A RESOLUTION TO ESTABLISH THE GARDEN CITY COMMUNITY HOUSING COMMITTEE FOR PARTICIPATION IN THE GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH); TO DEFINE THE TEAM'S COMPOSITION, APPOINTMENT PROCESS, RESPONSIBILITIES AND FUNDING; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS the City of Garden City, Georgia, recognizes the critical importance of safe, decent, and affordable housing for the well-being, stability, and economic vitality of its residents; and,

WHEREAS the Georgia Initiative for Community Housing (GICH) provides participating communities with a valuable three-year program of collaboration, technical assistance, and training designed to help local leaders create and implement comprehensive housing strategies; and,

WHEREAS active participation in GICH requires the formation of a dedicated local housing committee that will meet monthly to develop, execute, and monitor a localized housing plan, discuss ongoing progress, recommend to the Mayor and Council the pursuit of competitive funding opportunities, and apply best practices acquired through GICH training; and,

WHEREAS the comprehensive training provided through GICH encompasses essential housing and community development tools, including:

- Learning about Housing Tax Credits and how they attract affordable multifamily housing to high-need areas;
- Understanding how the Community Home Investment Program (CHIP) builds or rehabilitates affordable single-family housing;
- Developing effective resource development plans and building partnerships for community planning;
- Mastering the grant writing process;
- Utilizing Community Development Block Grants (CDBG) to revitalize neighborhoods;
- Leveraging zoning regulations as a critical tool for addressing blight and guiding growth;
- Learning the process of establishing and successfully running a land bank;
- Accessing Georgia Dream and other local programs to assist citizens with downpayment assistance for homeownership;
- Implementing strategies to engage and educate the public regarding affordable housing initiatives; and,
- Exploring funding opportunities available through the One Georgia Authority; and,

WHEREAS the Mayor and Council desire to appoint a diverse, highly qualified seven-member Housing Committee representing both municipal administration and key community stakeholders to ensure deep local insight, strong partnerships, and successful implementation of community housing solutions;and,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

Section 1. Establishment of the Garden City Community Housing Committee

The Mayor and Council hereby formally establish the **Garden City Community Housing Committee** to serve as the official working body representing the City in the Georgia Initiative for Community Housing (GICH) program.

Section 2. Composition and Appointment

The Garden City Community Housing Committee is a multi-disciplinary stakeholder group which shall consist of seven (7) members appointed by the Mayor and Council. To ensure a comprehensive understanding of the community's housing landscape and robust local relationships, the membership shall be structured as follows:

(a) Local Government Elected Official Representation (1 Member): A City Councilmember to ensure direct alignment with local policy, zoning decisions, and municipal legislative needs.

(b) Municipal Staff/Administration (1 Member): the City Manager, Director of the Planning and Economic Development, or member of the consolidated Planning Commission and Board of Zoning Appeals to manage day-to-day administrative integration, grant tracking, and code compliance.

(c) Real Estate Development Professional (1 Member): a local realtor, residential developer, or commercial real estate professional who understands local market dynamics, valuation, and building feasibility.

(d) Housing Non-Profit or Social Services Provider (2 Members): representatives from an organization (such as a local housing authority, Habitat for Humanity affiliate, or community action agency) with direct experience addressing housing insecurity or supportive services.

(e) Business, Banking or Educational Sector Leader (1 Member): an individual with extensive experience in the local business, banking or educational field (such as a chamber of commerce leader, banker or school system representative) to connect workforce housing needs with local economic, financial, and family stability.

(f) Garden City Resident: a local resident representing the broader citizenry (or a specific neighborhood focus area) to ensure grassroots perspective and community buy-in.

Section 3. Initial Terms and Staggering

To ensure continuity of institutional knowledge and prevent simultaneous turnover of the entire body, the initial seven (7) seats shall be staggered upon adoption of this policy as follows:

- **Initial Two-Year Terms:** The City elected official, the local resident representative, the business representative, and one (1) non-profit organization representative shall serve an initial term expiring on December 31, 2027.
- **Initial Three-Year Terms:** The City staff member, the real estate development professional representative, and the second non-profit organization representative shall serve an initial term expiring on December 31, 2028.

Section 4. Regular Terms of Service

Following the expiration of the initial terms, all subsequent appointments shall be for fixed terms of three (3) years, aligning with standard community planning and advisory cycles.

Section 5. Term Limits; Vacancies; Attendance and Removal

Members may be reappointed to serve consecutive terms, up to a maximum of two (2) full consecutive terms (6 continuous years), after which a member must rotate off the Committee for at least three (3) years before being eligible for re-appointment. If a vacancy occurs prior to the expiration of a term (due to resignation, relocation, or change in employment/status), the Mayor and Council shall appoint a qualified successor representing the same stakeholder category to serve the remainder of the unexpired term. Any member who misses more than three (3) consecutive regular meetings without excused notification may be recommended by the Committee chair for removal and replacement by the Mayor and Council.

Section 6. Responsibilities and Duties

The Garden City Community Housing Committee shall fulfill the following duties:

- Meet monthly to develop, review, and recommend for approval by the Mayor and Council the City's localized housing plan.
- Participate actively in all required GICH training sessions and educational programs.
- Identify specific housing needs and challenges within the community to which the training and strategic tools acquired from GICH may be applied.
- Recommend to the Mayor and Council the pursuit of competitive funding opportunities, grants, and state resources—including CHIP, CDBG, One Georgia Authority, and Housing Tax Credits—to finance housing initiatives.
- Recommend to the Mayor and Council the utilization of zoning, public engagement strategies, and homeownership assistance programs to revitalize neighborhoods, eliminate blight, and expand affordable housing options.

The Garden City Community Housing Committee is fundamentally a collaborative, advisory, and planning body. The Housing Committee is not a separate body corporate and politic. It is not a legal entity which can sue or be sued, enter into contracts, acquire property, or exercise police powers. Because it lacks corporate existence separate from the City itself, the Housing Committee cannot independently "implement" any housing plan that dictates municipal regulatory action (such as zoning or code enforcement changes) or involves public funds. It lacks the independent statutory or corporate authority to implement its own operational programs, bind the City, or apply

for funding on its own behalf. The Committee's output (the Work Plan or strategy documents) shall be merely a recommendation to the Mayor and Council. The ultimate adoption of any housing policy, zoning ordinance, or revitalization initiative requires affirmative legislative action by the Mayor and Council. In addition, the Housing Committee cannot independently apply for federal, state, or private grants (such as CDBG, or CHIP funds administered by DCA). Any formal application for public funding opportunities must be submitted by an eligible legal entity - either the City itself or a legally chartered authority (e.g., a Housing Authority). Under Georgia law and the programmatic requirements of the DCA, submitting a grant application that commits the City to compliance, matching funds, or project administration requires a formal resolution passed by the Mayor and Council in an open meeting. Under the Georgia Constitution and the City's charter, the power to appropriate public funds and incur debt rests solely with the City. The Housing Committee has no power to arrange, pledge, or obligate City funds.

Section 7. Funding for Housing Committee Training.

The City shall assume full financial responsibility for all costs associated with the initial and ongoing training required for the Garden City Community Housing Committee members. This financial commitment includes, but is not limited to, the payment or reimbursement of:

- **Registration and Tuition:** Fees for relevant certification courses, workshops, seminars, and professional development programs.
- **Travel and Accommodations:** Mileage, lodging, and per diem expenses incurred while attending off-site training, in accordance with the City's standard travel policies.
- **Materials and Resources:** Required literature, software licenses, manuals, and instructional materials.
- **Consultation and Facilitation:** Fees for external experts, instructors, or consultants retained specifically to provide specialized training to the team.

The City Manager is hereby authorized and directed to allocate the necessary funds from the General Fund to fulfill this obligation, ensuring that financial barriers do not impede the readiness or capability of the Housing Committee.

Section 8. Effective Date This Resolution shall take effect immediately upon its adoption by the Mayor and Council of Garden City, Georgia.

ADOPTED this 17th day of August, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this 17th day of August, 2026.

BRUCE CAMPBELL, Mayor