

- Litter in Ditches
- Litter in Yards
- Buildup Needs to be Addressed by Officials
- None



# HOUSING ASSESSMENT TIMELINE

- City Water Bill Flyer June 30, July 31
- Logo Final Approval July 11
- Volunteer Request Letters Mailed July 11
- Survey Volunteer Training & Information Session July 25
- Door Hangers July 29-August 2
- Pilot Study #1 August 5-9
- Georgia Southern Classes Commence August 12
- Pilot Study #2 August 19-23
- Official Survey Begins Citywide August 26
- Georgia Southern Student-City Survey August 31
- GICH Training/Seminar in Rome, Georgia September 10-12
- Georgia Southern Student-City Survey September 14
- Pulse Check Date September 26
- Final Surveys Due October 31
- Crime Data Due October 31
- Data Entry Due December 13
- GIS Data Due January 31



# SURVEY TRAINING

- Held a training seminar for volunteers and team members
- Trained Georgia Southern University Professor
  - She trained both the Graduate and Undergraduate Students
  - Case Studies were analyzed during the training to ensure > 95% accuracy among all field surveyors
- Produced an amateur video training for those not in attendance that included the slides and case studies
  - Videos could be accessed from the internet at the surveyor's convenience



# CASE STUDY EXAMPLE



Map 132

143 Georgia Street  
Pembroke, Georgia

P01 001 401



# SURVEY PREPARATION



# SURVEY PREPARATION

## CITY OF PEMBROKE-GSU HOUSING SURVEY ASSIGNMENTS

TEAM	TEAM LEADER	CONTACT INFO	TEAM MEMBER	TEAM MEMBER	TEAM MEMBER	MAPS	TRANSPORTATION
1	Nitie Woodcock	912-660-8848	Vincent Graves	Caroline Neidlinger	Cameron Dixon	34,36,37,38,39,59	Fire Chief's Car
2	Mary Warnell	912-658-5424	Kristen Sapp			56,57,58,60	Warnell Mule
3	Jesse France	912-663-1265	Emily Nolan	Brodi Mosley		18,19,20,21,22,17,23	Fire Golf Cart
4						66,64,83,85	
5	Kay Hughes	912-667-7949	Kaitlyn Scott	Taylor Wells		47,44,43,50,67	Hughes Golf Cart
6	Sharroll Fanslau	912-492-5316	Lillian Norris	Saam Roddechchi		1,2,45,46,48	Public Works Director's Truck
7	Bill Collins	912-661-2095	Brianna Bare	Nicolas Knerly		61,62,63,65,80	Public Safety Director's Truck
8						88,87,90,89,91,92,84	
9	Michael Owens		Marisa Turner	Doug Flott		102,103,104,105,106,96,101	Public Works Mule
10	Jordon McCoy	912-657-1447	Madison Bocook	Jared Simonin		93,86,81	Blue Police Mule
11	Kelly Price	706-594-2179	Connie Roberts	Zachary Riling		79,77,78,76	Red Police Mule
12						70,73,75	

	CONTACT	CONTACT INFO	TRANSPORTATION
Survey Administrator	Traci Wells	912-657-0577	Morgan Mule
Survey Administrator	Tiffany Walraven	912-656-8151	Morgan Mule/ City of Pembroke Escape
GIS SUPPORT	Norm Diesman	912-312-6127	Personal Vehicle
GSU	Dr. Simone Charles		Morgan Mule
Food	Diane Moore	912-429-1992	Strickland Suburban
Food	Marilyn Page		Strickland Suburban
Food	Tommy Strickland		Strickland Suburban
Emergency	BRYAN COUNTY EMS	911	
Non-Emergency	Bill Collins	912-661-2095	Public Safety Director's Truck



# BLUE & YELLOW SURVEY DAY



# BLUE & YELLOW SURVEY DAY



# SURVEY DAY ANALYSIS

- 52% of Surveys Completed in one 8-Hour Day
- 30 Students, 20 Community Volunteers
- 8 Survey Data Entry Volunteers
- Computers Loaned For Input
- 4 Food Volunteers
- 3 Survey Coordinators



# TIFFANY M. WALRAVEN

## CITY OF PEMBROKE

TIFFANY@OWENSSUPPLYCOMPANY.COM  
912.656.8151

*Without community service, we would not have a strong quality of life. It's important to the person who serves as well as the recipient. It's the way in which we ourselves grow and develop.*

*Dr. Dorothy I. Height, president and CEO of the NCNW*

