



City of Newnan, Georgia

## Planning & Zoning Department

June 14<sup>th</sup>, 2023

ATTN: Cleatus Phillips, City Manager  
CC: Hasco Craver, Tracy Dunnivant, Bill Stephenson

RE: Recap of the Data Collected by the University of Georgia Students

Mr. Phillips,

As you are well aware, students from the University of Georgia were in Newnan to complete a "Housing Condition Survey" on behalf of the City on May 22<sup>nd</sup> and 23<sup>rd</sup>, 2023. I am writing this memorandum to inform you in a consolidated letter, some of the vital findings of this survey. While all of the data the students collected is useful and important, I would like to highlight some specific data points. Please see the following data, descriptions, and findings below.

### Parcel Type

- 6% - Commercial/Church.
- 7% - Residential Multi-Family.
- 63% - Residential Single-Family.
- 24% - Vacant Lots.

### Parcel Occupancy (Based on Appearance)

- 79% - Occupied.
- 14% - Not-Occupied.
- 7% - Unknown Occupancy Status.

### Exterior Condition Data

#### *Address Markers*

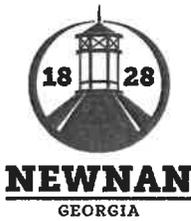
- Students found that 259 units/parcels lacked a visible address marking, and of those 259 units/parcels the following percentages apply.
  - 75% - Identified as Occupied.
  - 11% - Identified as Not-Occupied.
  - 14% - Unknown Occupancy Status.

#### *Sidewalk Connectivity*

- Students found that 56% of the properties in the redevelopment areas are not connected to the sidewalk system either by structure or by parcel connectivity.
  - Of those 56% of homes, 55% have co-existing erosion control or stormwater scouring issues.

#### *Exterior Conditions*

- Out of 1350 Single/Multi-Family Units:
  - 780 are in good condition.
  - 278 need repainting or a refresh in exterior color.
  - 212 show cracks/dry rot on siding.
  - 67 need major repair of varying exterior features.
  - 3 need major chimney repair.
  - 4 have no siding.
  - 6 were not visible.



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### *Doors and Windows*

- 48 out of 1929 parcels (2.5%) require 1-3 windows being replaced.
- 11 out of 1929 parcels (0.6%) require 3 or more windows being replaced.
- 860 out of 1929 parcels (45%) are in good condition.
- 1001 out of 1929 parcels (52%) need minor repairs.

### *Roofing*

- 68% appear in good condition, students acknowledge this is likely from post-tornado repairs.
- 4% need gutter repair.
- 17% appear to have cracked, broken, curled, or missing shingles.
- 5% appear to need a partial re-roof.
- 4% appear to need a complete re-roof.
- 5% need a structure replacement.

### *Vacant Lot Assessment*

- 111 vacant lots appear to be in satisfactory condition as to the level of vegetative growth and ground cover.
- 203 vacant lots appear to be overgrown with ground vegetation taller than 12 inches.

Following the review of the data, the students offered several recommendation and priority areas they believe may help alleviate some of the challenges presented in their findings.

The students suggested making policy approaches to manage the staggering number of single-family rental units, annexation freezes, as well as the development of a landbank authority to aid in the redevelopment of vacant properties. Additionally, the students suggest that the City prioritize tree/yard maintenance, street light repair and installation, sidewalk connectivity, and completion of additional sections of the LINC.

Best Regards,

Andrew Moody  
Special Projects Manager