



CREDIT: KRUCK20/GETTY IMAGES

# LANEY WALKER-HARRISBURG CHOICE NEIGHBORHOOD

## HUD SITE VISIT DAY 1

March 10, 2022



# 01

# WELCOME



# 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*

# OUR TEAM: OUR PARTNERS

## PROJECT MANAGEMENT

### LEAD APPLICANT

The City of Augusta

### CO-APPLICANT

Augusta Housing Authority

## STEERING COMMITTEE

- + City of Augusta
- + Augusta Housing & Community Development
- + Augusta Planning & Development
- + Augusta Housing Authority
- + Augusta National, Inc.
- + Augusta, Georgia Land Bank Authority
- + Richmond County School System
- + Allen Homes Residents
- + CSRA Community Foundation
- + Medical College of Georgia Foundation
- + Boys and Girls Clubs of Greater Augusta
- + Augusta University/Medical College of GA
- + Richmond County Tax Commissioner's Office
- + Augusta Technical College
- + Paine College

## PLANNING COORDINATOR

- + WRT

## NEEDS ASSESSMENT

- + Paine College
- + Augusta University
- + City of Augusta

## TASK FORCES

### HOUSING

**CO-CHAIR:** Augusta Housing Authority

**CO-CHAIR:** Antioch Ministries, LLC

**CO-CHAIR:** Allen Homes Resident

- + BLOC Global Development Group
- + Richmond County Tax Commiss. Office
- + Augusta Planning & Development
- + HUB Collaborative
- + Augusta Housing & Community Development
- + Security Federal
- + Salvation Army
- + Cranston Engineering

### NEIGHBORHOOD

**CO-CHAIR:** Augusta Land Bank Authority

**CO-CHAIR:** Augusta Planning & Development

**CO-CHAIR:** Allen Homes Resident

### PUBLIC SAFETY WORKING GROUP

- + Richmond County Sheriff's Office

### CLEAN & SAFE WORKING GROUP

- + Richmond County Marshal's Office
- + Augusta Canal Authority
- + Antioch Baptist Church
- + Tabernacle Baptist Church
- + Bethel AME Church
- + Good Neighbor Ministries
- + Richmond County School System
- + Historic Augusta
- + Downtown Development Authority
- + Lucy Craft Laney Museum
- + Greater Augusta Arts Council
- + St. Luke Church
- + Turn Back the Block (Harrisburg)

### PEOPLE

**CO-CHAIR:** Community Foundation of the CSRA

**CO-CHAIR:** Augusta Housing & Community Development

**CO-CHAIR:** Allen Homes Resident

### HEALTH WORKING GROUP

- + Augusta University/MCG/Augusta University Health System
- + Augusta Locally Grown
- + Harrisburg Family Health Care

### EDUCATION WORKING GROUP

- + Paine College
- + Augusta University Literacy Center
- + Richmond County School System

### EMPLOYMENT WORKING GROUP

- + Augusta Economic Development Authority
- + Goodwill Industries
- + Augusta Technical College
- + Augusta Tomorrow

### YOUTH WORKING GROUP

- + Boys and Girls Clubs of Greater Augusta
- + E3 Leadership Foundation
- + RISE Augusta

## COMMUNITY AMBASSADORS

- + Allen Homes Residents
- + Neighborhood Residents

## EARLY ACTION ACTIVITIES COMMITTEE

- + Representatives of the Task Forces
- + Allen Homes Residents
- + Neighborhood Residents

# 0 HUD TEAM INTRODUCTION 2



IMAGE: [HTTPS://WWW.DRHORTON.COM/GEORGIA/AUGUSTA/AUGUSTA/RIVER-PARK-COMMONS-TOWNHOMES](https://www.drhorton.com/georgia/augusta/augusta/river-park-commons-townhomes)

# ORIENTATION 03 TO THE CITY & NEIGHBORHOOD



# ABOUT AUGUSTA.

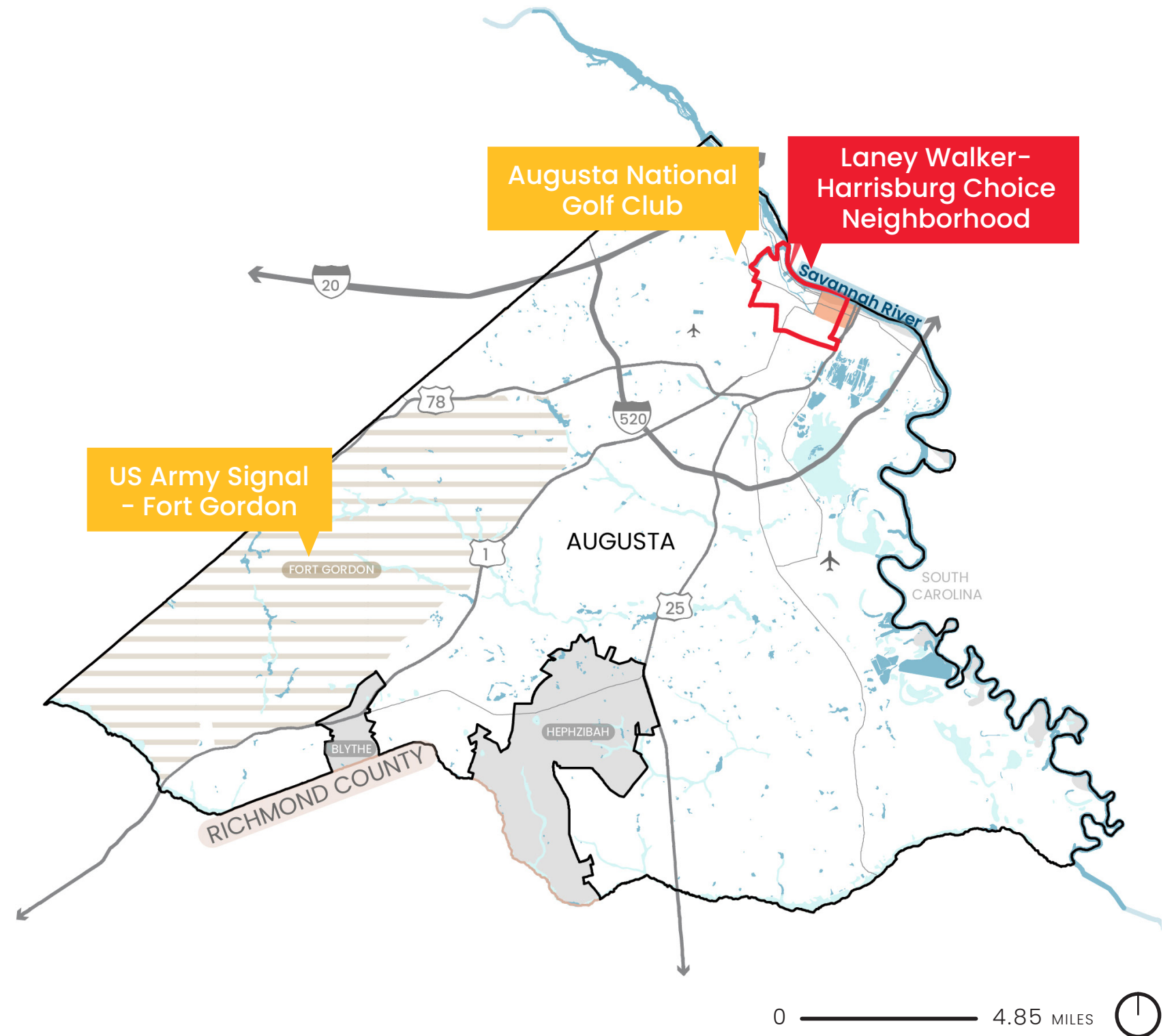
## WELCOME TO OUR CITY

- + Augusta is the third largest and second oldest city in Georgia.
- + Population: 202,081 (2020 census)
- + Its location along the Savannah River is integral to its history and development.
- + Each year, Augusta hosts the Masters Golf Tournament, one of the four major professional tournaments.
- + The Augusta Chronicle is the oldest newspaper in the South.
- + Augusta is also recognized as the home of James Brown and Jessye Norman.



# ABOUT AUGUSTA.

- + **Historically, Augusta has been one of the industrial centers of the South:** Even today the city is home to many industries related to the production of medical supplies, textiles, food products, chemicals, and golf carts.
- + **The City's historic military presence remains to this day:** US Army Signal at Fort Gordon is the largest communications training center in the world.
- + **Health care is the top industry:** The Old Medical College of Georgia was first medical school in the state and played an important role in establishing the AMA and standardization of medical practices.
- + **Augusta is synonymous with golf:** Augusta National Golf Club hosts 1 of 4 major men's golf tournaments—the only major played on the same course each year.





# ABOUT AUGUSTA. THEN AND NOW.

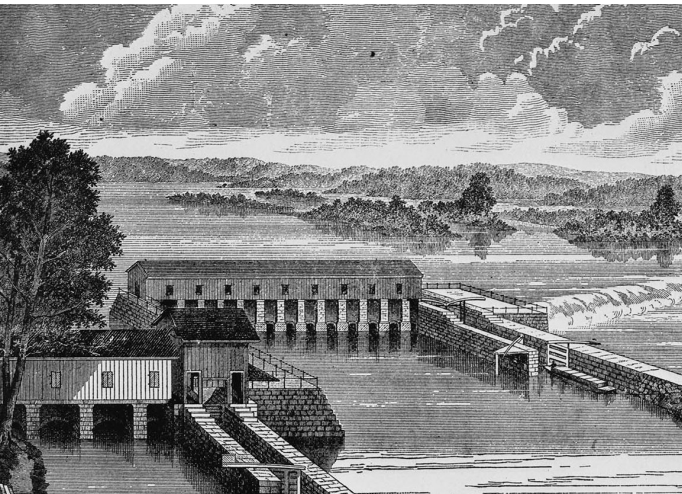


IMAGE: AMERICAN SOCIETY OF CIVIL ENGINEERS



IMAGE: US ARMY GARRISONS

## Augusta grew in prominence and prosperity in early 1800s due to transportation advancements

- + Steamboat - expanded trade
- + Commercial wharfs & bridge - connecting to South Carolina
- + Georgia Railroad - connecting to Atlanta and eventually South Carolina (population grew with Irish and Chinese immigrants)
- + Canal in 1845 - industrial waterpower making South less dependent on North

## It has a long and evolving military history

- + Fort Gordon protects city during Cherokee War
- + Civil War - major center for Confederacy (manufacturing and caring for wounded)
- + Federal arsenal (later Augusta College)
- + Camp McKenzie & Camp Dyer
- + US Army Signal Corps came in 1911
- + WWI - soldiers stationed at Camp Hancock
- + Veterans Hospital still operating today

## Advanced Manufacturing

- + Stemming from industrial history, Augusta has a highly skilled, trainable workforce.
- + It offers the perfect recipe for growth, which is why enterprise like E-Z-Go-Textron, Starbucks, Cardinal Health, Ferrarra call Augusta home.

## Cyber Security and Data centers

- + Augusta is home to US Army cyber command where over 100 defense companies operate to coordinate their efforts with Fort Gordon, which houses the second largest National Security Agency in the world. Fort Gordon is also home of the US Army Signal School and US Army Cyber Center of Excellence.

# HISTORICAL CONTEXT.

## Pre-Colonial Settlement

**1540s** Spanish explorers found Uchee & Westo Indians who had fished and farmed the land for hundreds of years.

## 1700s

Tobacco becomes the main cash crop after planters claim land through land grants. Augusta continues to grow, especially as the cotton industry takes precedence.

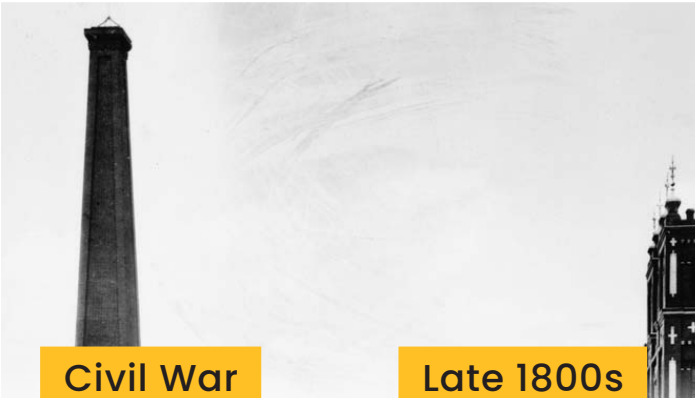


## 1800s

Augusta grows in prominence and prosperity due to transportation improvements and advancements.

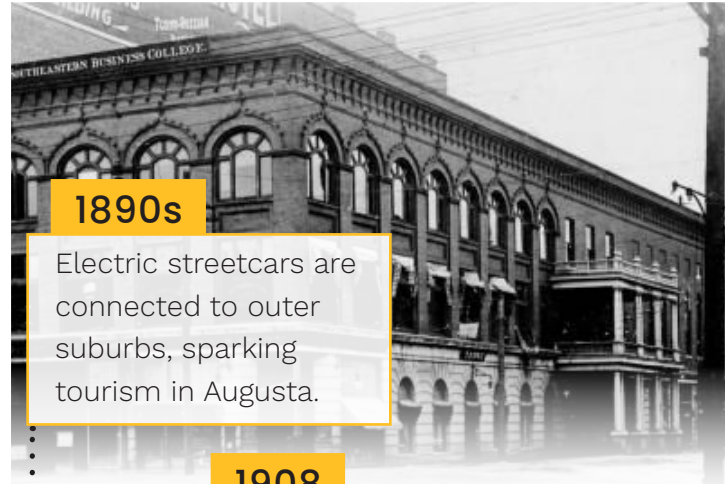
## Civil War

Augusta prospers as one of few industrial centers of the South and as a major center for Confederate activity.



## Late 1800s

Augusta rebounds quickly after the war and continues to grow as an industrial center of the South.



## 1890s

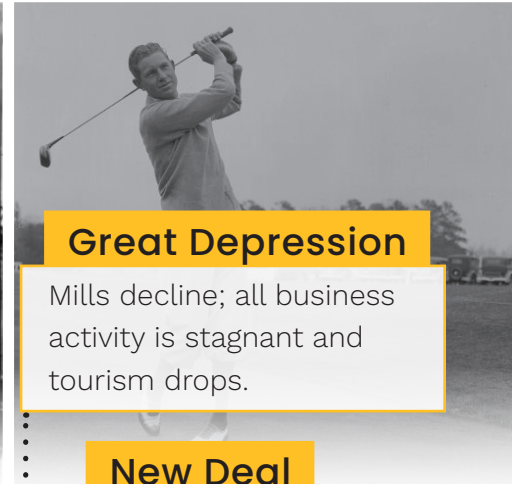
Electric streetcars are connected to outer suburbs, sparking tourism in Augusta.

## 1908

Second major flood event since 1888 destroys much of downtown and is followed by another devastating flood in 1912.

## Great Depression

Mills decline; all business activity is stagnant and tourism drops.



## New Deal

Projects boost Augusta, including Canal repairs, road paving, and first public housing built in Augusta.

1700 1750 1800 1850 1900 1950

**1736**

James Oglethorpe established Augusta as an interior trading post for fur and other commodities with native Indians.

**1785-1795**

Augusta is the state capital of Georgia.

**1816**

First steamboat reached Augusta, opening up iron trade and other transport.

**1833**

Georgia railroad is constructed, opening trade to the west.

**1845**

Augusta Canal constructed, bringing water power and manufacturing to South.

**1862**

Confederate States Powder Works open on Augusta Canal.

**1872**

Augusta Cotton Exchange is established.

**1875**

Augusta Canal expanded, spurring new factories and mills to open (most notable Sibley Mill & John P. King Manufacturing)

**1899**

Augusta Country Club established by hotels for tourism.

**1916**

Great Fire of 1916 destroyed 25 blocks and 746 buildings in downtown.

**1914**

Levee constructed to protect city from future flooding.

**1929**

Massive flood broke through levee. Levee is strengthened to current level.

**1940s**

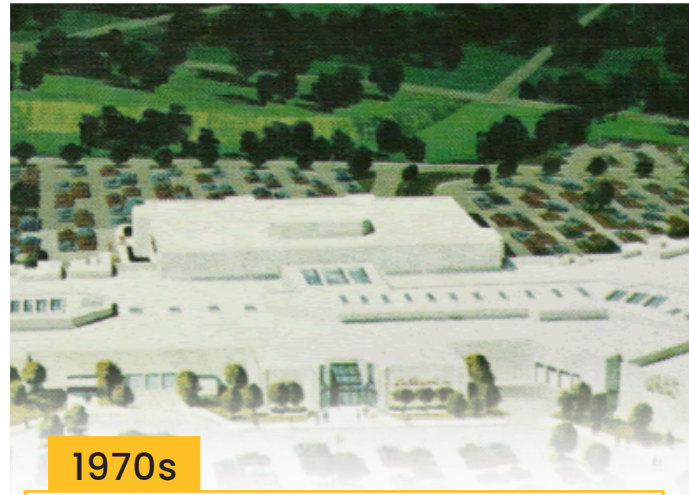
Post WWII Augusta transformed military sites - Fort Gordon becomes home to US Army Signal Corps.

# HISTORICAL CONTEXT.



**1950s**

Cars, coupled with cheap energy, lead to suburban flight. Downtown Augusta faces big changes as retail and commercial activity follow people to suburbs.



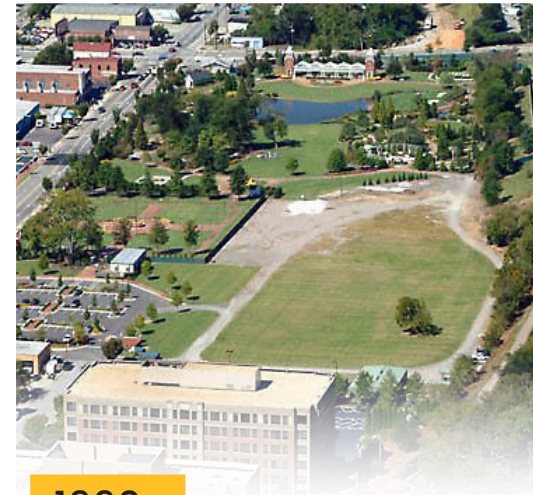
**1970s**

Downtown slowly declines, but abruptly changes with two mall openings within a week. Revitalization efforts are launched to respond to declining downtown.



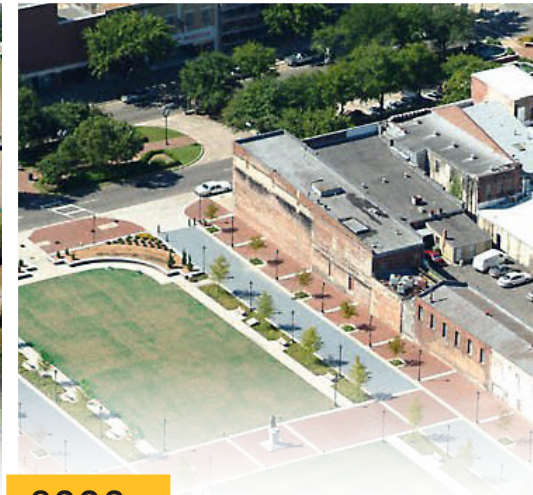
**1980s**

Revitalization plan projects are implemented and John C Calhoun Expressway is built, dividing Harrisburg into North and South.



**1990s**

Downtown revitalization efforts continue with Riverfront Center and Riverwalk.



**2000s**

New Master Plan Update is revealed and neighborhood revitalization effort continues.



**1950**

**2020**

**1955**

Gordon Highway (I-78) built due to reliance on cars; cuts through the oldest parts of Augusta.

**1974**

Urban Renewal demolishes many mill homes and leaves behind large open spaces.

**1970**

Race riot erupts to integrate schools. Magnet schools are established for integration.

**1974**

Downtown Revitalization program launches; Augusta Tomorrow founded to lead efforts.

**1978**

Two malls open within a week and downtown is left with vacant buildings and storefronts.

**1982**

Downtown Master Plan is conducted of the entire downtown and riverfront for redevelopment.

**1984**

Lafayette Center groundbreaking (federal HUD funding is used for the project).

**1985**

Parcels of land along riverfront assembled to develop Riverfront Center.

**1992**

Riverfront Center completed.

**1993**

Augusta Marina & Riverwalk extension is built and received the Excellence on the Waterfront Award.

**2001**

Augusta 2000 City Center Master Plan revealed

**2011**

Salvation Army & Kroc Center opens.

**2018**

Georgia Cyber Center opens.

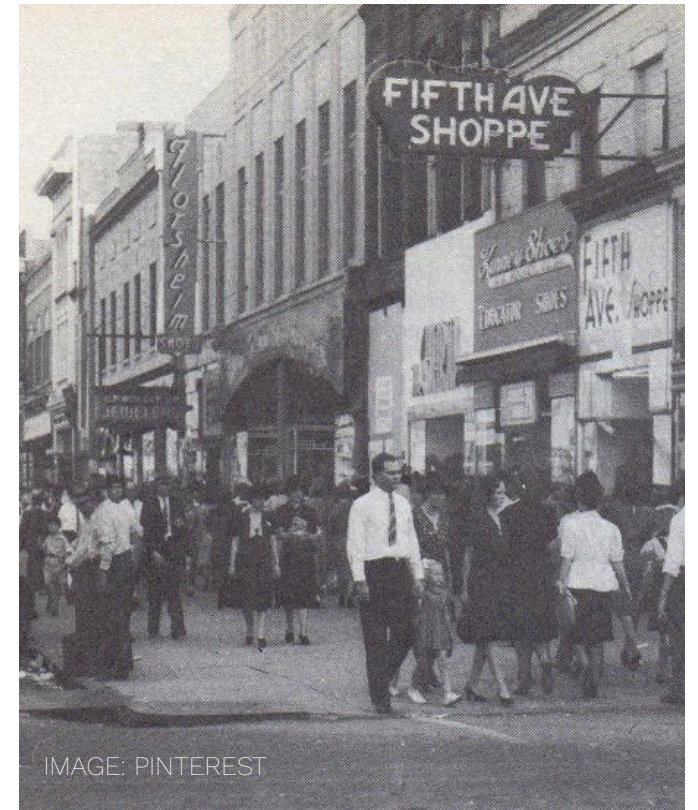
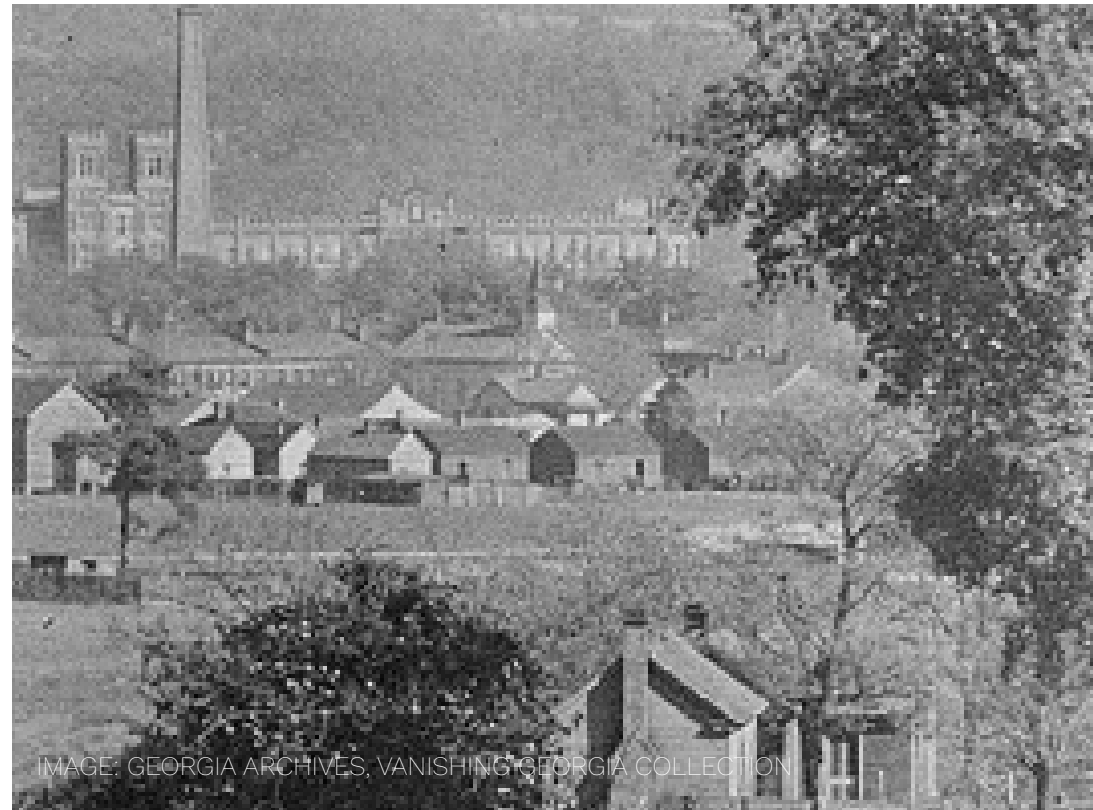
## The Next Chapter...

What's upcoming for Augusta? (The HUB, the Choice planning effort, and more are promising seeds.)

# CITY CHARACTER.

## PRESERVING THE HISTORIC CHARACTER PRESENTS A SIGNIFICANT OPPORTUNITY FOR THE CNI.

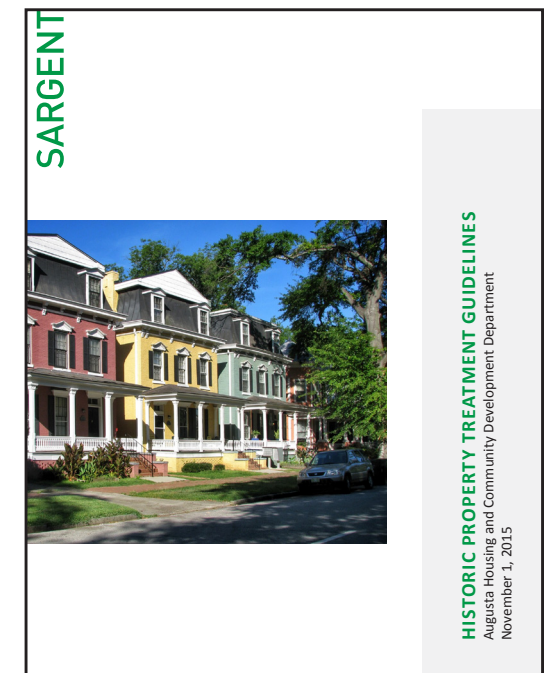
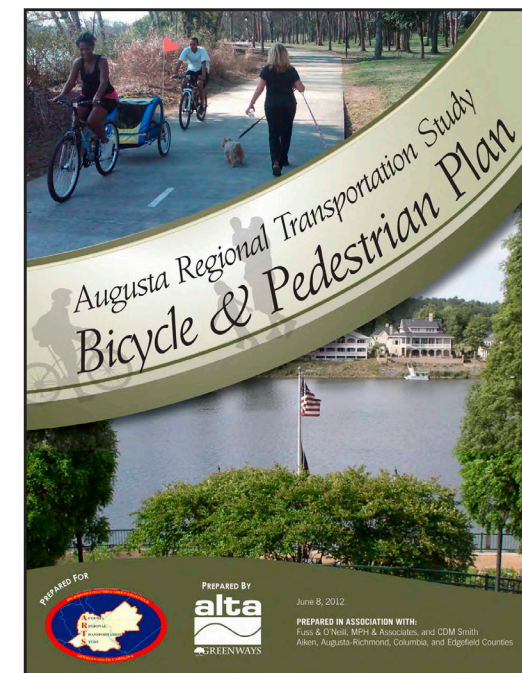
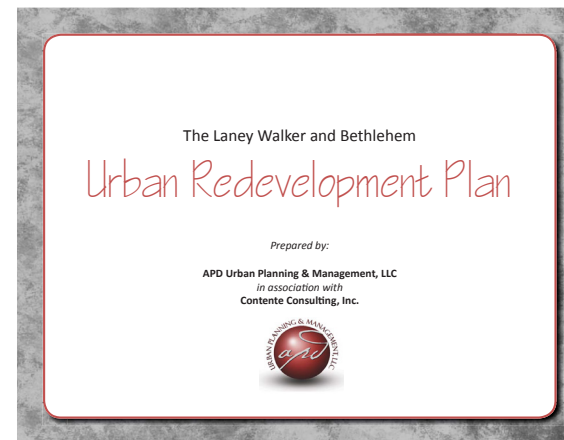
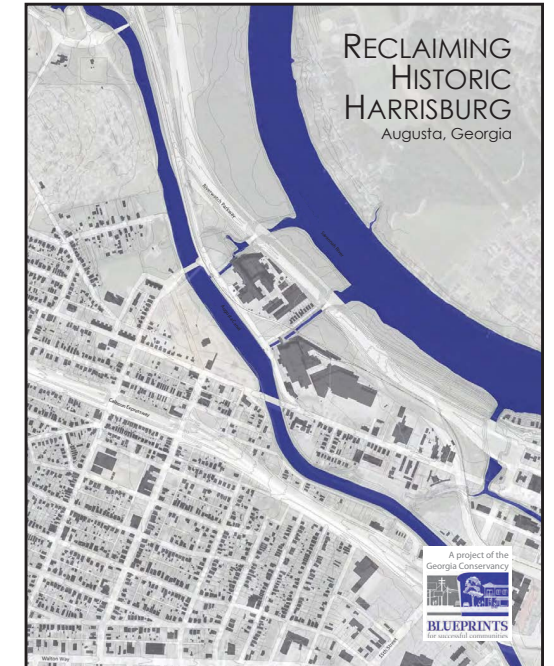
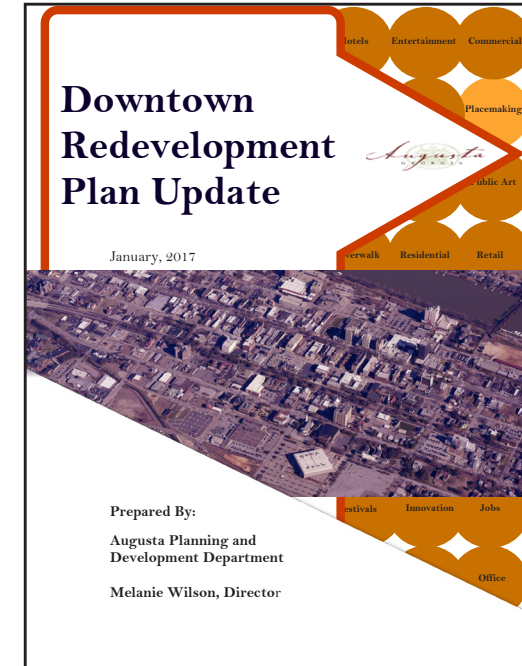
- + The City's development was shaped by its history as an urban riverfront community with mill villages and military presence, resulting in a rich mix of housing and architectural styles.
- + Many historic structures, theaters, museums, the Augusta Canal Historic Area comprise multiple National Register Historic Districts within the CN.
- + The historic town grid offers a desirable pedestrian-oriented, walkable, and sustainable framework for revitalization but is currently overshadowed by blight and vacancy.



# VISION FOR AUGUSTA.

**THE CNI ALSO PRESENTS AN OPPORTUNITY TO STITCH TOGETHER AN OVERARCHING VISION FOR THE NEIGHBORHOOD, BUILDING ON RECENT PLANS:**

- + Reclaiming Historic Harrisburg (2011)
- + ARTS Bicycle & Pedestrian Plan (2012)
- + Laney Walker Bethlehem Master Plan (2016)
- + Public Art Master Plan for the Augusta River Region (2016)
- + Downtown Redevelopment Plan (2017)
- + Envision Augusta Comprehensive Plan (2018)
- + Augusta-Richmond County Target Area Master Plan
- + Augusta Regional Transportation Study (ARTS) Long-Range Transportation Plan 2040



# CHOICE CONTEXT.



# A TALE OF TWC NEIGHBORHOODS.

## LANEY WALKER

- + Growth was triggered by construction of Georgia Railroad (1833) and Augusta Canal (1845)
- + Multi-ethnic working-class community for Irish & Chinese immigrants and African Americans
- + In early 20th century, Jim Crow laws led to the neighborhood becoming Augusta's principal Black neighborhood (including Augusta's Black Wall Street)
- + Home to working class, Black professionals, and white-collar Black workers, offering a place to live, work, shop, and worship



## HARRISBURG

- + Primarily a residential neighborhood that grew from late 18th to early 20th centuries
- + Mill Village for Sibley Mill and John P. King Manufacturing Company
- + Place to live, shop, learn, and worship
- + In 1930s, mills declined; housing sold to private individuals
- + In 1972, urban renewal removed many houses on Pearl, leaving large open spaces
- + In 1980s, John C Calhoun Expressway divided the district into north and south regions



# DEMOGRAPHICS AT A GLANCE.

		CITY OF AUGUSTA	CHOICE NEIGHBORHOOD	ALLEN HOMES
<b>POPULATION</b>		202,081 **	9,396	388
<b>AGE</b>	MEDIAN AGE	35.3	40.1	14
	UNDER 15	19%	14.7%	50.5%
	15-24	14.5%	18.2%	16.2%
	25-34	16.1%	12.1%	13.9%
	35-64	34.9%	34.8%	16.8%
	65+	15.5%	20.2%	2.6%
<b>RACE &amp; ETHNICITY</b>	BLACK	58.4%	68.9%	97.9%
	WHITE	34.3%	25.4%	0.3%
	OTHER	2.0%	3.1%	0.0%
	HISPANIC	5.3%	2.6%	1.8%
<b>POVERTY RATE</b>		20.6%	41.5%	NOT AVAILABLE
<b>UNEMPLOYMENT</b>		7.6%	11.9%	NOT AVAILABLE
<b>HOUSEHOLDS</b>	# HOUSEHOLDS	77,478	3,883	141
	AVG. HOUSEHOLD SIZE	2.44	2.00	-
	SINGLE-MOTHER HH (2010)	22.7% *	23.0% *	68.1%
	MEDIAN HH INCOME	\$44,715	\$20,633	\$9,528
<b>HOUSING</b>	TOTAL # UNITS	88,332	5,061	150
	HOMEOWNERSHIP RATE	44.0%	16.6%	NOT APPLICABLE
	VACANCY	12.3%	23.3%	7.3%***
	MEDIAN HOME VALUE	\$138,165	\$78,606	NOT APPLICABLE



# CITY-WIDE POVERTY.

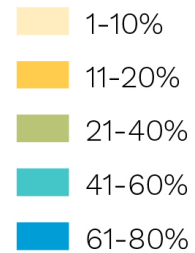
**20.6%**

OF ENTIRE CITY LIVES IN  
POVERTY

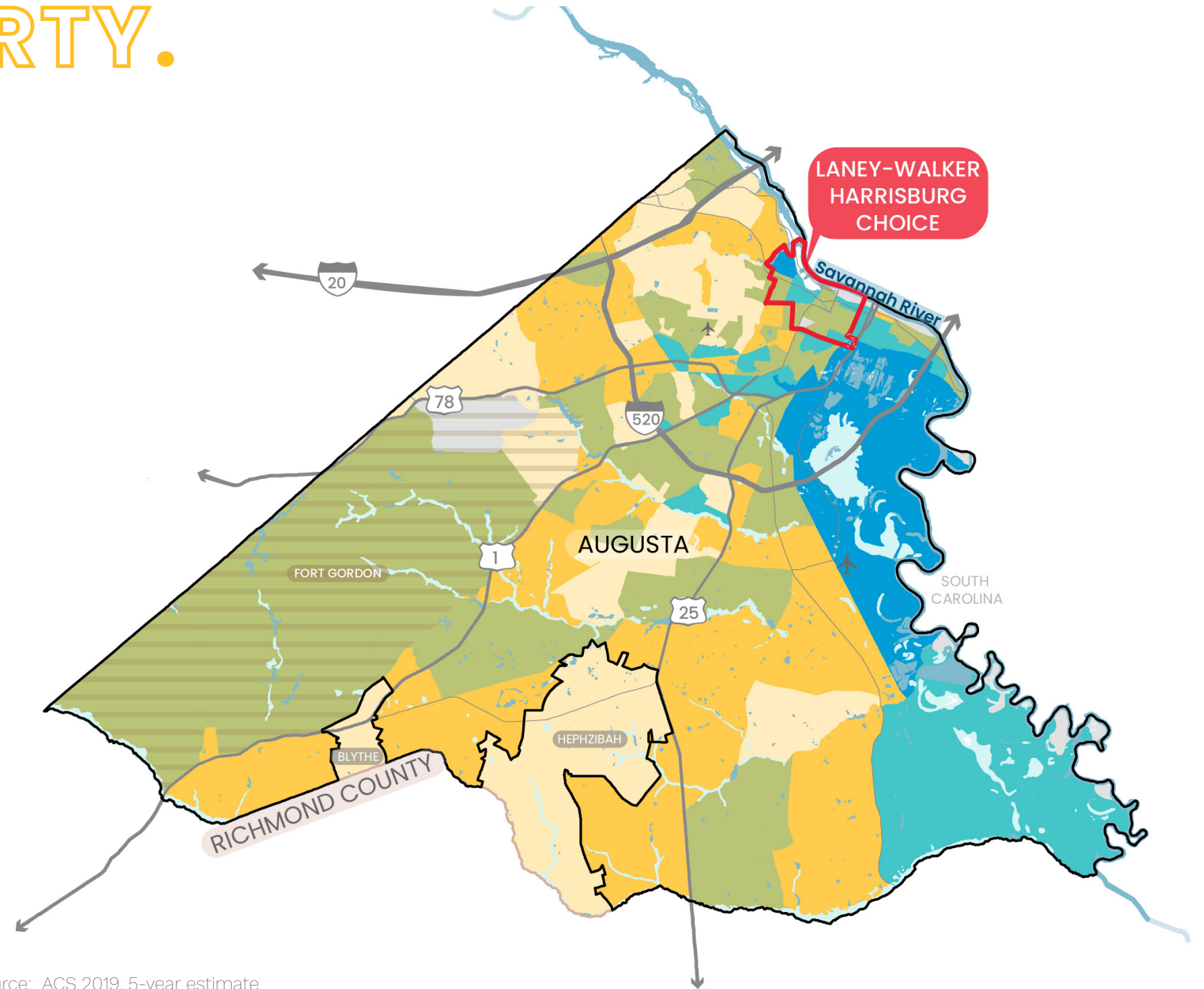
**41.5%**

OF CHOICE NEIGHBORHOOD  
LIVES IN POVERTY

Percent Below Poverty



Source: ACS 2019, 5-year estimate



# NEIGHBORHOOD VACANCY.

**12.3%**

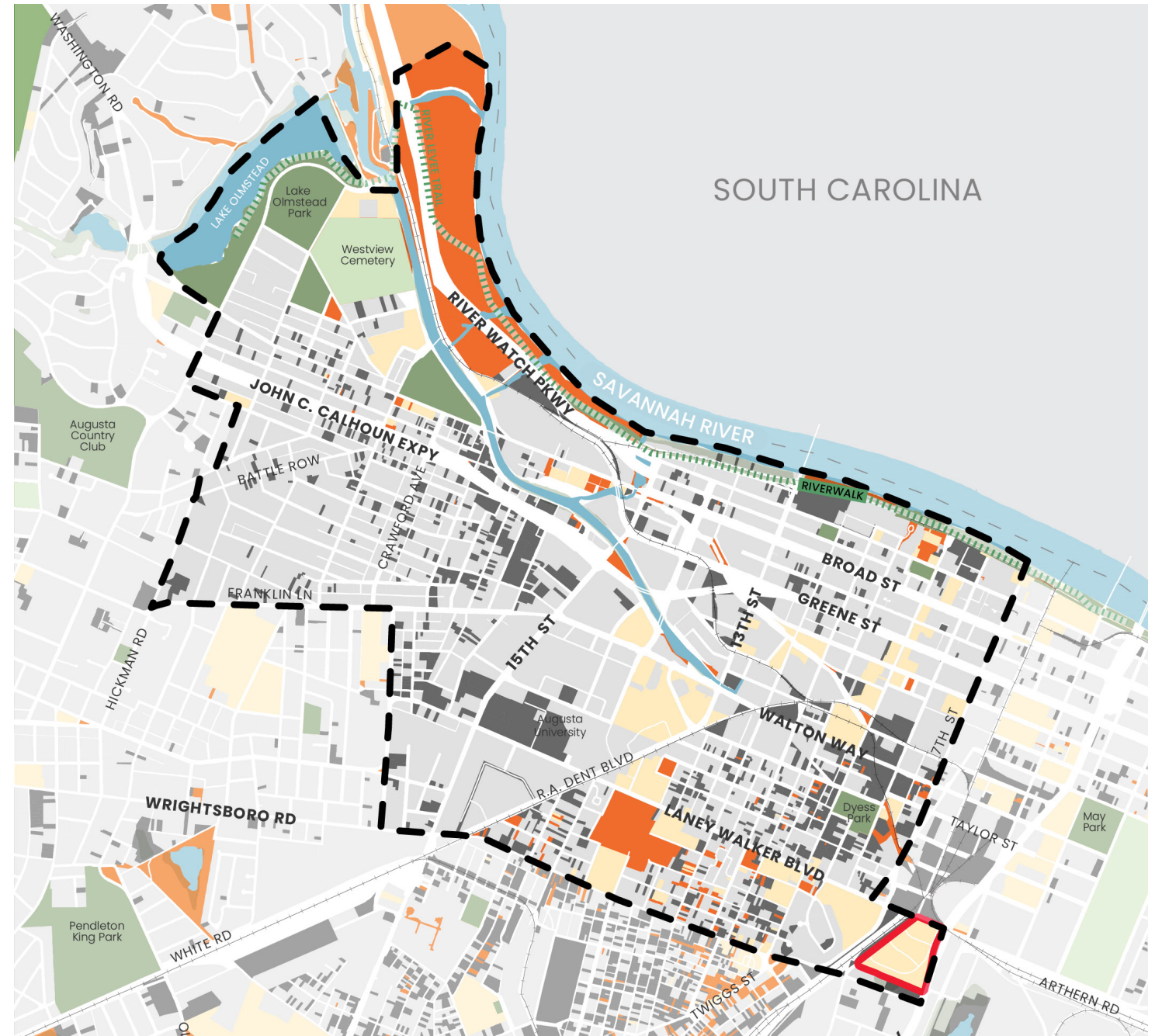
VACANCY RATE IN THE CITY

**23.3%**

VACANCY RATE IN THE CHOICE NEIGHBORHOOD

+ The high rate of vacancy disrupts the fabric of the neighborhood and compounds concerns over safety but it presents an opportunity to fill in the missing gaps.

- Vacant
- Vacant City-Owned
- City-Owned



Source: City Of Augusta

# BUILDING BLOCKS.

## ARTS / CULTURE / HISTORIC

- 1 Lucy Craft Laney Museum
- 2 The Boyhood Home of President Woodrow Wilson
- 3 Augusta-Richmond County Public Library
- 4 Miller Theater
- 5 Imperial Theatre
- 6 Jessye Norman Amphitheater
- 7 Morris Museum of Art
- 8 Augusta Riverwalk
- 9 Sacred Heart Cultural Center
- 10 Meadow Garden
- 11 Augusta Canal National Heritage Area

## RESOURCES & SERVICES

- 12 The HUB
- 13 Riverfront YMCA
- 14 Kroc Center
- 15 The Club Teen Center
- 16 Augusta University Medical Center
- 17 Augusta National Golf Club
- 18 Georgia Cyber Center

## EDUCATION & CHILDCARE

- 19 Paine College
- 20 Lucy C Laney High School
- 21 A R Johnson Health Science and Engineering Magnet School
- 22 C.T. Walker Magnet School
- 23 St Benedict of the Moors Industrial School
- 24 Silas X Floyd School
- 25 Immaculate Conception School
- 26 Richmond County Board of Education
- 27 John S Davidson Magnet School
- 28 Augusta Head Start Central Office
- 29 Curtis Baptist Schools
- 30 Family Y Child Development Academy
- 31 Lamar-Milledge Elementary School

## PUBLIC HOUSING

- 32 Allen Homes
- 33 MM Scott
- 34 Ervin Towers
- 35 Peabody Apartments
- 36 Olmstead Homes



Source: City Of Augusta

■ Target Housing Site

  Choice Neighborhood Boundary

0 ——— 1/2 MILES



# 04

## VIRTUAL SITE TOUR



IMAGE: [HTTPS://WWW.AUGUSTAGA.GOV/2770/TRANSIT](https://www.augustaga.gov/2770/transit)

# 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

