



# Canton Housing Initiatives

# Canton at-a-Glance



- **Population** – 7,655 (2000) to 32,973 (2020) to 37,094 (2023 est.)
- **Housing Units** – approximately 11,000 (majority built since 2000)
- **Median House Value** - \$261,100 (2021)
- **Median Sales Price Listed** - \$451,605 (2023) Homes sell in 43 days at 1% below list price
- **Median Gross Rent** - \$2,205 (Zillow, August 2023)
- **Rent Range** - \$890 to \$4,050 (Zillow, August 2023)
- **Median Household Income** (2022) - \$68,007 (ACS)/\$96,400 (HUD)
- **Owner Occupied Housing** = 54% **Renter Occupied Housing** = 46%
- **Cost Burdened Households** = 38.7%

# Canton ADU Program



- Permitted by right in single family zoning districts (2014)
- Pre-approved City plans available for use
  - *Studio plan (The Archer) = 304 sq. ft.*
  - *1 bed plan (The Crisler) = 506 sq. ft.*
  - *2 bed plan (The Elmwood) = 702 sq. ft.*
  - *Garage with unit above (The Oakdale) = 807 sq. ft.*
- Reduced permit fees - \$300.00 (plus water/sewer tap fee, if separate tap)

<https://www.cantonga.gov/home/showpublisheddocument/1065/638332136529870000>

# ADU Examples



**CANTON**  
BUILDING & SAFETY SERVICES

**THE ELMWOOD**  
702 SQ. FT.

**PLAN: THE ELMWOOD**  
TS TITLE SHEET  
1.1 BAS FLOOR PLAN  
1.2 ROOF PLAN  
3.1 FRONT & REAR ELEVATIONS  
3.2 LEFT & RIGHT ELEVATIONS  
4.0 FIRST FLOOR ELECTRICAL PLAN  
5.0 CRITICAL DIMENSIONS  
6.0 DETAILS

**JOB SITE COPY**

**BRANCH Concepts**  
BUILDING & SAFETY SERVICES

**THE ELMWOOD**  
TITLE SHEET

**GENERAL**

**ABBREVIATIONS**

**CONSULTANTS**

**SQUARE FOOTAGE**

**CODE INFORMATION**

**REVISION LIST**

**TS**

**CANTON**  
BUILDING & SAFETY SERVICES

**THE ARCHER**  
304 SQ. FT.

**PLAN: THE ARCHER**  
TS TITLE SHEET  
1.1 BAS & FIRST FLOOR & ROOF PLAN  
1.2 FRONT & REAR ELEVATIONS  
3.0 LEFT & RIGHT ELEVATIONS  
3.1 FRONT & REAR ELEVATIONS  
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**CANTON**  
BUILDING & SAFETY SERVICES

**THE CRISLER**  
506 SQ. FT.

**PLAN: THE CRISLER**  
TS TITLE SHEET  
1.1 BAS FLOOR PLAN  
1.2 ROOF PLAN  
3.1 FRONT & REAR ELEVATIONS  
3.2 LEFT & RIGHT ELEVATIONS  
4.0 FIRST FLOOR ELECTRICAL PLAN  
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# ACCESSORY DWELLING UNIT CHECKLIST AND STANDARDS



City of Canton

## ACCESSORY DWELLING UNIT CHECKLIST AND STANDARDS

Canton encourages Accessory Dwellings Units, which can provide needed infill rental housing in existing neighborhoods or provide the opportunity for family members to live on the same property with their relatives.

There are development standards, review procedures, permits and fee requirements associated with creating a new dwelling unit that you should be aware of as part of your consideration of whether to undertake development of an Accessory Dwelling Unit.

This handout is intended to generally inform you about some of the regulations pertaining to Accessory Dwelling Units. This handout does not constitute actual regulations or encompass all requirements

## TYPES OF ACCESSORY DWELLING UNITS

Accessory Units can be developed in several ways: by building an entirely new residence that is separate from the existing house; by converting an accessory structure such as a garage; by adding onto an existing house; or by remodeling the interior of an existing home, including conversion of qualifying attic space or basement space.

One accessory unit can be allowed on any residential detached home property, provided standards are met.

## 104.02.02 - Accessory dwelling units.

### A. Generally.

- 1) Accessory dwellings include, but are not limited to, basement apartments, garage apartments, caretaker quarters, guesthouses, and other accessory dwellings.
- 2) Accessory dwellings shall not include tents, boats, manufactured storage buildings and mobile structures including RV's and travel trailers, with the exception that RV's and travel trailers may be allowed for occupancy in a campground or travel trailer park as permitted in this UDC.
- 3) Accessory dwellings are permissible within the principal dwelling or as a freestanding dwelling in residential zoning districts.

### B. Within principal dwelling. Accessory dwellings contained within a principal dwelling shall comply with the following standards:

- 1) There shall be no more than one accessory dwelling in a principal dwelling unit.
- 2) The accessory dwelling shall be accessible from the interior of the principal dwelling.
- 3) The accessory dwelling shall have no more than one bedroom.
- 4) The accessory dwelling shall not exceed 50 percent of the habitable floor area of the principal dwelling or 1,200 square feet, whichever is less.
- 5) One additional off-street parking space shall be provided to serve the accessory dwelling; and
- 6) The accessory dwelling shall comply with all building and health code standards.

### C. As freestanding dwelling. Freestanding accessory dwellings shall comply with the following standards:

- 1) There shall be no more than one accessory dwelling unit per lot.
- 2) The accessory dwelling unit may be in a second floor over a detached garage or may be a separate structure.
- 3) The accessory dwelling unit shall have no more than two bedrooms.
- 4) The accessory dwelling shall be located only within the rear yard.
- 5) The lot shall comply with the minimum lot area standards set forth in chapter 102 of this UDC.
- 6) The accessory dwelling shall meet the minimum setback requirement for accessory uses; and
- 7) One additional off-street parking space shall be provided to serve the accessory dwelling unit.

# DOWN PAYMENT ASSISTANCE PROGRAM



## INTRODUCTION

The City of Canton offers financial assistance to low to moderate-income, first-time homebuyers through the City's Down-Payment Assistance Program. Under the program, eligible down-payment and closing costs are paid for with funds provided by the City of Canton.

The applicant must be a "First-Time Homebuyer" which is defined as under federal regulations.

# Applicable Household Income Limits



Household Size		Household Income Limits 2023	
Size of Family	30% of Median	60% of Median	80% of Median
1	\$21,500	\$42,900	\$57,200
2	\$24,550	\$49,020	\$65,350
3	\$27,600	\$55,140	\$73,500
4	\$30,650	\$61,260	\$81,650
5	\$33,150	\$66,180	\$88,200
6	\$35,600	\$71,100	\$94,750
7	\$38,050	\$76,020	\$101,250
8	\$40,500	\$80,880	\$107,800

Source: U.S. Department of Housing and Urban Development, Income Limits for Atlanta-Sandy Springs-Roswell GA. HUD Metro 2023



## TYPES OF FINANCIAL ASSISTANCE



The type of financial assistance available is Deferred Forgivable Payment. The total maximum amount of assistance available to any one applicant is \$12,500.00.

<https://www.cantonga.gov/home/showpublisheddocument/1079/638368724784230000>

# Cottage Housing Developments



Unified Development Code – Section 104.05.00

Minimum lot area = 7,000 sq.ft.

Minimum unit area = 2,904 sq.ft. (up to 15/acre)

Maximum height = 25 ft.

Maximum main floor area = 1,250 sq.ft.

Minimum open space = 400 sq.ft./unit

Minimum or 50% of cottages shall front common open space

Requires public hearing and Approval from the City Council

# Georgia Initiative for Community Housing



## **Program Overview**

The Georgia Initiative for Community Housing Initiative (GICH) offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the initiative is to help communities create and implement a locally based plan to meet their housing needs. Launched in 2004, GICH grew out of Georgia's experience with the National League of Cities' Affordable Housing Program and the success stories that were celebrated at the annual Magnolia Awards for Excellence in Affordable Housing. The Archway Partnership, Carl Vinson Institute of Government, and UGA Extension provide in-kind support, and the program is partially funded by a USDA Rural Development RCDI grant.

## **HOW WE HELP**

- Technical assistance
- Training
- Facilitation
- Networking
- Mentoring

## **WHAT YOU'LL DO**

- Identify issues and needs
- Develop new ideas and solutions
- Learn about best practices and available resources
- Produce community housing plan
- Begin implementation of action plan
- Participate in two annual retreats



**GEORGIA INITIATIVE FOR  
COMMUNITY HOUSING**

## Canton - GICH

### Mission-Vision Statement

Inspiring a pathway to strong, sustainable communities by providing affordable and equitable housing for all who desire to call Canton home.

# Canton – GICH Work Plan



- Update North Canton Cottage site
- Set start date for Land Bank; draft resolution
- Finalize Down Payment Assistance program
- Identify all properties for potential demolition or redevelopment
- Formulate an education/outreach plan
- Conduct a resource assessment
- Prepare fall GICH retreat presentation
- Identify potential 2<sup>nd</sup>/3<sup>rd</sup> story Downtown housing
- Establish Canton ADU Program

# Canton Housing Team Committees



## **Education/Engagement**

Prepare promotional materials for use via web sites, facebook, magazines, newspapers and other forms of “advertising.”

Identify Neighborhood “Champions” and Success Stories.

Identify Neighborhood Activities related to Housing or Creating Great Neighborhoods.

What makes a Great Neighborhood?

## **Neighborhood Revitalization**

Identify vacant land and government owned land in the target area(s).

Identify blighted properties in the target area(s).

Perform street level housing assessments.

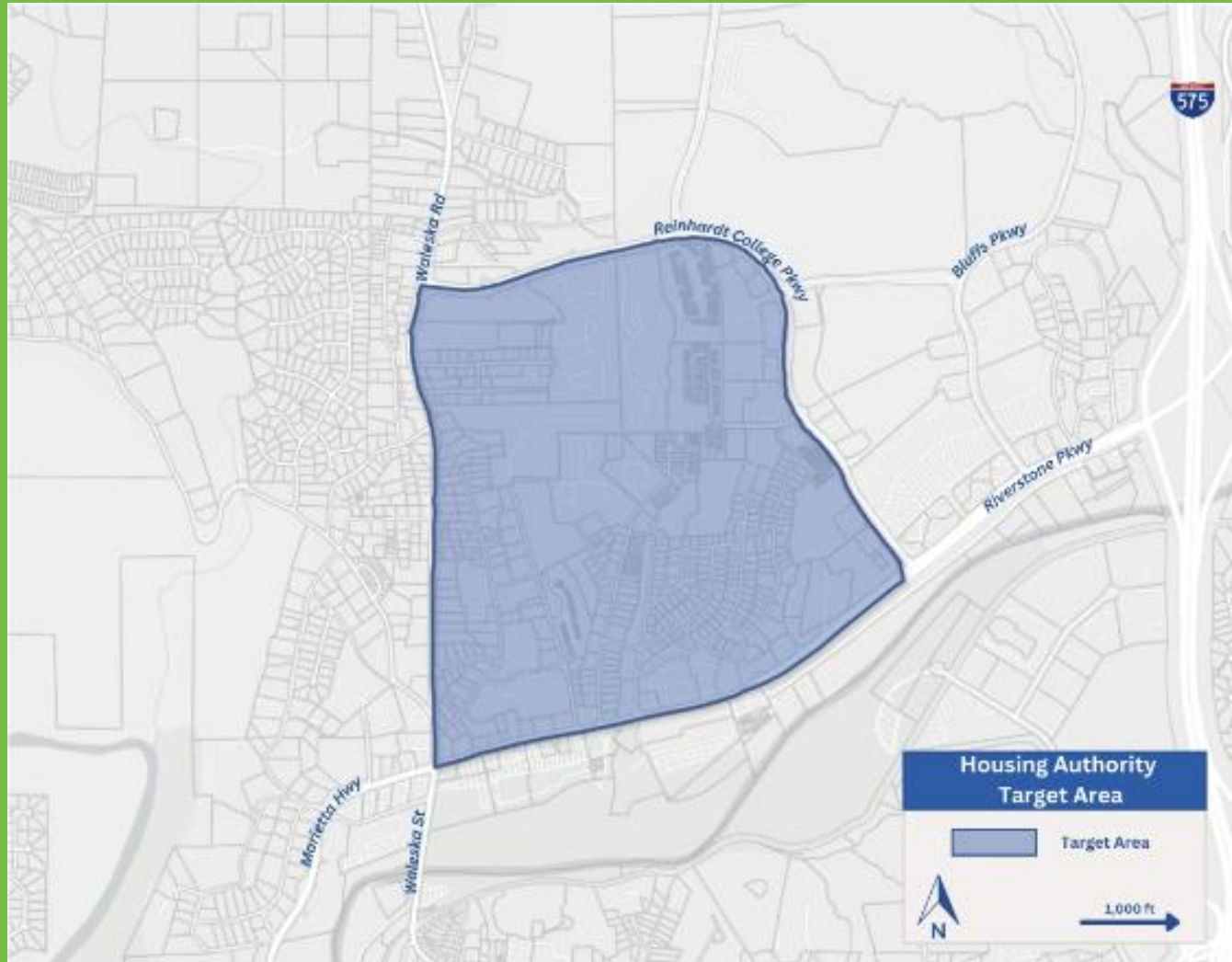
## **Resources**

Identify and research grant opportunities.

Identify and research other funding opportunities.

Fund Raising Activities.

# Canton Housing Team Target Area 1





# Target Area 1 - Projects



- New Housing
  - *Attainable Rental Units*

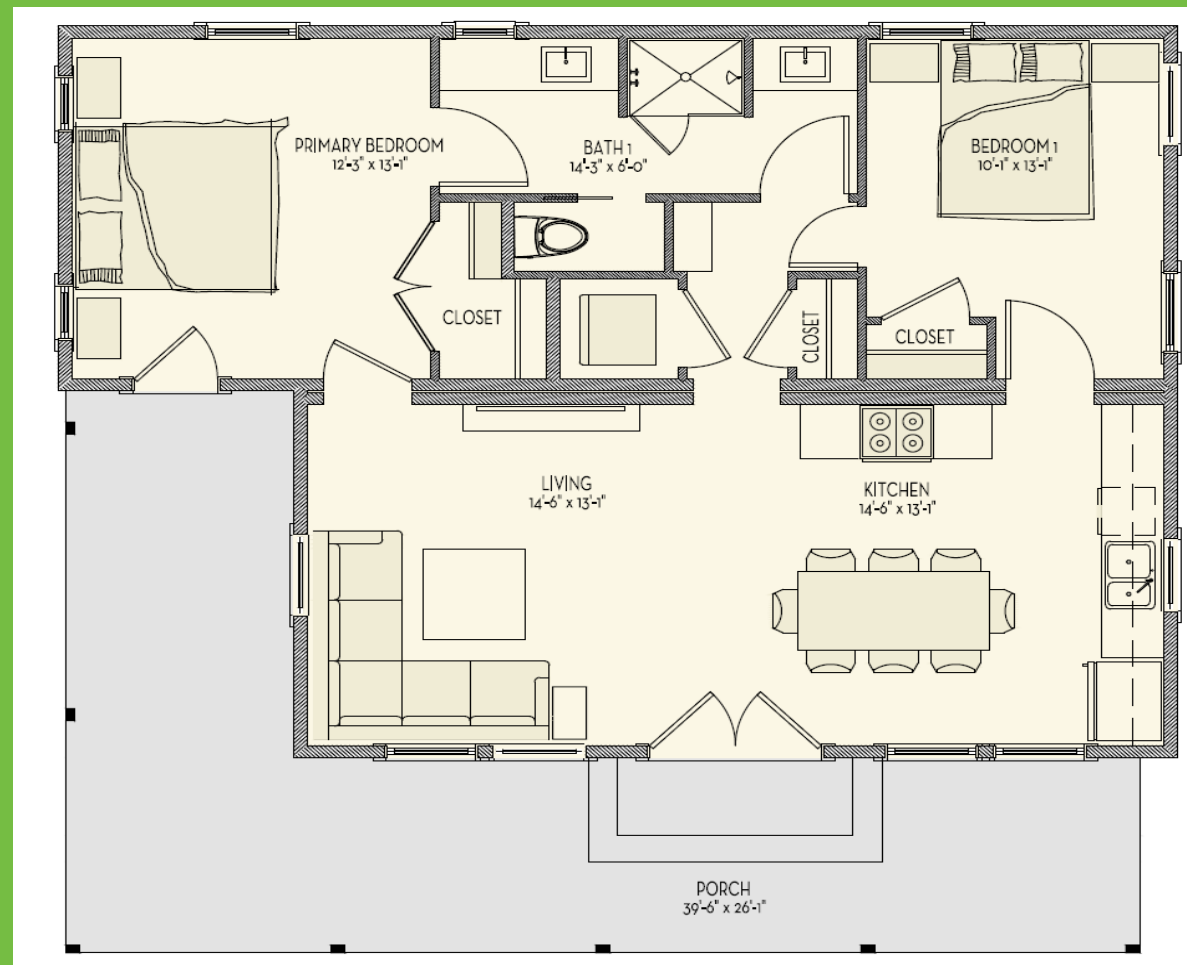
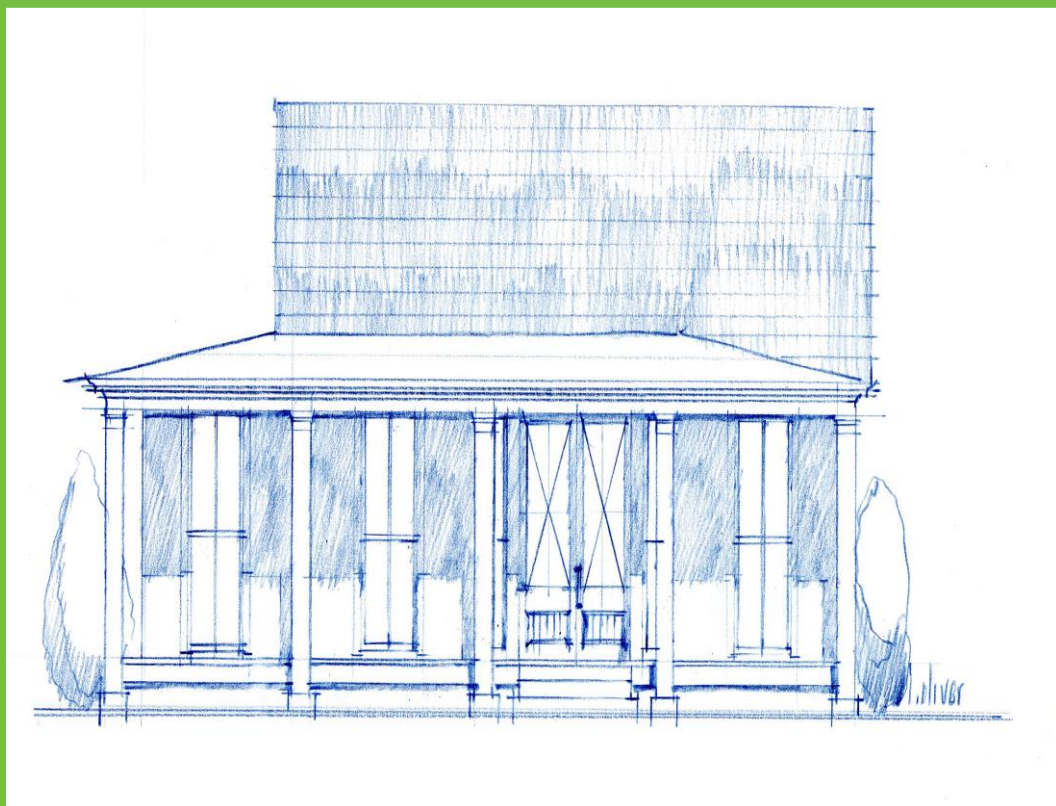




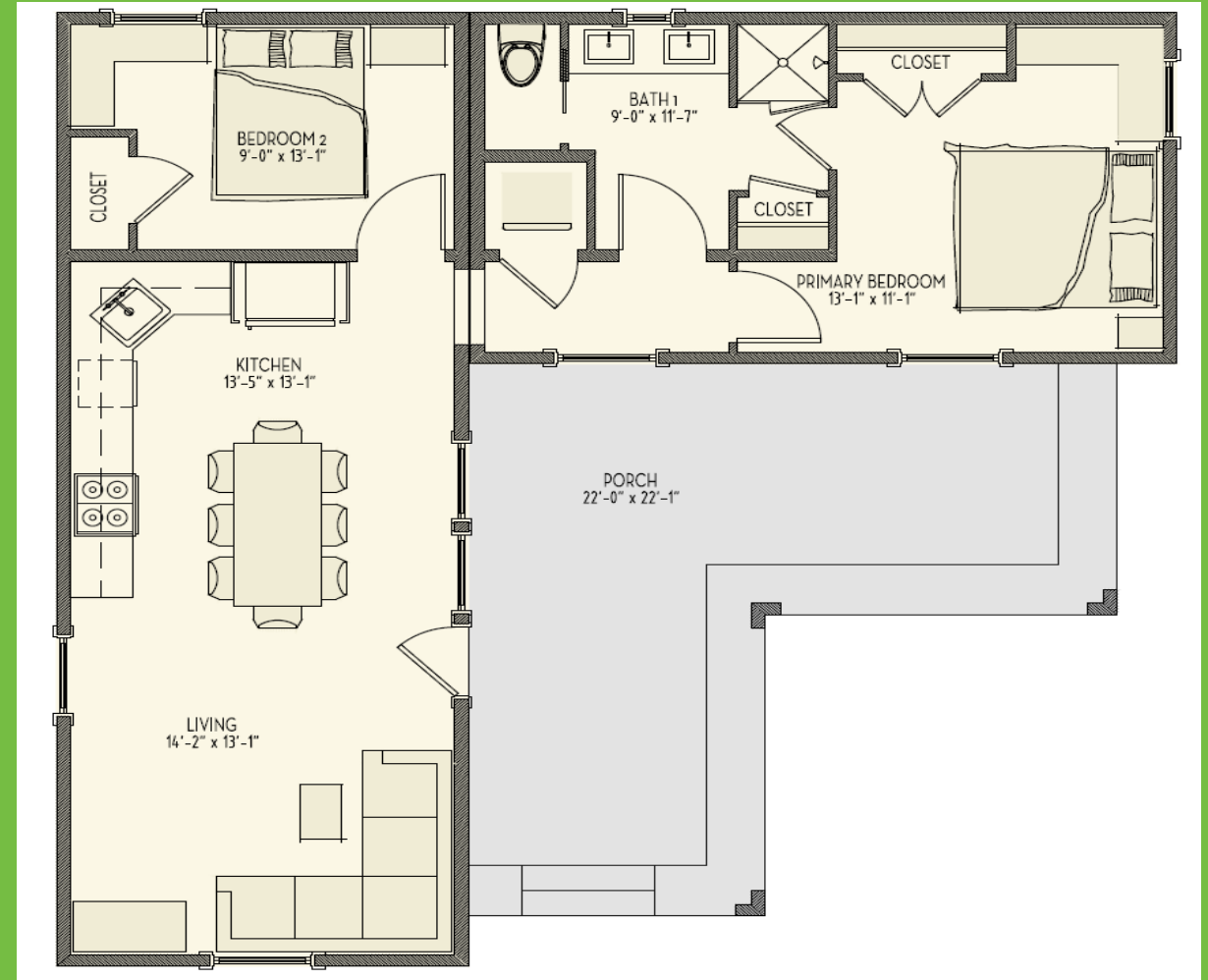
# North Canton Village Project



# North Canton Village Project



# North Canton Village Project





# Canton Housing Trust Fund & Land Bank



- City Council created a Canton Housing Trust Fund
  - *City Council provided “seed” money for the Housing Trust Fund*
  - *Residential Development going through public hearing process is providing funding into the City’s Housing Trust Fund or making a % of units attainable housing ( up to \$800 per residential unit)*
  - *Funding utilized to develop attainable housing*
- Local staff (Cities and County) preparing draft documents for Elected Officials review and approval

# Housing Tax Credit Project



- Tanner Place
  - *New construction of 70 units*
  - *Replaces old Shipp Street units and Jefferson Circle units*
- Oakeside
  - *Received approval for TCH 9% loan*
  - *Phase 1 – New Construction of 75 units*
  - *Construction tentatively set to begin in 2025*

# Tanner Place Residential Units



**BUILDING A FRONT ELEVATION**

1/16" = 1'-0"



**SIDE ELEVATION**

1/16" = 1'-0"



**BUILDING A REAR ELEVATION**

1/16" = 1'-0"



**SIDE ELEVATION**

1/16" = 1'-0"

# Tanner Place Residential Units



**BUILDING D FRONT ELEVATION**

1/16" = 1'-0"



**SIDE ELEVATION**

1/16" = 1'-0"



**BUILDING D REAR ELEVATION**

1/16" = 1'-0"



**SIDE ELEVATION**

1/16" = 1'-0"

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CANTON



**GEORGIA INITIATIVE FOR  
COMMUNITY HOUSING**



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