GIS as a Tool for Housing Rehab
Why and How We Got Here?

- Two COGs merged (G, H)
- Moved into new counties without existing programs
- Private and public entities stopped doing rehab, which allowed our expansion
  - State moved CDBG funding to water and sewer in 2014
Eligible homeowners and homes:

- The house must be able to be brought up to code and State Housing Finance Agency rehab and energy standards for $45,000 or less.
- The “after rehab value” of the house must be estimated to be less than $148,000.
- A two person household must have verified income under $32,550/yr.
  - The household must have a person over 62 years old; a verified disability; or a child under 6 exposed to Lead Hazards (only pre-1978 homes).
Methodology

- **Need:** Find high probability of eligible houses and households
- **Inputs:**
  - Tax parcel data
  - Houses built between 1950 and 1995
  - High percentage of elderly
  - High probability of homeowner occupied
  - Tax values between $60K-125K
  - Existing applications (if available)
Where Has the Housing GIS Tool Helped?

- Stokes County was the area where this effort was used,
- Guilford County – has enabled clustered rehab work into key areas in Gibsonville & Brown Summit
- Rockingham County – just beginning to start rehab work and using heat maps to target marketing (shown here: Reidsville)
Future Uses of GIS Tool to Target Resources

- Add code enforcement data where calls are being made
- Target economic development efforts for commercial properties
- Model proximity to incompatible uses or sensitive areas
- Add property crime data
Thank you!

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