

Fitzgerald, Georgia

Fitzgerald is a small city located in an overwhelmingly rural area. Facing increasing decline, Fitzgerald, through the creative use of state redevelopment laws, public/private partnerships, and regulatory reform has rebuilt entire neighborhoods while providing significant amounts of affordable housing. The city became a redevelopment agency under state law, enabling it to clear blighted units and to assemble land for development. With this new authority, combined with regulatory reform, the city made it easier for developers of both manufactured and stick- built homes to build infill housing. Because of the city's efforts, over 315 units of affordable housing, primarily market-based, were built or rehabilitated with additional units in the pipeline. Formerly decaying neighborhoods are now experiencing significant private investment.

Specific Actions Taken:

- **Uses redevelopment authority to clear and assemble infill sites for redevelopment.**
- **Allows manufactured housing, as of right, in most residential districts, subject to site and design standards.**
- **Maintains flexible land development standards and streamlines approvals at staff level.**
- **Implements major administrative reforms, including batch processing of building permits.**
- **Waives or adjusts setback, side, and other development standards, as needed.**
- **Waives fees, as needed.**