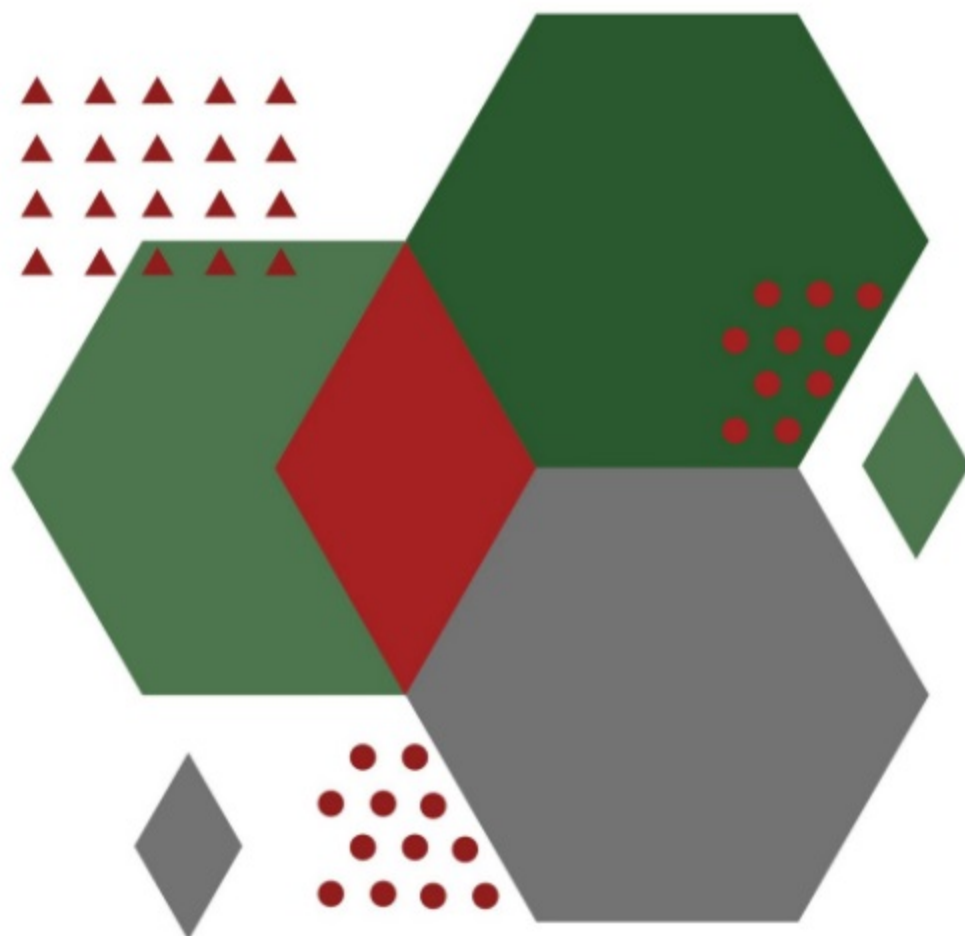


Augusta G E O R G I A

Housing & Community Development



Housing Catalog

January 2021



What Does That Even Mean?

One of the biggest questions our department answers on a regular basis is this: What is affordable?

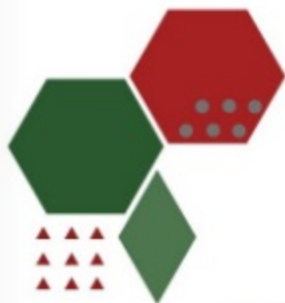
When working to construct or sell a new home, our definition stems from the income of the BUYER.

Affordable - Buyer's income is at or below 80% of Area Median Income (Low to Moderate Income)

Workforce - Buyer's income is between 81-120% of Area Median Income (Middle Income)

Market Rate - Buyer's income exceeds 120% of Area Median Income (High Income)

Typically, the sales price of a home is based on construction costs and/or appraised value based on recent home sales of similar type and size, and is *not* indicative of affordability. Some low, moderate and middle income buyers are able to purchase higher priced homes with the assistance of subsidy programs, interest rate buy-downs and other factors determined when qualifying for a mortgage.



Housing for Sale



1301 A 11TH STREET

New Construction

1,728 SF 3BD 2BA

\$145,000.00

Affordable

Community Development

Collaborative

706.231.6163



1301 B 11TH STREET

New Construction

1,728 SF 3BD 2BA

\$145,000.00

Affordable

Community Development

Collaborative

706.231.6163



1110 A FLORENCE STREET

New Construction

1,728 SF 3BD 2BA

\$145,000.00

Affordable

Community Development

Collaborative

706.231.6163



1110 B FLORENCE STREET

New Construction

1,728 SF 3BD 2BA

\$145,000.00

Affordable

Community Development

Collaborative

706.231.6163



MCQUEEN COURT 6 LOTS

New Construction

1,363 SF 3BD 2BA

\$140,000.00

Affordable

J Lovett Construction

706-910-7475

Home Spotlight



932 BOYD LANE
LANEY WALKER
BETHLEHEM

\$174,900
1988 SF

3 BEDROOM - 2.5 BATHROOM - LOFT - GARAGE
STAINLESS STEEL FINISHES - GRANITE COUNTERTOPS

**WE'RE SELLING A MODERN HOME LOCATED IN THE HISTORIC LANEY
WALKER BETHLEHEM AREA.**

706.627.2789



Welcome to your new home!

INTERIOR FINISHES

BEDROOMS

- FLOORING - CARPET
- WALLS - PAINT

MASTER BATHROOM

- FLOORING - CERAMIC TILE
- GRANITE COUNTERTOPS

KITCHEN

- FLOORING - LVT
- GRANITE COUNTERTOPS
- STAINLESS STEEL APPLIANCES
- NICKEL/BRONZE/PEWTER FIXTURES
- TILE BACK SPLASH

BATHROOM

- FLOORING - CERAMIC TILE
- WALLS - PAINT





Housing for Sale



1312 11TH STREET

New Construction
1,452 SF 3BD 2BA
\$147,000.00
Affordable
Community Development
Collaborative
706.231.6163



1249 11TH STREET

New Construction
1,381 SF 3BD 2.5BA
\$145,000.00
Affordable
Community Development
Collaborative
706.231.6163



1225 PERRY AVENUE

New Construction
1,452 SF 3BD 2BA
\$147,000.00
Affordable
Community Development
Collaborative
706.231.6163



1213 PERRY AVENUE

New Construction
1,452 SF 3BD 2BA
\$147,000.00
Affordable
Community Development
Collaborative
706.231.6163



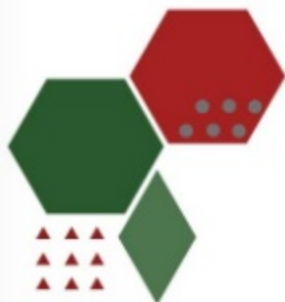
1215 PERRY AVENUE

New Construction
1,452 SF 3BD 2BA
\$147,000.00
Affordable
Community Development
Collaborative
706.231.6163



1219 PERRY AVENUE

New Construction
1,452 SF 3BD 2BA
\$147,000.00
Affordable
Community Development
Collaborative
706.231.6163



Housing for Sale



1450 KINGSTON COURT

New Construction
1,572 SF
\$118,900.00
Affordable
Antioch Ministries, Inc.
706.724.6970



1470 KINGSTON COURT

New Construction
1,572 SF
\$118,900.00
Affordable
Antioch Ministries, Inc.
706.724.6970



1220 PERRY AVENUE

New Construction
1428 SF 3BD 2.5BA
\$153,000.00
Affordable
Sherman & Hemstreet
Joe Edge
706.627.2789



1222 PERRY AVENUE

New Construction
1428 SF 3BD 2.5BA
\$153,000.00
Affordable
Sherman & Hemstreet
Joe Edge
706.627.2789



1216 PERRY AVENUE

New Construction
1,363 SF 3BD 2BA
\$146,000.00
Affordable
Sherman & Hemstreet
Joe Edge
706.627.2789

How We Help

New homebuyers may qualify for various forms of assistance to help with down payment/closing costs, principal reduction and/or interest rate buy down.

Homeownership Assistance Program (HAP)

Through HAP, eligible first-time homebuyers can receive up to \$5,000.00 toward down payment and closing costs. Annually, more than 50 households achieve the dream of wealth building because of assistance provided by HAP.

Employee Incentive Program Officer Next Door

Eligible employees of the City of Augusta and RSCO can receive up to \$15,000.00 for the purchase of a new or existing home in Richmond County.

Homebuyer Subsidy Program

Homeowners purchasing a unit constructed by our current HOME development partners can receive up to \$25,000.00 in subsidy for principal reduction and/or interest buy down.

Teacher in My Classroom

Eligible first time homebuyers who work as an educator with the Richmond County Board of Education can receive up to \$10,000.00 (up to \$20,000.00 if purchasing in the Laney Walker Bethlehem revitalization area) in assistance.

Laney Walker Bethlehem Bond Subsidy

Homeowners purchasing in the Laney Walker Bethlehem Revitalization area, newly constructed by one of our procured development partners, may receive up to \$10,000 in assistance. If purchasing a home in the \$100K Club, homeowners may receive up to \$20,000 in assistance.

Each program listed includes certain eligibility requirements and are reviewed as applications are submitted pending availability of funding.



Home Spotlight

UNDER
CONTRACT



924 BOYD LANE
LANEY WALKER
BETHLEHEM

\$194,900
2228 SF

4 BEDROOM - 2.5 BATHROOM - 2 CAR GARAGE
STAINLESS STEEL FINISHES - GRANITE COUNTERTOPS

WE'RE SELLING A MODERN HOME LOCATED IN THE HISTORIC LANEY
WALKER BETHLEHEM AREA.

706.627.2789



Welcome to your new home!

INTERIOR FINISHES

BEDROOMS

- FLOORING – CARPET
- WALLS – PAINT

MASTER BATHROOM

- FLOORING – CERAMIC TILE
- GRANITE COUNTERTOPS

KITCHEN

- FLOORING – LVT
- GRANITE COUNTERTOPS
- STAINLESS STEEL APPLIANCES
- NICKEL/BRONZE/PEWTER FIXTURES
- TILE BACK SPLASH

BATHROOM

- FLOORING – CERAMIC TILE
- WALLS – PAINT





Housing for Sale

**SELLING
FAST!**



918 BOYD LANE

New Construction
1,988 SF 3BD 2 1/2BA
\$174,900.00
Workforce
Joe Edge
706.627.2789



2550 DOVER STREET

New Construction
1,600-1,900 SF
4BD 2.5BA
\$165,000.00
Affordable
Sand Hills Urban
Development
706.910.6242



4321 CREEKVIEW DRIVE

New Construction
1,842 SF 3BD 2BA
\$193,000.00
Workforce
Sand Hills Urban
Development
706.910.6242



922 BOYD LANE

New Construction
1,988 SF 3BD 2 1/2BA
\$174,900.00
Workforce
Joe Edge
706.627.2789



924 BOYD LANE

New Construction
2,228 SF 4BD 2 1/2BA
\$194,900.00
Workforce
Joe Edge
706.627.2789



2806 HACKLE STREET

New Construction
1650SF 4BD 2 1/2BA
\$154,000.00
Workforce
Sand Hills Urban
Development
706.910.6242



Housing for Sale



930 BOYD LANE

New Construction
1,988 SF 3BD 2 1/2BA
\$174,900.00
Workforce
Joe Edge
706.627.2789



932 BOYD LANE

New Construction
1,988 SF 3BD 2 1/2BA
\$174,900.00
Workforce
Joe Edge
706.627.2789



PERRY AVENUE 3 LOTS

New Construction
1150-1300 SF
3BD 2BA
\$125,000 - \$140,000
Workforce
HCD Laney Walker Bond
Program
706.821.1797



TWIGGS STREET 3 LOTS

New Construction
1,600-1,800 SF
3/4BD 2/3BA
\$175,000 - \$185,000
Market Rate
J. Lovett Homes
706.910.7475



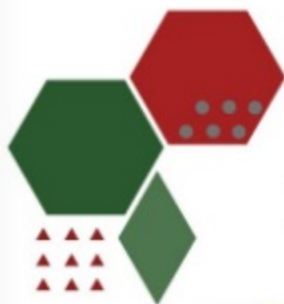
HILL TERRACE 7 LOTS

New Construction
1,600-1,900 SF
4BD 2.5BA
Price Varies by Plan
Affordable
Sand Hills Urban
Development
706.910.6242



2565 DOVER STREET

New Construction
1,600-1,900 SF
4BD 2.5BA
\$165,000.00
Affordable
Sand Hills Urban
Development
706.910.6242



New Construction



2525 DOVER STREET

New Construction
16,553 SF LOT
3BD 2 /BA
\$165,000.00
Affordable
Sand Hills Urban
Development
706.910.6242



2538 DOVER STREET

New Construction
16,550 SF LOT
3BD 2 /BA
\$165,000.00
Affordable
Sand Hills Urban
Development
706.910.6242



2533 DOVER STREET

New Construction
18,292 SF LOT
4BD 2BA
\$165,000.00
Affordable
Sand Hills Urban
Development
706.910.6242



2549 MILES STREET

New Construction
14,391 SF LOT
3/4BD 2/3BA
\$165,000.00
Affordable
Sand Hills Urban
Development
706.910.6242



1228 HOLLEY STREET

New Construction
16,500 SF LOT
4BD 2.5BA
\$170,000.00
Affordable
Antioch Ministries, Inc.
706.724.0995

Beyond Purchase

HCD offers a number of programs and resources to homeowners to ensure that homeownership remains affordable and sustainable.

Emergency Repair Program

Through the Emergency Repair Program, eligible homeowners can receive up to \$7,500.00 toward single system repairs (i.e. Roof, HVAC, Electrical)



Code Assistance Rehabilitation Program (CARP)

CARP provides up to \$25,000.00 to eligible owners for repairs that help address code deficiencies and life, health and safety concerns. This program also provides for ADA and accessibility needs for homeowners.



Financial Literacy Program

HCD hosts a variety of workshops and community events geared toward basic financial literacy as an empowerment tool. Student Loan Recovery, First Time Home Buyers and Post Home ownership are a few of the most popular topics covered.





Grow Augusta



@ga_hcd



@growaugusta

Augusta Housing & Community
Development
510 Fenwick St.
Augusta, GA 30901
706.821.1797
www.augustaga.gov