



CITY OF BLAKELY HOUSING ASSESSMENT

Prepared by the



Southwest Georgia Regional Commission

August 2024

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THIS HOUSING ASSESSMENT OF THE CITY OF BLAKELY, GEORGIA WOULD NOT HAVE BEEN POSSIBLE WITHOUT THE GUIDANCE AND SUPPORT OF THE FOLLOWING INDIVIDUALS:

CITY OF BLAKELY, GEORGIA

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Al Hutchins, District 1, Post 1
Margaret Davis, District 1, Post 2
Brad Clenney, District 2, Post 1
Matt Lee, District 2, Post 2

EARLY COUNTY BOARD OF COMMISSIONERS

Hank Jester, Chairman
Rex LaDon Durham, District 1
Jeffery Haynes, District 2
Charlie Sol, District 3
Taylor Bridges, District 4
Stephanie Chandler, County Administrator

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Sharon Liggett, Facilitator

BLAKELY INITIATIVE FOR COMMUNITY HOUSING

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2024-015

**A RESOLUTION TO ADOPT THE
CITY OF BLAKELY HOUSING ASSESSMENT**

WHEREAS, the City of Blakely has developed a comprehensive Housing Assessment that outlines the City's housing priorities and serves as a strategic guide for housing-related activities, ensuring that the City Council effectively communicates these priorities to City staff and the public; and


WHEREAS, the City Council has actively sought and incorporated public input during the development of this plan to ensure that the housing priorities align with the needs and aspirations of the community; and

WHEREAS, the Council has designated a target area within the City and seeks to adopt the City of Blakely Housing Assessment to address and resolve critical housing issues identified therein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BLAKELY that the City officially adopts the Housing Assessment to advance and fulfill the housing priorities of the City.

SO, RESOLVED, this 3rd day of December, 2024.

CITY OF BLAKELY

By: 
Travis Wimbush, Mayor


Attest: 
Melinda Crook, City Clerk





PHOTO FROM WWW.DOWNTOWNBLAKELY.COM



OVERVIEW

Blakely, Georgia, a rural community with a population of 5,371, exhibits significant disparities in housing conditions and affordability.

The town's demographic profile, characterized by a majority African American population (69.2%), a substantial working-age population (55%), and elevated rates of unemployment (3.2%) and poverty (28.5%), underscores the critical need for comprehensive housing solutions.

The homeownership rate of 48.8% in Blakely is below the national average (65.7%), indicating challenges in accessing homeownership opportunities for a significant portion of the population. The median income of \$43,008 further exacerbates affordability issues, limiting residents' ability to purchase or rent adequate housing.

PURPOSE

The housing assessment has revealed a significant shortage of affordable rental units, particularly for low-income families and individuals. Additionally, the existing housing stock exhibits varying conditions, with a portion requiring necessary repairs and upgrades.

These findings underscore the urgent need for action to improve the housing situation in Blakely.

KEY TRENDS

Key recommendations include increasing the supply of affordable housing, expanding homeownership opportunities through financial assistance and education programs, and implementing strategies to improve the overall quality of the housing stock.

Addressing these issues is not just a matter of policy but a direct way to enhance the lives of Blakely residents and foster a thriving community.



CITY OF BLAKELY OVERVIEW

THE HISTORY OF BLAKELY

Blakely is a city located in Early county in southwest Georgia. It is a small city with a population of slightly above 5,000 people.

European Americans founded Early County on December 15th, 1818, however Early County (or Southwest GA) was not included in the original charter creating the colony of Georgia. Spain, France, England, the Confederate States, and the United States flags have all flown over Blakely. The platting of Blakely soon followed in 1825 as county seat for Early County. It was named for Captain Johnston Blakeley (also spelled Blakely), one of the most successful American naval officers during the Quasi-War with France and the War of 1812. During this time Master Commandant Blakeley commanded two vessels, the Enterprise and the Sloop-of-War Wasp (which, in December of 1814, disappeared at sea with the Captain and all crew members remaining a complete mystery to this day)¹².

Blakely and Early County's rich history is entrenched in early life along the Chattahoochee River, battles for territory (including one commanded by Major General Andrew Jackson who went on to become our 7th US President from 1829 through 1837) and Creek Indian heritage.

Known as the "Peanut Capital of the World," Blakely is now known for its production of peanuts, but cotton was the predominant industry before the outbreak of the Civil War (1861-65). After the war the timber industry, particularly the harvesting of hardwoods, emerged as an equally important economic activity².

With slow but steady growth after the Civil War, both Early County and the city of Blakely ex-



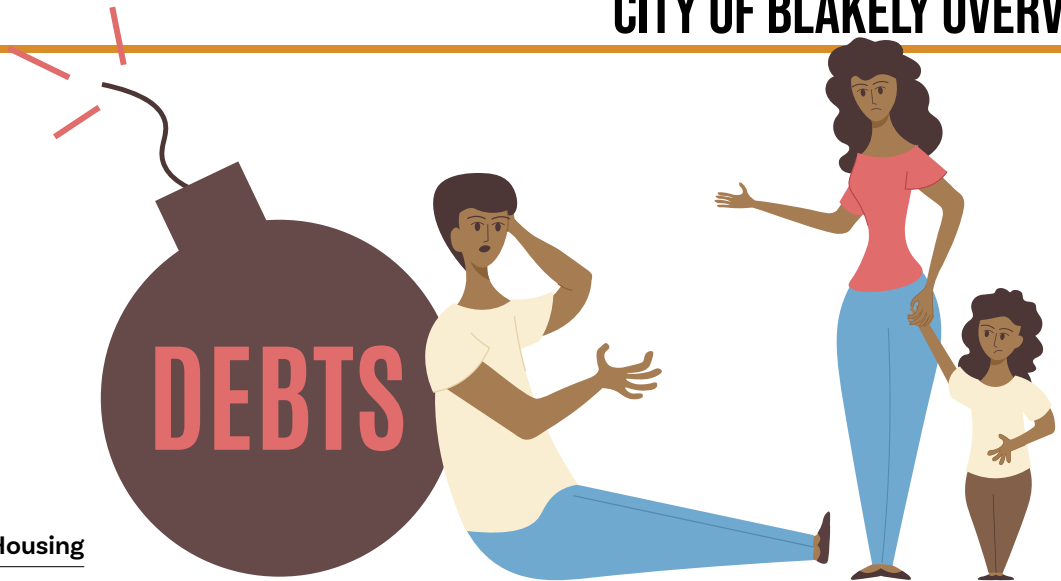
panded and improved their infrastructures. The current courthouse was built in 1905 and is listed on the National Register of Historic Places.

POVERTY STRICKEN

Blakely, like other cities of its size in the poverty-stricken corner of southwest Georgia, faces difficult social and economic conditions. The rate of growth from 1990 to 2000 was 1.8 percent, while the state of Georgia grew at a rate of 26.4 percent. Thirty-four percent of the populace, more than three times the state average, live in poverty, as do half of all children (age eighteen and under) and nearly a quarter of the elderly. Twenty-nine percent of the population did not graduate from high school, and only 12 percent of the population holds a bachelor's degree or higher².

Poverty significantly impacts housing, creating a complex cycle of challenges. See the next chart for a breakdown of some key impacts:

¹ Kirkland, W. M. (2005). Blakely. In New Georgia Encyclopedia. Retrieved Mar 17, 2014, from <https://www.georgiaencyclopedia.org/articles/counties-cities-neighborhoods/blakely/>
² City of Blakely. Retrieved Jul 23, 2024, from <https://cityofblakely.net/blakely-history/>



Impacts of Poverty on Housing

Impacts	Description
Affordability Strain	Low income makes it difficult to afford rent or mortgage payments, utilities, and maintenance costs. This can lead to overcrowding, living in unsafe or unhealthy conditions, or unstable housing situations.
Limited Options	People in poverty often have limited housing options due to income restrictions. They may be confined to low-quality or poorly maintained rentals in disadvantaged neighborhoods.
Increased Risk of Eviction	Financial hardship can increase the risk of eviction due to missed rent payments. This can lead to displacement and disrupt lives, especially for families with children.
Barriers to Homeownership	Qualifying for mortgages can be challenging for low-income individuals due to credit score limitations or lack of down payment. This perpetuates the cycle of renting and limits opportunities for wealth creation through homeownership.
Substandard Housing Conditions	Poverty often correlates with living in overcrowded or poorly maintained housing. This can expose residents to health hazards like mold, lead paint, or inadequate sanitation.
Stress and Strain	Housing insecurity and instability can cause significant stress and anxiety. This can negatively impact mental and physical health, as well as overall well-being.

By understanding these impacts, we can develop solutions to address poverty and create a more equitable housing system.

VISION & GOALS

HOUSING GOALS

Increase The Supply Of Affordable Housing

- » Develop strategies to create a variety of housing options, including rental units, homeownership opportunities, and senior housing, to meet the needs of diverse residents.

Improve Housing Quality

- » Implement programs to rehabilitate existing housing stock, address code violations, and promote energy efficiency to enhance the overall condition of homes.

Expand Homeownership Opportunities

- » Develop initiatives to assist low-to-moderate-income families in achieving homeownership through education, counseling, and financial assistance programs.

Reduce Homelessness And Housing Instability

- » Establish prevention and intervention programs to address the root causes of homelessness and provide support services to help individuals and families maintain stable housing.

Promote Inclusive Housing

- » Ensure housing opportunities are available to all residents, regardless of race, ethnicity, disability, or other protected characteristics.

Strengthen Partnerships

- » Collaborate with local, state, and federal agencies, non-profit organizations, and private developers to address housing challenges and leverage available resources.

VISION STATEMENT 2024

A Blakely where all residents have access to safe, decent, and affordable housing that contributes to a thriving community.



HOUSING OBJECTIVES

- More Affordable Housing
- Improving Housing Quality
- Expand Homeownership Opportunities
- Reduce Homelessness
- Reduce Housing Instability
- Promote Inclusive Housing
- Strengthen Partnerships



Strategies for Increasing Supply of Affordable Housing

Increasing the supply of affordable housing in Blakely requires a multi-faceted approach.

Here are some potential strategies:

Financial Incentives

- » **Low-Income Housing Tax Credits (LIHTCs):** Utilize federal tax credits to incentivize developers to build affordable housing.
- » **Housing Trust Funds:** Establish a dedicated fund to provide grants or loans for affordable housing development.
- » **Property Tax Abatements:** Offer temporary property tax reductions for affordable housing developers.
- » **Down Payment Assistance:** Provide financial assistance to help low-income buyers purchase homes.

Land Use and Zoning

- » **Inclusionary Zoning:** Require developers to include a certain percentage of affordable units in new developments.
- » **Density Bonuses:** Allow developers to build taller or denser projects in exchange for including affordable units.
- » **Streamlined Permitting:** Simplify the permitting process for affordable housing projects.
- » **Land Banking:** Acquire and hold vacant land for future affordable housing development.

Public-Private Partnerships

- » **Public-Private Developments:** Collaborate with private developers to build affordable housing on public land.
- » **Non-Profit Partnerships:** Partner with

organizations like Habitat for Humanity to increase homeownership opportunities.

- » **Government-Sponsored Enterprises (GSEs):** Work with Fannie Mae and Freddie Mac to expand affordable housing financing options.

Housing Preservation

- » **Rental Assistance:** Provide vouchers or subsidies to help low-income residents afford rental housing.
- » **Home Repair Programs:** Offer assistance with home repairs to prevent deterioration and displacement.
- » **Code Enforcement:** Enforce building codes to ensure safe and habitable housing conditions.

Community Engagement

- » **Resident Input:** Involve community members in planning and developing affordable housing projects.
- » **Education and Outreach:** Provide information about housing resources and homeownership opportunities.
- » **Support Services:** Offer supportive services like financial counseling and job training to affordable housing residents.

Strategies for Improving Housing Quality

Improving housing quality is essential for the overall well-being of a community. Here are some strategies to consider for Blakely:

Code Enforcement and Inspections

- » **Regular inspections:** Implement routine inspections of rental properties and owner-occupied homes to identify code violations.
- » **Code enforcement:** Enforce housing

VISION & GOALS

- codes strictly to ensure property owners address health and safety issues.
- » **Educational outreach:** Provide information to property owners about housing codes and maintenance requirements.

Housing Rehabilitation Programs

- » **Financial assistance:** Offer grants or low-interest loans to homeowners for necessary repairs and upgrades.
- » **Contractor partnerships:** Establish partnerships with local contractors to provide affordable repair services.
- » **Energy efficiency programs:** Encourage energy-efficient improvements through incentives or rebates.

Lead-Based Paint Abatement

- » **Testing and remediation:** Provide resources for testing and safely removing lead-based paint.
- » **Education and awareness:** Inform residents about the dangers of lead-based paint and prevention measures.

Rental Housing Improvements

- » **Tenant education:** Provide information on tenant rights and responsibilities, including maintenance requests.
- » **Landlord incentives:** Offer incentives for landlords to improve the quality of their rental units.
- » **Tenant-landlord mediation:** Facilitate conflict resolution between tenants and landlords.

Community-Wide Initiatives

- » **Neighborhood revitalization:** Invest in public spaces, infrastructure, and beautification projects to improve the overall quality of life.
- » **Affordable housing development:** Support the construction of new affordable housing units to meet the community's needs.

- » **Homeownership programs:** Offer programs to help residents become homeowners, often leading to better-maintained properties.

Strategies to Expand Homeownership Opportunities

Blakely's approach to expanding homeownership opportunities will be tailored to meet the community's specific needs. Here are some potential strategies:

Financial Assistance Programs

- » **Down payment assistance:** Provide grants or forgivable loans to help potential homeowners cover the down payment.
- » **Closing cost assistance:** Offer assistance with closing costs, such as appraisal fees, title insurance, and attorney fees.
- » **Mortgage interest rate reduction programs:** Partner with lenders to offer reduced interest rates for first-time homebuyers.

Education and Counseling

- » **Homebuyer education programs:** Provide workshops and counseling on budgeting, credit repair, and the homebuying process.
- » **Financial literacy training:** Teach residents about financial management and saving for a down payment.
- » **Pre-purchase counseling:** Offer one-on-one counseling to help potential homeowners navigate the homebuying process.

Increasing Housing Supply

- » **Incentivize affordable housing development:** Offer tax breaks or other incentives to developers building affordable homes.
- » **Land use policies:** Review and update zoning regulations to promote affordable housing

development.

- » **Infrastructure improvements:** Invest in infrastructure to support new housing developments.

Partnerships

- » **Collaborate with lenders:** Partner with local lenders to develop specialized mortgage products for first-time homebuyers.
- » **Work with non-profit organizations:** Partner with organizations that provide housing counseling and assistance.
- » **Engage with local businesses:** Encourage businesses to offer employee homeownership programs.

Addressing Barriers

- » **Fair lending practices:** Implement policies to prevent discriminatory lending practices.
- » **Credit repair assistance:** Offer programs to help individuals improve their credit scores.
- » **Housing counseling:** Provide counseling to address financial challenges that may hinder homeownership.

Strategies to Reduce Homelessness and Housing Instability

Reducing homelessness and housing instability requires a comprehensive approach that addresses immediate needs and underlying causes. Here are some strategies:

Prevention and Intervention

- » **Rapid Re-housing:** Provide short-term rental assistance and supportive services to help individuals and families quickly exit homelessness.
- » **Permanent Supportive Housing:** Offer housing combined with ongoing support services for individuals with chronic homelessness or disabilities.

- » **Prevention Programs:** Implement programs to prevent homelessness, such as rental assistance, eviction prevention, and financial counseling.
- » **Housing First:** Prioritize providing housing as quickly as possible, followed by supportive services.

Addressing Root Causes

- » **Affordable Housing:** Increase the supply of affordable housing through development, preservation, and rehabilitation efforts.
- » **Employment and Income Support:** Create job training programs, living wage jobs, and access to public benefits to increase economic stability.
- » **Mental Health and Substance Abuse Services:** Expand access to mental health and substance abuse treatment to address underlying issues contributing to homelessness.
- » **Youth and Family Services:** Support at-risk youth and families to prevent homelessness.

Coordinated Community Response

- » **Collaboration:** Foster partnerships between government agencies, non-profit organizations, and community stakeholders.
- » **Data Collection and Analysis:** Utilize data to identify trends and inform decision-making.
- » **Point-in-Time Counts:** Conduct regular counts of the homeless population to assess needs and measure progress.
- » **Continuum of Care:** Develop a coordinated system of care that provides a range of services for individuals experiencing homelessness.

Housing Stability

- » **Eviction Prevention:** Implement programs to help tenants avoid eviction, such as rental assistance and mediation services.
- » **Housing Counseling:** Offer financial

VISION & GOALS

counseling and education to help individuals and families maintain housing stability.

- » **Homelessness Prevention:** Provide emergency assistance to prevent individuals and families from becoming homeless.

Strategies to Promote Inclusive Housing

Inclusive housing ensures that everyone, regardless of race, ethnicity, disability, sexual orientation, gender identity, or economic status, has equal access to safe, decent, and affordable housing. Here are some strategies to promote inclusive housing:

Fair Housing Practices

- » **Enforce fair housing laws:** Strictly enforce fair housing laws to prevent discrimination in housing.
- » **Educate the public:** Raise awareness about fair housing rights and responsibilities.
- » **Develop complaint procedures:** Establish clear and accessible complaint processes for housing discrimination.

Accessibility

- » **Universal design:** Incorporate features that make housing accessible to people of all abilities.
- » **Reasonable accommodations:** Provide reasonable accommodations to individuals with disabilities.
- » **Transportation options:** Ensure access to public transportation or other transportation options for residents with disabilities.

Diversity and Inclusion

- » **Market research:** Conduct market research to identify the needs of diverse populations.
- » **Cultural competence training:** Provide training to housing providers on cultural competence and sensitivity.

- » **Community engagement:** Involve diverse community members in the planning and development of housing.

Affordability

- » **Develop affordable housing:** Increase the supply of affordable housing options for low-income individuals and families.
- » **Provide rental assistance:** Offer rental assistance programs to help people afford housing.
- » **Support homeownership:** Create programs to help people become homeowners.

Supportive Services

- » **Connect residents to resources:** Provide information and referrals to community services, such as healthcare, education, and employment.
- » **Build community:** Foster a sense of belonging and community among residents through social activities and events.
- » **Address language barriers:** Provide language assistance services to residents who need them.

Strategies to Strengthen Partnerships

Strong partnerships are essential for achieving community goals. Here are some strategies to foster stronger collaborations:

Building Trust and Communication

- » **Open and honest communication:** Establish clear and consistent communication channels.
- » **Shared vision and goals:** Ensure all partners are aligned on the common objectives.
- » **Regular meetings and check-ins:** Schedule meetings to discuss progress and challenges.
- » **Active listening:** Encourage open dialogue and respect for differing perspectives.



Collaborative Decision Making

- » **Shared leadership:** Distribute decision-making responsibilities among partners.
- » **Consensus building:** Work towards agreements that satisfy all parties involved.
- » **Conflict resolution:** Develop strategies for addressing disagreements and finding common ground.

Resource Sharing

- » **Leverage complementary strengths:** Identify and utilize each partner's unique capabilities.
- » **Shared resources:** Pool resources, such as staff, equipment, or funding, to maximize impact.
- » **Cost-sharing:** Explore opportunities to share costs and reduce financial burdens.

Measuring and Evaluating Success

- » **Shared metrics:** Establish key performance indicators (KPIs) to measure progress.
- » **Regular evaluation:** Conduct periodic assessments of partnership effectiveness.
- » **Celebrate successes:** Recognize and reward achievements to boost morale.

Long-Term Commitment

- » **Mutual benefits:** Ensure the partnership mutually benefits all parties.
- » **Sustainability planning:** Develop strategies for long-term partnership sustainability.
- » **Adaptability:** Be prepared to adjust the partnership as circumstances change.

DEMOGRAPHIC DATA

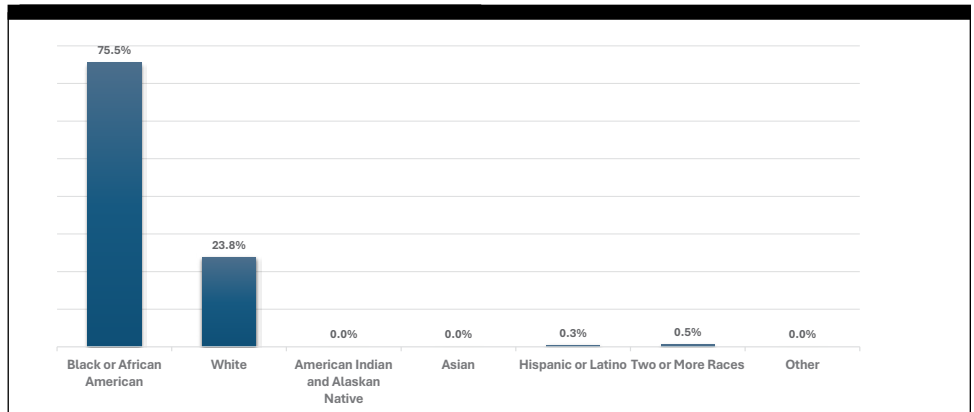
POPULATION STATISTICS

Recognizing who makes up the city is important to both addressing and understanding the housing needs in a city. It can help us understand trends and impacts of the past while observing general information to see how to best address housing and where funds should be allocated. The demographics are made up of racial composition, age composition, average household size and median household income. Data is based on the most recent American Community Survey (ACS) 5-year estimates that includes 2021-2022 data.

RACIAL COMPOSITION

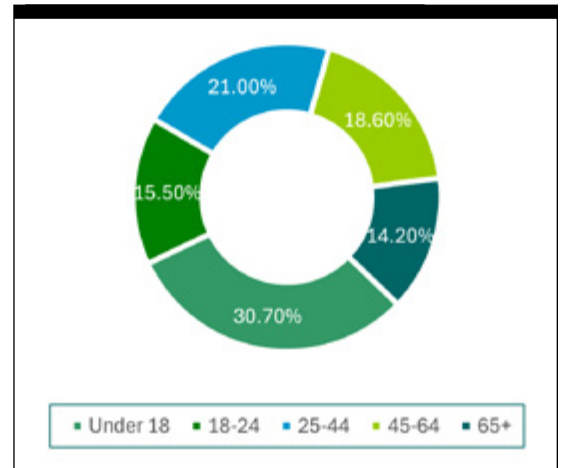
According to the 2022 American Community Survey (ACS) estimates, City of Blakely, Georgia population is approximately 5,299. The population is made up of Black or African Americans (75.5%) with the White population comprising of (23.8%) of the population. Asians, Native Hawaiian & Other Pacific Islander, American Indian & Alaska natives, two or more races, and some other races make up a small percent of the population. The median household income is \$43,008, which is lower than state and national averages. According to the Census 28.5% of the population live in poverty and approximately 77.3% of the residents have a high school diploma or higher, with a lower percentage holding college degrees compared to the national average.

City of Blakely Racial Composition, 2021



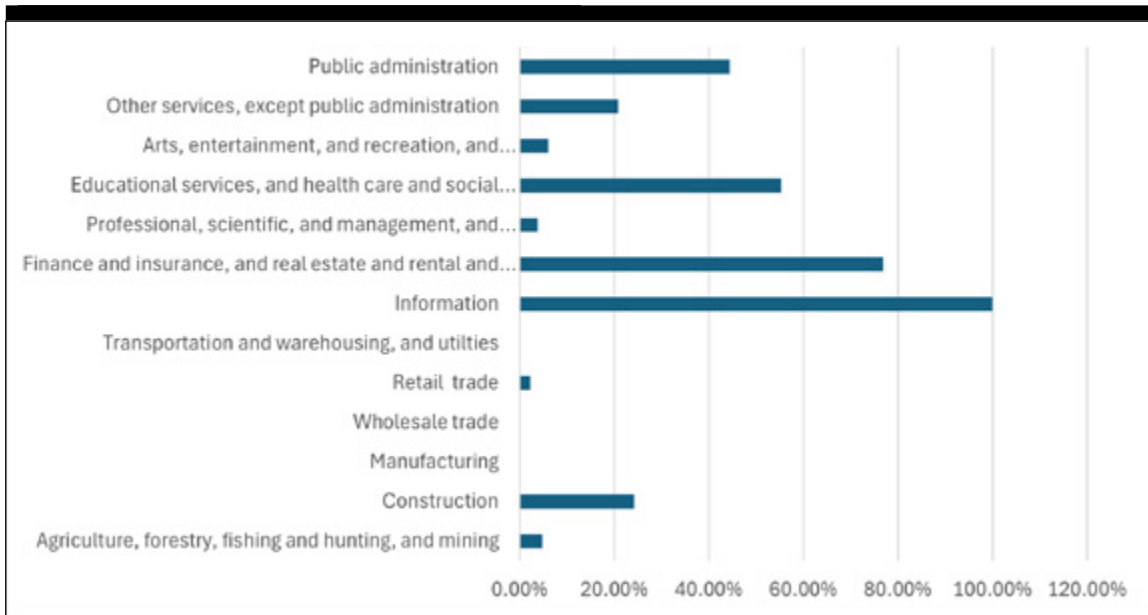
Source: U.S. Census Bureau, Race, Decennial 2020

City of Blakely Age Structure, 2022



Source: US Census Bureau Blakely Age & Sex, ACS 2021 5-year Estimate

City of Blakely Employment by Occupation, 2021

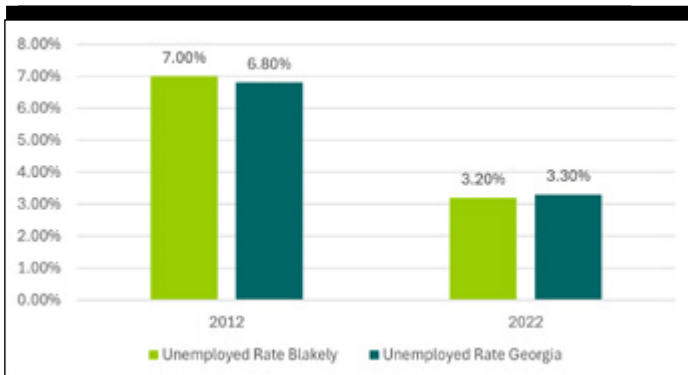


Source: US Census Bureau, DP03, ACS 2022

A working-age population of 55% in Blakely, GA, presents a unique set of challenges and opportunities for housing. A relatively high working-age population suggests a potentially strong demand for housing, particularly rental units and starter homes. This demand could contribute to increased housing prices and rental rates.

The affordability of housing becomes critical for attracting and retaining this demographic. A mismatch between wages and housing costs could lead to out-migration of young workers. There will likely be a higher demand for smaller, more affordable housing units, such as apartments or townhouses, to accommodate single individuals and young couples. However, the demand for larger-family homes might increase as this population ages. The presence of a significant working-age population often correlates with a demand for amenities such as childcare, schools, and recreational facilities.

Blakely Unemployment Rate Comparison, 2012-2022



Source: U.S. Census DP03, ACS 2012 & 2022

These amenities can influence housing choices and desirability. A robust working-age population can contribute to economic growth, positively impacting housing markets. However, housing affordability could become challenging without job growth and wage increases.

DEMOGRAPHIC DATA

ECONOMIC CHARACTERISTICS

A poverty rate of 28.5% can impact the local economy. Lower-income households typically have less disposable income, reducing consumer spending within the local economy. This can negatively impact local businesses and sales tax revenue. Conversely, a higher proportion of renters can result in a smaller property tax base, affecting the city’s revenue for essential services like education, infrastructure, and public safety.

Homeownership is the way many families accumulate wealth. By limiting wealth accumulation and investment in the community, communities must make housing affordable to retain younger residents, who, if unable to find affordable housing, will leave the area to seek better economic opportunities, often referred to as “Brain Drain.”

City of Blakely Household Income, 2021

HOUSEHOLD INCOME	OWNER OCCUPIED HOUSING UNITS	PERCENTAGE	RENTER OCCUPIED HOUSING UNIT	PERCENTAGE	TOTAL
\$5,000 - \$19,999	172	21.3%	173	21.02%	342
\$20,000 - \$49,999	174	21.86%	394	47.87%	568
\$50,000 - \$99,999	257	32.66%	245	29.77%	502
\$100,000 +	187	23.76%	11	1.34%	198
Median Household Income	\$43,008		\$37,819		\$43,008

Source: U.S. Census Bureau, Financial Characteristics, 2022

CURRENT MARKET CONDITIONS

The city of Blakely has a diversity in their occupation. According to the ACS 2022, the majority of employment industry is in information (100%). Next, Finance and insurance, and real estate and rental and leasing 76.90% of the employment industry.



VACANT HOUSING UNITS

280

ECONOMIC CHARACTERISTICS

The city of Blakely has a high poverty rate of 28.5% as of the year 2022. Though it has decreased in percentage since 2021, it is a much higher poverty rate than compared to both Georgia and the United States. There is a noticeable difference in median household income when observing owner occupied housing units versus renter occupied housing units. Owner occupied housing units make approximately \$15,000 more than households in renter occupied units.



TOTAL HOUSING UNITS

2,199

DEMOGRAPHIC DATA



VACANCY RATE

15%



HOME OWNERSHIP RATE

48.9%



POVERTY RATE

28.5%



POPULATION

5,371



MEDIAN AGE

31.5 Years



MEDIAN INCOME

\$43,008



TOTAL HOUSEHOLDS

1,610



HIGHER EDUCATION

11.2%



EMPLOYMENT RATE

53.5%

METHODOLOGY

ASSESSING BLAKELY, GEORGIA

The city of Blakely's Georgia Initiative for Community Housing (GICH) Team worked with the University of Georgia to conduct the initial housing assessment. The city later reached out to the Southwest Georgia Regional Commission for assistance. All parties worked together to complete the survey.

For this survey, homes were assessed based on the external physical appearance of the primary elements of a housing structure, namely the roof, foundation, doors, windows, exterior, porch, and steps. The city utilized Fulcrum Software, which helps organizations collect and share information about field activities. It offers a Property Inspection app that allows users to assess a home's aesthetics, functionality, and physical integrity. The app can also guide users to key inspection points in and around the house.

Roofs and the foundation were weighted most heavily, as they are usually labor-intensive and costly to repair or replace. Additionally, these elements often cause other issues that may occur within the home. Doors and windows were the next most heavily weighted elements, followed by the exterior's appearance and the porch or steps. The most common visible signs of needed repairs include stairs, windows, roofs, and foundations.

STEPS IN THE PROCESS

Data Collection and Preparation

- » **Create a comprehensive housing inventory:** Utilize GIS data and Fulcrum Software to identify and capture images of all residential

housing units in Blakely.

- » **Develop assessment forms:** The software was utilized to create the data collection forms for recording housing condition data based on the provided scale.
- » **Assemble assessment teams:** The University of Georgia trained the GICH Team and Southwest Georgia Regional Commission (RC) staff to conduct field inspections.
- » **Coordinate with local government:** The GICH Team Coordinator, Denice Harris, and City of Blakely staff worked with RC staff to coordinate data collection.

Field Assessments

- » **Conduct visual inspections:** The GICH Team and RC staff assess the exterior condition of each housing unit using the scale provided (see scale below).
- » **Compile Report and Analyze Data:** RC, UGA, and the GICH Team worked together to compile the report and analyze the data.

POINTS SCALE

Fulcrum Software shows the points associated with each housing condition on a digital map, and these are added together to place properties on the following scale:

Well Maintained (Less than 3 points)

New or in good condition. Does not need any repairs.

Sound (3-9 points)

In good condition but needs maintenance work, such as repainting or minor repairs.

Minor Repairs Needed (10-14 points)

The housing unit has several deferred maintenance issues or one moderate repair project (i.e., replacement of several windows)

Moderate Rehabilitation Needed (15-39 points)

Requires multiple repairs, including the repair/ replacement of one major component.

Substantial Rehabilitation Needed (40-55 points)

Requires the repair and replacement of most or all exterior components.

Dilapidated (More than 55 points)

The housing unit suffers from excessive neglect, appears structurally unsound and not safe for human habitation, and may not be feasible to rehabilitate.



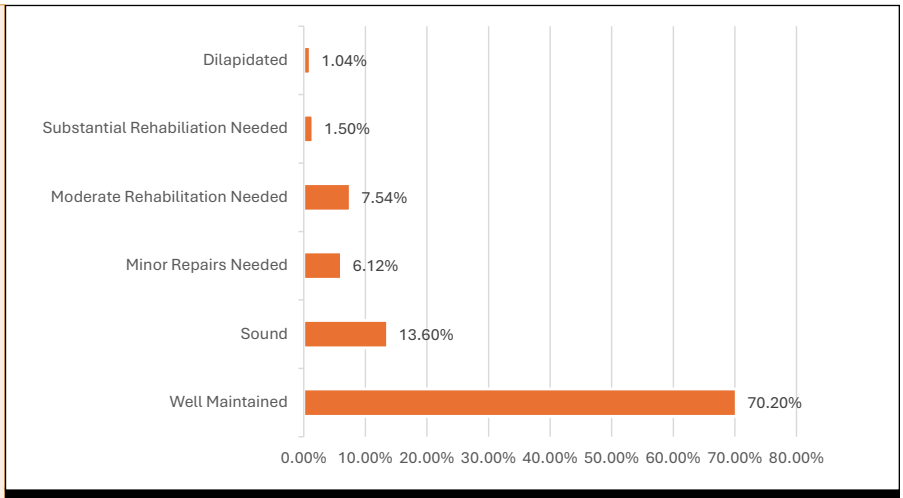
Evaluation Scale

Evaluated Elements	Point Value	DEDUCTIONS		
		Standard <i>(may need minor repair)</i> 100-70	Substandard <i>(needs major repair)</i> 69-40	Dilapidated <i>(needs replacement)</i> 39-0
Well Maintained	◁ 3	New or in good condition. Does not need any repairs		
Sound	3 - 9	In good condition but needs maintenance work, such as repainting or minor repairs		
Minor Repairs Needed	10 - 14	The housing unit has several deferred maintenance issues or one moderate repair project (i.e., replacement of several windows)		
Moderate Rehabilitation Needed	15 - 39	Requires multiple repairs, including the repair/replacement of one major component		
Substantial Rehabilitation Needed	40 - 55	Requires the repair and replacement of most or all exterior components		
Dilapidated	▷ 55	The housing unit suffers from excessive neglect, appears structurally unsound and not safe for human habitation, and may not be feasible to rehabilitate		

KEY FINDINGS

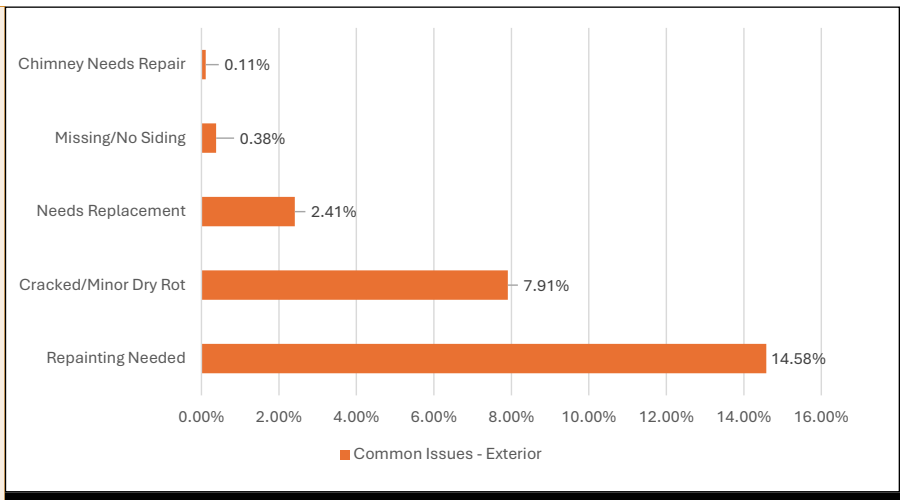
TOTAL STRUCTURES: 2,665

- » Well Maintained: 1,870
- » Sound: 363
- » Minor Repairs Needed: 163
- » Moderate Rehabilitation: 201
- » Substantial Rehabilitation: 40
- » Dilapidated: 28



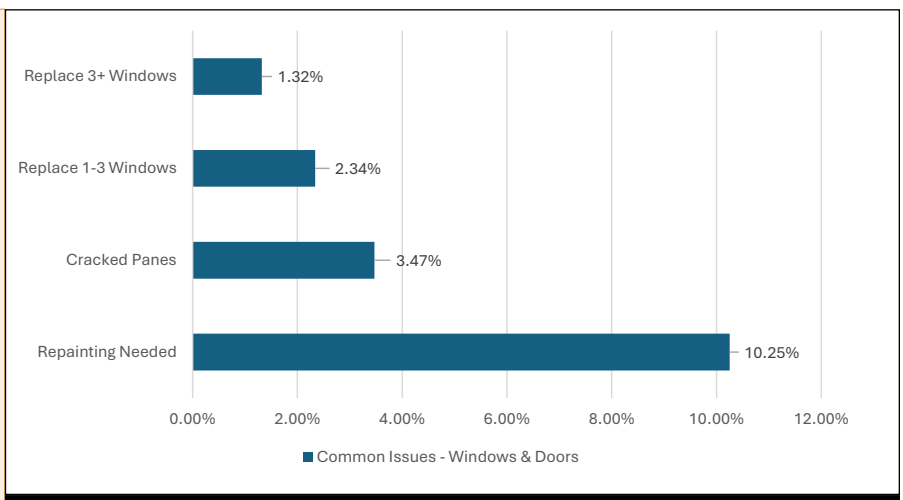
EXTERIORS

- » Chimney Needs Repair: 0.11%
- » Missing/No Siding: 0.38%
- » Needs Replacement: 2.41%
- » Cracked/Minor Dry Rot: 7.91%
- » Repainting Needed: 14.58%



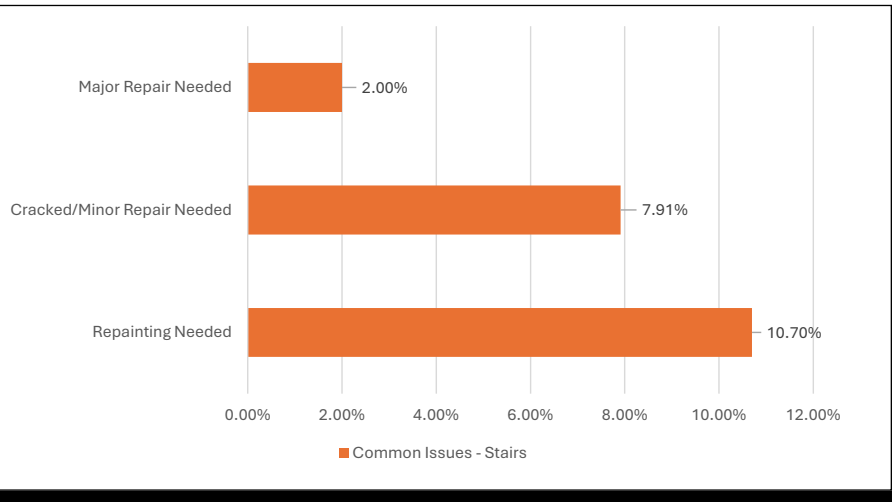
WINDOWS & DOORS

- » Replace 3+ Windows: 1.32%
- » Replace 1-3 Windows: 2.34%
- » Cracked Panes: 3.47%
- » Repainting Needed: 10.25%



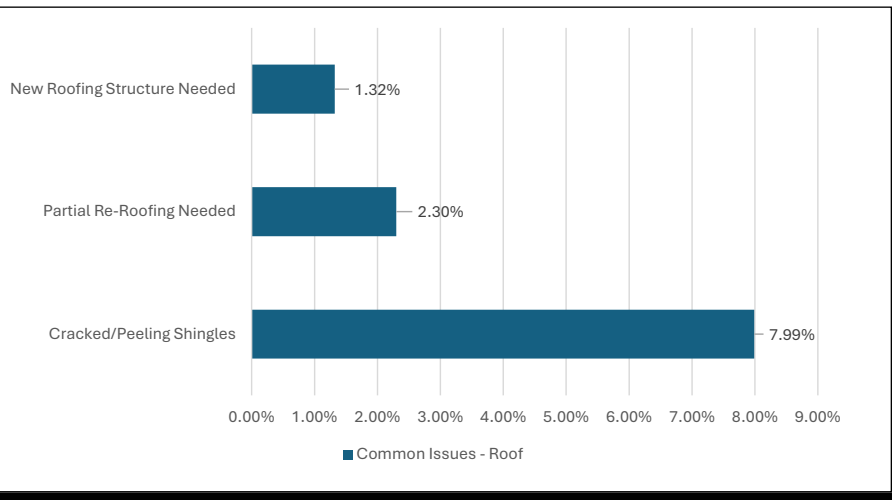
STAIRS

- » Major Repair Needed: 2%
- » Cracked/Minor Repair Needed: 7.91%
- » Repainting Needed: 10.70%



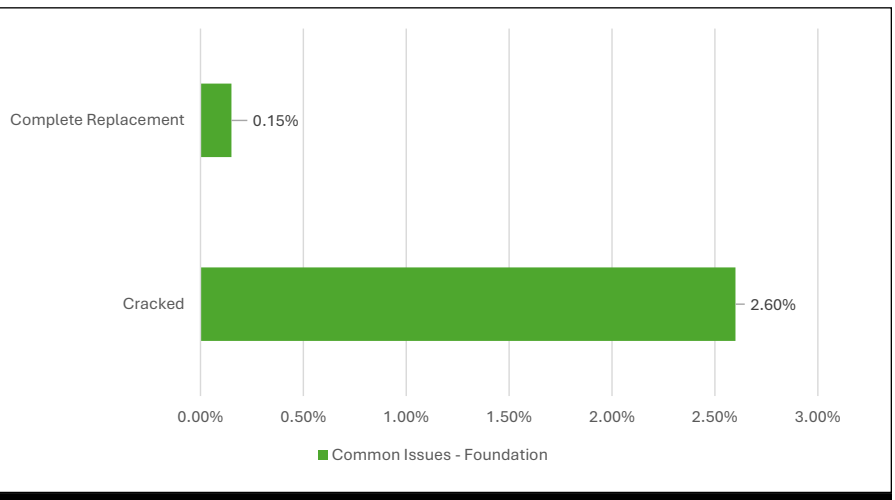
ROOF

- » New Structure Needed: 1.32%
- » Partial Re-Roofing Needed: 2.30%
- » Cracked/Peeling Shingles: 7.99%



FOUNDATION

- » Complete Replacement: 0.15%
- » Cracked: 2.60%



HOUSING ASSESSMENT & ANALYSIS

ON THE GROUND

The Southwest Georgia Regional Commission, in partnership with the city of Blakely, assessed the current housing conditions. The SWGRC staff conducted a windshield survey of the housing conditions of homes within the city limits of Blakely. All assessments performed were based on the physical appearance of the homes from the exterior.

Each home was scored based on the physical appearance of the roof, foundation, doors, windows, exterior, and porch/steps. Approximately 2,700 homes were surveyed, 70.20% were categorized as well maintained. 13.60% were sound, 6.1% need minor repairs, 7.54% need moderate rehabilitation, 1.50% need substantial rehabilitation, and 1.04% were considered dilapidated. While some of the neighborhoods appeared to be declining, most of the housing stock appeared to be structurally sound.

City of Blakely Household Size, 2022*

HOUSEHOLD SIZE	OWNER OCCUPIED HOUSING	PERCENTAGE	RENTER OCCUPIED HOUSING	PERCENTAGE	TOTAL
1-Person	175	22.2%	167	20.3%	342
2- Person	302	38.4%	242	29.4%	544
3-Person	91	11.6%	67	8.1%	158
4+ Person	219	27.8%	347	42.2%	566
Total	787	100%	823	100%	1,610

Source: US Census Bureau Tenure by Household Size, Decennial 2022

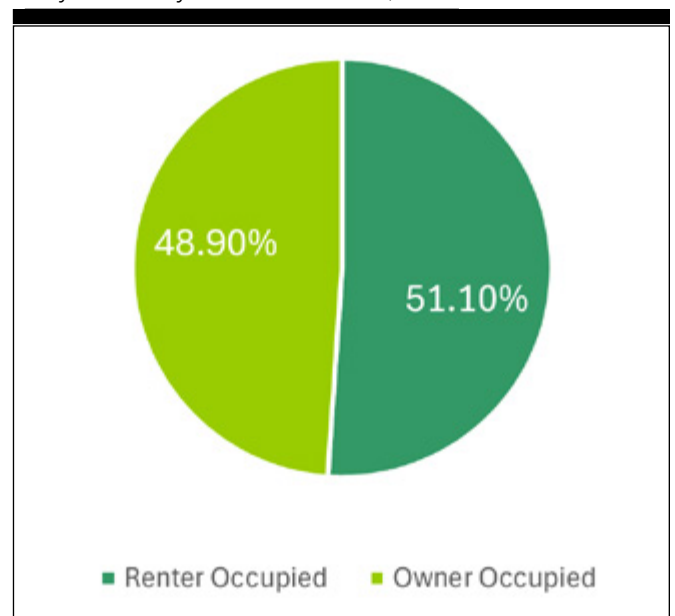
RENT OCCUPIED VS. OWNER OCCUPIED

There are more renter-occupied units than owner occupied. It is important to note that 42% of rental occupied units are a household of 4 or more (see *City of Blakely Household Size, 2022**). For owner-occupied units, most households have a smaller size with a 2-person household making up 38%.

HOUSEHOLD ANALYSIS

Blakely, Georgia has approximately 2,199 housing units. About 192 housing units, or 8.73% of the housing stock, are vacant. Since 2010, housing has increased by 168 units while vacant units have decreased by 23 units. Most houses are single family detached housing.

City of Blakely Renter vs. Owner, 2022



Source: US Census Bureau, American Community Survey, 2022

HOUSING CHARACTERISTICS

Reviewing the U.S. Census Age of Housing Stock data, the majority of housing stock in the city of Blakely was built between the years of 1960-1999.

Older homes often require more maintenance and repairs, increasing housing costs for owners and renters. These homes also tend to be less energy efficient, leading to high utility bills for the elderly and low-income residents. Many older homes also lack features that are accessible to people with disabilities and those who are aging, not allowing them to age in place.

The median price of house in the city of Blakely cost approximately \$128,800 according to the U.S. Census Bureau’s housing characteristics. The most common price range of houses rest between \$50,000 and \$99,999.

The dominance of single-family detached homes (78%) in Blakely, Georgia, is typical of many rural communities. This housing type often represents the traditional American dream of homeownership. Conversely, manufactured housing (13.3%) provides an alternative option, particularly for those seeking affordability or flexibility.

City of Blakely Age of Housing Stock, 2022

YEAR BUILT	TOTAL	PERCENTAGE
2020 or Later	9	0.47%
2000 - 2019	296	15.66%
1980 - 1999	576	30.48%
1960 - 1979	525	27.77%
1940 - 1959	323	17.09%
1939 or Earlier	146	7.72%

Source: US Census Bureau, Housing Characteristics, ACS 2022

City of Blakely Age of Housing Values, 2022

YEAR BUILT	TOTAL	PERCENTAGE
Less than \$50,000	163	17.3%
\$50,000 - \$99,999	259	27.5%
\$100,000 - \$149,999	193	20.5%
\$150,000 - \$199,999	129	13.7%
\$200,000 - \$299,999	117	12.4%
\$300,000 - \$499,999	73	7.7%
\$500,000 - \$999,999	9	1.0%
\$1,000,000 or More	0	0%
Total	943	100%
Median (dollars)	\$128,800	

Source: US Census Bureau, Housing Characteristics, ACS 2022

City of Blakely Age Number of Housing Units, 2022

YEAR BUILT	TOTAL	PERCENTAGE
1-unit, detached	1,475	78.0%
1-unit, attached	12	0.6%
2 units	62	3.3%
3 or 4 units	15	0.8%
5 to 9 units	13	0.7%
10 to 19 units	8	0.4%
20 or more units	54	2.9%
Mobile Home	251	13.3%

Source: US Census Bureau, Housing Characteristics, ACS 2022

HOUSING ASSESSMENT & ANALYSIS

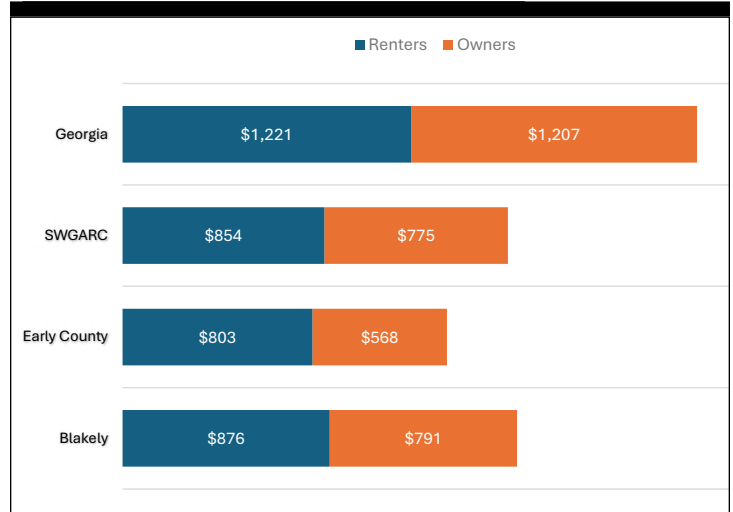
RENTAL HOUSING NEEDS

According to Housing and Urban Development, the threshold of spending 30% or more of one's income on housing is defined as being "cost-burdened."

This means that a significant portion of a household's income is dedicated to housing costs, leaving less for other essential needs like food, transportation, healthcare, and savings.

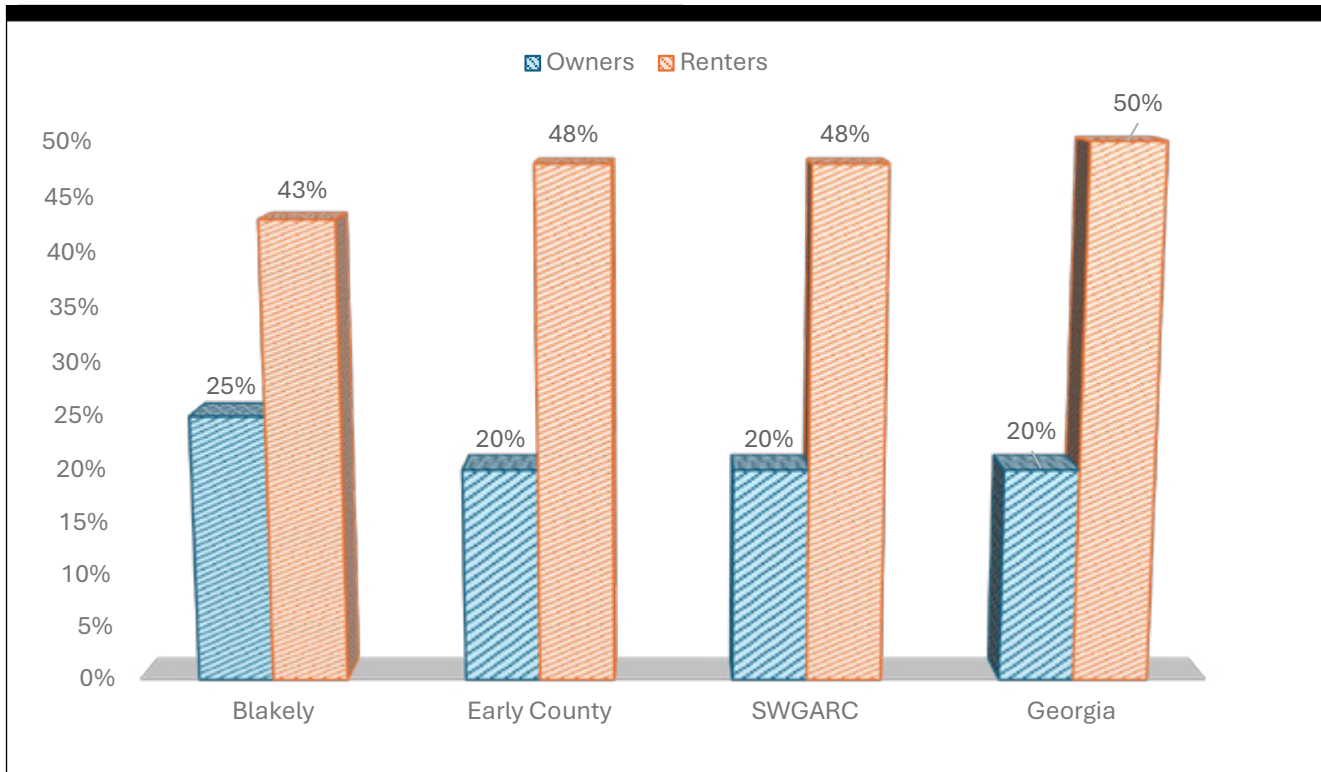
This impacts the economy and can negatively affect physical and mental health. These households are also at a higher risk of eviction, contributing to homelessness.

City of Blakely Median Housing Costs, 2022



Source: American Community Survey, 2022 5-Year Estimates

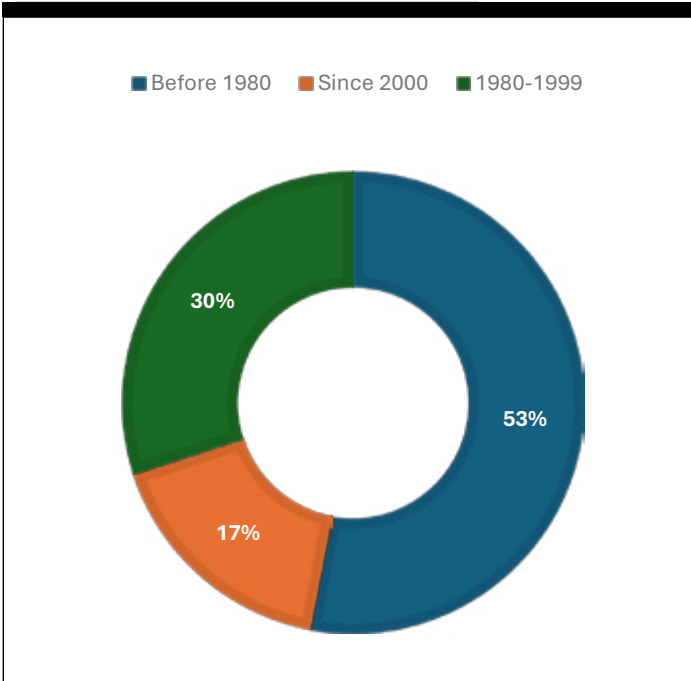
City of Blakely Housing Cost-Burdened Households, 2022



Source: American Community Survey, 2022 5-Year Estimates

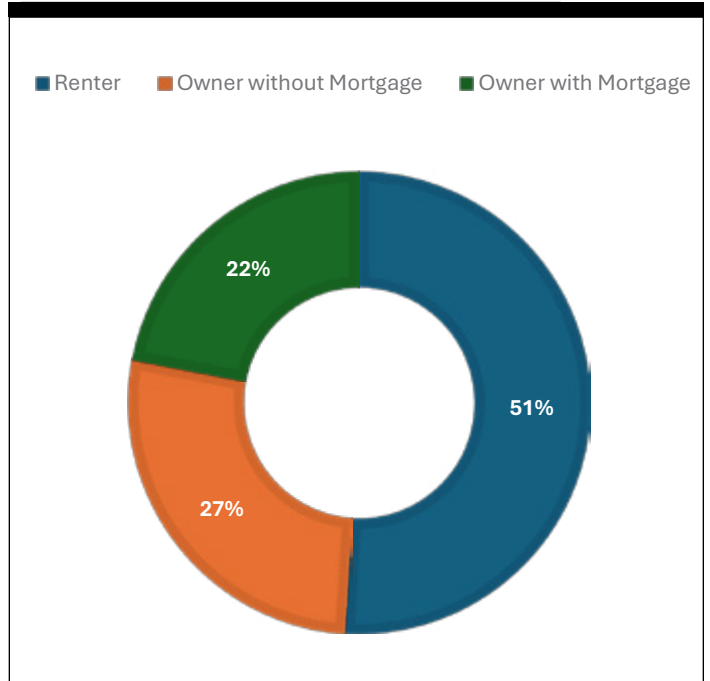
HOUSING ASSESSMENT & ANALYSIS

City of Blakely Year Structure Built, 2022



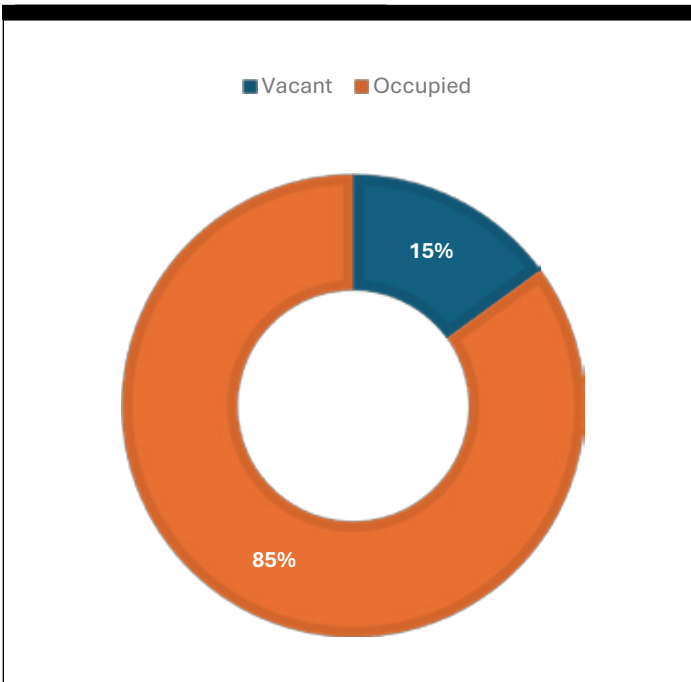
Source: American Community Survey, 2022 5-Year Estimates

City of Blakely Tenure & Mortgage Status, 2022



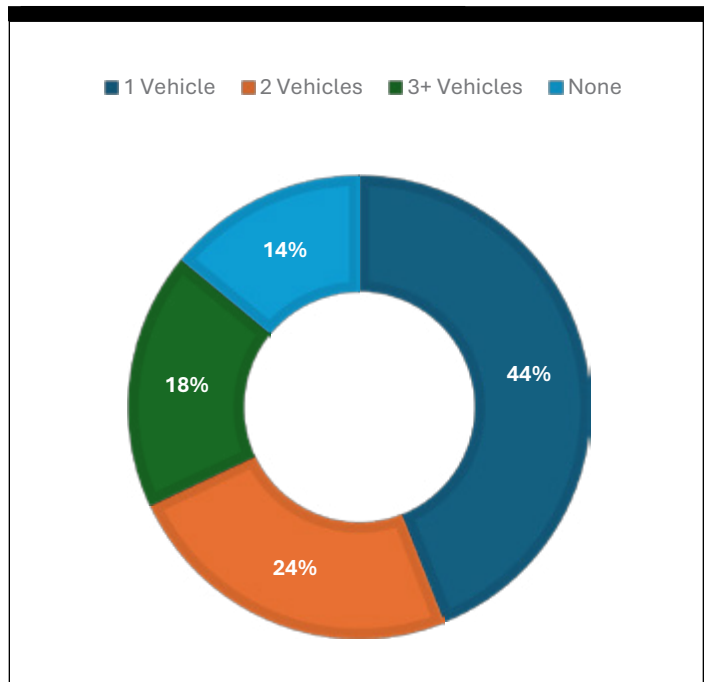
Source: American Community Survey, 2022 5-Year Estimates

City of Blakely Occupancy, 2022



Source: American Community Survey, 2022 5-Year Estimates

City of Blakely Vehicles Available, 2022



Source: American Community Survey, 2022 5-Year Estimates

HOUSING STRATEGY & RECOMMENDATIONS

HOME OWNERSHIP NEEDS:

Homeowners in Blakely are currently in need of more housing stock.

STEPS TO PROMOTE HOME OWNERSHIP

The city of Blakely has a total of 2,730 housing units according to the most recent Census. The target area contained 2730 housing units based on surveys conducted, several of the streets have a high percentage of substandard and abandoned structures. It is recommended that the City utilize these percentages in prioritizing the areas of greatest need for revitalization and rehabilitation.

All of the zones have a substantial amount of major and minor repairs, in addition to substandard housing. However, Zone 5 has notably more than the others. Based on these percentages, Zone 5 would be recommended as a target area. Designating this zone as a target area does not preclude the city from working in other zones based on need.

Housing can loosely be defined as those structures that require rehabilitation in order to make them safe and habitable. Abandoned structures can be defined as those structures that should be demolished or condemned.

The city recently instituted an active housing program and are working through organizations such as Georgia Initiative for Community Housing (GICH) and Blakely Initiative for Community Housing taking the lead. The structure of a housing program can take many shapes and forms, but essentially a sound housing program would involve citizen input, targeting certain neighborhoods and units

for demolition or rehabilitation, applying for housing grants and loans to undertake these activities and other housing education and outreach activities. A plan for demolition or condemnation is recommended.

The city should include a strong code enforcement program to protect any progress made. At the very least, the adoption and enforcement of code ordinances will help to stabilize and preserve the current housing stock. This sometimes will require the city to review and update current ordinances to reflect future growth and development.

The city should work with local community group such as Habitat for Humanity if available and regional groups such as the Southwest Georgia Housing Task Force. These groups might explore the housing situation more closely and make recommendations to the governing body. The City of Blakely recently received a Community Home Investment Program (CHIP) funds to rehabilitate housing units city wide. The City should continue to apply for the CHIP funds to further address substandard housing and consider funding through the Community Development Block Grant to address housing issues.

The city should work with property owners who have dilapidated, abandoned or neglected structures. This would require the City to take a serious look at enforcing the building codes to protect any progress made and maintain the stability of its current housing stock. The City should work with homeowners to utilize weatherization and rehabilitation programs through Southwest Georgia Community Action Council (SW GA CAC) and United States

HOUSING STRATEGY & RECOMMENDATIONS

Department of Agriculture (USDA) respectively. These efforts should also include infrastructure development and redevelopment needed to develop and support expanded owner-occupied housing opportunities. The implementation of these activities will require concerted efforts of the Blakely City Council and Economic Developer along with other local partners to achieve any level of success. A plan is useless without implementation.

The following recommendations are in no particular order: priorities must be determined locally through the insight of the residents of Blakely and the elected officials. Progress can be achieved incrementally with small steps. These recommendations should be undertaken within the next five to ten years to provide momentum needed to address the City’s housing challenges.

Listed below are tools that will assist the city as it moves forward to more stable housing.

Housing Grants | Tools | Resources

GRANTS/ TOOLS	PROGRAM DESCRIPTION	START DATE	MATCHING REQUIREMENTS	AMOUNTS/ BENEFITS
Community Development Block Grant (CDBG)	Grants to assist low- and moderate-income persons in the following areas: housing, public facilities or economic development.	Annually, April 1st Communities funded are ineligible to apply for one year unless Signature Community or Communities of Opportunities	Cash match from 5% to 10% of total grant amount	Maximum of \$1,000,000 based on the project.
Community Home Investment Program (CHIP)	Grant to expand the supply of safe, decent, affordable housing to low income households through rehabilitation, down payment assistance and reconstruction	Annually - Applicant may apply each year	No Match Required \$250 non-refundable application fee	\$600,000 for rehabilitation, new construction, and reconstruction
Georgia Initiative for Community Housing (GiCH)	A three-year program of collaboration and technical assistance related to address housing and revitalization needs.	Annually, Application announcement - June / Applications due - September 3rd	No Match required but communities will be required to cover the cost of travel and lodging for retreats	3 years of training and technical assistance
National Register Nomination	Listing in the National Register of Historic Places provides formal recognition of a property’s historical, architectural, or archaeological significance based on national standards used by every state.	Open	Open	Allows communities to preserve historical properties associated with events, activities, or developments of importance
Georgia Dream Program	The Dream Program provides down payment assistant and financing options for low- and moderate-income families.	Open	Down payment Assistance \$5,000- All eligible home-buyers \$7,500- Public Pro-tectors, educators, healthcare workers	\$30- Year fixed mortgage at participating lenders
DCA Housing Tax Credit Program	Allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants.	Spring of each year	Preliminary requirements must be met at the expense of the applicant	Approximately 14.7 million available annually for Georgia
USDA 504 Program	To assist eligible very low-income homeowners to make repairs to improve or modernize a home or remove health and safety hazards.	Open	Must be able to repay loan	Loan - \$20,000 @ 1% Grants - \$7500 - Maximum lifetime

HOUSING STRATEGY & RECOMMENDATIONS

Housing Grants | Tools | Resources (cont'd)

GRANTS/ TOOLS	PROGRAM DESCRIPTION	START DATE	MATCHING REQUIREMENTS	AMOUNTS/ BENEFITS
SWGA CAC – Weatherization Program	Provides weatherization assistance to low-income families to address energy saving measures and minor energy related repairs.	Applicants must be low income homeowners	No matching funds required	Savings to homeowners in reduced energy consumption
Opportunity Zone	Targeting areas that display pervasive poverty, general distress and blight and designated within an Urban Redevelopment Area- any business in this zone can qualify for tax credits	Open - Applicants must renew every 10 years	No matching – Communities must cover the cost of plan preparation	Each business can claim \$3500 in tax credits for every minimum wage job created
Rural Zone	The Rural Zone program targets rural downtown areas that have been adversely impacted by local economic conditions by creating Rural Zones and offering economic development incentives. It differs from other programs at DCA which provide technical assistance and access to capital because it would establish an incentive program to stimulate investment, job creation, and economic development by allowing business owner to get tax credits.	Annually	No matching	Job Tax Credits, Investment Credits, Rehabilitation Credits
Enterprise Zone	A specific geographic area targeted for economic revitalization. Encourages, economic growth and investment in distressed areas by offering tax incentives to businesses locating within the zone boundaries.	Open	No matching Communities must cover the cost of plan preparation	Incentives: Property tax exemption, reduction in taxes, fees, etc.
Urban Redevelopment Plan	Gives cities broad powers to redevelop blighted or threatened area of the community	Plans can be developed at any time	Cost of plan preparation	Encourages private investments, permits the use of tax-exempt bonds, allows negotiation of variances, waive existing zoning requirements
Revitalization Area Strategy	The Revitalization Area Strategies designation provides incentives to communities who implement comprehensive redevelopment activities for targeted areas in their city or county. A local government with a RAS designation may receive bonus points on its annual CDBG application and the ability to apply annually for CDBG funds for three years, provided that all DCA timeliness criteria are met.	Applications Due in April	No matching requirements	Designation valid for 3 years – A RAS designation allows a CDBG applicant to received up to 20 bonus points on its application in certain area.
Rural Workforce Housing Initiative	This initiative is intended to provide a flexible funding source to support any eligible activity that results in workforce housing. Examples of such activities include essential community infrastructure specifically needed to support new housing development, and construction finance for workforce housing. Grantees will be expected to demonstrate transformational change in workforce housing. OneGeorgia funds are offered to support housing affordability; therefore, resulting cost savings must contribute to the affordability of the per unit purchase price or rent extended to families who ultimately benefit from the activity.	July 12, 2024 for September October 11, 2024 for December January 10, 2025 for April April 11, 2025 for June	Infrastructure- No matching (public participation required) Construction- No Matching (local government/ committee support required)	\$50 Million Awarded at regular intervals through grant cycle, subject to funds availability

HOUSING STRATEGY & RECOMMENDATIONS

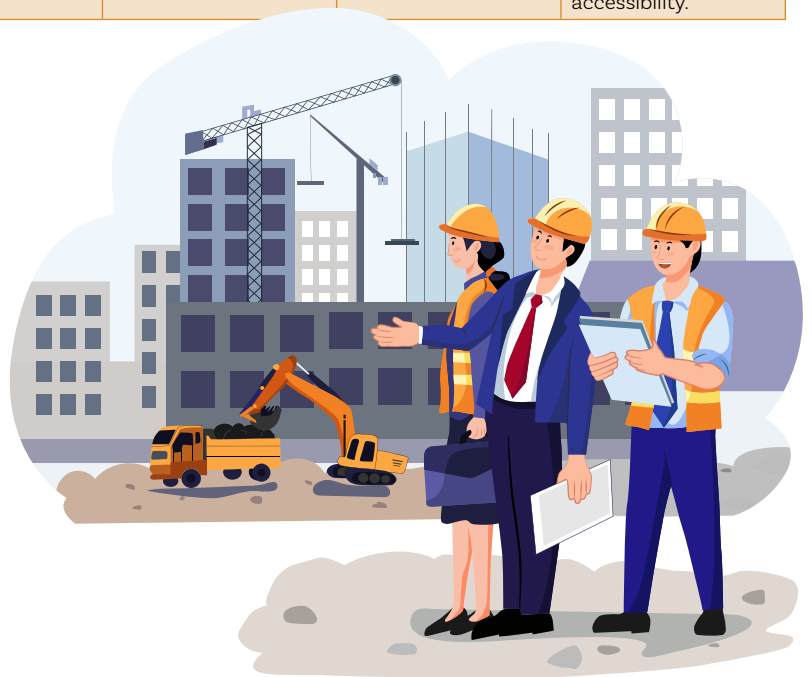
Housing Grants | Tools | Resources (cont'd)

GRANTS/ TOOLS	PROGRAM DESCRIPTION	START DATE	MATCHING REQUIREMENTS	AMOUNTS/ BENEFITS
Georgia Dream Peach Plus Loan Program	An innovative program aiming to help borrowers who do not meet the eligibility requirements for GHFA's traditional Georgia Dream non-taxable mortgage revenue bond program. This program will not have a first-time home buyer requirement and the income and acquisition cost limits will be much higher compared to the traditional Georgia Dream Program.	April 15, 2024	Standard DPA: 3.5% (three and a half percent) of the property purchase price or a maximum \$10,000, whichever is the lesser amount. PEN/Choice DPA: 4% (four percent) of the property purchase price or a maximum of \$12,500 whichever is the lesser amount.	Atlanta - Sandy Springs - Roswell, GA HUD Metro \$525,000 - 1-2 persons: \$180,659 3+ persons: \$207,758 Athens, GA MSA \$525,000 - 1-2 persons: \$152,144 3+ persons: \$174,966 All Other Georgia Counties \$475,000 - 1-2 persons: \$138,000 3+ persons: \$158,700
SWGA CAC Housing Rehabilitation Program	Preservation and repair services are offered in addition to weatherization services. The purpose of rehabilitation is to preserve existing housing by removing or repairing substandard conditions.		Clients must meet eligibility guidelines as prescribed by the funding source. Priority is given to elderly, handicapped homeowners.	Upgrades to the structural integrity of homes and can also include upgrades to improve interior and exterior accessibility, such as widening doorways. In some instances, wheelchair ramps, protective handrails, grab bars, and other structurally related personal mobility aids can also be installed for improved accessibility.

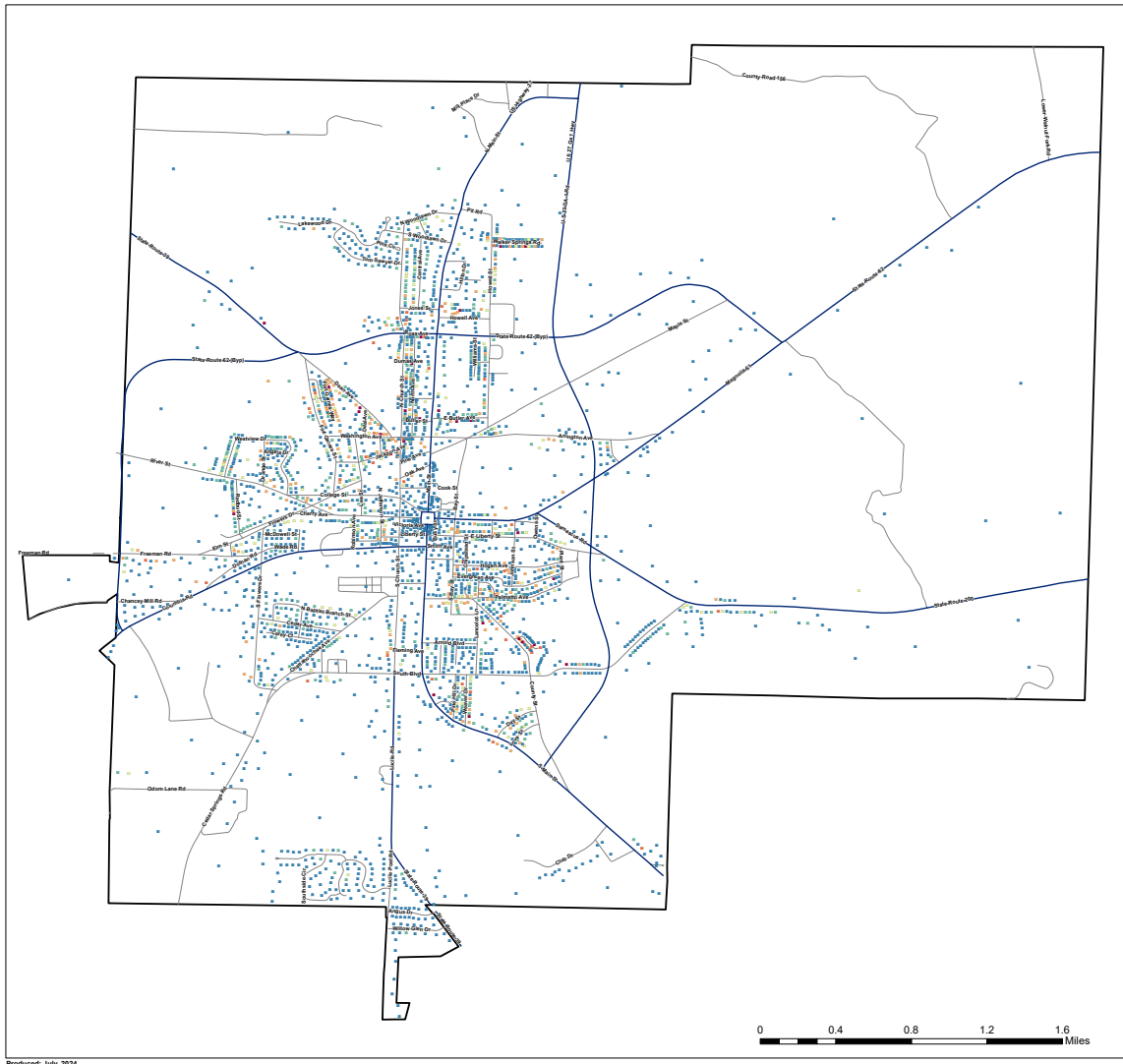
WORKING TOGETHER

Residential development without retail and commercial development will impact negatively on the city's bottom line. While it is true that new residential development will help to revitalize the city, it is the commercial development that will help provide the city with revenues to pay for the services required by the residential development.

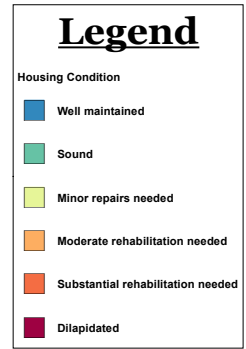
The city of Blakey is facing challenging housing issues that can only be addressed step by step through the combined efforts of dedicated leaders and local citizens.



APPENDIX: MAPS & OTHER DATA



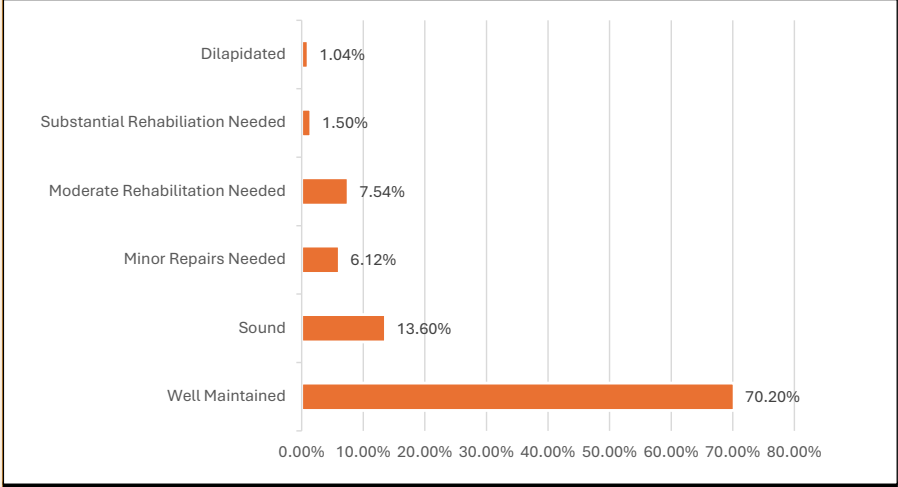
Blakely Housing Survey Overall Condition Map



Produced: July, 2024

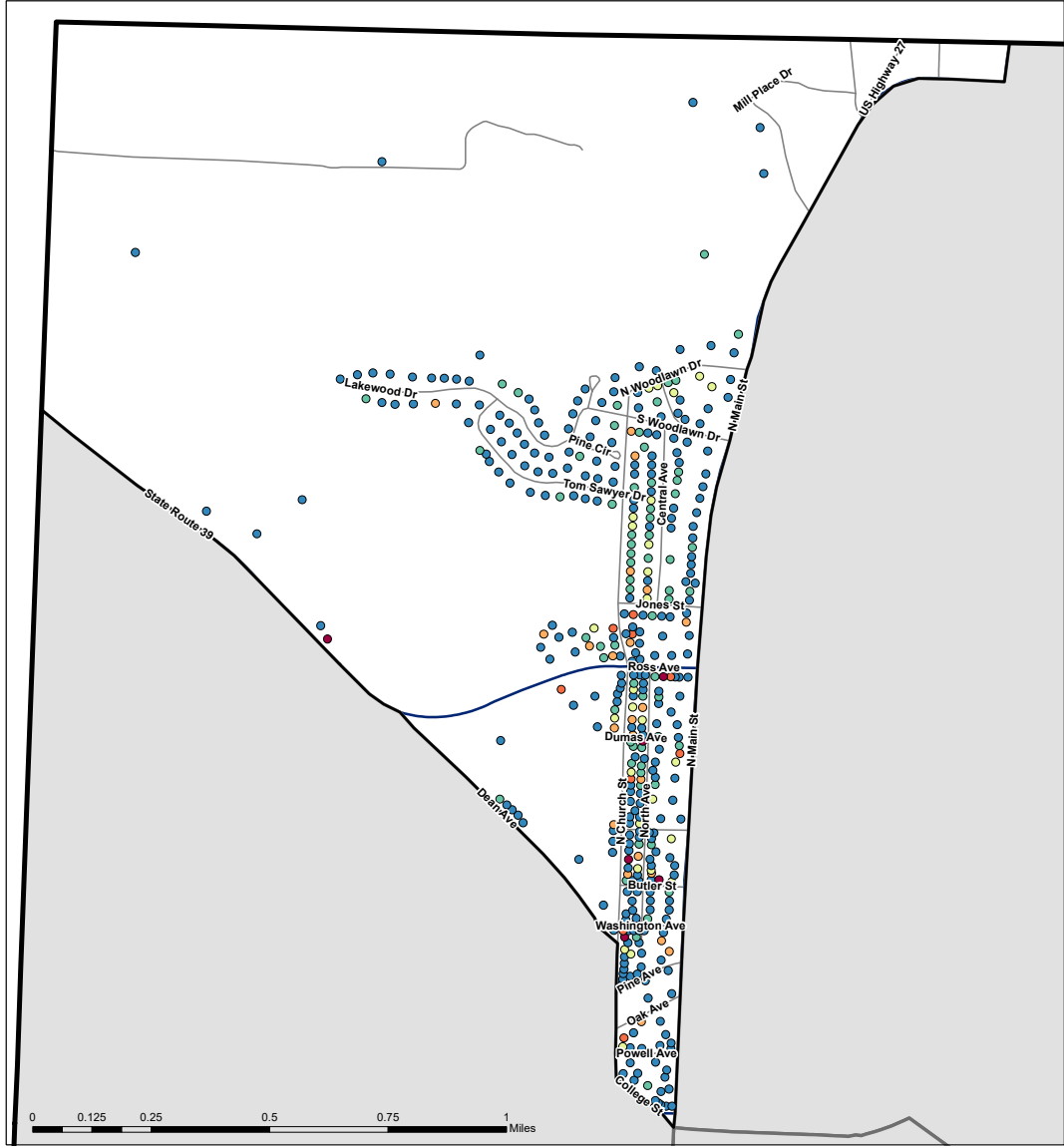
OVERALL CONDITIONS

- » Well Maintained: 1,870
- » Sound: 363
- » Minor Repairs Needed: 163
- » Moderate Rehabilitation: 201
- » Substantial Rehabilitation: 40
- » Dilapidated: 28



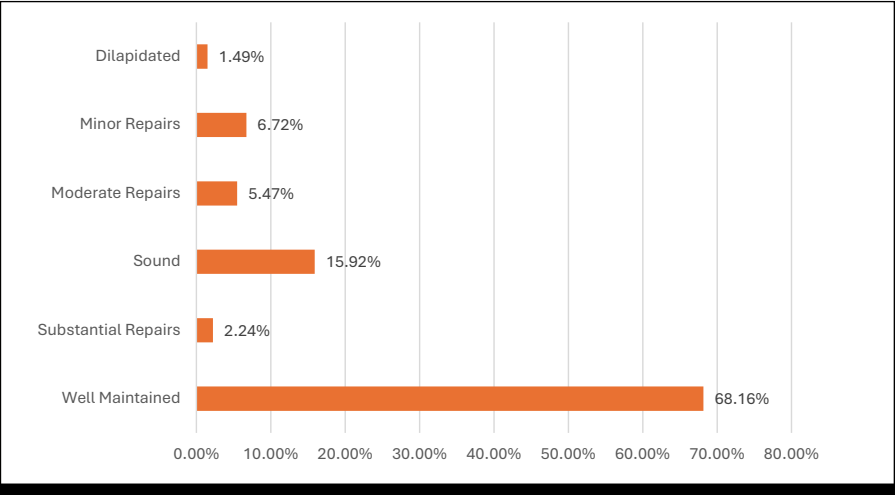
Blakely

Housing Assessment
Zone 1
Overall Condition



ZONE 1: OVERALL CONDITIONS

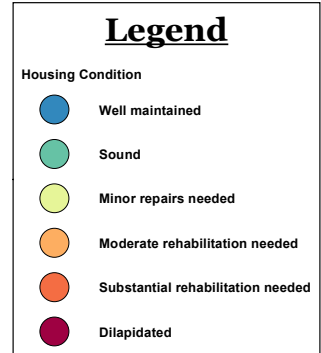
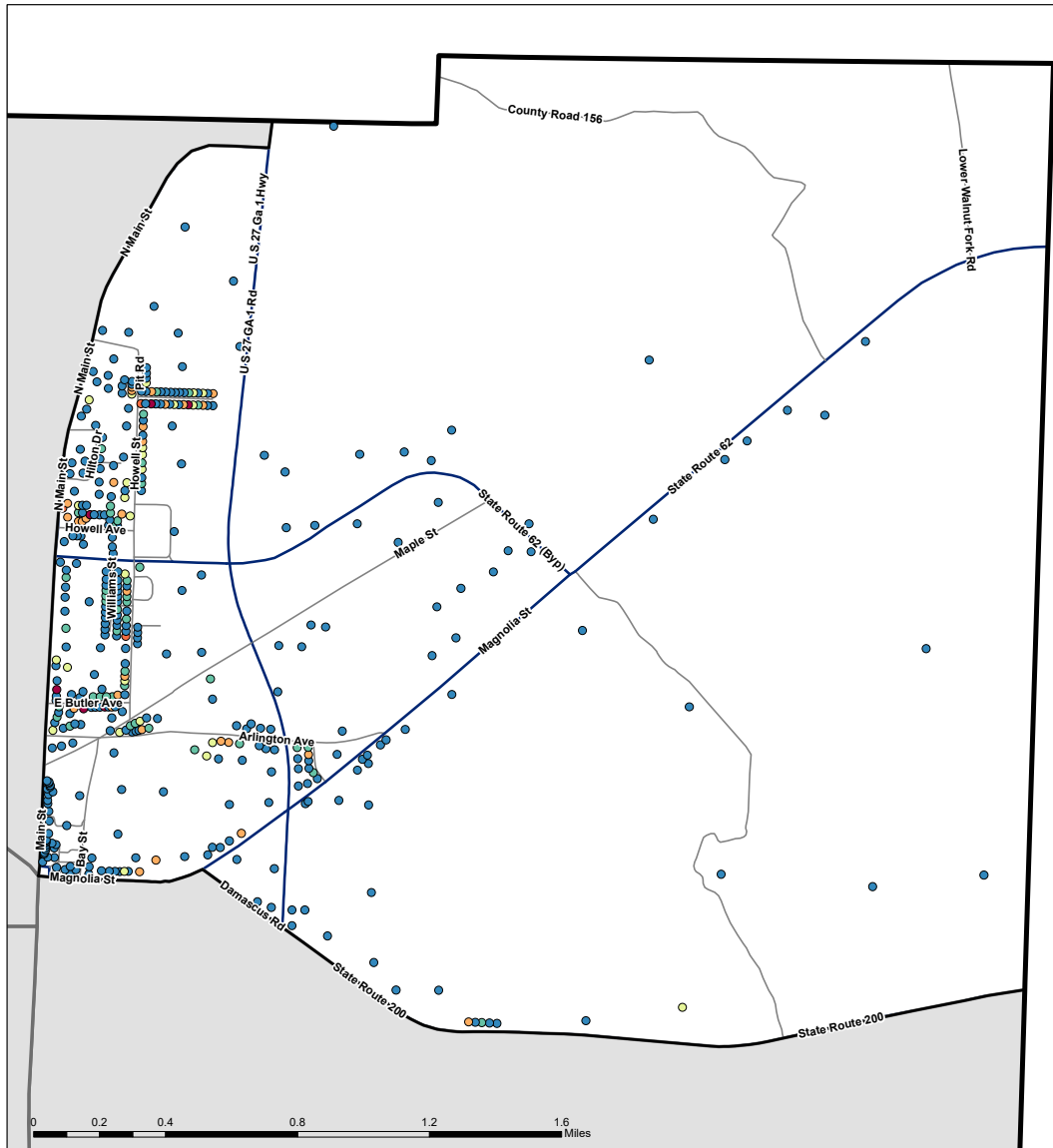
- » Well Maintained: 274
- » Sound: 64
- » Minor Repairs Needed: 27
- » Moderate Rehabilitation: 22
- » Substantial Rehabilitation: 9
- » Dilapidated: 6



APPENDIX: MAPS & OTHER DATA

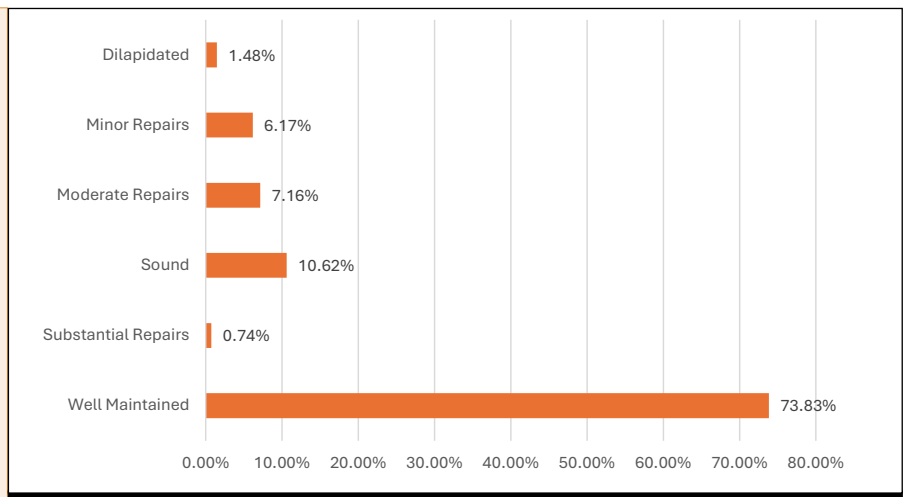
Blakely

Housing Assessment
Zone 2
Overall Condition



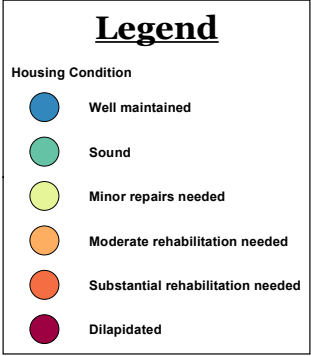
ZONE 2 : OVERALL CONDITIONS

- » Well Maintained: 299
- » Sound: 43
- » Minor Repairs Needed: 25
- » Moderate Rehabilitation: 29
- » Substantial Rehabilitation: 3
- » Dilapidated: 6



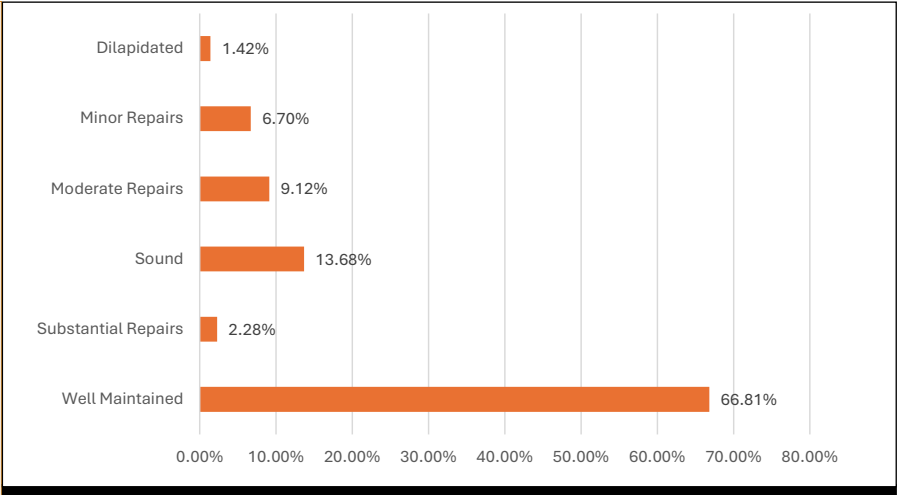
Blakely

Housing Assessment
Zone 3
Overall Condition



ZONE 3 : OVERALL CONDITIONS

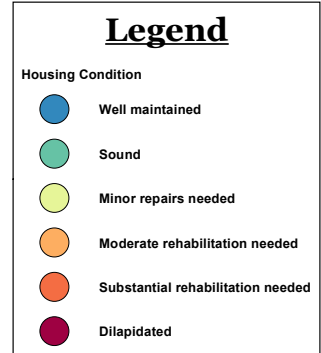
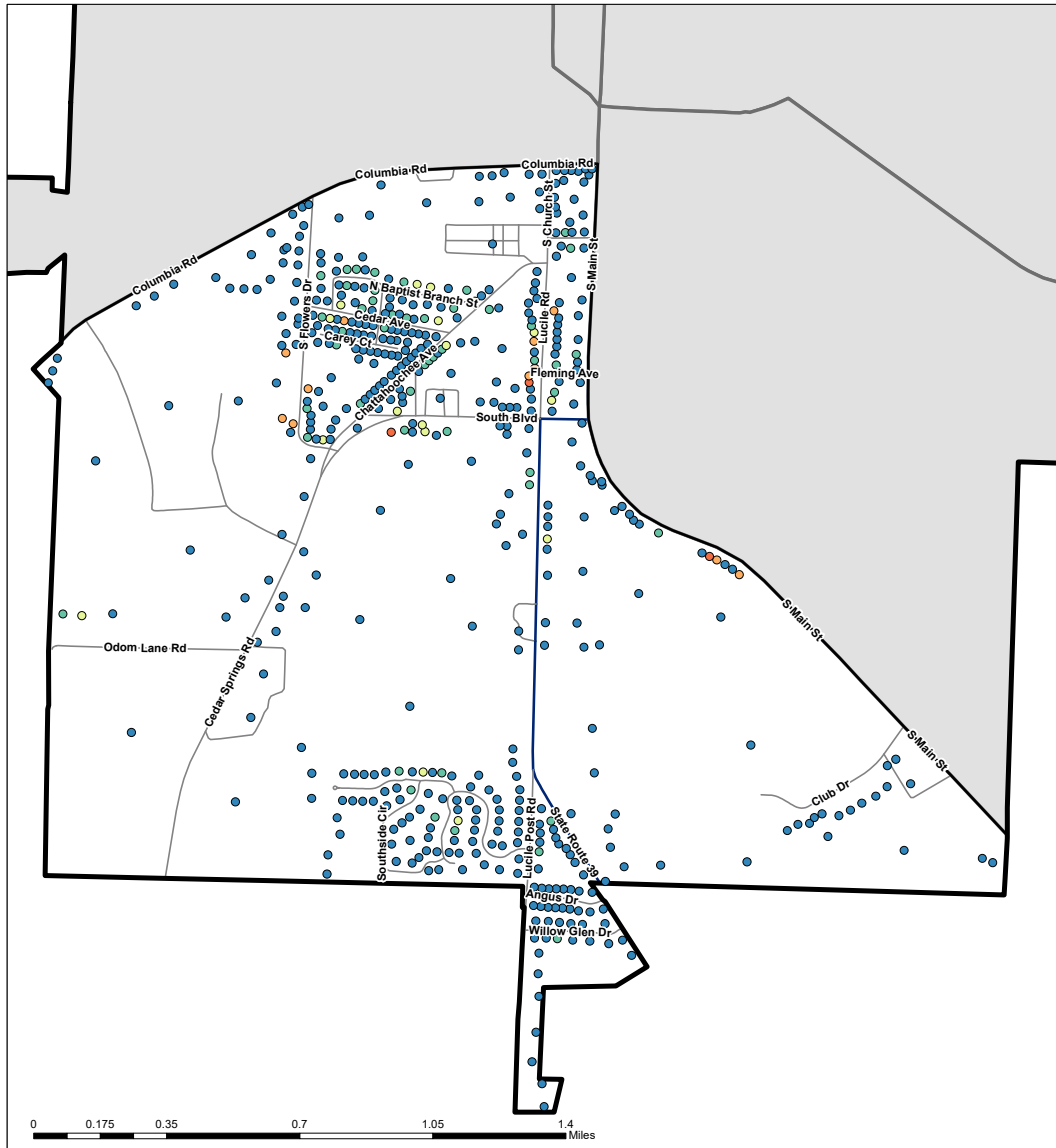
- » Well Maintained: 469
- » Sound: 96
- » Minor Repairs Needed: 47
- » Moderate Rehabilitation: 64
- » Substantial Rehabilitation: 16
- » Dilapidated: 10



APPENDIX: MAPS & OTHER DATA

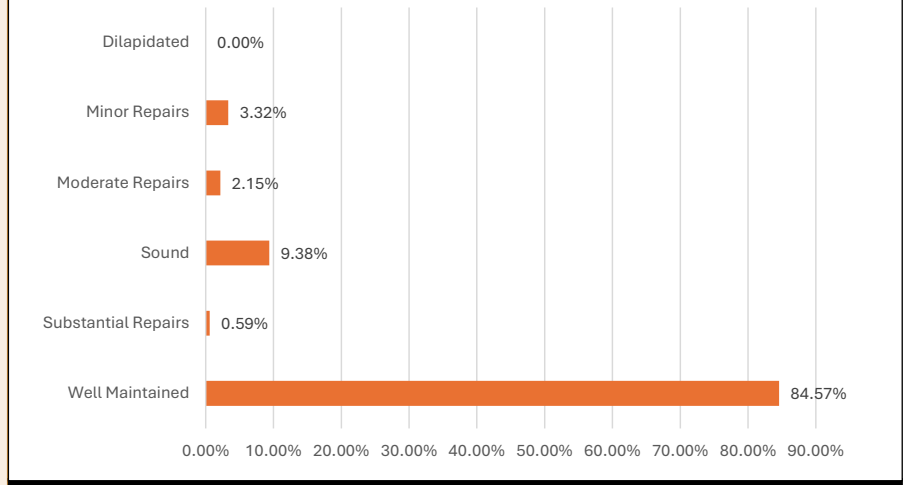
Blakely

Housing Assessment
Zone 4
Overall Condition



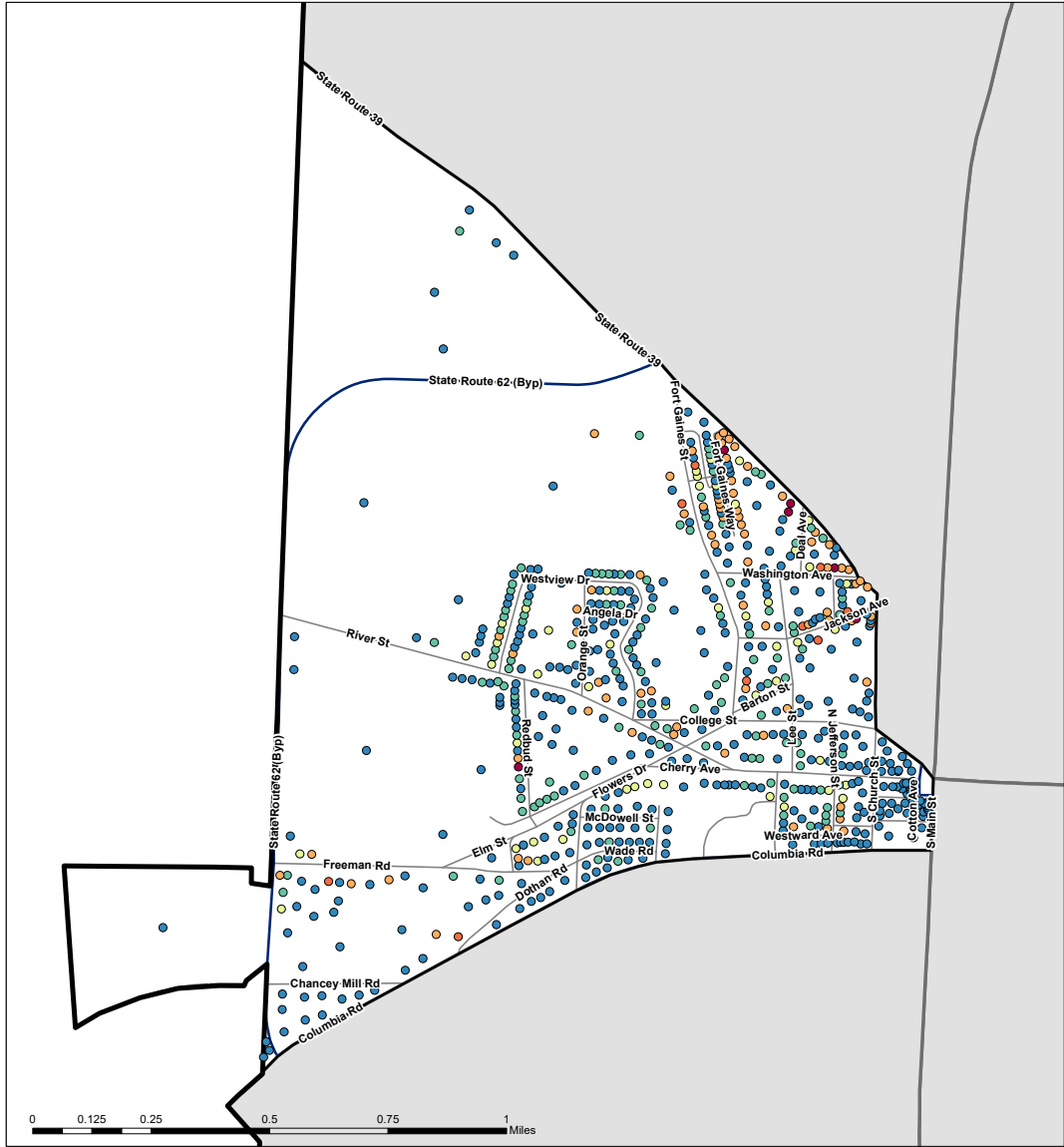
ZONE 4 : OVERALL CONDITIONS

- » Well Maintained: 433
- » Sound: 48
- » Minor Repairs Needed: 17
- » Moderate Rehabilitation: 11
- » Substantial Rehabilitation: 3
- » Dilapidated: 0



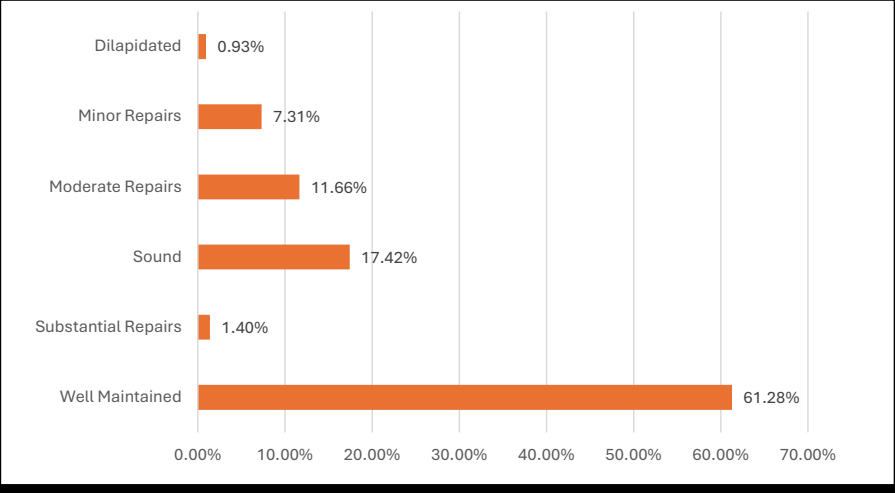
Blakely

Housing Assessment
Zone 5
Overall Condition



ZONE 5 : OVERALL CONDITIONS

- » Well Maintained: 394
- » Sound: 112
- » Minor Repairs Needed: 47
- » Moderate Rehabilitation: 75
- » Substantial Rehabilitation: 9
- » Dilapidated: 6



COMMUNITY SURVEY RESULTS

SURVEY METHODOLOGY

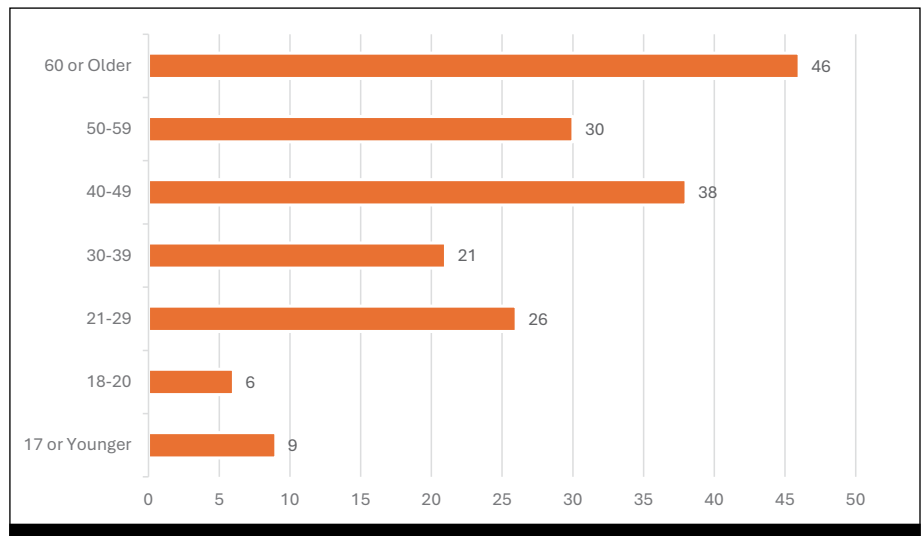
178 individuals responded to a questionnaire aimed at gaining insight into people’s perceptions of issues affecting the housing market and of their own housing choices. The questionnaire was not intended to be a scientific survey, but as a way to gauge public opinion to inform future developments of this initiative.

Below are the summarized results of the questionnaire.

AGE

Q: Which category includes your age?

The majority of people living in Blakely are 60 years of age or older, ages 40-49 are second most likely, ages 50-59 and 21-29 are close in range, leaving ages 30-39 less likely. Ages 18-20 and 17 or younger are the least populated.

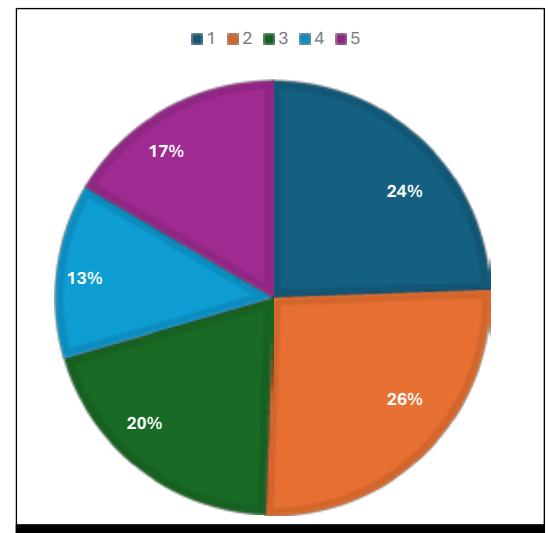


AFFORDABLE HOUSING

Q: To what extent are you able to find affordable housing suitable for your family size within your community? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

26% of the survey respondents selected ‘2’ as the rating for finding affordable housing, 24% rated ‘1’, 20% rated ‘3’, 17% rated ‘5’, and 13% rated ‘4’.

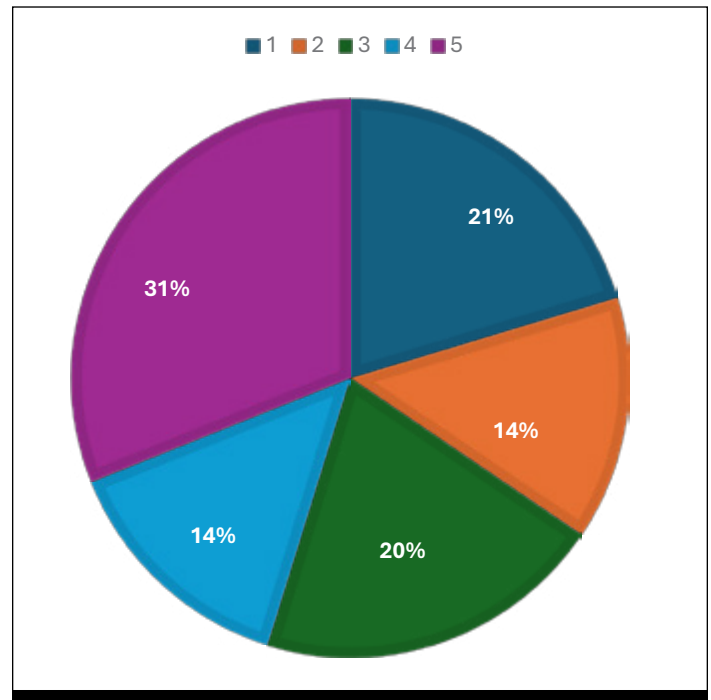
Most individuals think that it is not possible to find affordable housing suitable for their family size within the community.



LOSS OF DWELLING

Q: To what extent do you feel you would lose your housing if you were unexpectedly unemployed? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

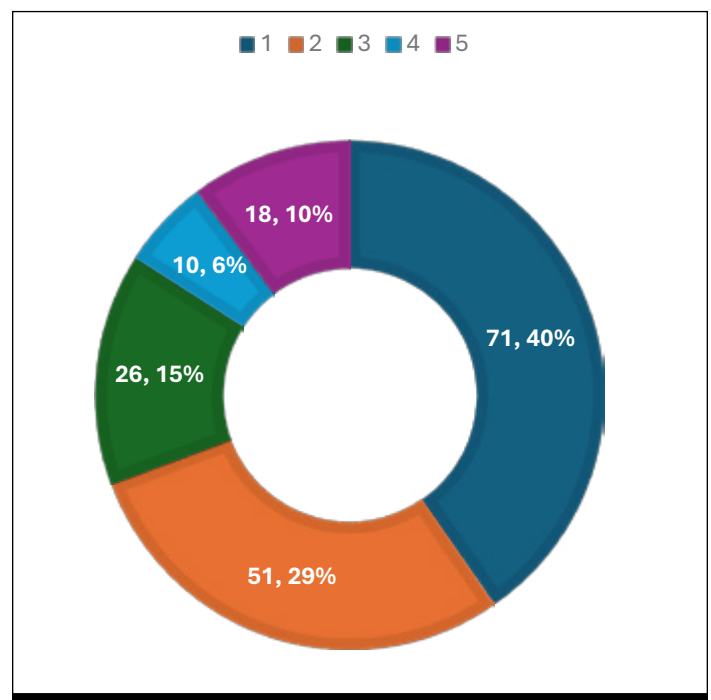
31% of survey respondents reported they do feel they would lose their housing if they were unexpectedly unemployed. However, 21% feel that they would not lose their dwelling if they lost their source of income.



TEMPORARY SHELTER

Q: If you needed to find temporary shelter, to what extent would you be able to find someplace within your community? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

A large portion, 40%, of survey respondents stated that they do not think they would be able to find temporary shelter within their community. 10% responded that they think they would be able to find shelter.

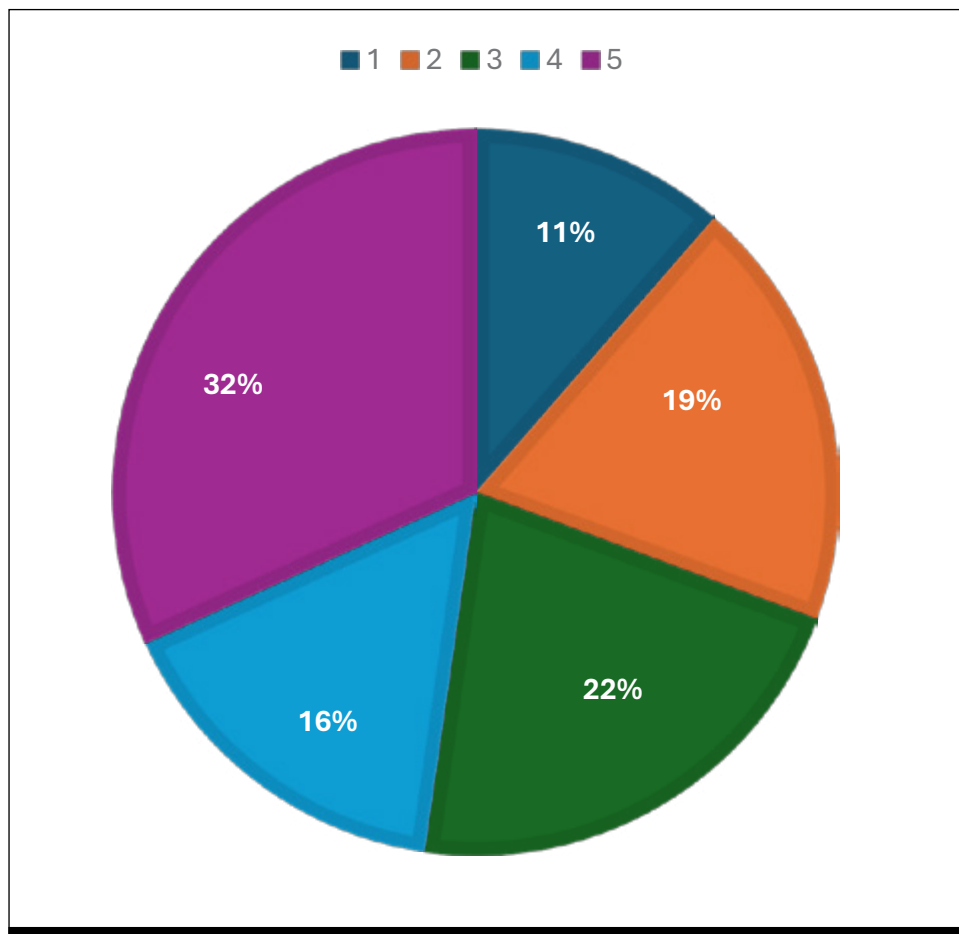


COMMUNITY SURVEY RESULTS

STAY OR MOVE?

Q: To what extent are you able to stay in the same dwelling from year to year (e.g., you are not forced to move every year due to rising rental costs)? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

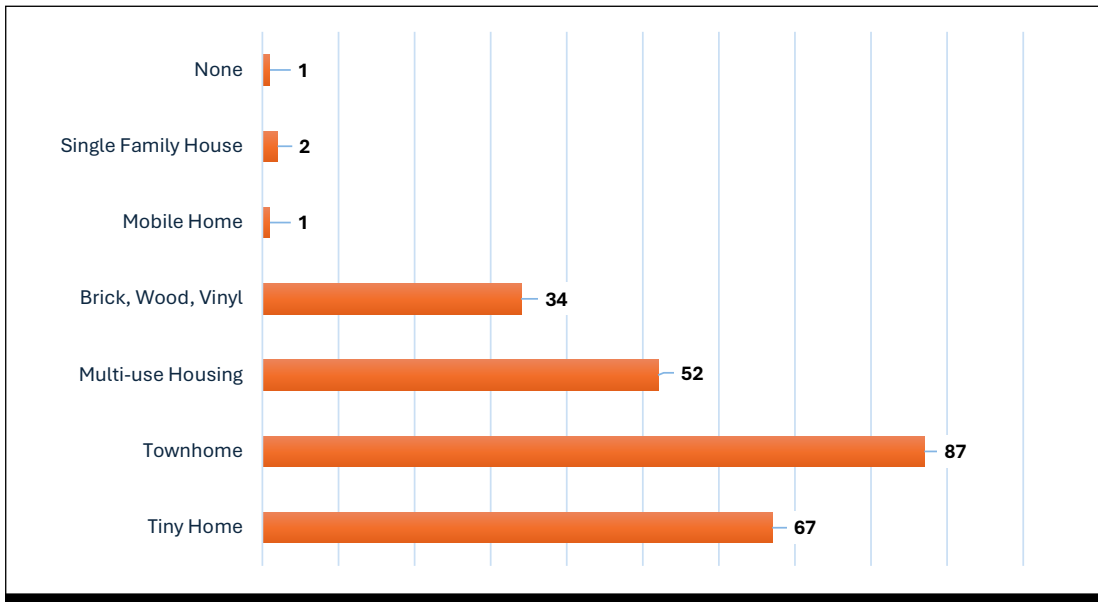
The majority of individuals, 32%, reported they do have a difficult time staying in the same dwelling. 11% reported they do not have challenges when it comes to staying in the same dwelling. 22% lie in the middle on whether or not they are able to stay.



HOUSING OPTIONS

Q: Would you be open to any of the following housing options in your neighborhood?

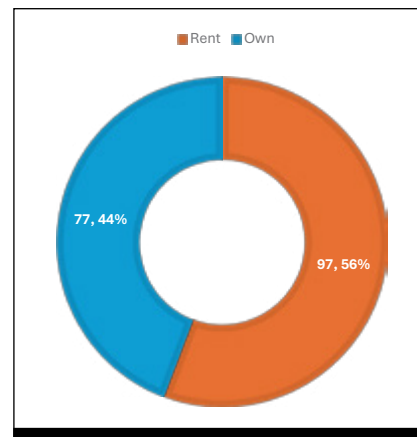
The most popular option for potential housing was townhomes, followed by tiny homes (less than 600 sq. ft.), then multi-use housing (eg. apartment above a store). The option of more brick, wood, and vinyl houses was liked by 34 individuals. Less popular was the notion of mobile homes, single-family homes, and one person did not want any new options.



RENT OR OWN

Q: Do you rent or own?

56% of the survey respondents stated they they rent, while 44% reported that they own their place of residence.

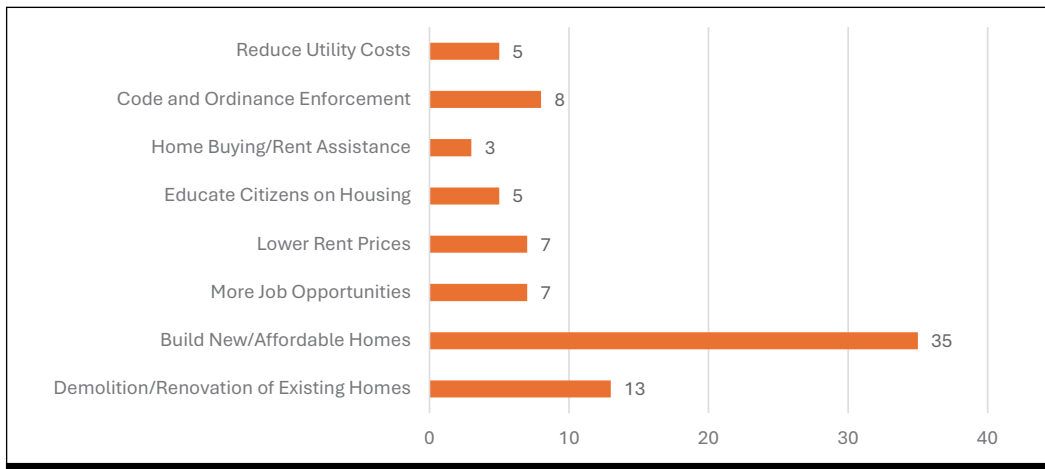


COMMUNITY SURVEY RESULTS

HOUSING IMPROVEMENT

Q: What one thing could the City do to improve the quality and availability of Blakely's housing?

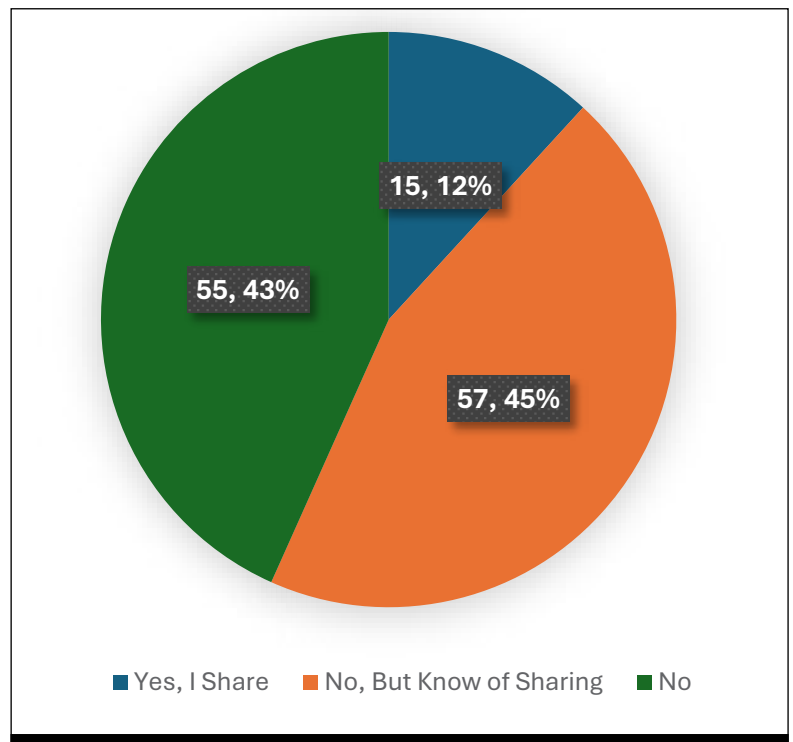
Most individuals agreed that the best way to improve Blakely's housing is to build new and affordable homes. The demolition and renovation of existing homes was second agreed. Other improvement mentions were lower rent prices, home buying/rent assistance, the reduction of utility costs, and code and ordinance enforcement.



HOUSE SHARING

Q: Does your family share housing with another family, or do you know of families sharing housing because there is not enough housing available?

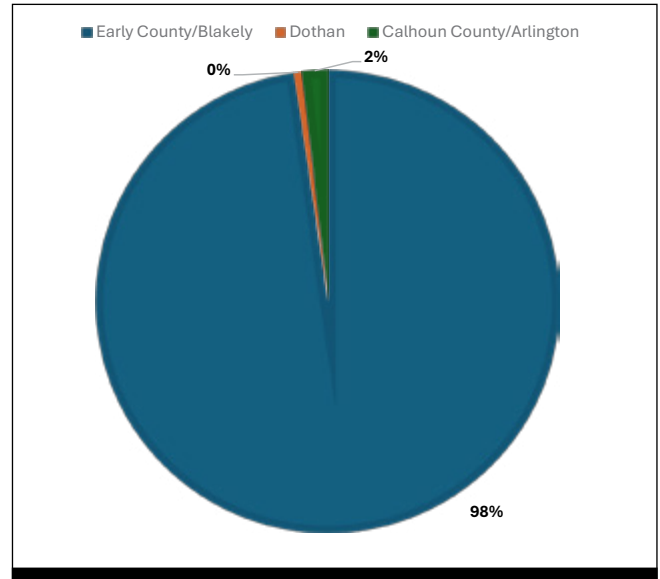
45% of individuals say they do not share housing, but know people they do. 43% stated they do not share housing, nor know anyone who does. 12% replied that they do share housing because there isn't enough available.



RESIDENCE

Q: Where do you live?

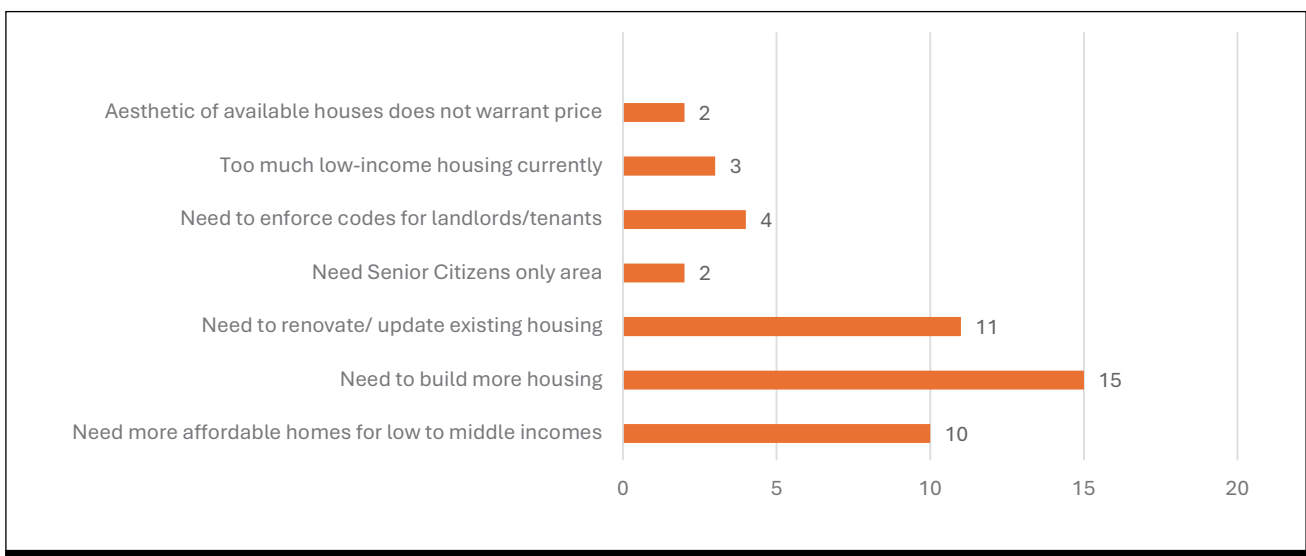
98% of survey respondents live in Early County and specifically the city of Blakely. 2% of the individuals that responded to the survey stated they live in Calhoun County and specifically the city of Arlington. One individual reported that they live in the city of Dothan.



BLAKELY HOUSING

Q: Is there anything you would like to say about housing in Blakely?

The majority insisted there needs to be more new houses built, renovated, and more affordable houses for all types of income. Other things mentioned were an area only for senior citizens, a need for code enforcement relating to landlords, too many low-income housing options currently, and existing house aesthetics need to meet the expectation in relation to their price.

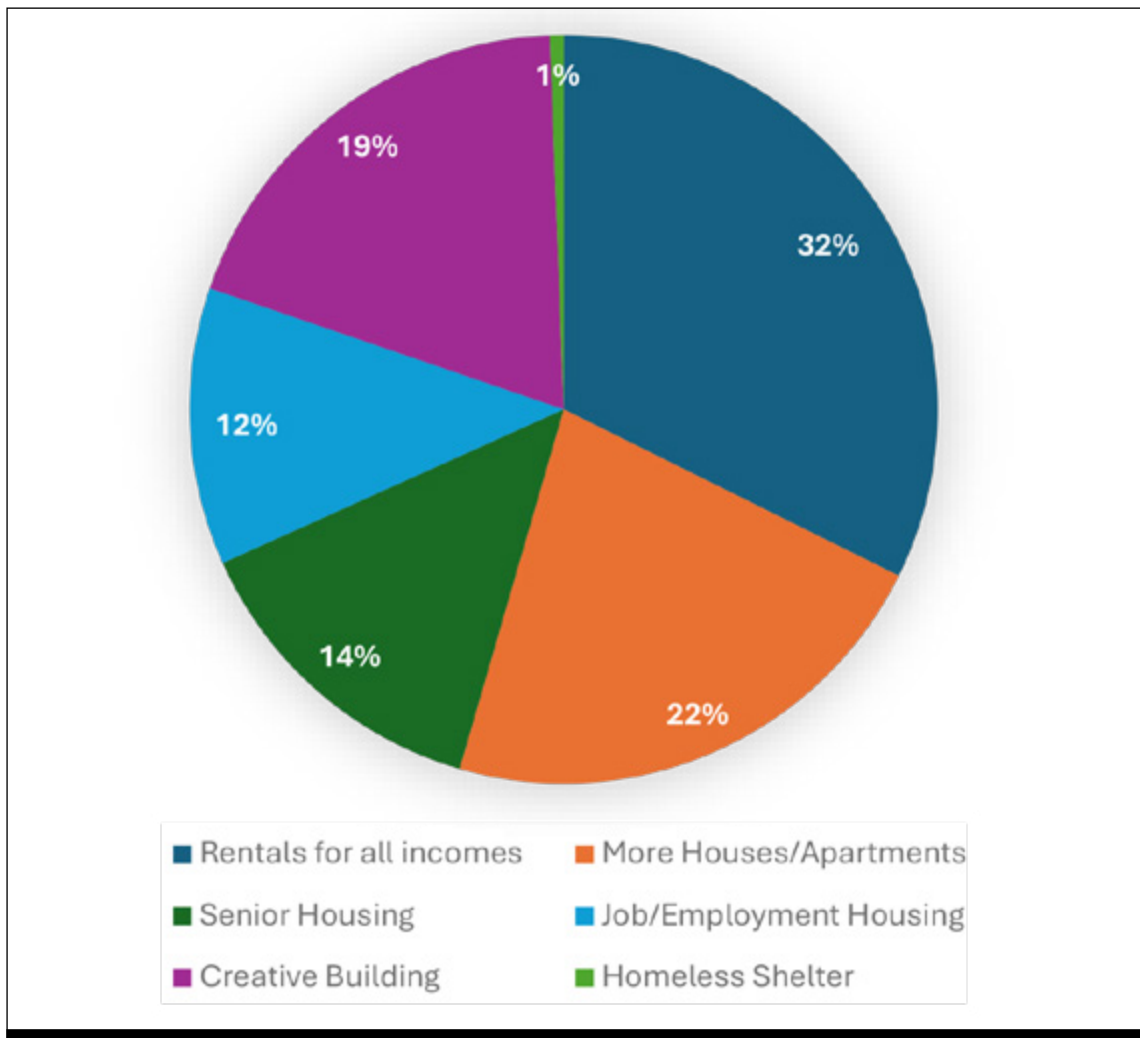


COMMUNITY SURVEY RESULTS

MOST IMPORTANT

Q: What do you think is the most important housing need in Blakely?

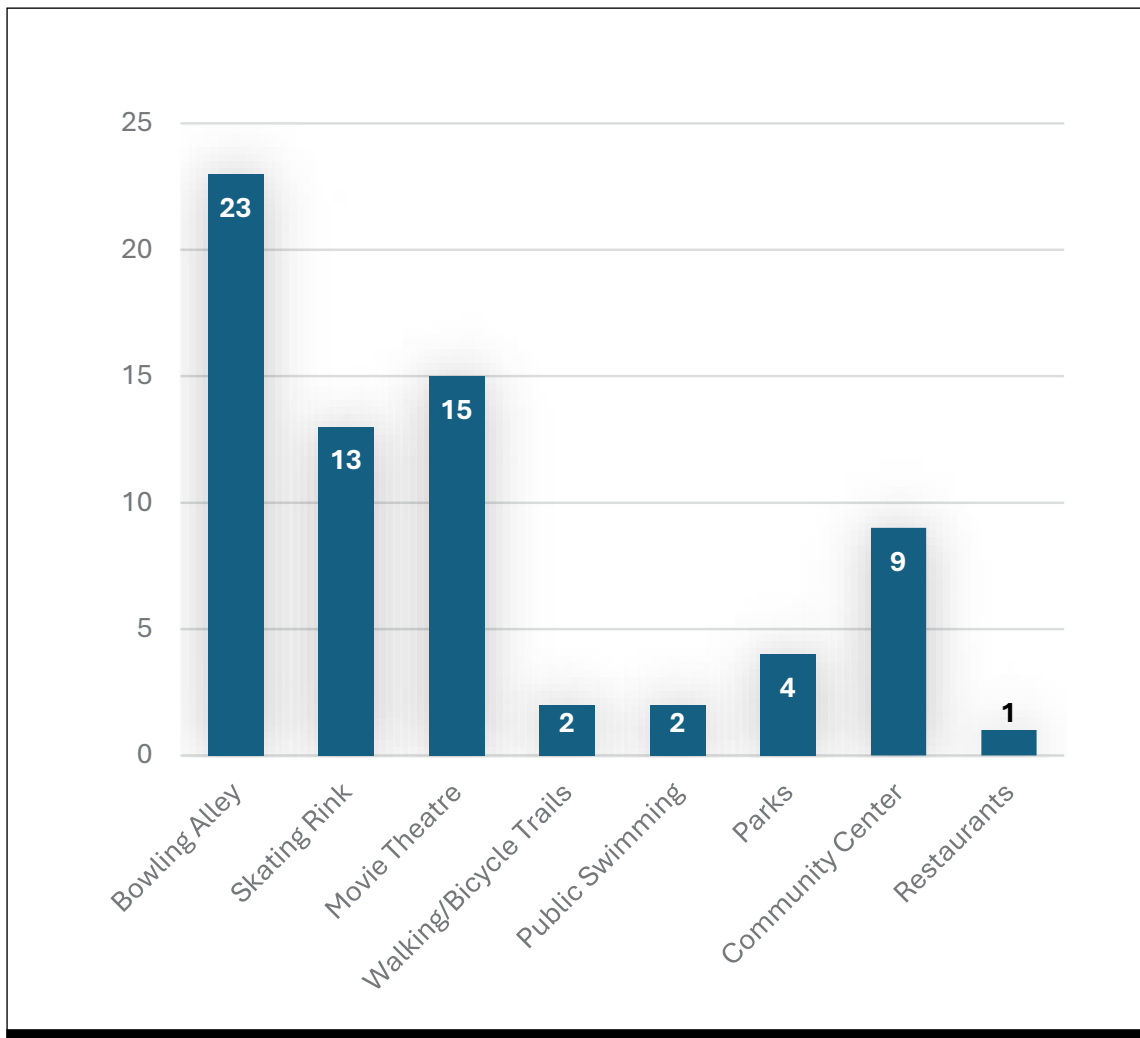
32% of individuals reported that Blakely is in need of more rental domiciles for all incomes. 22% insist on more houses or apartments available for purchase. 19% would like to see more creative houses, such as cottage communities or tiny houses (houses less than 600 sq. ft.). 14% think the most important housing need is a place for the elderly citizens to live peacefully. 12% reported a need for job/employment housing, while 1% feel the need for a homeless shelter.



ENTERTAINMENT

Q: What kind of entertainment would you like to see in Blakely, especially for our youth?

33% of respondents would like to see a bowling alley added to Blakely. 22% wish to see a movie theatre, 19% think a skating rink would be a good addition. 13% of responding individuals would like a community center with activities such as adult and children’s theatre, Boys & Girls club, basketball, picketball, escape rooms, arcades, etc. 6% would like to see more parks, such as dog parks or ATV/moto parks, all with plenty of shade trees. 3% would like walking and bicycle trails as well as a public swimming area. 1% think the addition of more restaurants would be a good idea.





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