

## Jennifer Rivera (Administration)

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**From:** Jennifer Rivera (Administration)  
**Sent:** Wednesday, September 9, 2026 12:54 PM  
**To:** Tim Williams  
**Cc:** Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning)  
**Subject:** RE: September 8th Work Session

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC  
Board of Commissioners Clerk  
Hall County Government  
Tel: 770-297-2684  
[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



**Please note:** Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal <https://hallcountyga.nextrequest.com/>.

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**From:** Tim Williams [REDACTED]  
**Sent:** Wednesday, September 9, 2026 12:23 PM  
**To:** David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>  
**Subject:** Re: September 8th Work Session

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Dear Chairman Gibbs and Members of the Board,

Thank you for allowing me to present my concerns regarding affordable housing opportunities on behalf of Hall County residents, and thank you for your dedicated service to our community.

As requested, here is a summary of my key concerns regarding Article 8:

## Current Affordability Challenges

- Median new home price in Hall County: \$373,214
- Household income needed to qualify: \$108,816
- Hall County households currently priced out: 54.08%

## Estimated Cost Increases Under Article 8

- Cost addition per typical new home: \$16,600–\$27,300
- Cost addition on constrained or difficult sites: Up to \$46,000 (a 68% increase)
- Scope: Applies to subdivisions of 7+ lots—the conventional, market-rate projects that account for most homes built in the county.

## Primary Cost Drivers & Recommendations

- 30% Open Space Requirement: Extends to ordinary subdivisions for the first time.
  - Recommendation: Please consider offering incentives for greenspace preservation rather than mandating a blanket requirement.
- Fixed 50-Foot Perimeter Buffer: Significantly impacts smaller and infill sites.
  - Recommendation: Please consider reducing this buffer to 15 feet.
- Vinyl Siding Ban: Adds \$9,200–\$12,000 per home where vinyl was planned.
  - Recommendation: Please remove this restriction and allow market demand to guide materials.
- Garage Placement and Façade Rules: May force complete redesigns on narrower lots and increase impervious surface coverage.
  - Recommendation: Please strike these requirements.

## Countywide Impact

- Every \$10,000 increase in a home's price excludes approximately 1,210 additional local households.
- Article 8 is estimated to price out an additional 3,300 to 5,600 Hall County households.

Thank you for your time and for weighing these important factors.

Respectfully submitted,

Tim Williams  
3177 Harmony Church Rd.  
Gainesville, GA 30507  
[REDACTED]

On Sat, Sep 5, 2026 at 10:56 AM Tim Williams [REDACTED] wrote:

Dear Chairman Gibbs and Members of the Board,

I am writing to request time on the agenda for the Board's regularly scheduled work session on Tuesday, September 8, to present new information concerning the proposed Unified Development Code. I am requesting agenda time only — a short presentation followed by discussion — and am not asking the Board to take any action at this session.

I would like to share some analysis I've put together on the cost and housing-affordability impacts of the proposed UDC standards, which I believe will be useful to the Board as it continues its review.

By way of background, I am a Georgia native who relocated to Gainesville in 1991 and have been a Hall County taxpayer for 35 years. This community, and getting its housing policy right, matters a great deal to me. I have spent much of my career working on housing policy, construction codes, and affordability issues in Hall County and across Georgia. My relevant experience includes:

- Member, Hall County Long Range Strategic Plan Committee
- Member, Hall County Affordable Housing Committee
- Served on Gainesville's Georgia Initiative for Community Housing (GICH) team
- Past President, Home Builders Association of Gainesville-Hall County
- Georgia Department of Community Affairs State Codes Advisory Committee, 20+ years, including service as former Chairman,
- 2005 State President, Home Builders Association of Georgia
- 2012 Inductee, Georgia Housing Hall of Fame
- Member, Statewide Water Planning Committee overseeing creation of the North Georgia Water Planning District
- Member, International Code Council's International Residential Code Development Committee
- Chairman, Construction Codes and Standards Committee, National Association of Home Builders
- Greater Hall Chamber of Commerce, Vision 2030 stakeholder
- Greater Hall County Chamber of Commerce Economic Development Committee

I would be glad to keep my remarks brief — 10 to 15 minutes plus time for questions — whatever best fits the agenda. Please let me know what additional information you need from me, or how you'd like me to coordinate with staff to get this on the September 8 agenda.

Thank you for your time and consideration.

Respectfully,

Tim Williams  
3177 Harmony Church Rd.  
Gainesville, GA 30507  
