



Laney-Walker Harrisburg Choice Neighborhood

HOUSING TASK FORCE

MEETING #3

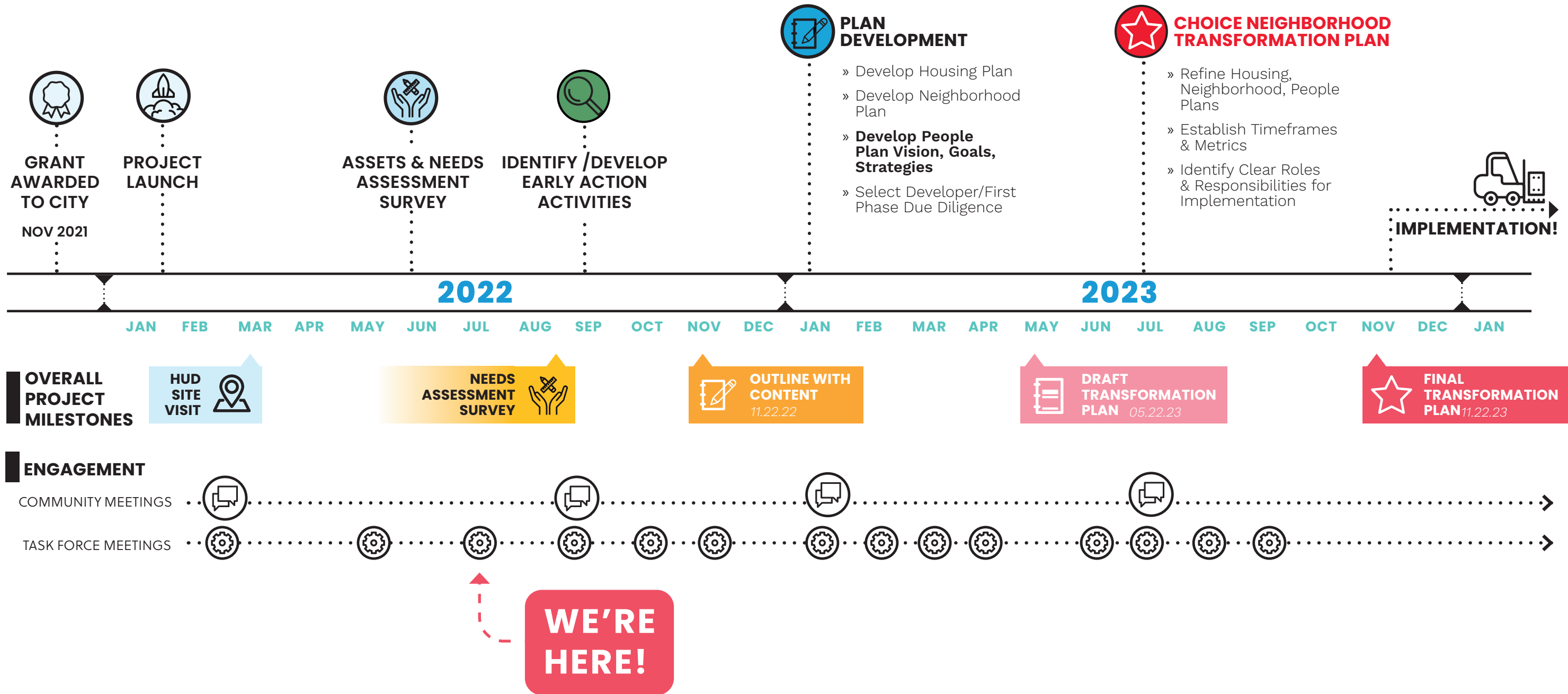
July 13, 2022



Agenda

- 1** **What We Know So Far**
Bridging the Racial Divide
- 2** **Guiding Principles Discussion**
Creating a Choice Housing Plan
- 3** **Potential Areas of Interest**
Building a Strong Foundation
- 4** **Next Steps**

WHERE WE ARE IN THE PROCESS.





HAVE YOU HEARD THE LATEST?

Big News!

The City of Augusta and Augusta Housing Authority (AHA) were awarded the prestigious Choice Neighborhood Initiative (CNI) planning grant by the U.S. Department of Housing and Urban Development (HUD). This grant will fund a 2-year planning process to develop a shared vision for the future of Laney Walker-Harrisburg neighborhoods, anchored by the Allen Homes public housing site.



THE PLAN FOCUSES ON THREE AREAS:

- HOUSING**
Developing high quality mixed-income housing that is well-managed and responds to the needs of Allen Homes residents and the surrounding neighborhoods.
- PEOPLE**
Improving the quality of life for Allen Homes residents and Laney Walker-Harrisburg residents related to employment, income, health, and children's education.
- NEIGHBORHOOD**
Creating conditions to build on and improve the amenities and assets (including safety, good schools, and commercial activity) to better serve the residents of Allen Homes and Laney Walker-Harrisburg neighborhood.

Get involved today!

HAVE A SEAT AT THE TABLE JOIN A TASK FORCE!

Want to have a more hands-on role? We're looking for folks to join the task forces, which will meet once a month. You would have a seat at the table with city agencies, local partners, and the planning team to help develop the transformation plan. Residents can join a task force focused on:

- (1) Housing, (2) People, (3) Neighborhood

Contact: Ms. Octavia Odom to join a task force today!

TAKE THE ASSETS & NEEDS ASSESSMENT SURVEY!

Stop by the Community Room:

MONDAY	June 27	
WEDNESDAY	June 29	
FRIDAY	July 1	3:00 - 7:00 pm
TUESDAY	July 5	
THURSDAY	July 7	
SATURDAY	July 9	10:00 am - 1:00pm

EVERY household that completes a survey will receive a **\$50 GIFT CARD TO WALMART** and will be entered into a grand prize raffle with the chance to win a TV!

Note: surveys will take approximately 45-60 minutes and will be conducted one-on-one with a facilitator.

WHERE WE ARE IN THE PROCESS.

Our survey has launched!

ALLEN HOMES SURVEY GOAL

125

NO. OF HOUSEHOLDS

70

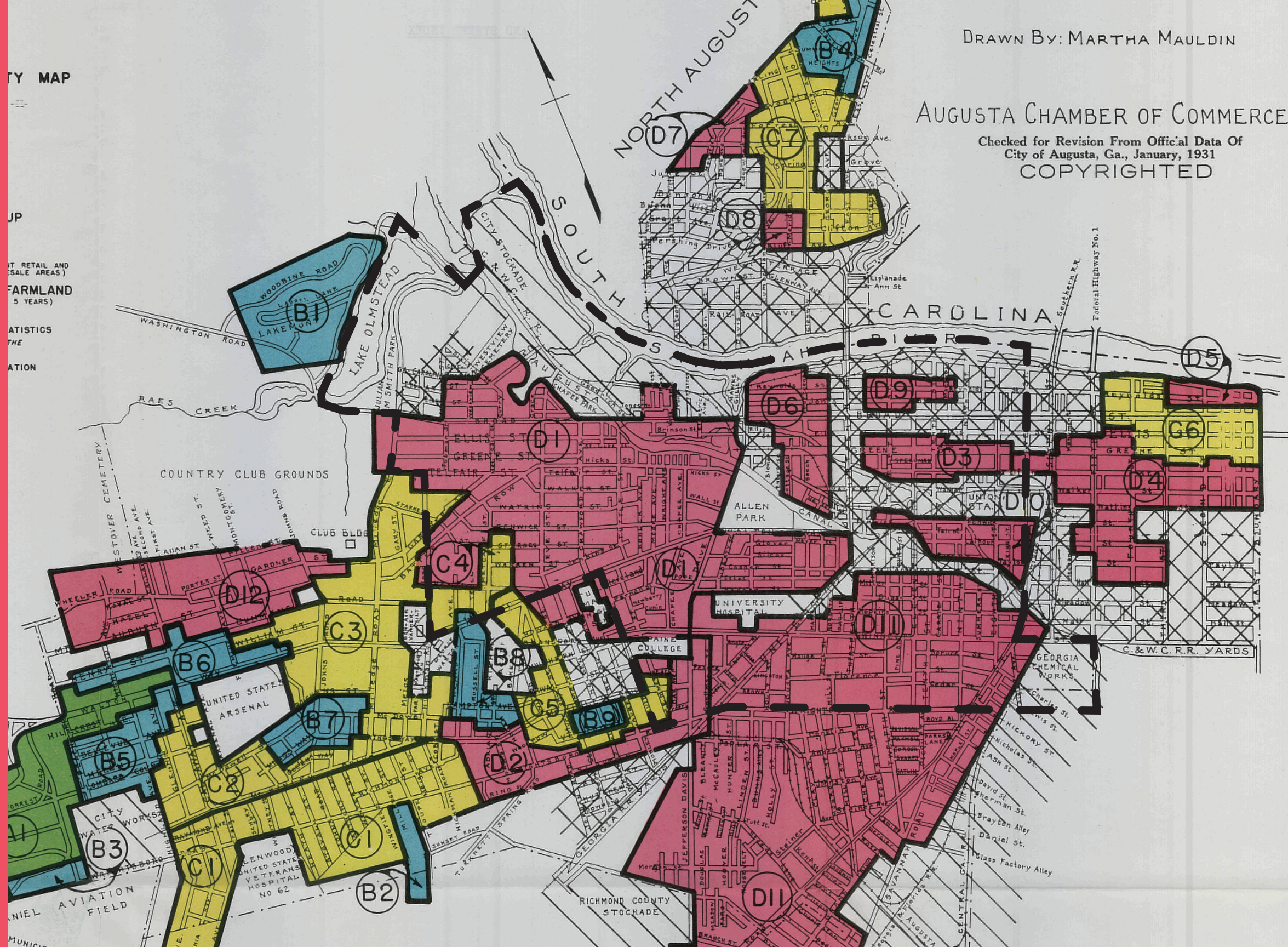
SURVEYS COLLECTED

NEIGHBORHOOD RESIDENT SURVEY

This survey is just getting underway. If you know of an upcoming event where it would be good to promote the survey, please let us know!



WHAT WE KNOW SO FAR



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

ABOUT THE PEOPLE

388 RESIDENTS

141 HOUSEHOLDS

MEDIAN
AGE 14

SINGLE-MOTHER
HH (2010) 68.1%

UNDER 15 50.5%
15-24 16.2%
25-34 13.9%
35-64 16.8%
65+ 2.6%

MEDIAN HH
INCOME \$9,528



The Allen Homes site is not suitable for housing. Through the Choice planning process, we hope to identify ways to relocate residents within the Choice Neighborhood.

HOUSING IN THE CHOICE NEIGHBORHOOD.

IN THE CHOICE NEIGHBORHOOD

Comparing the housing conditions in the City to that of the Choice Neighborhood shows:

- + Increase in renter-occupied homes
- + Decrease in homeownership
- + Decrease in median home value
- + Increase in vacancy rate

OWNER-OCCUPIED HOMES

CN: **22.4%** CITY: **52.6%**
SOURCE: 2019 ACS

RENTER-OCCUPIED HOMES

CN: **77.6%** CITY: **47.4%**
SOURCE: 2019 ACS

VACANCY RATE

CN: **23.3%** CITY: **12.3%**
SOURCE: 2019 ACS

MEDIAN INCOME

CN: **\$20,633** CITY: **\$44,715**
SOURCE: 2019 ACS

MEDIAN HOME VALUE

CN: **\$78,606** CITY: **\$138,165**
SOURCE: 2019 ACS

MEDIAN RENT

CN: **\$663** CITY: **\$888**
SOURCE: 2019 ACS

AFFORDABILITY OF HOMES

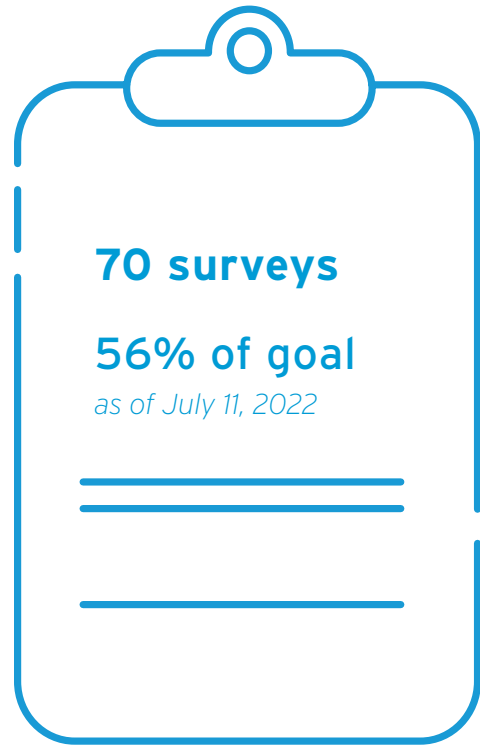
CN: **3.8x higher than median income** CITY: **2.5x higher than median income**
SOURCE: 2019 ACS

Disparity Between White & Black Population:

CN: WHITE **3.4x** BLACK **9.5x** CITY: WHITE **2.1x** BLACK **3.0x**
SOURCE: 2019 ACS SOURCE: PROSPERITY NOW SCORECARD, SEP 2021

ASSETS & NEEDS ASSESSMENT SURVEY.

Initial findings from Allen Homes Resident Survey:



*If we decide as a community that Allen Homes is not a good site for future housing, do you feel it is important that all residents of Allen Homes be relocated to a **single development or is it ok if residents are relocated to a few smaller developments?***

56%

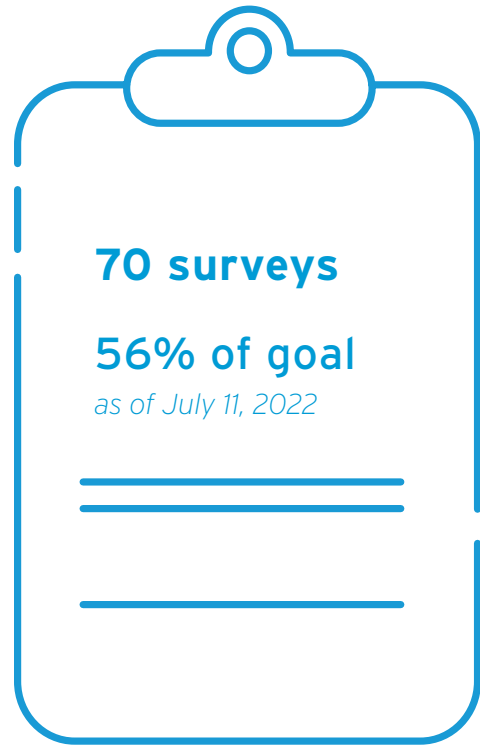
THINK A FEW DEVELOPMENT SITES WOULD BE OKAY

44%

PREFER ONE DEVELOPMENT FOR ALL ALLEN HOMES RESIDENTS

ASSETS & NEEDS ASSESSMENT SURVEY.

Initial findings from Allen Homes Resident Survey:



*If we decide as a community that Allen Homes is not a good site for future housing, where would you like to **relocate**?*

48%

WOULD LIKE TO LIVE IN ANOTHER PART OF RICHMOND COUNTY (OUTSIDE OF CN)

*If we decide as a community that Allen Homes is not a good site for future housing, what **style of housing** do you feel is most suited to residents at Allen Homes?*



ARE INTERESTED IN HOMEOWNERSHIP

18%

WOULD LIKE TO LIVE IN DOWNTOWN (WITHIN CN)

17%

WOULD LIKE TO LIVE IN LANEY-WALKER (WITHIN CN)

6%

WOULD LIKE TO LIVE IN HARRISBURG (WITHIN CN)

63%

TOWNHOMES

52%

QUAD / DUPLEX APTS

39%

WALK-UP APTS

20%

MIXED-USE

**GUIDING
PRINCIPLES
DISCUSSION**



Discussion:

WHAT DO WE HOPE TO ACHIEVE THROUGH THE HOUSING PLAN?

THEMES:

- + Bridging the Racial Divide
- + Creating a Choice Housing Plan
- + Building a Strong Foundation



LET'S BUILD A SET OF GUIDING PRINCIPLES

03

POTENTIAL AREAS
OF INTEREST



CREATING A NEIGHBORHOOD OF CHOICE.

MAPPING OUT A HOUSING PLAN

- + As we consider the Housing Program, we should aim to **double the existing program from 150 units to 300 units.**
- + New 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.
- + Explore ways to harness 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

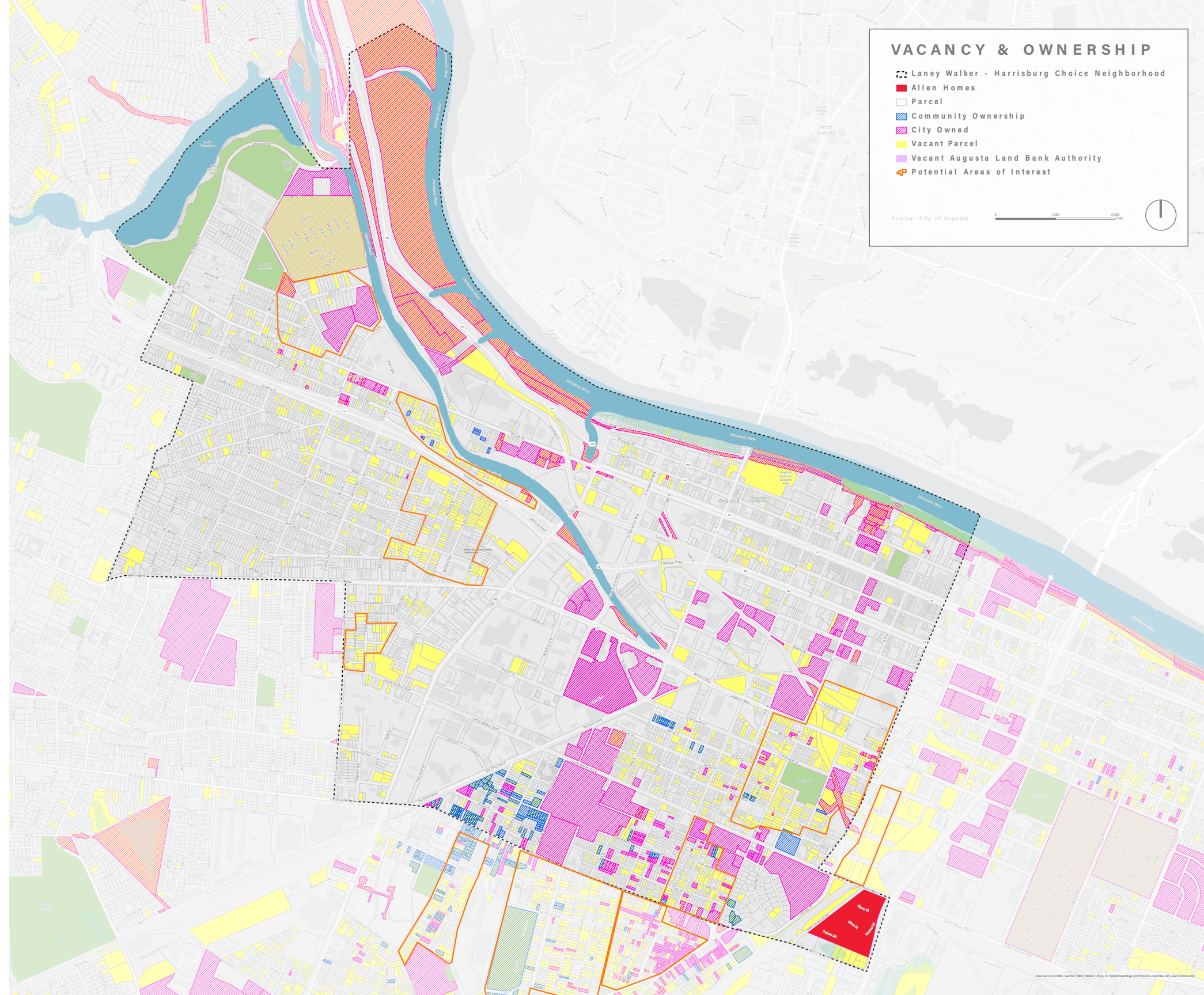
0 ——— 1/2 MILES



AREAS OF POTENTIAL INTEREST.

Using [Google Map](#), let's explore the potential of these sites for replacement housing in the Choice Neighborhood.

<https://www.google.com/maps/d/u/2/edit?mid=1FrQhJvxcY8wivRvL3SjscWcltVcDh98&usp=sharing>



04

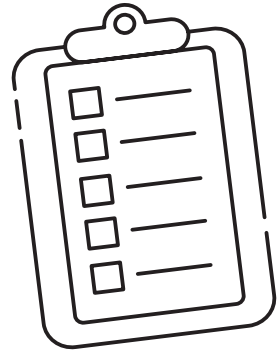
NEXT STEPS



LOOKING AHEAD TO NEXT STEPS.

NEXT HOUSING TASK FORCE MEETING

- + August 10 from 2:30 to 3:30 pm



NEIGHBORHOOD NEEDS ASSESSMENT

- + Please help spread the word to those who live, work and play in the Laney Walker-Harrisburg Choice Neighborhood:
- + <https://wrt.typeform.com/ACNeighborhood>