



Sumter Development Authority Receives State Grant to Begin Workforce Housing Subdivision Infrastructure

Americus, GA, July 24, 2026 - The Sumter Development Authority received final approval to begin work on a new housing development aimed at expanding workforce housing options in Sumter County. Authority leaders met this week with representatives from the Georgia Department of Community Affairs (DCA), grant administrators, and Smith Douglas Homes to finalize policies and outline procedures.

Smith Douglas Homes will construct approximately 83 homes at the corner of Bumphead Road and Industrial Dr., directly across from the primary, elementary, and middle schools. Homes will range from 1,200 to 2,200 square feet, include garages, and be valued between \$150,000 and \$290,000 depending on buyer-selected features and amenities. The subdivision will feature a pond/retention area, walkable open spaces, two access roads, and restricted covenants.

According to Rusty Warner, executive director of the Development Authority, “This is a great placement for a subdivision to address workforce housing. Its location provides a convenient option for our industrial park workers. In addition, we hope this will be a draw for much-needed housing for hospital workers, education staff, fire, and police.”

Warner emphasized the broader economic impact of the project, stating, “This development is a strategic move to enhance Sumter County’s housing infrastructure and economic growth. Providing employee housing is essential for our businesses, and as our residential base expands, retail and restaurant sectors tend to follow. Economic development involves not only job creation but also attracting new investments across the county.”

The development is a significant win for the county and the city. Americus will receive all infrastructure and building permit fees associated with the development, along with more than 83 new water and sewer customers, while each will receive their portion of property taxes.

The Authority has encouraged Smith Douglas Homes to consider using services available in Sumter County when they align with company standards. A Request for Proposals will be published in the *Americus Times*. slw

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