



HEARTH & HOME: A GICH Team's Take-Away on Community Housing



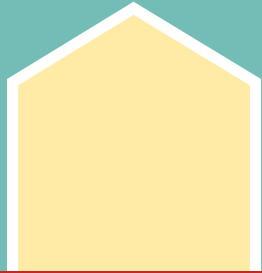
Madison Housing Opportunity Commission 2017











ORGANIZATION



BASELINE OBJECTIVES

IDENTITY

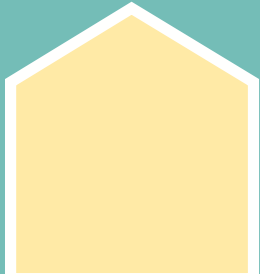
- Organize ourselves – name, logo, meetings, website, committees, schedule

KNOWLEDGE

- Educate ourselves –resources, policies/procedures, programs, ABC cheat sheet

DIRECTION

- Craft mission statement and an aspirational but realistic program of work

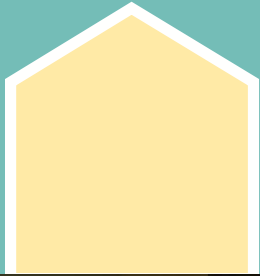


About Teamwork



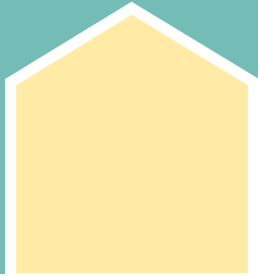
► Identification & Awareness





About Teamwork





About Teamwork



Georgia Community Affairs

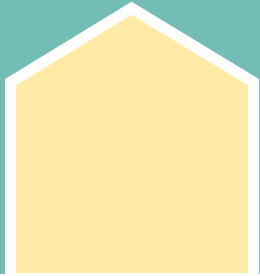
DATE 10/07/2016

PAY TO THE ORDER OF City of Madison \$500,000

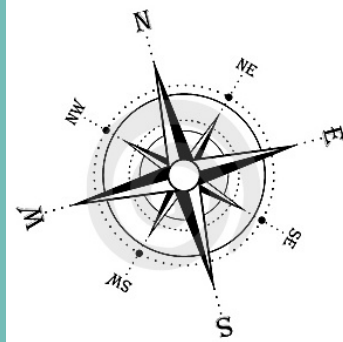
Five Hundred Thousand and 00/100 DOLLARS

COMMUNITY DEVELOPMENT BLOCK GRANT

Nathan Deal
NATHAN DEAL

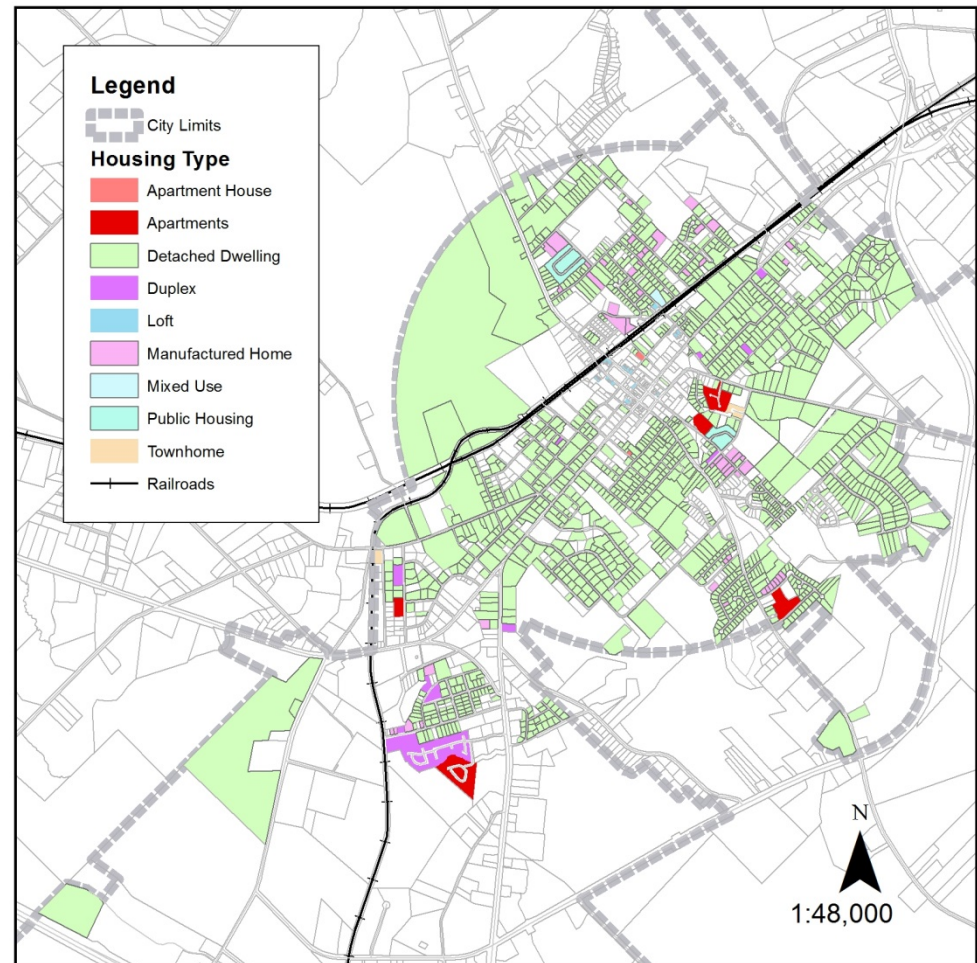


About Community



HOUSING TYPES

<u>Housing Type</u>	<u>Number of Units</u>	<u>Percent</u>
TOTAL	1,791	-
Detached Dwellings	1,252	69.91%
Apartments	174	9.72%
Duplexes	144	8.04%
Manufactured Homes	79	4.41%
Public Housing	66	3.69%
Lofts	41	2.29%
Townhomes	27	1.51%
Apartment Houses	8	0.004%



MUNICODE

OUTBUILDINGS

Outbuildings - also known as dependencies, secondary structures, and accessory buildings - are traditional components of historic properties. Historically, many household functions were relegated to outbuildings in the yard. Kitchens, carriage houses and garages, smokehouses, privies, storage sheds and laundry sheds were common components of residential landscapes. Life-style changes and modern conveniences rendered many of these structures obsolete, and many have all but vanished from the modern landscape. In Madison, the few historic outbuildings that remain are important indicators of the town's development and should be preserved. New outbuildings should follow the established pattern and should not significantly decrease the open space of the site.

THE BASICS

♦ VISUAL CHARACTERISTICS

Site Arrangement - site plan

1. **PLACEMENT:** Where will the outbuilding be located?
 2. **ORIENTATION:** Which direction does the outbuilding face?
 3. **COVERAGE:** What are the lot dimensions and the buildable area?
 4. **SITE FEATURES:** What is the outbuilding's spatial relationship to the primary structure? Where will additional site features (fences, pavement, etc.) be located in relationship to the outbuilding?
- Architectural Design - elevation and description of materials*
5. **SCALE:** What size is the outbuilding - height, width, and depth?
 6. **FORM:** How is the outbuilding shaped?
 7. **FACADE:** What is the ratio of solid-to-void (wall-to-opening)?
 8. **MATERIALS:** What materials will be used?
 9. **DETAILS:** What architectural style is utilized on the primary building and how much ornamentation is proposed for the outbuilding?

♦ VISUAL IMPACT

- COMPARABILITY:** Are the outbuilding and the proposed site similar in character to existing or known historic examples?
- EFFECT:** What is the effect the outbuilding and its siting on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Outbuildings are important site features.

Historic outbuildings should be preserved and maintained.

Historic outbuilding materials should be repaired rather than replaced. If replacement is required, new materials should match the original material in composition, design, color, texture, and other visual qualities.

Historic outbuildings should not be relocated.

New outbuildings may be inspired by known and existing historic examples. Exact replication of historic outbuildings should be avoided. New outbuildings should not be attached to the primary structure (either directly or by a secondary structure).

Pre-fabricated outbuildings are not in compliance per se, only those that fail to meet the established design criteria are inappropriate.

Reconstruction of outbuildings that are clearly documented may be permitted on the original site, provided that all aspects of the site and outbuilding closely approximate that of the original.

Outbuildings smaller than 20'x20' that are not visible from the public right-of-way qualify as administrative review items.

THE GUIDELINES

♦ Site Arrangement

Placement: Outbuildings should never be placed in front of any historic building. Generally, new outbuildings should be placed to the rear of the primary building in a manner consistent with traditional placement patterns.

Orientation: Outbuildings should follow the established orientation pattern of similar historic outbuildings.

Coverage: Including outbuildings, lot coverage should not exceed 60% of the total property area.

♦ Architectural Design

Scale: Outbuildings should respect the scale of the primary building and historic precedent for similar dependencies. Outbuildings should be secondary to the primary building. The total square footage for all outbuildings should not exceed more than 50% of square footage of the primary building.

Form: Outbuildings should respect the form of the similar historic outbuildings, roof pitch, foundation/floor-to-ceiling heights, and bay divisions.

Facade: Outbuildings should follow the established solid-to-void ratio of the primary building and similar historic outbuildings, and the use of window and door openings on publicly visible elevations should not exceed the dimensions of the openings on the primary structure by more than 10% or openings commonly present on similar historic outbuildings.

Materials: Outbuildings should follow the precedent established by the primary building, matching in both material and appearance.

Details: Ornamentation of outbuildings should not exceed the degree of ornamentation on the historic structure. If ornamentation from the primary building is to be repeated on the outbuilding, the ornamentation may be an understated or abstract interpretation.

The *Madison Historic Preservation Manual* features additional comments regarding outbuildings. Please reference the following: existing outbuildings: 27, 47, 83; new construction - residential areas: 98-100; new construction - commercial/industrial areas: 115-116; type of outbuilding: 43, 83.



Adopted - March 28, 2011

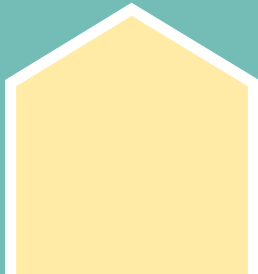
Planning & Development
www.madisonga.com
planning@madisonga.com

Back to Folder



This guideline is one of a set of guidelines included in the Design Criteria information packet. Design Criteria serves to explain, clarify, and supplement the guidelines published within the *Madison Historic Preservation Manual*, which serves as a source for additional information and recommendations, and the *Secretary of Interior's Standards for the Rehabilitation*, which outlines basic preservation principles, policies, and practices. All information, recommendations, or guidelines or parts of information, recommendations, or guidelines in conflict with the information included within Design Criteria are hereby voided and repealed. The Design Criteria and future updates of its content are effective following approval and adoption by the Madison Historic Preservation Commission and confirmation by the Mayor and City Council. If you have any questions regarding the design guidelines or the design review process, please contact: City Planner, City Hall, 1121 N. Main Street, P.O. Box 32, Madison, Georgia, 30601, (706) 342-1251.

This publication has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. However, the content and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received federal financial assistance for identification and protection of historic properties under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write: Office for Equal Opportunity, National Park Service, Post Office Box 371227, Washington, D.C., 20013-7127.



About Communication



AUG. '16 | SEPT. '16

MADISON *Matters*

VOL. 11 | N2 1

www.madisonga.com

132 N. Main St. P.O. Box 32 Madison, GA 30650 | Tel. (706) 342-1251

Quick Notes

City Holiday: Labor Day

Madison City Hall will be closed to observe Labor Day on Monday, September 5. Our doors will be open bright and early at 8:00 a.m. on Tuesday, September 6.

CHIPping-In for Better Housing

The Georgia Initiative for Community Housing (GICH) Team has been awarded a \$306,000 grant from the Georgia Department of Community Affairs. The Community Home Investment Program (CHIP) funds will be used to rehabilitate eight homes in the Canaan neighborhood,



HOUSING OPPORTUNITY COMMISSION

Partnering with the GICH Team are the First United Methodist Church of Madison donating \$10,000, the City of Madison waiving \$3,600 in permit fees, and Sherry Kurtz donating \$1,500 in grant services. Serving on the committee are Cindy England, David Griffith, Donald Harris, Sonya Hope, Ashley Hunt, Shandon Land, Jeff Miller, Teresa Owen, Carrie Peters-Reid, Maureen Ronan, Judy Senft, Judy Thomas, and Erica Veasley. The Team has attended training sessions over the past two years, learning how to implement the program using guidelines established by the Department of Community Affairs and GICH.

URP Town Hall

AUGUST 6, 2015 UPDATE



Urban Redevelopment Area

SubAreas: Canaan Historic Neighborhood, W. Washington St. Gateway, N. Main Neighborhood
> Includes portions of District 1 – Carrie Peters-Reid
> Includes portions of District 4 – Chris Hodges

Stormwater Installation - COMPLETE

Secured \$680,118 in improvements to address flooding and damage of homes, yards, and streets (Burney, Mapp, Whitehall, Pearl & Eliza Morris).

- Pre-Engineering & Grant Writing May 2011-April 2012
- CDBG Grant Award \$500,000 Sept 2012
- Engineering & Easement Acquisition Sept 2012-Feb 2014
- Under Construction Feb 2014-Sept 2014



Gilmore House - COMPLETE

Rehabilitated house, \$290,000, to include service uses downstairs and 3 affordable apartments upstairs.

- Downstairs Under Construction March 2014-Sept 2014
- Harvest of the Heart FREE Friday Produce Aug 2014
- Upstairs Under Construction Oct 2014-March 2014
- Apartments Occupied April 2014-July 2014
- RBEG Grant Application / Beauty Shop May 2014



General Clean Up - IN PROGRESS

Identified neighborhood concerns at Town Halls; City focused on cleanup, repairs, and code enforcement.

- 3 URP Town Halls each year in the neighborhood
- Worked with owners to demolish and/or remove 4





City Services

Online Services



MADISON

GEORGIA



Your Government

About Madison

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- Our GICH Experience
- Home Investment
- New Housing Options
- Neighborhood Revitalization

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- [Offer Opinion](#)

[Home](#) > [City Services](#) > [Planning & Development](#) > [Comprehensive Planning](#) > [Housing Opportunity](#) > Home Investment

Home Investment

CHIP - Community HOME Investment Program

Madison utilized Sherry Kurtz of Grant Specialists of Georgia, Inc., to compete in the state annual competition for housing rehabilitation funds. Administered by the Georgia Dept. of Community Affairs, CHIP funds are used to assist existing low income homeowners with home improvements, addressing substandard housing code and safety issues.

On May 24, 2016, Madison became one of the 16 award recipients, in part because of the concentrated work of the GICH Team and the support of the First United Methodist Church. Huzzah!

[CHIP Program \(DCA Information\)](#)
[2016 CHIP Awards - Madison](#)



For information contact
(706) 342-1251 ext 207
Learn more by visiting
www.MadisonGA.com/CHIP



**A CHIP
C Community
H Home
I Investment
P Program
Project**

GRANT PROGRAM STARTS - August of 2016

[CHIP Newsletter Article](#)

[CHIP Participation Flyer](#)

Contact: Grant Administrator, Sherry Kurtz, (229) 928-5954

FIND US ON    

QUICK LINKS

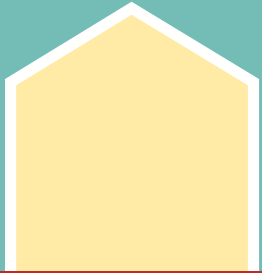
- [Georgia Initiative for Community Housing](#)
- [Georgia Department of Community Affairs](#)
- [GA Landlord-Tenant Handbook](#)
- [GA Fair Housing Brochure](#)

[View All](#)

FAQS

- [How can I find out more about local housing?](#)
- [Is there help if I want to buy a home?](#)
- [What can I do if my landlord fails to address a problem?](#)

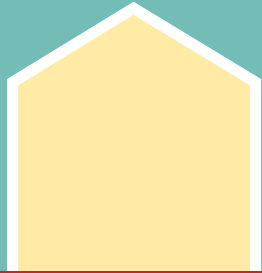
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Our Mission



“Promote and advocate for the use of strategies to stabilize, revitalize, and connect established neighborhoods and to support the sustainable development of the community through the innovative development of workforce and lifelong housing options.”

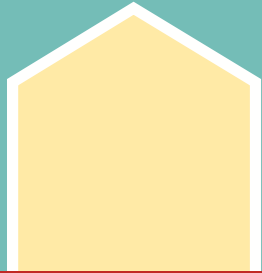


Our Objectives



Goal 1: Stable, Vital, and Connected Existing Neighborhoods

- Objective 1: To increase neighborhood stability... by reviewing current housing conditions, determining the scope of the issue, and recommending specific tools, strategies, and quantifiable goals to decrease existence of conditions beyond minor or modest repair.
- Objective 2: To revitalize neighborhoods... by prioritizing current target areas for rehabilitation and redevelopment, determining eligible properties/participants, and recommending use of available funding to improve housing conditions and retain existing affordable housing.
- Objective 3: To revitalize neighborhoods... by fostering neighborhood engagement opportunities, conducting neighborhood assessments and recommending additional properties for rehabilitation and redevelopment, and collecting and assessing household data.
- Objective 4: To connect neighborhoods... by evaluating existing and planned infrastructure, prioritizing community improvement projects, and identifying opportunities and recommending pursuit of leverage funding.



Our Objectives



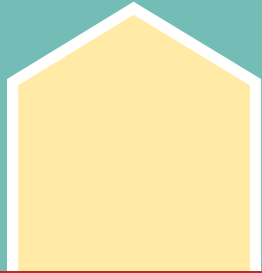
Goal 2: Sustainable Development of the Community

- Objective 5: To forestall neighborhood instability... by reviewing and making recommendations on current and future housing policy having the potential to impact existing stable neighborhoods and developments.
- Objective 6: To plan for new residential development... by understanding the local housing market and national trends, identifying local housing desires and barriers for additional housing options (specifically for the workforce and lifelong sectors), and by recommending housing policy to add to housing stock in both quantity and quality.

FOCUS...

Every new task discussed as part of the work program (short term and long term items) should meet both the mission and one of the established goals.

DIVISION OF LABOR - 3 WORKING COMMITTEES



EXISTING BUILDING STOCK



► REMOVE THE IRREPARABLE

- Comprehensive approach and paced to match city's appetite

► DEVELOP A REHABILITATION STRATEGY

- Primary and secondary target areas – then seeking funding and leveraging

► IMPROVE HOMEOWNER TOOLBOX

- Items to help homeowners manage an asset or morph their asset



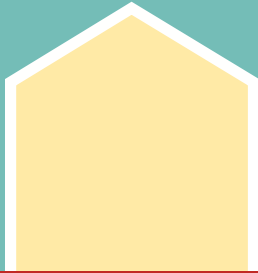
Property Maintenance List

Residential Structures

Based on 2014 Housing Inventory

Parcel	Address	Rating	Unit Type
O27 024 Z	850 Kolb St*	1	Detached Dwelling
M02 036	916 Pearl St (DDA; demolition; I)	1	Detached Dwelling
M03 001	977 Wellington St	1	Detached Dwelling
M03 002	921 March St	1	Detached Dwelling
M03 009	737 Garnett St (demo permit)	1	Detached Dwelling
M03 009	749 Garnett St (demo permit)	1	Detached Dwelling
M03 010	761 Garnett St (demo permit)	1	Detached Dwelling
M03 044	840 Pearl St (removal)	1	Manufactured Home
M06 002	1390 Billups St	1	Detached Dwelling
M07 077	992 Mapp Street (DDA; demolition)	1	Detached Dwelling
M10 033	3rd St*	1	Accessory Dwelling
M16 004	924 N Main St* (UF Lien; demolition)	1	Detached Dwelling
M18 046	477 E Washington St* (demolition)	1	Detached Dwelling
M12 040	1151 Sulgrave Drive (fire; demolition)	1	Detached Dwelling

Parcel	Address	Rating	Unit Type
O36A 052	1520 Wellington St	2	Detached Dwelling
M02 048	1210 Wheat St	2	Detached Dwelling
M03 003	963 March St (next)	2	Detached Dwelling
M03 009 A	795 Wellington St	2	Detached Dwelling
M03 011	705 Garnett St	2	Detached Dwelling
M03 030	691 Pearl St	2	Detached Dwelling
M03 040	835 Pearl St (demolition; new start)	2	Detached Dwelling
M03 043	852 Pearl St (warning)	2	Detached Dwelling
M03 047	818 Pearl St (warning to restart)	2	Detached Dwelling
M03 048	806 Pearl St	2	Detached Dwelling
M03 049	774 Pearl St	2	Manufactured Home
M07 007	1087 Whitehall St	2	Detached Dwelling
M07 045	1062 Whitehall St	2	Detached Dwelling
M07 077	992 Mapp St	2	Detached Dwelling
M08 034 A	582 5th St (fire; DDA Removal)	2	Manufactured Home
M11 008 A	752 A Old Post Rd	2	Detached Dwelling
M16 010	846 Allen St	2	Detached Dwelling
M16 011	848 N Main St	2	Detached Dwelling
M16 023	765 College Dr (DDA Removal)	2	Detached Dwelling
M18 048	545 Maple St	2	Manufactured Home
M18 051	480 Vine St, units 1-3	2	Manufactured Home
M18 054	420 Pennick Alley	2	Detached Dwelling
M19 119	420 Pennick Alley	2	Detached Dwelling
M20 071	498 S Main St	2	Detached Dwelling



EXISTING BUILDING STOCK



HOUSING CONDITIONS MAP

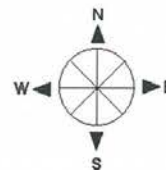
City of Madison CHIP Target Area (RAS)

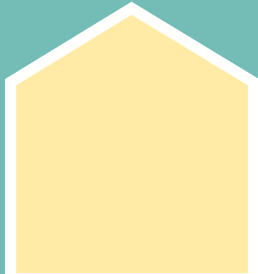
Total persons within the target area.....677*
Total minority persons within target area...622*
Percent minority within target area.....92%

Total single family housing units in TA..... 244**
Total owner occupied units in target area...136 ***
Percent Owner Occupied with target area...55.7%

Total substandard housing units in RAS..... 83
Percent substandard housing in RAS.....34%

*Data taken from Census Block maps 2010 Census Interactive Population maps.
** Actual count of units in target area.
***Data derived from tax records.





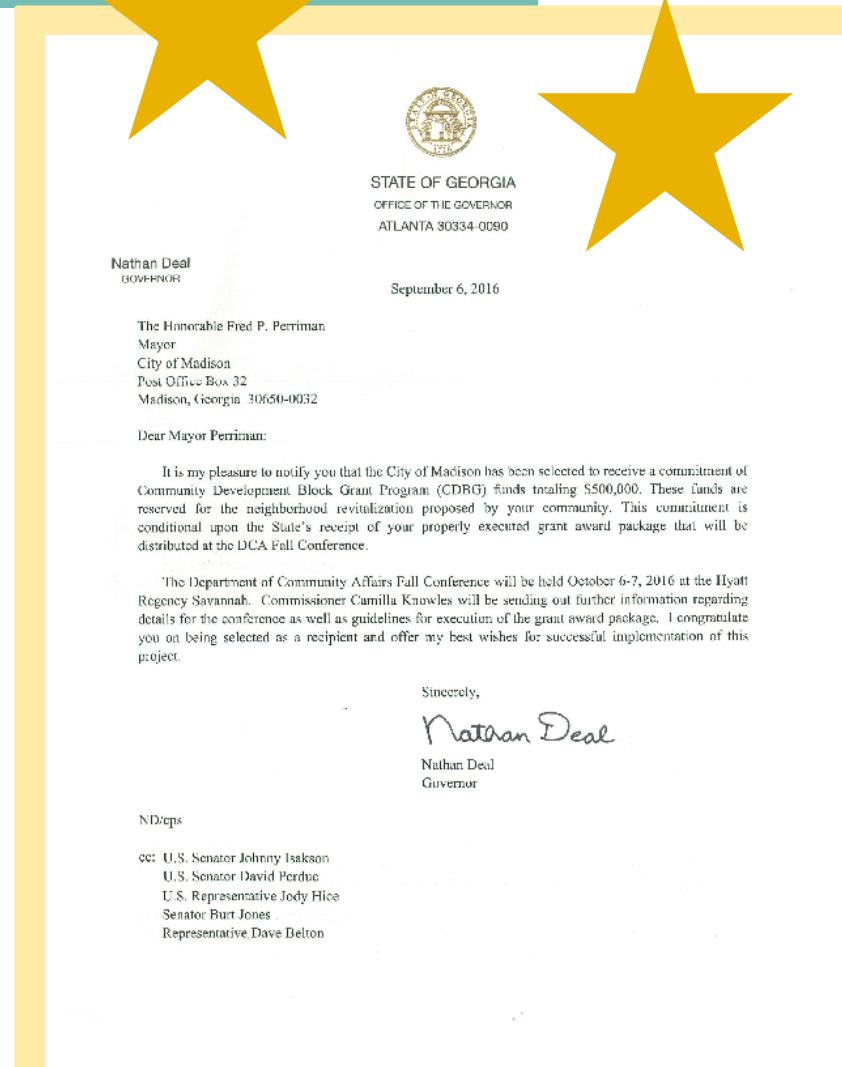
EXISTING BUILDING STOCK



Rehabilitation Grants

- **CHIP & CDBG - \$806,000**
 - Enduring Partnerships \$15,000 (3 yr commitment)
 - Governmental Skin-in-Game
 - Neighborhood Distrust & Fatigue
 - Consultants

Phase I: 1/4 of Target Area (20)



STATE OF GEORGIA
OFFICE OF THE GOVERNOR
ATLANTA 30334-0080

Nathan Deal
GOVERNOR

September 6, 2016

The Honorable Fred P. Perriman
Mayor
City of Madison
Post Office Box 32
Madison, Georgia 30650-0032

Dear Mayor Perriman:

It is my pleasure to notify you that the City of Madison has been selected to receive a commitment of Community Development Block Grant Program (CDBG) funds totaling \$500,000. These funds are reserved for the neighborhood revitalization proposed by your community. This commitment is conditional upon the State's receipt of your properly executed grant award package that will be distributed at the DCA Fall Conference.

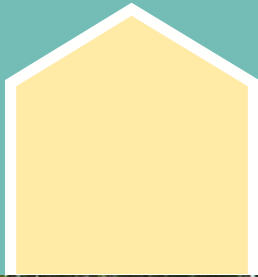
The Department of Community Affairs Fall Conference will be held October 6-7, 2016 at the Hyatt Regency Savannah. Commissioner Camilla Knowles will be sending out further information regarding details for the conference as well as guidelines for execution of the grant award package. I congratulate you on being selected as a recipient and offer my best wishes for successful implementation of this project.

Sincerely,

Nathan Deal
Governor

ND:eps

cc: U.S. Senator Johnny Isakson
U.S. Senator David Perdue
U.S. Representative Jody Hice
Senator Burt Jones
Representative Dave Delton



EXISTING BUILDING STOCK



CANAAN HISTORIC NEIGHBORHOOD

Improving Living Conditions



For information contact
(706) 342-1251 ext 207
Learn more by visiting
www.MadisonGA.com/CHIP



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CANAAN HISTORIC NEIGHBORHOOD

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WHEN DO I NEED TO BUDGET FOR...

Appliances generally have a limited warranty covering some repairs. Taking care to use appliances as they are meant to be used and keeping them clean increases life expectancy. However, even with the best care, appliances and finishes have a life span. Plan ahead so that you are not surprised by the next big expense.

- Refrigerator: 8-12 years
- Ovens/stove: 12-15 years
- Dishwasher: 10-15 years
- Water heater: 10-12 years
- Roof: 20-25 years
- Vinyl flooring:
10 years depending on traffic
- Air conditioner: 10-12 years
- Furnace: 12-15 years
- Manufactured flooring: 10 years

The Housing Opportunity Commission is part of the Georgia Initiative for Community Housing (GICH) Program.

MISSION STATEMENT:

"Promote and advocate for the use of strategies to stabilize, revitalize, and connect established neighborhoods and to support the sustainable development of the community through the innovative development of workforce and lifelong housing options."

For Information:



MadisonGA.com
CITY OF MADISON
Planning &
Development
132 N. Main Street
Madison, GA 30650



Keys To Happy Home Ownership

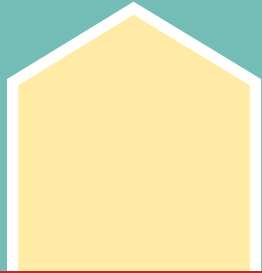


QUIZ: AGING IN PLACE

Definition: The ability to live in one's own home and community safely, independently, comfortably regardless of age.

The vast majority of retirees and soon-to-be retirees want to age in their own homes for as long as they possibly can. If you are considering this option, ask yourself the following questions:

1. Do I have enough money, taking into consideration making mortgage payments (if any), property taxes, and home insurance premiums, to be able to afford to stay in my own home?
2. As I age, and gradually lose some strength, mobility, and agility, will I be able to afford services to maintain my home and yard? (for example, climbing a ladder to clean gutters or change a light bulb)
3. In order to plan realistically, do I have a good idea of what out-of-pocket health care costs typically run for older people, even with Medicare or Medicaid? Do I have any health conditions that are likely to persist or worsen as I age?



NEIGHBORHOOD ENGAGEMENT



► PARTICIPATION

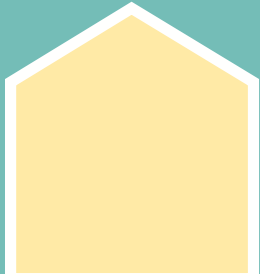
- Participate in local planning, host regular town halls, SHARE and LISTEN

► PARTNERSHIPS & LAYERING - RAS WORKS!

- Identification of mission overlap and press coverage

► TRANSFERENCE

- Block captains, phone trees, social networking

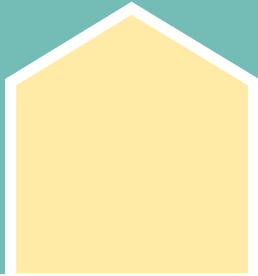


Participation



Small Town:
BIG PLANS
City of Madison
Comprehensive Plan '17





Easy & Visible



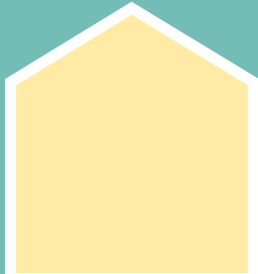
IMPROVE YOUR SAFETY AT HOME



Reflective House Number Signs come with pre-drilled holes, but they are covered by the vinyl material. You will need to push these holes through to hang the sign.

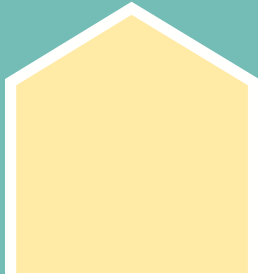
Get A Property Id Sign (FREE or \$10*)
...The Little Blue Address Sign

- Place the little blue sign next to your driveway – right behind the public sidewalk!
- Make it easier of Fire, Police, and Emergency Services to find the right place quickly
- *Depending upon supplies available



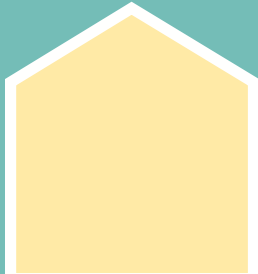
Neighbor Assistance





Cross-Pollination





Cross-Pollination



Other City Objectives

Proactive & Reactive



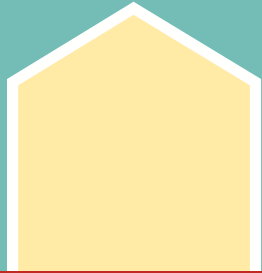
ST. PAUL AME CHURCH

CONCEPTUAL SITE PLAN



TOT LOT - MLK/WHITEHALL INTERSECTION

NOT TO SCALE



FUTURE RESIDENTIAL USE



▶ ALTERNATIVE VIEWPOINTS

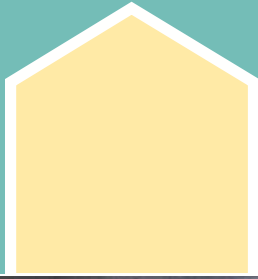
- Understanding the climate - before and after the recession, perception vs. reality

▶ LARGER CONTEXT & TRENDS

- Pace of development, realistic opportunities and real impediments

▶ BEYOND 40 ACRES & A MULE

- Diversity of housing stock and special needs, community-initiated development

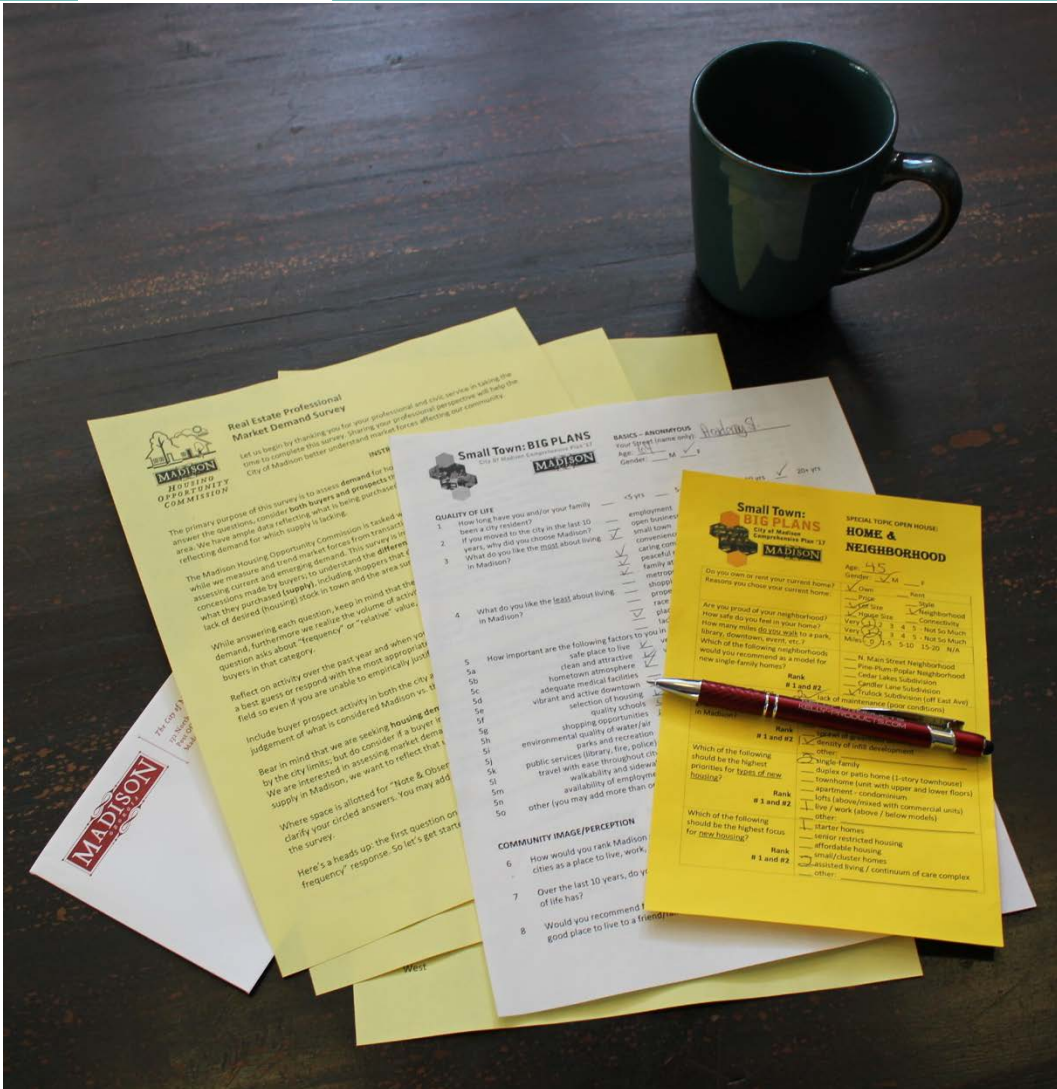


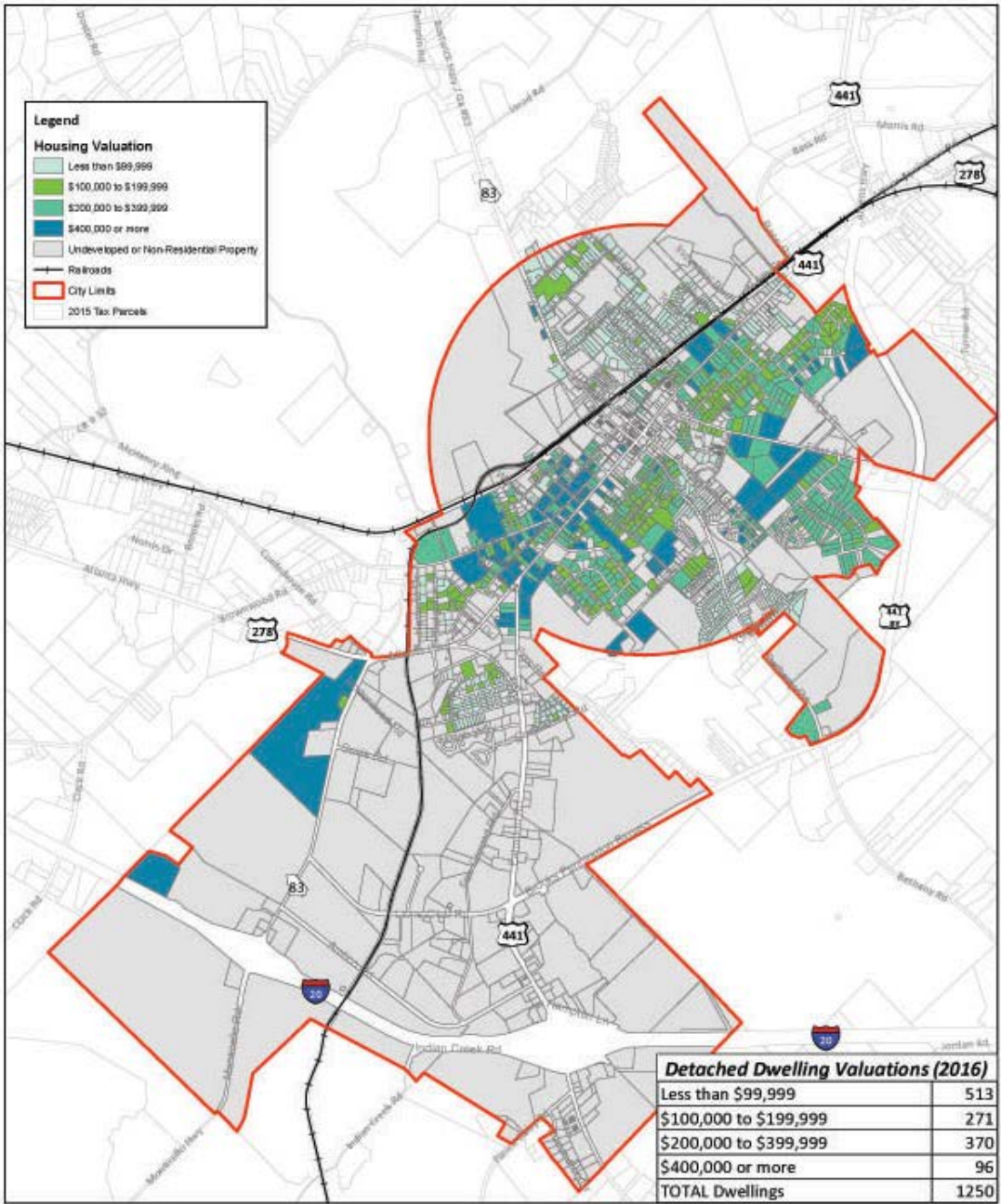
FUTURE RESIDENTIAL USE



➤ Data Collection

- Real Estate Professional Buyer Demand Survey
- Recent Home Buyer Demand Survey
- Comp Planning Quality of Life Questionnaire

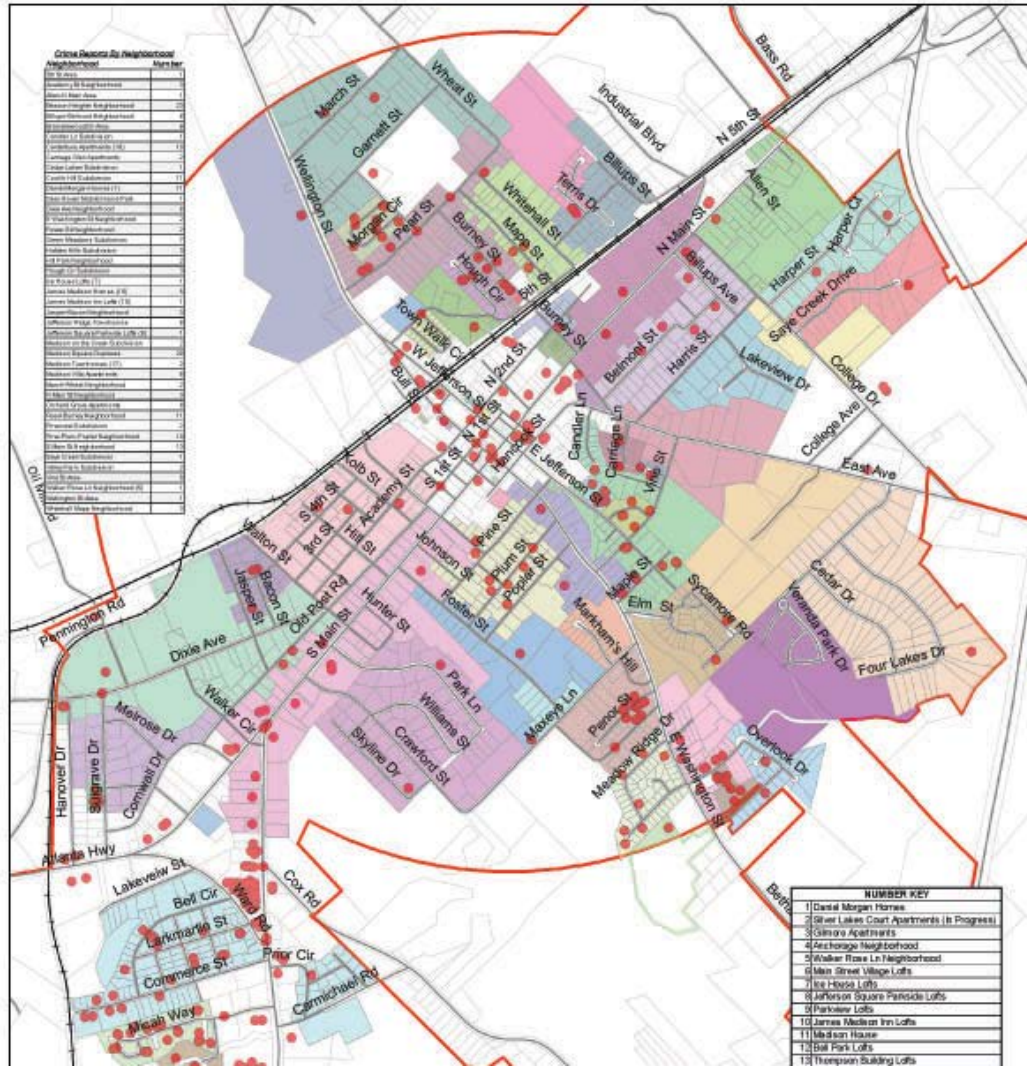




➤ Predictive Models

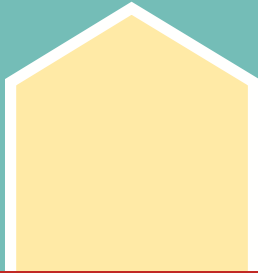
- Full Build-Out Model
- New Start Trends
- Infill Opportunity Mapping
- Future Land Use Map

FUTURE RESIDENTIAL USE

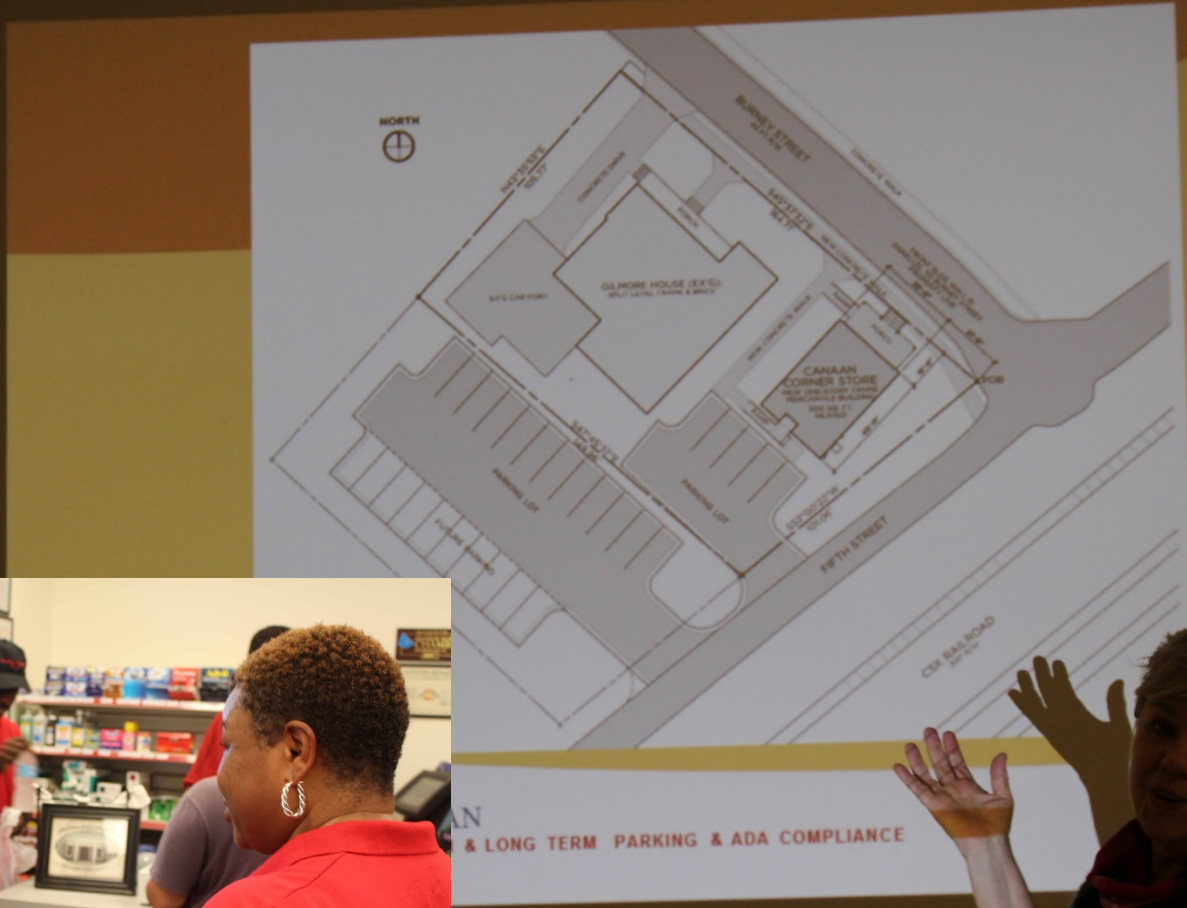


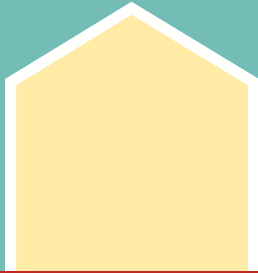
Special Needs Assessments

- Homeless Site Reports
- Urban Redevelopment Areas
- Workforce Housing Sector Interviews & Panels
 - Government
 - Commerce
 - Industrial



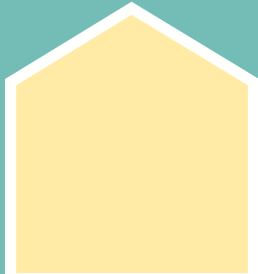
About Opportunity





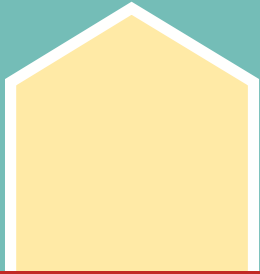
MADISON
GEORGIA
*HOUSING
OPPORTUNITY
COMMISSION*





About Options



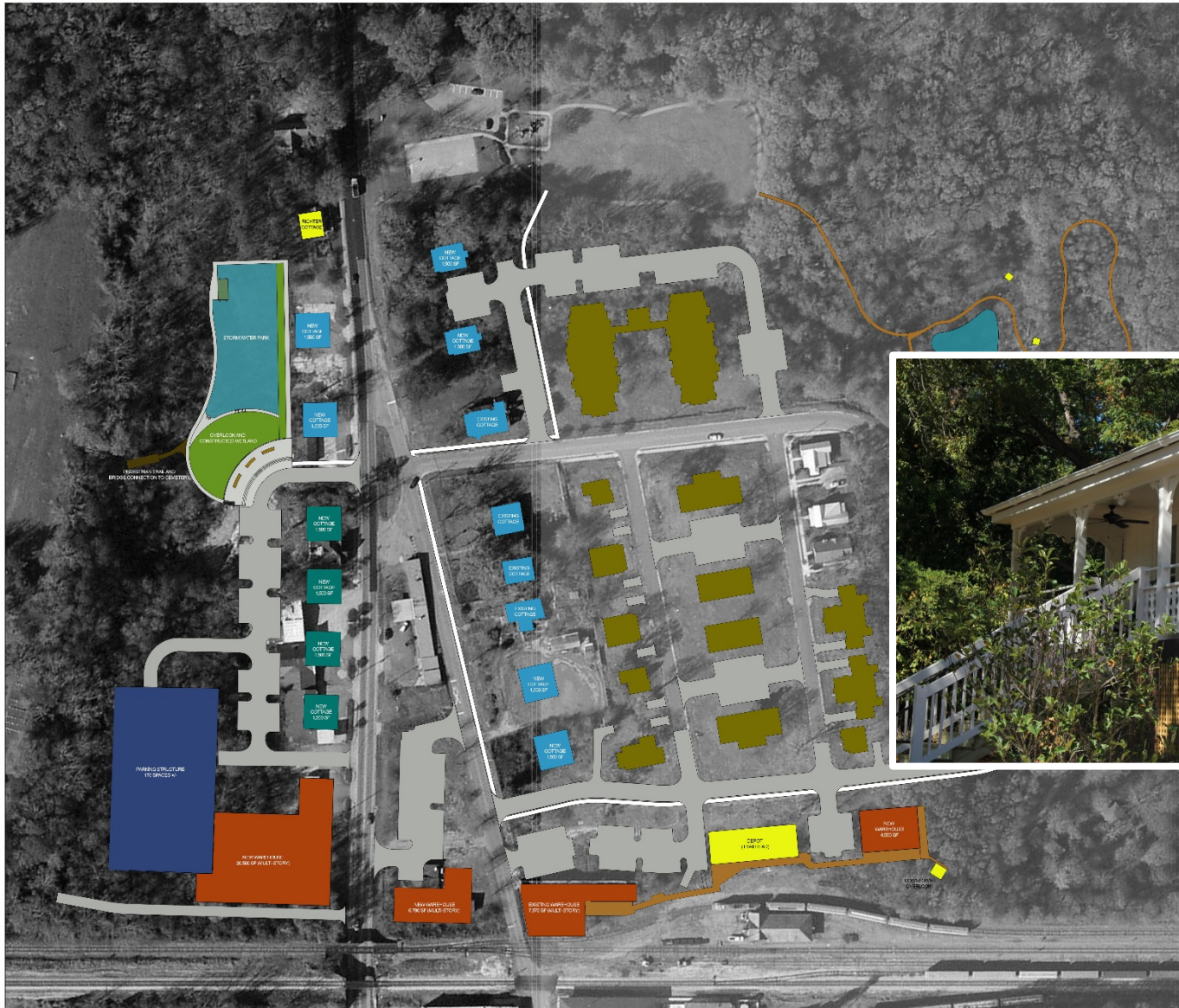


MADISON
GROUP

*HOUSING
OPPORTUNITY
COMMISSION*





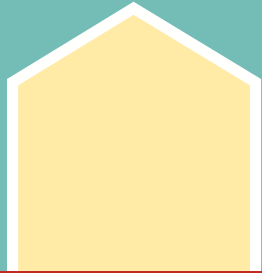


- ATTRACTION / VENUE
 - MULTI-FAMILY RESIDENTIAL OR MIXTURE OF TYPES
 - MIXED USE WAREHOUSE
 - PARKING STRUCTURE
 - LIVE / WORK UNITS
 - OFFICE/INSTITUTIONAL OR SINGLE-FAMILY RESIDENTIAL
 - ROAD/PARKING
 - BOARDWALK / TRAILS
 - GREENSPACE
- PARKING: APPROX. 705 SPACES

CONCEPTUAL SITE PLAN







About Leadership



TAKE AWAYS

► SUCCESSION PLAN

- GICH TEAM > standing city policy board – Housing Opportunity Commission

► STAY ON TARGET

- Invest in the Priority and Secondary Target Areas, citywide policy initiatives

► PRACTICE PATIENCE

- Housing is not a sprint, it's a marathon. All starts with one step forward.



HEARTH & HOME: A GICH Team's Take-Away on Community Housing



Madison Housing Opportunity Commission 2017