



LANEY-WALKER HARRISBURG CHOICE NEIGHBORHOOD

HUD SITE VISIT DAY 2

March 11, 2022



AGENDA

DAY

1

Thursday, March 10, 2022

1:00 pm - 4:00 pm

DAY

2

Friday, March 11, 2022

12:00 pm - 2:30 pm

1

01 WELCOME *10 min*

02 HUD TEAM INTRODUCTION *10 min*

03 ORIENTATION TO THE CITY
& NEIGHBORHOOD *30 min*

04 VIRTUAL SITE TOUR *30 min*

-- BREAK *10 min* --

05 NEIGHBORHOOD *50 min*

2

06 WELCOME & RECAP *10 min*

07 HOUSING *50 min*

-- BREAK *10 min* --

08 PEOPLE *50 min*

06

WELCOME +
RECAP



VIRTUAL SITE TOUR.

Laney-Walker District

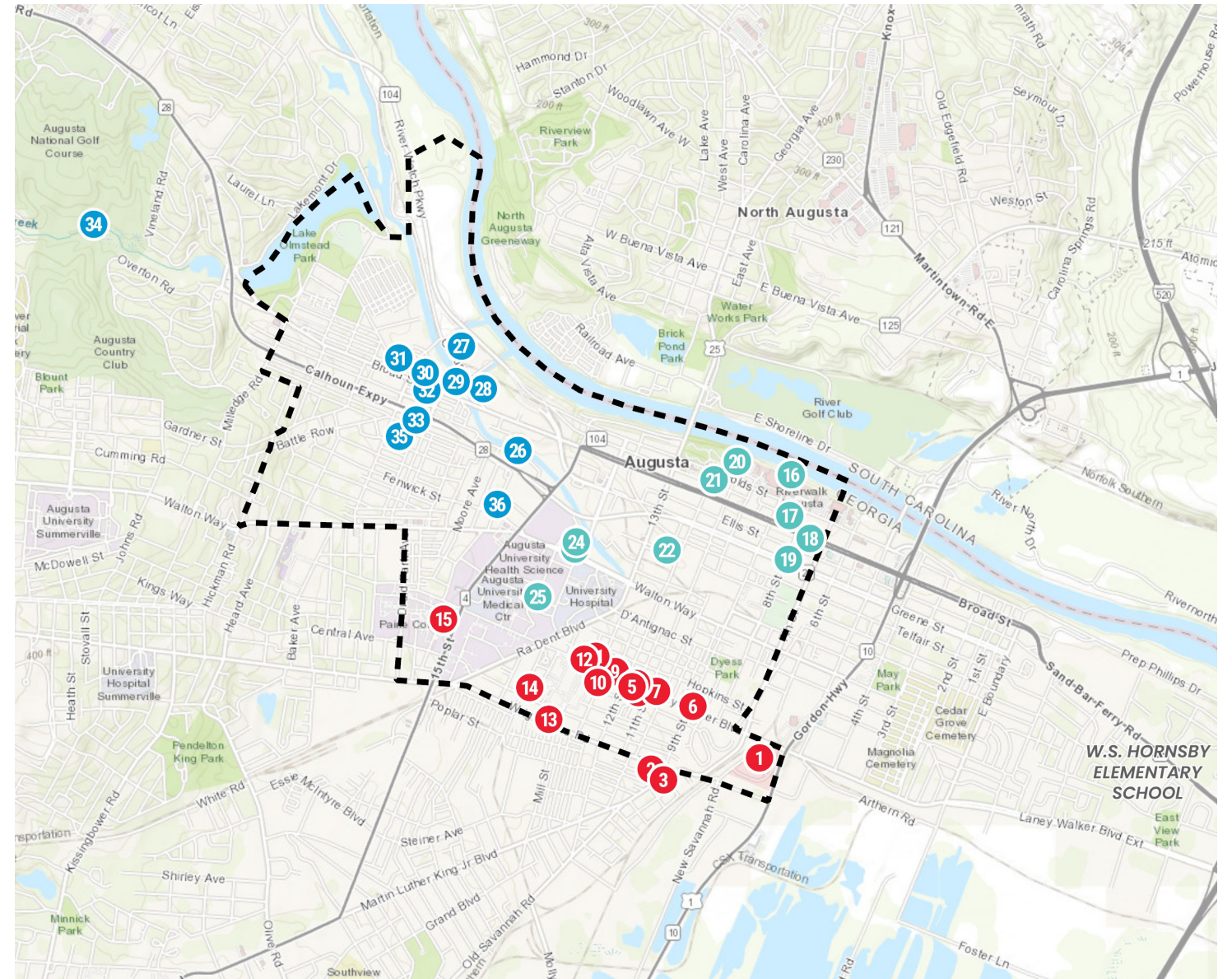
- 1 Allen Homes
- 2 Powell Pointe / Twigg St. Corridor
- 3 S.S. Johnson House
- 4 Heritage Pine
- 5 Golden Blocks
- 6 Penny Savings Bank
- 7 C. T. Walker House
- 8 Pilgrim Health & Life / Pilgrim Civic Room
- 9 Tabernacle Baptist Church
- 10 A. R. Johnson Health Science and Engineering Magnet School
- 11 Lucy Craft Laney Museum of Black History
- 12 Lucy Craft Laney Comprehensive High School
- 13 C.T. Walker Magnet School
- 14 Antioch Baptist Church
- 15 Paine College

Downtown Connector / Medical District

- 16 Augusta Riverwalk / Jessye Norman Amphitheater
- 17 Augusta Common
- 18 Miller Theater / Imperial Theatre
- 19 Jessye Norman School of The Arts
- 20 Georgia Cyber Center
- 21 Springfield Baptist Church / Springfield Village Park
- 22 John S. Davidson Fine Arts Magnet School
- 23 Family Y Child Development Academy
- 24 Peabody Apartments
- 25 Augusta Medical District

Harrisburg District

- 26 Augusta Canal
- 27 Sibley Mill
- 28 King Mill
- 29 Historic Mill Village - Tenement Housing
- 30 The Salvation Army Kroc Center of Augusta
- 31 The Club Teen Center
- 32 Ezekiel Harris House / A.L. Williams Park
- 33 Historic Churches
- 34 Augusta National Golf Club
- 35 Lamar-Milledge Elementary School
- 36 The HUB for Community Innovation



05

HOUSING
PLANNING



HOUSING TASK FORCE CO-CHAIRS.



AMI DEVELOPMENT CORPORATION

RESIDENT OF
ALLEN HOMES

Augusta Housing Authority

The Augusta Housing Authority is the second largest Public Housing Authority in the State of Georgia and helps to provide housing for 1,870 Public Housing and 4,241 Section 8 families.

Key initiatives:

- + Develop additional assisted housing for the Augusta/Richmond County Area
- + Current: Walton Green Phase 2, Redevelopment of Dogwood Terrace

Antioch Ministries, Inc.

AMI's vision is to be "the Leading Mobilizing Force for Affordable Housing in the Historic Laney Walker District of Augusta-Richmond County." AMI has established and strengthened partnerships with area stakeholders and leveraged all resources to address the critical housing needs of the community.

Key initiatives:

- + AMI Administrative Building - Business Training Center & 5 Business Incubators
- + Holley Street Commons Housing & Heritage Pines Townhomes for low- and moderate-income families

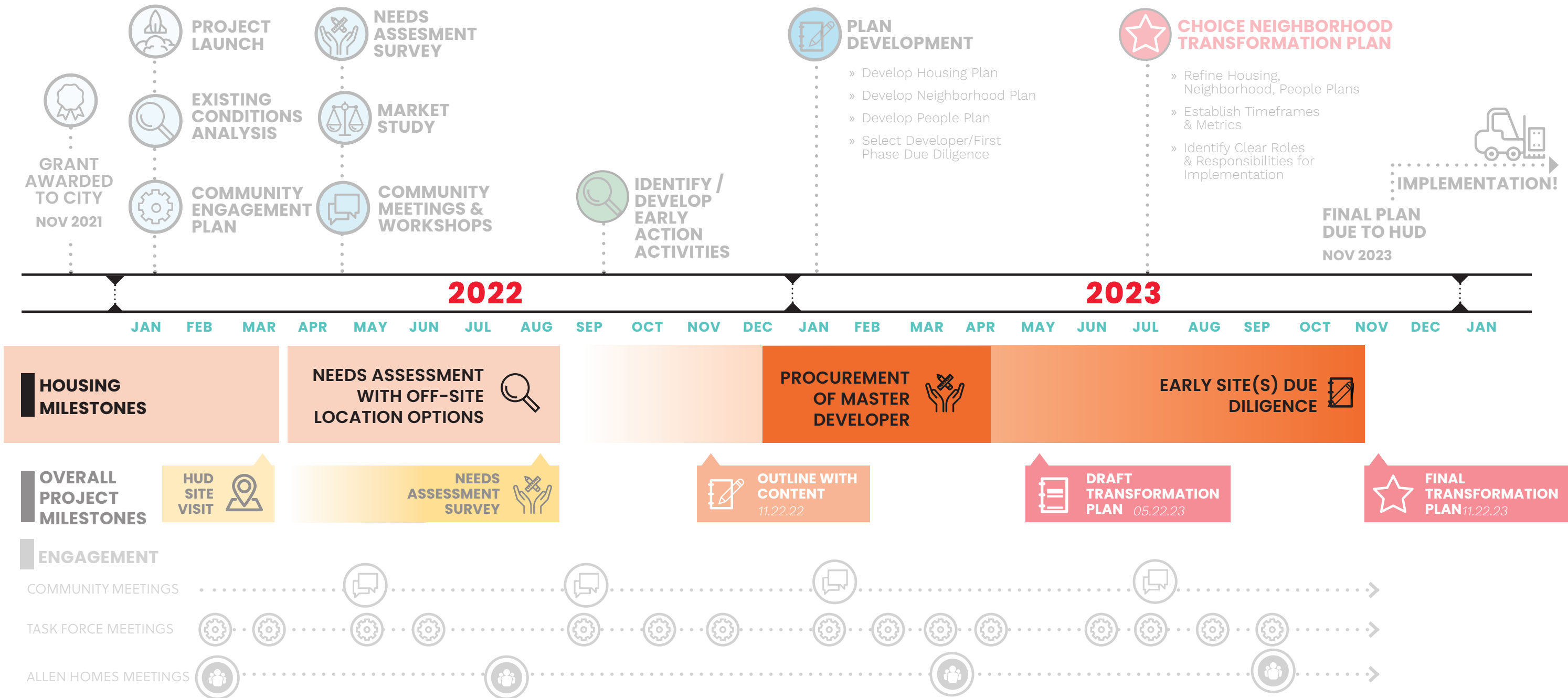
Allen Homes Residents

Allen Homes is one of 13 residential housing sites operated by the Augusta Housing Authority. Residents are actively re-establishing the Resident Council to play an active role in the planning process.

Key initiatives:

- + Restart Resident Council
- + Participate in Choice Neighborhood Planning

PLANNING SCHEDULE.



RACIAL DIVIDE IN HOUSING.

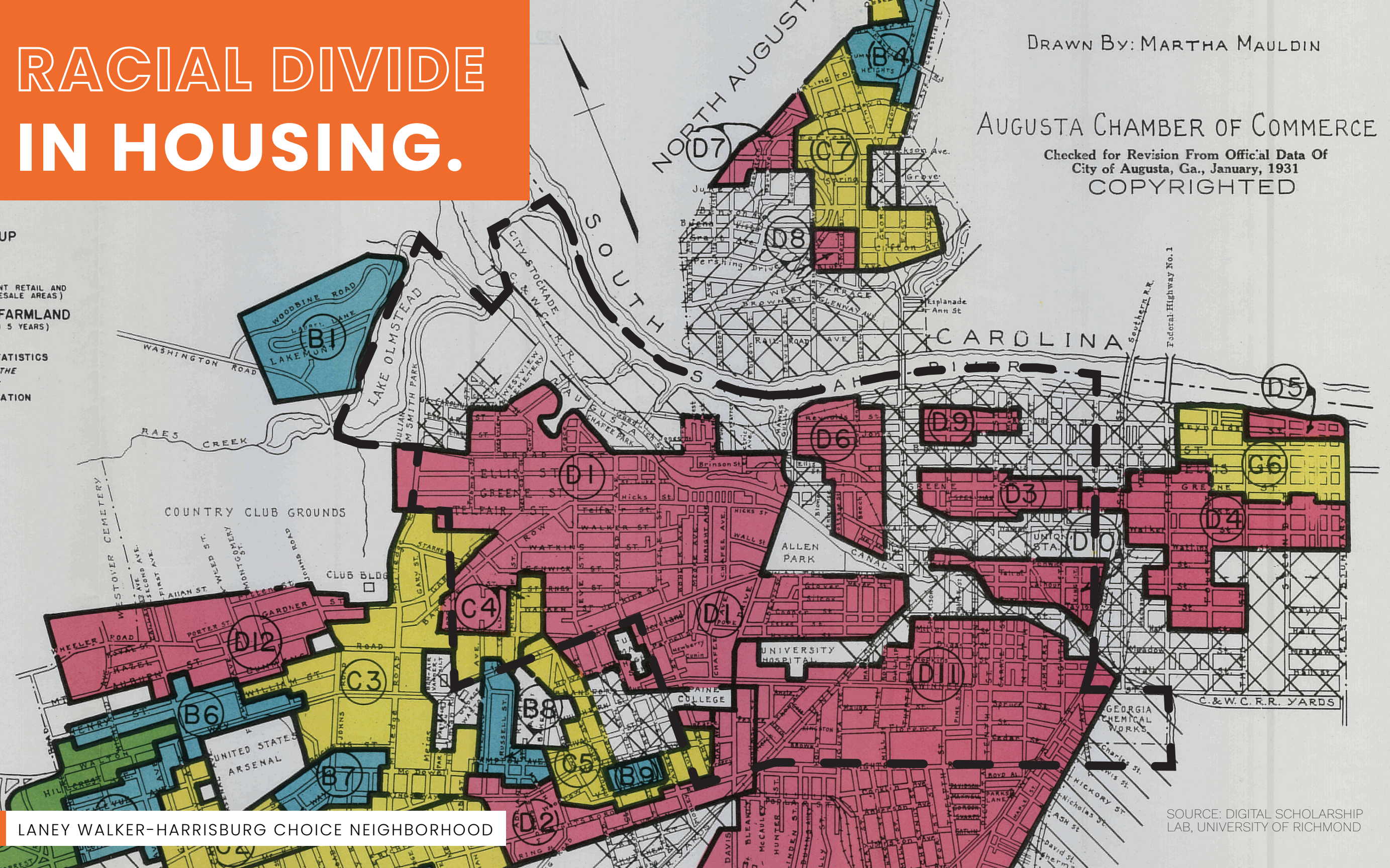
DRAWN BY: MARTHA MAULDIN

AUGUSTA CHAMBER OF COMMERCE

Checked for Revision From Official Data Of
City of Augusta, Ga., January, 1931

COPYRIGHTED

SECUR
G E N
GRADE
ND GRA
GRADE
TH GRADE
Y BUILT UP
(DICATES GRADE)
IAL
IAL (IMPORTANT RETAIL AND
WHOLESALE AREAS)
OPED OR FARMLAND
(CHANGE WITHIN 5 YEARS)
PARED BY
ARCH AND STATISTICS
OPERATION OF THE
L DEPARTMENT
LOAN CORPORATION
15,1937



SOURCE: DIGITAL SCHOLARSHIP
LAB, UNIVERSITY OF RICHMOND

SETTING THE SCENE IN AUGUSTA.

CITY OF AUGUSTA TRENDS

The trends that are emerging in the Choice Neighborhood are indicating:

- + Increasing cost of homes
- + Increasing rents
- + Lack of available affordable housing
- + Decreasing participation in Section 8 by landlords

All of which compound the availability of quality, affordable housing.

OWNER-OCCUPIED HOMES

52.6%

SOURCE: 2019 ACS

Homeownership Disparity
Between White & Black Population:

WHITE

64.4%

BLACK

44.7%

**of total White / Black Population of Augusta*

SOURCE: PROSPERITY NOW SCORECARD,
SEP 2021

RENTER-OCCUPIED HOMES

47.4%

SOURCE: 2019 ACS

VACANCY RATE

12.3%

SOURCE: 2019 ACS

MEDIAN HOME VALUE

\$138,165

SOURCE: 2019 ACS

MEDIAN RENT

\$888

SOURCE: 2019 ACS

AFFORDABILITY OF HOMES

2.5x higher
than median income

SOURCE: PROSPERITY NOW SCORECARD,
SEP 2021

Disparity Between White & Black
Population:

WHITE

2.1x

BLACK

3.0x

SOURCE: PROSPERITY NOW SCORECARD,
SEP 2021

POVERTY IN AUGUSTA.

Off-site housing outside of the CN must be located within a census tract with a poverty rate of **no more than 20%**

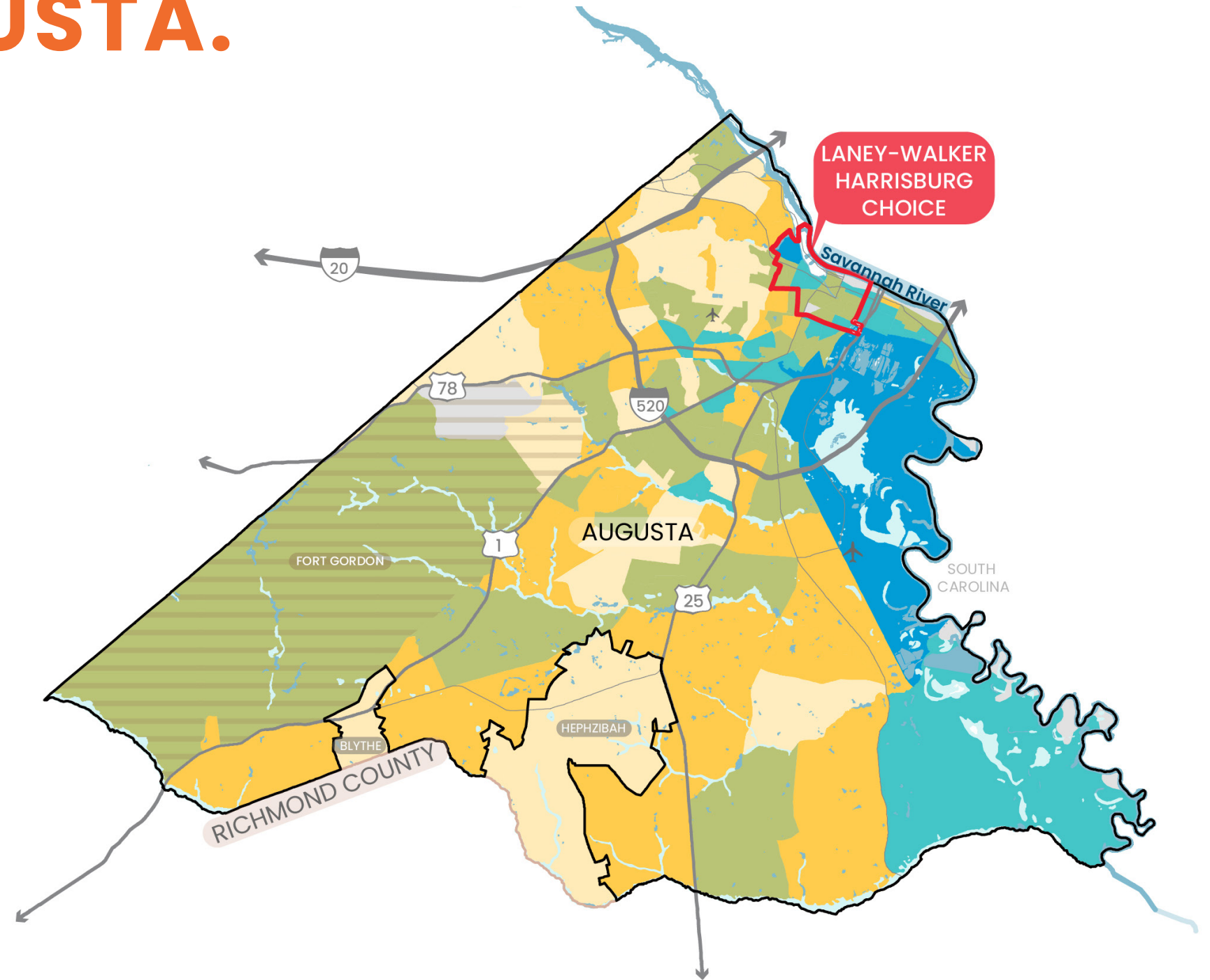
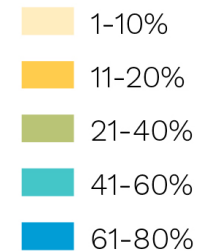
20.6%

OF ENTIRE CITY LIVES IN POVERTY

WHITE 15.9%

BLACK 27.7%

Percent Below Poverty



SOURCE: US CENSUS 2019 ACS 5-YR ESTIMATES

0 ————— 4.85 MILES

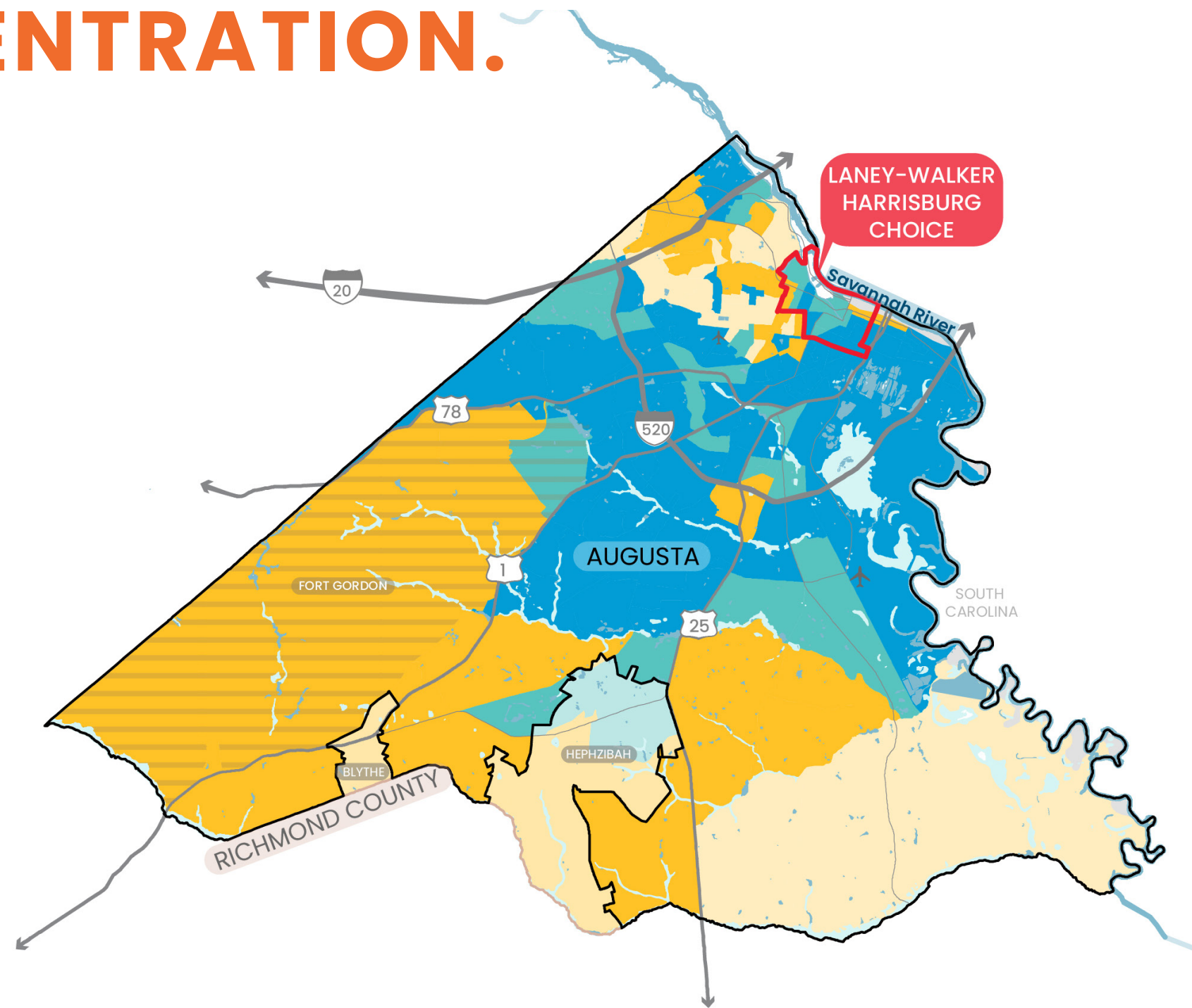
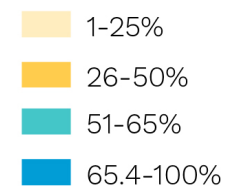


MINORITY CONCENTRATION.

The analysis of locations for replacement housing during the planning process will consider:

- + The minority concentration of MSA, which is **45.4%**
- + Off-site housing outside of the CN must be located within a census tract with a minority percentage **no greater than 65.4%**

MINORITY CONCENTRATION



SOURCE: US CENSUS 2019 ACS 5-YR ESTIMATES

0 ————— 4.85 MILES



SETTING THE SCENE IN THE CN.

IN THE CHOICE NEIGHBORHOOD

Comparing the housing conditions in the City to that of the Choice Neighborhood shows a significant increase in renter-occupied home, a decrease in homeownership, a decrease in median home value, and an increase in the vacancy rate.

OWNER-OCCUPIED HOMES

CN: **22.4%** CITY: **52.6%**

SOURCE: 2019 ACS

MEDIAN HOME VALUE

CN: **\$78,606** CITY: **\$138,165**

SOURCE: 2019 ACS

RENTER-OCCUPIED HOMES

CN: **77.6%** CITY: **47.4%**

SOURCE: 2019 ACS

MEDIAN RENT

CN: **\$663** CITY: **\$888**

SOURCE: 2019 ACS

VACANCY RATE

CN: **23.3%** CITY: **12.3%**

SOURCE: 2019 ACS

AFFORDABILITY OF HOMES

CN: **3.8x** higher than median income CITY: **2.5x** higher than median income

SOURCE: 2019 ACS

Disparity Between White & Black Population:

CN:		CITY:	
WHITE	BLACK	WHITE	BLACK
3.4x	9.5x	2.1x	3.0x

SOURCE: 2019 ACS

SOURCE: PROSPERITY NOW SCORECARD, SEP 2021

DEVELOPING A CHOICE HOUSING PLAN.



ALLEN HOMES TODAY.

ABOUT THE SITE

38

RESIDENT BLDGS

150

TOTAL UNITS

1

COMMUNITY
BLDG

139

OCCUPIED

(at time of grant)

16.84

ACRES

34 1-BEDROOM

55 2-BEDROOM

45 3-BEDROOM

10 4-BEDROOM

6 5-BEDROOM

Also on site: AHA's central maintenance facility and warehouse with admin offices that serve all public housing in Augusta/Richmond County.

CNI OFFERS AN OPPORTUNITY TO PROVIDE ALLEN HOMES HOUSEHOLDS OPTIONS TO RELOCATE TO MORE ASSET-RICH AREAS OF CN/AUGUSTA

- + The Housing Plan will explore off-site locations with strong access to education, health, employment, and other services.



OTHER AHA ASSETS.

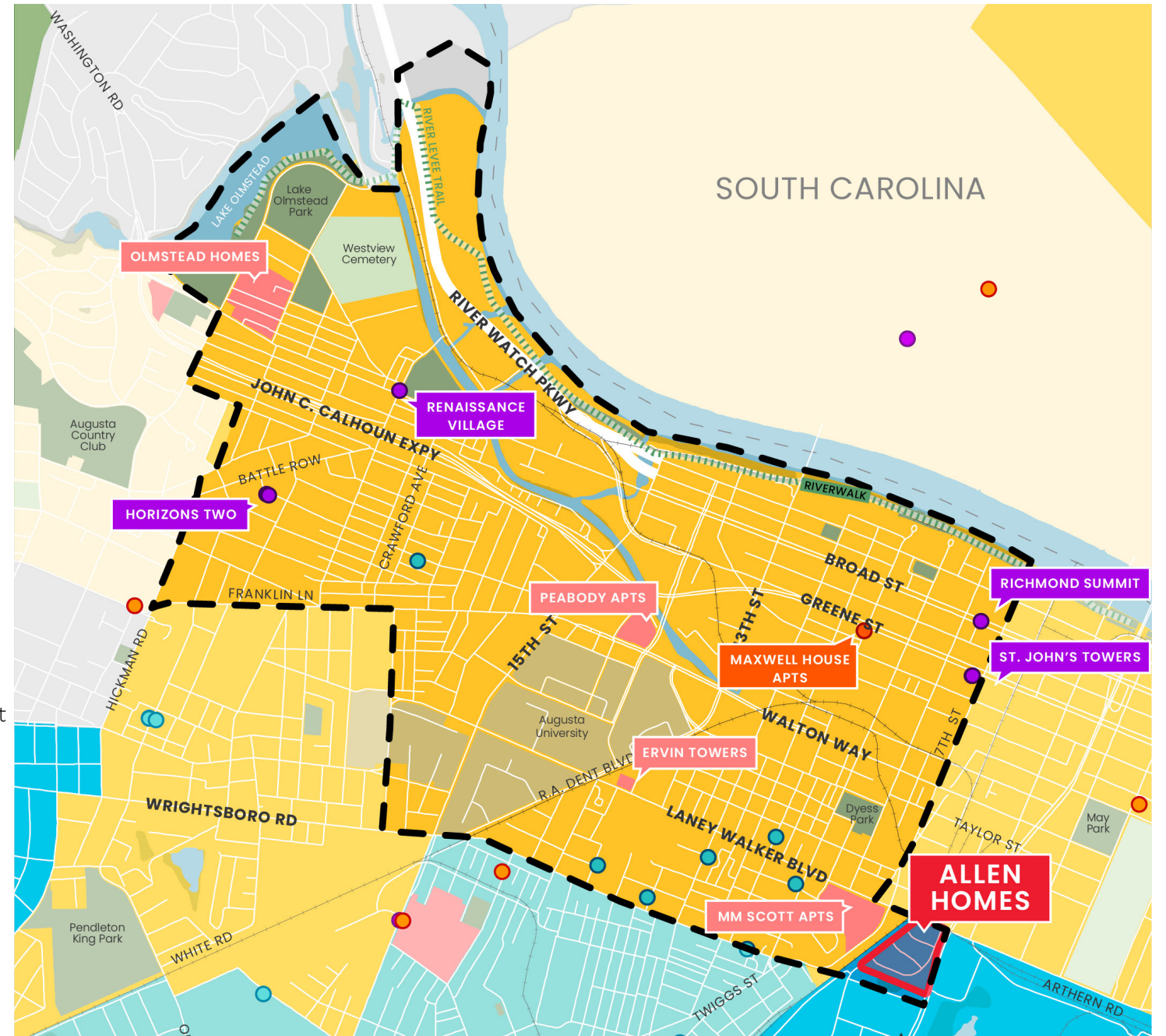
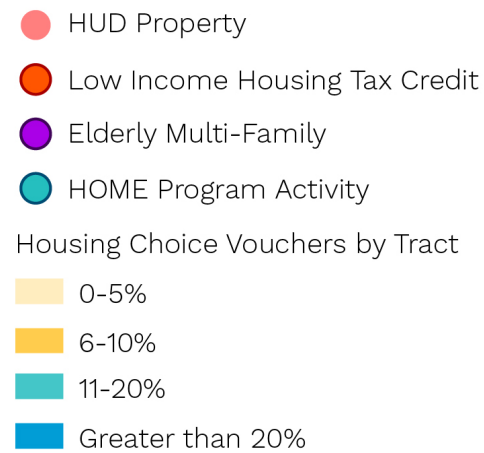
THERE IS A CONCENTRATION OF PUBLIC HOUSING WITHIN THE CHOICE NEIGHBORHOOD

- + Allen Homes | 150 units
- + MM Scott Apartments | 100 units
- + Ervin Towers | 100 units
- + Peabody Apartments | 228 units
- + Olmstead Homes | 254 units

3 PUBLIC HOUSING SITES SIT JUST OUTSIDE OF CHOICE NEIGHBORHOOD:

- + Powell Pointe | 40 units (elderly)
- + Hal Powell | 100 units (elderly)
- + Walton Green | 170 elderly, 250 family

Also in the CN are several other elderly multi-Family sites, HOME Program activity, and one LIHTC site.



SOURCE: HUD



NEIGHBORHOOD ASSETS.

THERE IS SIGNIFICANT POTENTIAL FOR HOSPITAL-ORIENTED DEVELOPMENT (HOD)

- + Off-site housing should be located near neighborhood assets.
- + Potential tool for community revitalization that promotes compact, walkable mixed-uses, increased transportation options, and mixed-income housing.
- + Opportunity to better integrate Augusta University Medical Center into the neighborhood, stimulating revitalization efforts and strengthening the local health eco-system, while becoming an even greater economic development engine.

ASSETS

- Housing
- Education
- Childcare
- Community/Culture/Historic
- Resources & Services
- Government
- Bus Route



SOURCE: CITY OF AUGUSTA

OPPORTUNITY SITES.

EXPLORATION OF OFF-SITE HOUSING OPTIONS

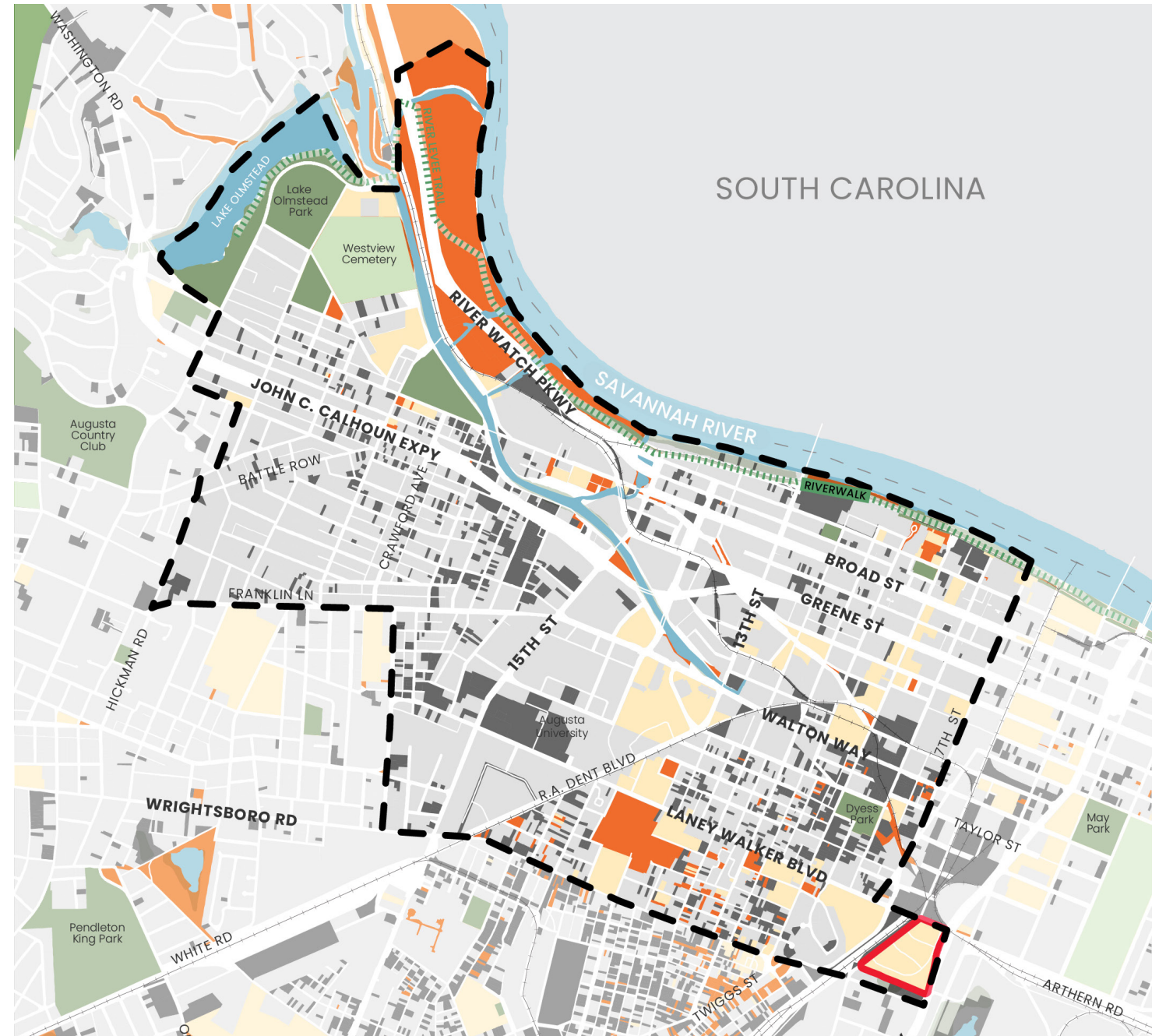
- + Numerous opportunity sites will need to be established early in the planning process.
- + An initial analysis indicates a larger number of smaller vacant sites.



EXISTING ALLEN HOMES SITE

VACANT & PUBLIC SITES

- Vacant
- Vacant City-Owned
- City-Owned



SOURCE: CITY OF AUGUSTA

0 ——— 1/2 MILES



BUILDING ON A STRONG FOUNDATION.



COMMUNITY SURVEY SUMMARY.

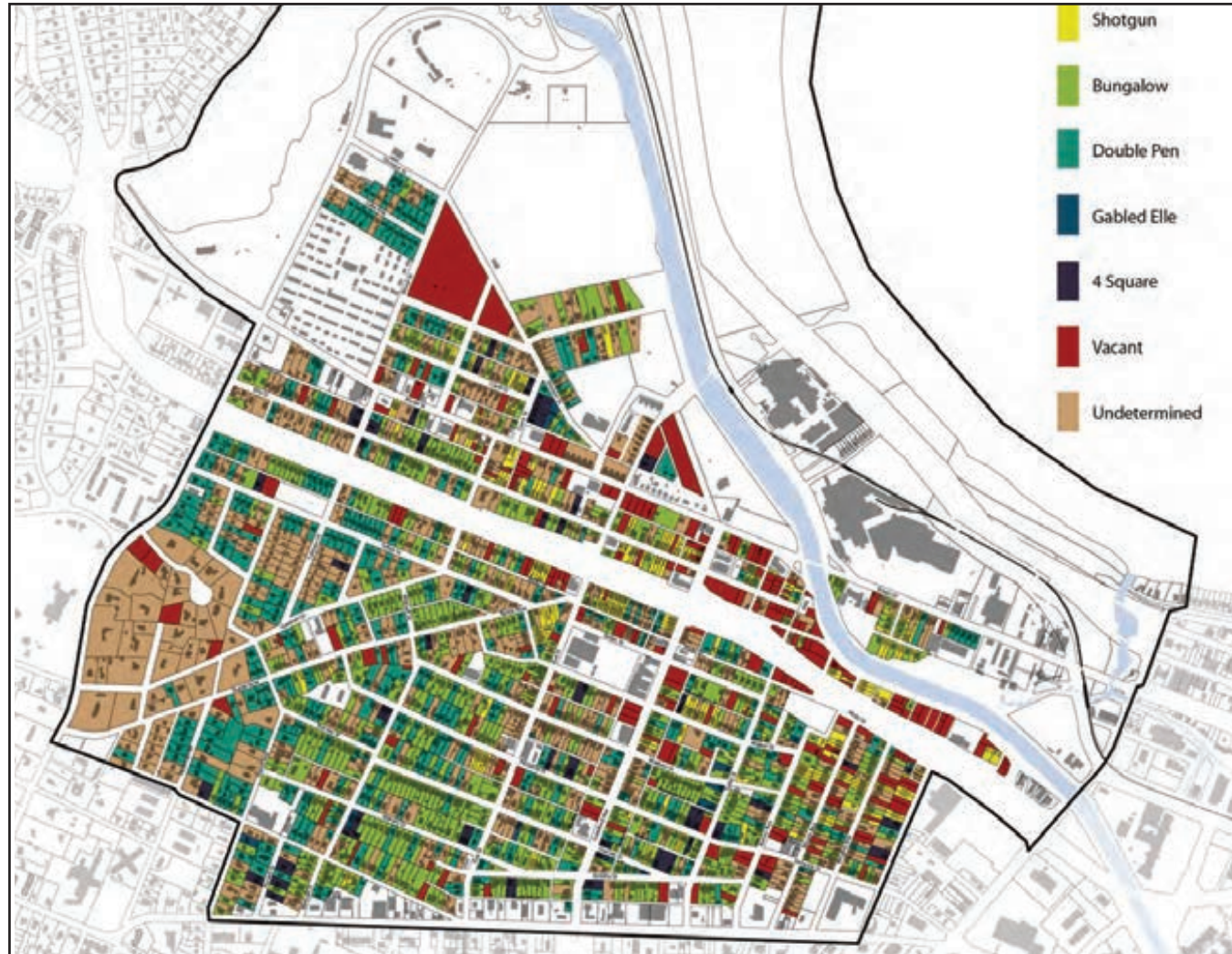
THE NEEDS ASSESSMENT FOR THE 2020–2024 CONSOLIDATED PLAN AND 2020 ANNUAL ACTION PLAN IDENTIFIED LARGE NEED FOR:

- + Affordable housing for renters
- + Job training and employment assistance programs
- + Job development/job creation
- + Public transportation to job centers
- + Homeless services
- + Childcare services
- + Youth services
- + Mental health, substance abuse, behavioral health services
- + Expanded access to public transportation

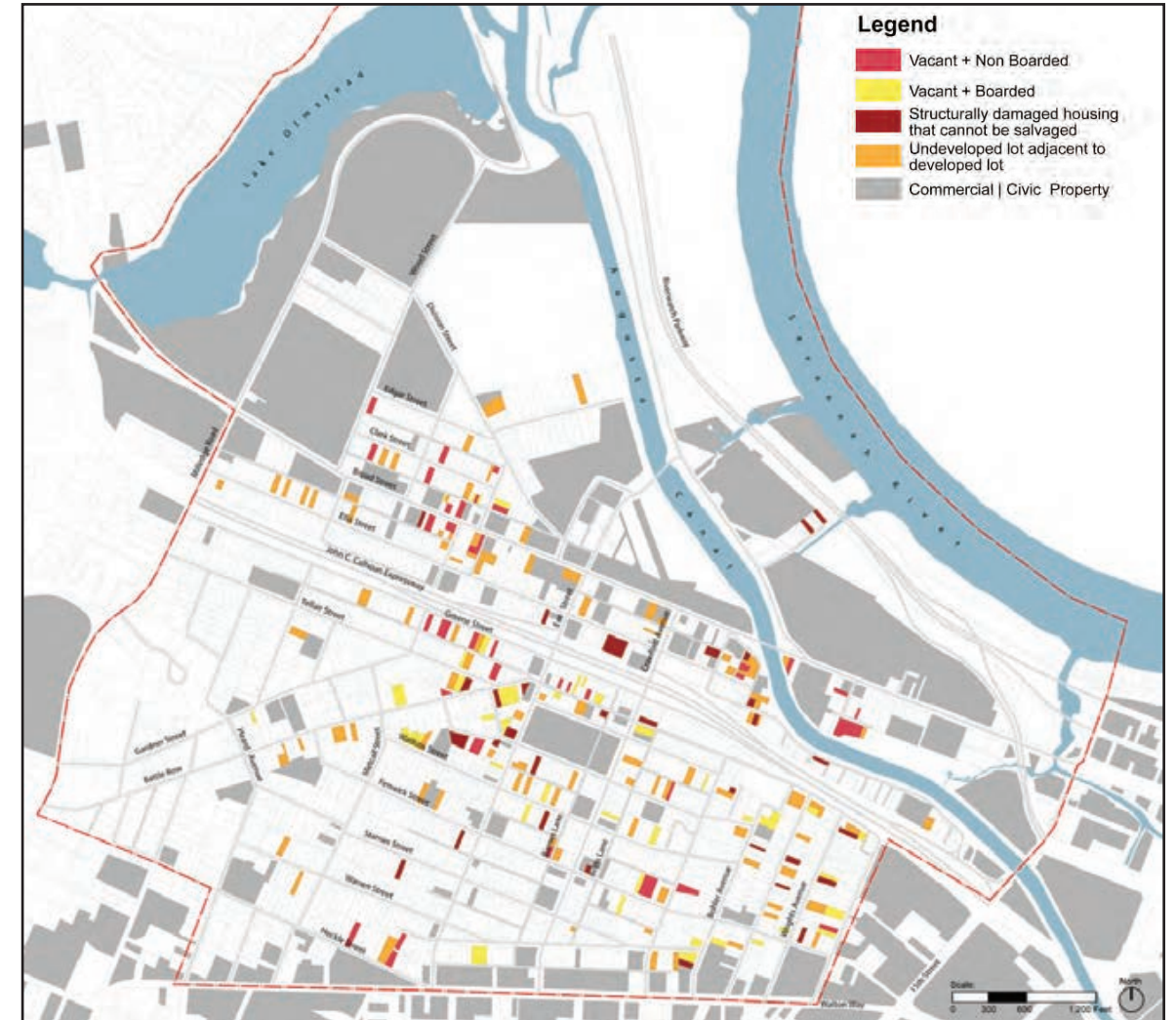


IMAGE: ANTIOCH MINISTRIES INC.

HARRISBURG HOUSING PLAN.



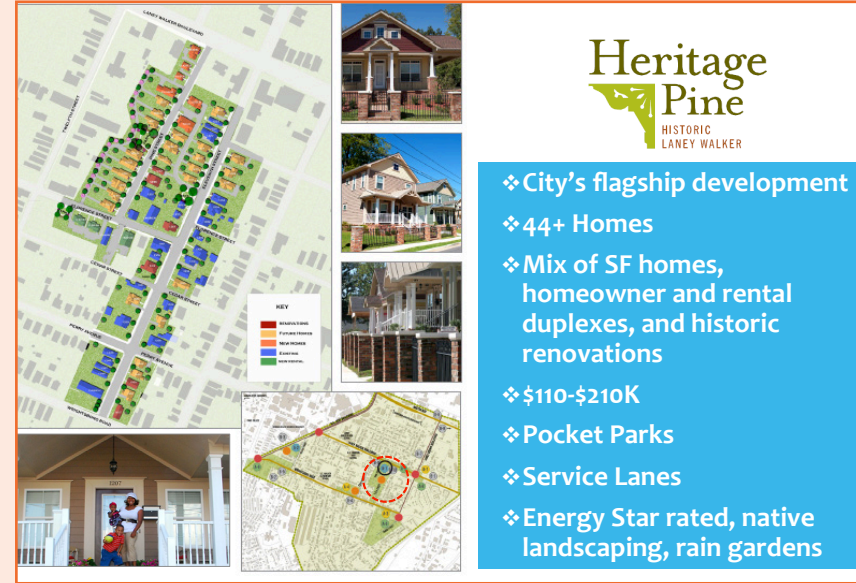
Diversity of Housing Types



Lots Ideal for Lot-by-Lot Rehabilitation

LANEY WALKER HOUSING PLAN.

RECENT AND PLANNED HOUSING SUCCESSES IN LANEY WALKER



Heritage Pine
HISTORIC LANEY WALKER

- ❖ City's flagship development
- ❖ 44+ Homes
- ❖ Mix of SF homes, homeowner and rental duplexes, and historic renovations
- ❖ \$110-\$210K
- ❖ Pocket Parks
- ❖ Service Lanes
- ❖ Energy Star rated, native landscaping, rain gardens

HERITAGE PINE: Materials Reuse, Restoration, Blight Removal



1218 Pine: Pre-construction, 1218 Pine: Demolition, 1218 Pine: Rendering, 1218 Pine: Construction, 1218 Pine: Post-construction, 1242 Pine: Future home restoration, East Pine Street: Pre-construction, East Pine Street: Proposed Rendering

PINE STREET: BEFORE



PINE STREET: TODAY



SOURCE: CITY OF AUGUSTA - HOUSING & COMMUNITY DEVELOPMENT

LANEY WALKER/BETHLEHEM CONTEXT MAP

A. LWB REVITALIZATION PROJECTS (BOND FINANCING)

- A-1 HERITAGE PINE
- A-2 HOLLEY STREET COMMONS
- A-3 POWELL POINT
- A-4 EAST MILL VILLAGE
- A-5 TWIGGS CIRCLE
- A-6 FOUNDRY PLACE
- A-7 PENNY SAVINGS BANK
- A-8 FAMOUS DOOR
- A-9 THE BOULEVARD

B. OTHER AREA EXISTING AND PROPOSED PROJECTS (PRIVATE/GOVERNMENT)

- B-1 ARMSTRONG GALLERIA
- B-2 LINDEN SQUARE SENIOR CITIZEN FACILITY
- B-3 SCHOOL OF DENTISTRY, GHSU
- B-4 UNITED HOUSE OF PRAYER HOUSING
- B-5 VISION VILLAGE, 30901 DC
- B-6 JUDGE JOHN H. RUFFIN JUDICIAL CENTER
- B-7 THE ENCLAVE, ANIC
- B-8 WALTON WAY TRIANGLE
- B-9 ST. BENEDICT BOARDING SCHOOL
- B-10 IMMACULATE CONCEPTION

LEGEND

- GATEWAY/MAJOR DEVELOPMENT NODE
- ONGOING DEVELOPMENT
- MAJOR CORRIDOR
- MINOR DEVELOPMENT NODE
- UNDER NEGOTIATION
- MINOR CORRIDOR
- LANEY WALKER/BETHLEHEM BOUNDARY
- FUTURE
- CONNECTORS

RESTORE. CONNECT. TRANSFORM.

SOURCE: LANEY WALKER BETHLEHEM URBAN REDEVELOPMENT PLAN

RECENT AHA LIHTC SUCCESS.



IMAGE: AUGUSTA HOUSING AUTHORITY

WALTON OAKS

- + A \$42 million investment for an affordable community with 318 units of family and elderly housing.

WALTON GREEN

- + Still under construction, Walton Green will have 482 units when completed.



IMAGE: AUGUSTA HOUSING AUTHORITY

POWELL POINTE (TWIGGS CIRCLE REDEVELOPMENT)

- + Part of a larger neighborhood redevelopment effort, Powell Pointe comprises 8 new single family units and 32 duplex units by the Augusta Housing Authority through \$4.6 million investments. All of the structures are ADA compliant, ENERGY STAR-certified, and designed to fit within the existing neighborhood architectural context.

BLOC GLOBAL DEVELOPMENT GROUP



BLOC Global Group is a commercial real estate services firm whose body of work contributes to the economic development, innovation, and revitalization of American cities. The company also provides professional services to Electric Utility Companies that are deploying Smart Grid and Smart City Infrastructure projects.

AUGUSTA PLANNING & DEVELOPMENT



The mission of the Department is to ensure that Augusta's growth is orderly and conforms with our Comprehensive Plan, planning principles and policies, and that implementing the plan and administering and enforcing building construction, property maintenance, and license codes is done in a professional and cost effective manner.

RICHMOND COUNTY TAX COMMISS. OFFICE



The Tax Commissioner is an elected Constitutional Officer responsible for every phase of collecting property taxes, from the preparation of the digest, billing, accounting, and disbursements. As a tag agent for the state of Georgia, the office is also responsible for the collection of all fees and penalties for motor vehicles under Georgia Code.

HUB COLLABORATIVE



The HUB represents a coalition led by the Community Foundation for the CSRA, the Boys & Girls Clubs of the CSRA, and the Medical College of Georgia. It is currently building two buildings designed to catalyze revitalization in the historic and underserved Harrisburg and Laney Walker neighborhoods in Augusta's urban core.

AUGUSTA HOUSING & COMMUNITY DEV. DEPT.



The mission of the Augusta-Richmond County Housing and Community Development is to create positive change by promoting self-sufficiency through partnership in economic development, quality housing, and neighborhood reinvestment.

SALVATION ARMY



The Salvation Army aims to be a premier resource partner working to lower barriers and create opportunities for everyone to live well. Among the services it provides are disaster relief, job skills training, social service assistance, soup line, access to Kroc Church, and a scholarship program for the Kroc Center.

SECURITY FEDERAL BANK



Security Federal offers local community based financial institution with a commitment to social responsibility. It is also a certified Community Development Financial Institution (CDFI).

CRANSTON ENGINEERING



Cranston Engineering Group, P.C. is a leading consulting firm of professionals who provide civil engineering, structural engineering, planning, and land surveying services throughout the southeast with an office in Augusta.