



*Laney Walker-Harrisburg*  
CHOICE NEIGHBORHOOD  
TRANSFORMATION PLAN

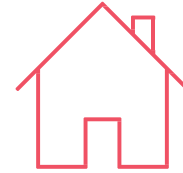
NOVEMBER 2<sup>ND</sup>, 2023



# ABOUT THE CHOICE NEIGHBORHOODS INITIATIVE.

Sponsored by the Department of Housing & Urban Development (HUD), this program supports neighborhood revitalization that is centered around a public housing site, Allen Homes, in need of renovation.

- + Through this initiative, the City of Augusta and Augusta Housing Authority received a 2-year planning grant.
- + The goal of the planning process is to **bring Allen Homes residents and residents of the larger community together with local partners to create a shared vision for the future of the neighborhood.**
- + The initiative aims to rebuild neighborhoods by focusing on 3 areas: **Housing, People, Neighborhood.**



## HOUSING

Replacing distressed public and assisted housing (Allen Homes) with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.



## PEOPLE

Improving the lives of households living in Allen Homes with regard to employment and income, health, and children's education.



## NEIGHBORHOOD

Improving conditions and access through public and private investment to amenities and services such as good schools, grocery stores, banks, barbers, public transportation, parks, and safety.

# CORE TENETS OF CHOICE.



**One-for-one replacement:** For any unit of housing removed (at Allen Homes) a new unit must be re- built.

*There are 150 units at Allen Homes, this plan must, at a minimum, account for 150 new units.*



**First Right to Return for Tenants:** Each Allen Homes tenant who wishes to live in the new replacement housing is welcome and has the first right to occupy a unit, as long as they remain in good-standing / lease- compliant.

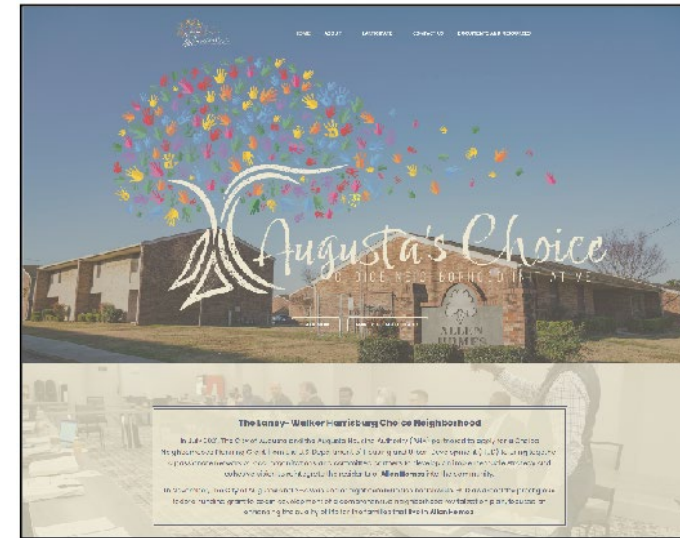
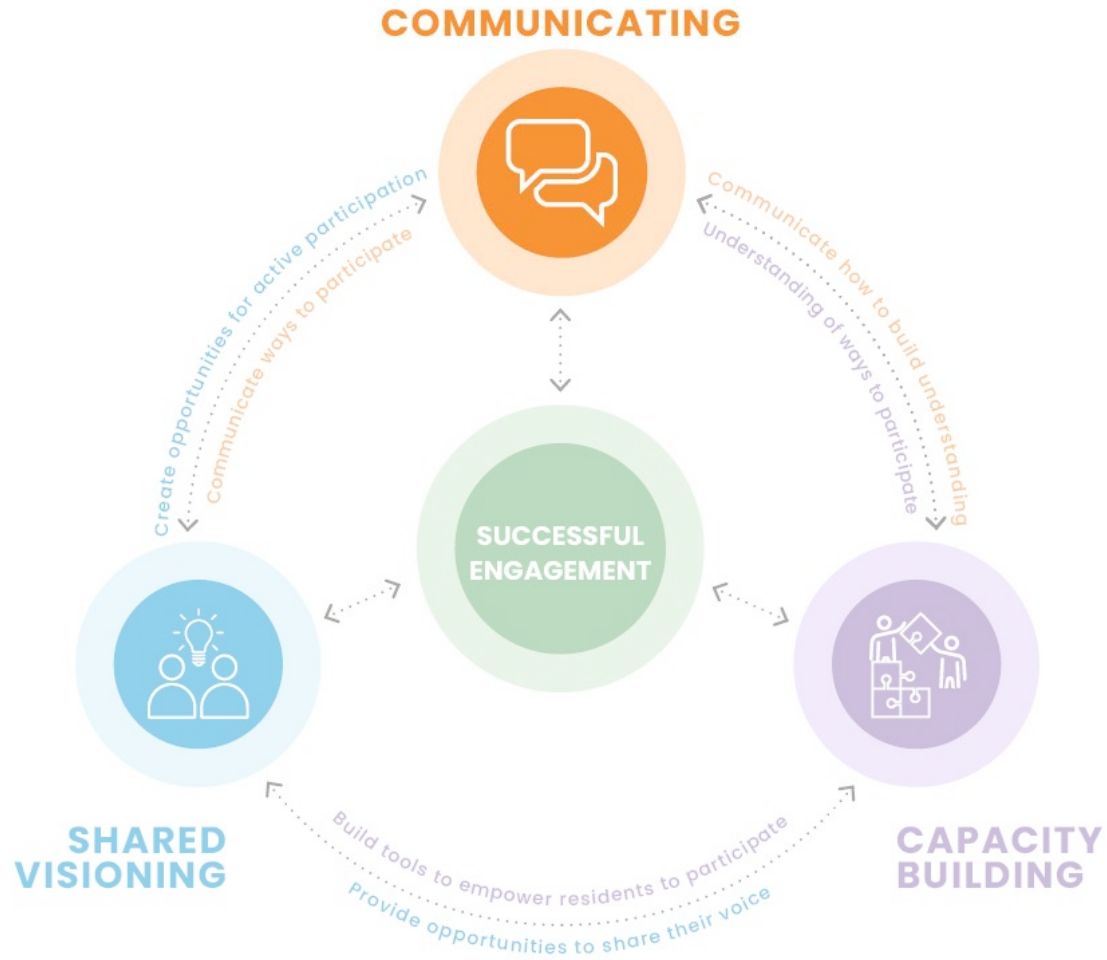


**Right now, we are just planning:** We will not determine when or if the housing at Allen Homes will be taken down until this 2-year planning process with you and the community of Laney Walker & Harrisburg is finished.

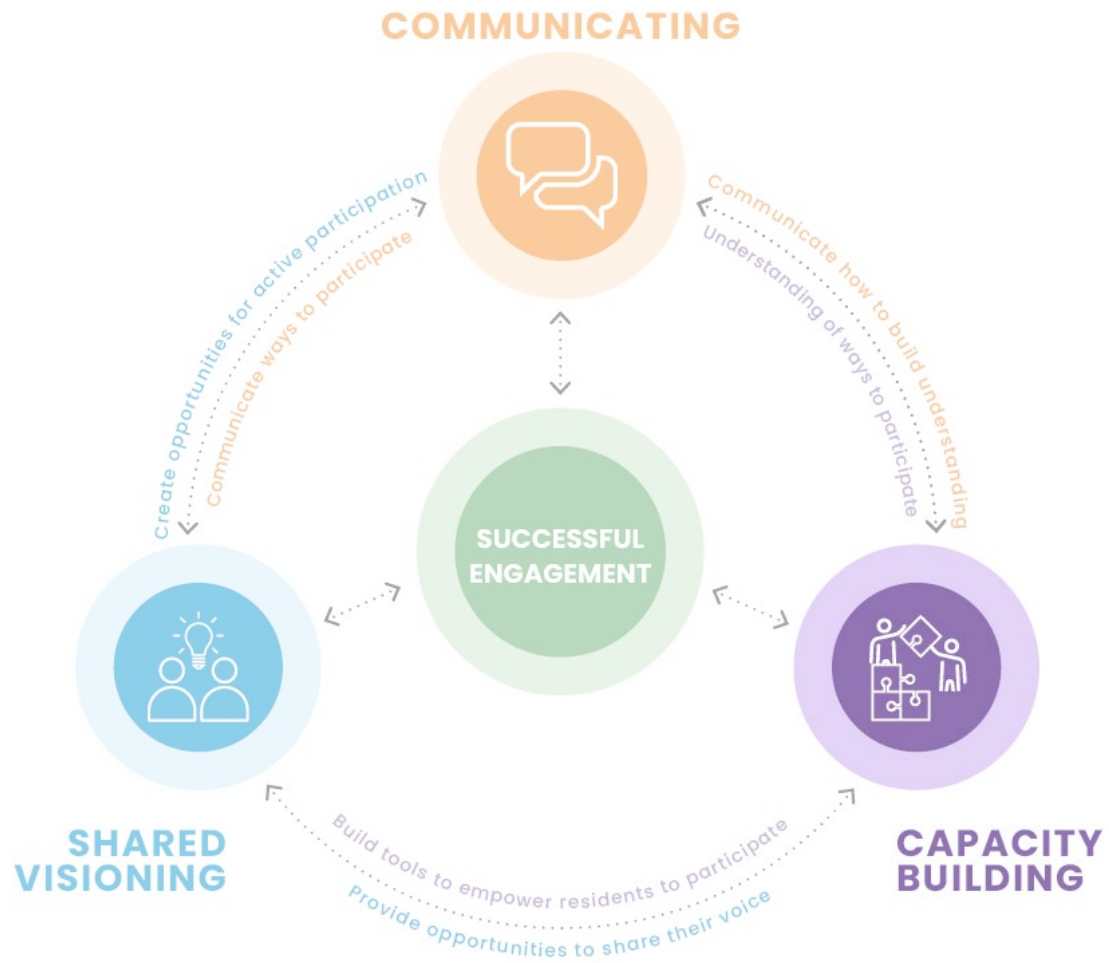
## *note:*

The Allen Homes site is not well-suited for housing. A major goal of this effort is to find other locations that are closer to areas of opportunity (*bus routes, stores, schools, and basic services*).

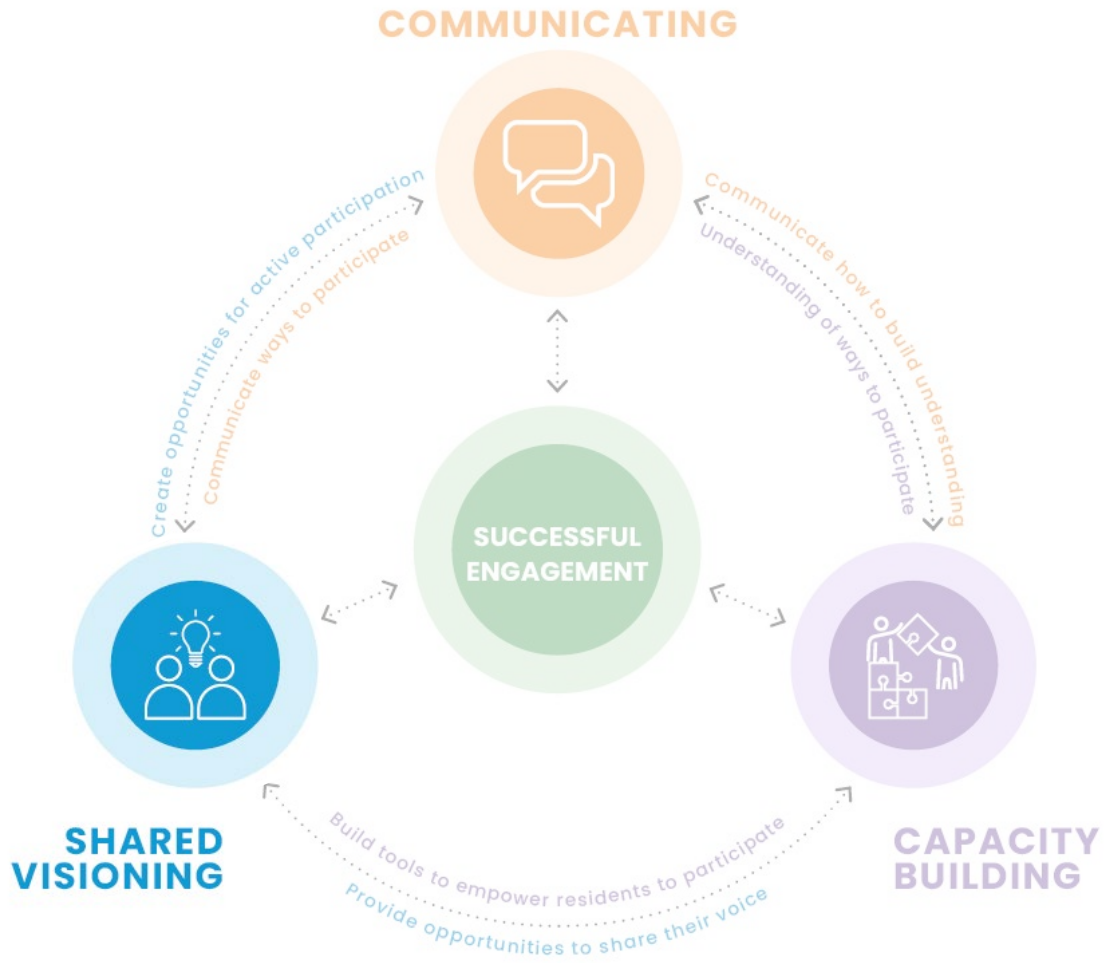
# THE PROCESS SO FAR



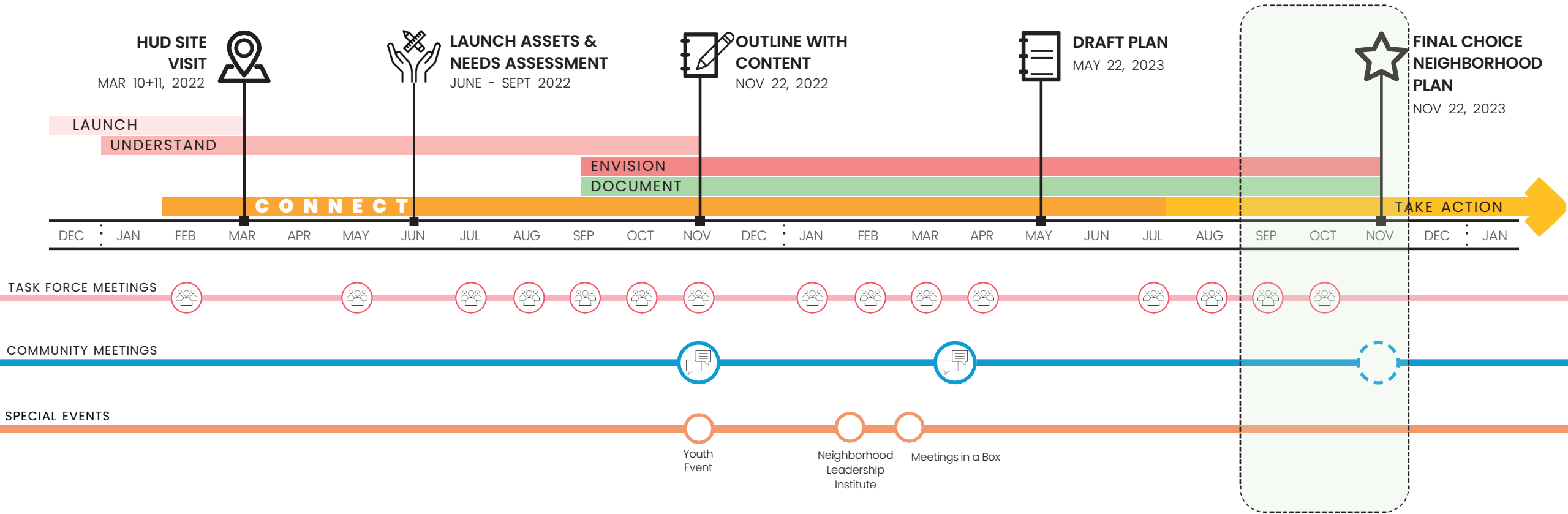
# THE PROCESS SO FAR



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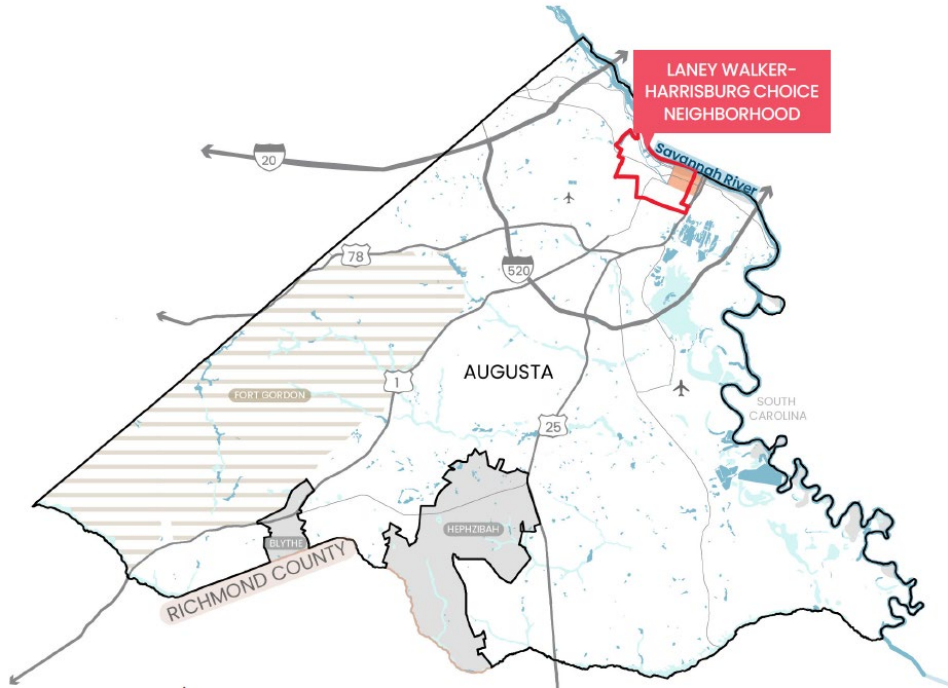


# WHERE WE ARE NOW

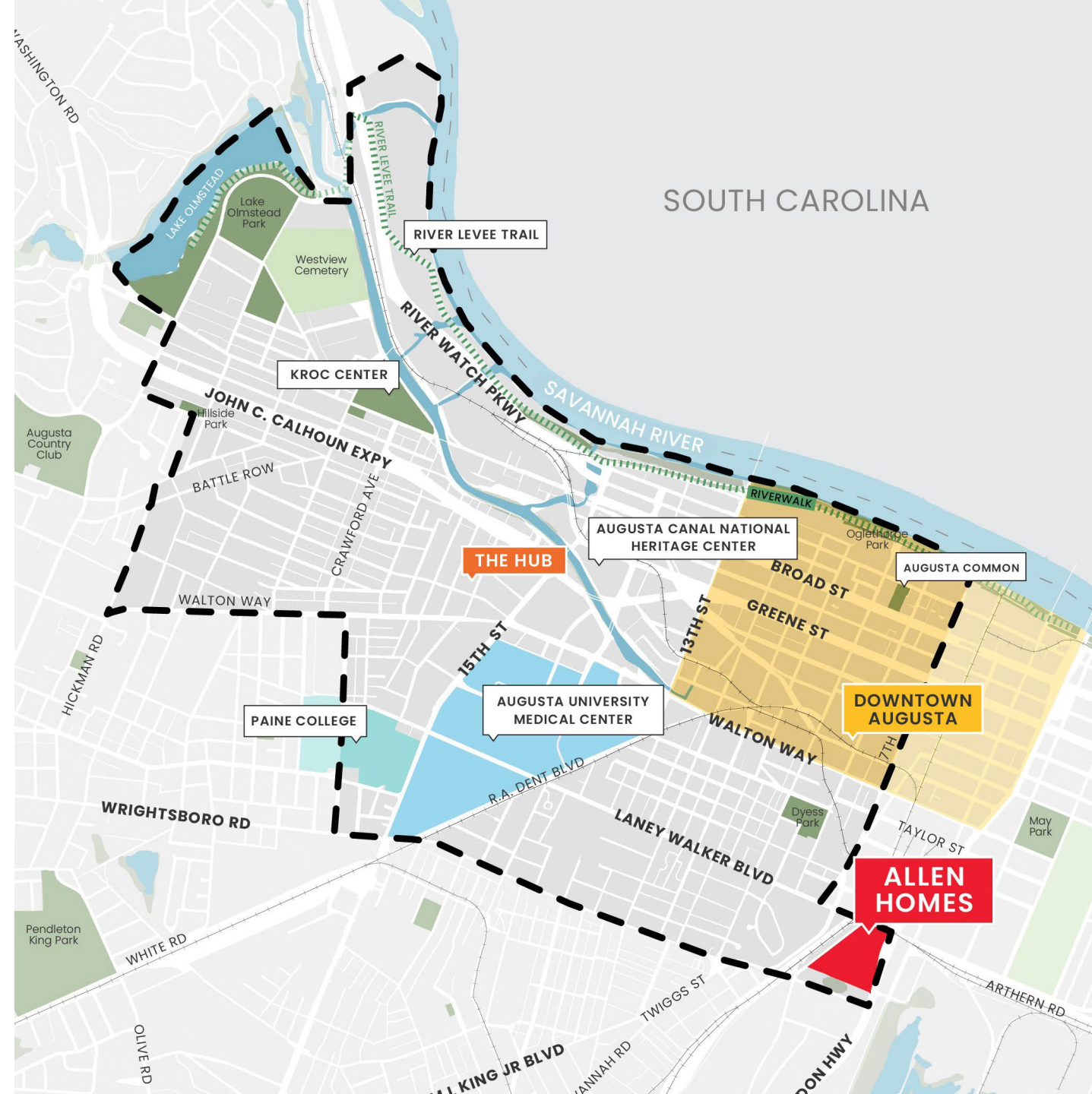


**WE ARE AT THE FINAL STAGE**

# AUGUSTA'S CHOICE NEIGHBORHOOD.



- + Our Neighborhood covers the **historic** Laney Walker and Harrisburg, the Medical Campus and the Downtown.
- + The strong and **diverse economy** of the city is anchored around the neighborhood offering a vast array of employment opportunities.
- + A main focus of the plan is to improve the **quality of life for Allen Home residents.**





# ALLEN HOMES

150

Total units

34 1BR

55 2BR

45 3BR

10 4BR

6 5BR

139

Occupied

1

Community Building

16.84

Acre site

388

Residents

14

Median age



# PEOPLE OBJECTIVES

- 1 Increase participation in quality **multi-generational educational** programs.
- 2 Support **academic performance** for children in grades K-12
- 3 Promote a neighborhood that possesses **physical and mental health** literacy and the knowledge, skills, and resources needed to achieve healthy living.
- 4 Increase **access to fresh, healthy foods** so residents in the Choice Neighborhood can utilize their health literacy to receive the supports necessary for healthy living.
- 5 Increase ability of residents to be **successfully employed** to increase resilience skills so residents can better absorb/overcome/recover from trauma or barriers.
- 6 Identify and partner with area providers to align job training and tech programs with jobs in the neighborhood.

## What We Heard

● Allen Homes ● Neighborhood Survey



There is a very high percentage of children at Allen Homes, where the median age is 14.

**62%** of residents have at least 1 child under 18 vs. **34%** of neighborhood survey respondents

**42%** of Allen Homes residents have children under 5

**47%** of Allen Homes residents have children age 5 to 19



There is a very high percentage of single parent households in the Choice Neighborhood.

Of all Allen Homes survey participants, **none** are currently married.

Of all the Neighborhood survey participants, **only 24%** are currently married.

In addition, many Allen Homes residents are unable to work and have special needs.

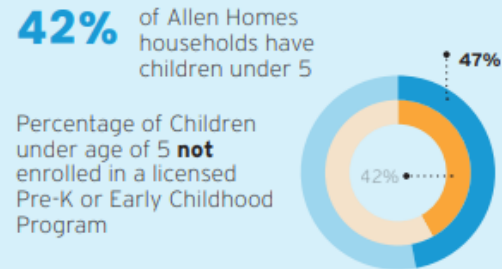
**21%** of Allen Homes households have special needs

**17%** of Allen Homes heads of households are unable to work

# PEOPLE OBJECTIVES

## Education

- 1 Increase **collaboration** between existing partners and programs (e.g., Back on Track Recovery Program, HUB Child Watch, AU Literacy Center) to increase adult educational opportunities and overall educational achievement.
- 2 Build a **Mothers Morning Out** program using local churches and volunteers with the goal of preparing children to enter school ready to learn
- 3 Increase **reading integration** and literacy in after school programs.
- 4 Engage the community to build on **organizational volunteer capacity**.
- 5 Build strong **coordination** between the school system, both public and private and existing nonprofit organizations.



**47%** of Allen Homes households have children between 5 and 19

### HOW DO YOU FEEL ABOUT THE QUALITY OF YOUR CHILDREN'S EDUCATION?

My child receives a high-quality education at school **56%**

My child is engaged, motivated, and/or inspired at school **58%**

### WHAT ARE SOME REASONS THAT YOUR CHILDREN DO NOT PARTICIPATE IN A PRE-K OR EARLY CHILDHOOD PROGRAM?



# PEOPLE OBJECTIVES

## Health

- 1 Incorporate case management support for residents with healthcare navigators to coordinate **physical and mental health** services for residents of the CN.
- 2 Establish principled model of health service delivery that is culturally appropriate, informed by resident barriers, and builds on trust and authenticity needed to establish **service credibility**.
- 3 Increase awareness of and access to **healthy/fresh food options** that address CN residents ability to grow, prepare, purchase and store healthy food options.
- 4 Increase **access to mental health** services by incorporating integrated behavioral health services developed for CN residents.

## What We Heard

● Allen Homes ● Neighborhood Survey



**40%**

Nearly 40% AH residents indicate that mental health is a barrier to obtaining and maintaining employment

**41%**

of Allen Homes survey respondents with children aged 5-19 said behavioral counseling would help their kids do better in school



**39%**

of Allen Homes residents have lost someone close to COVID-19.

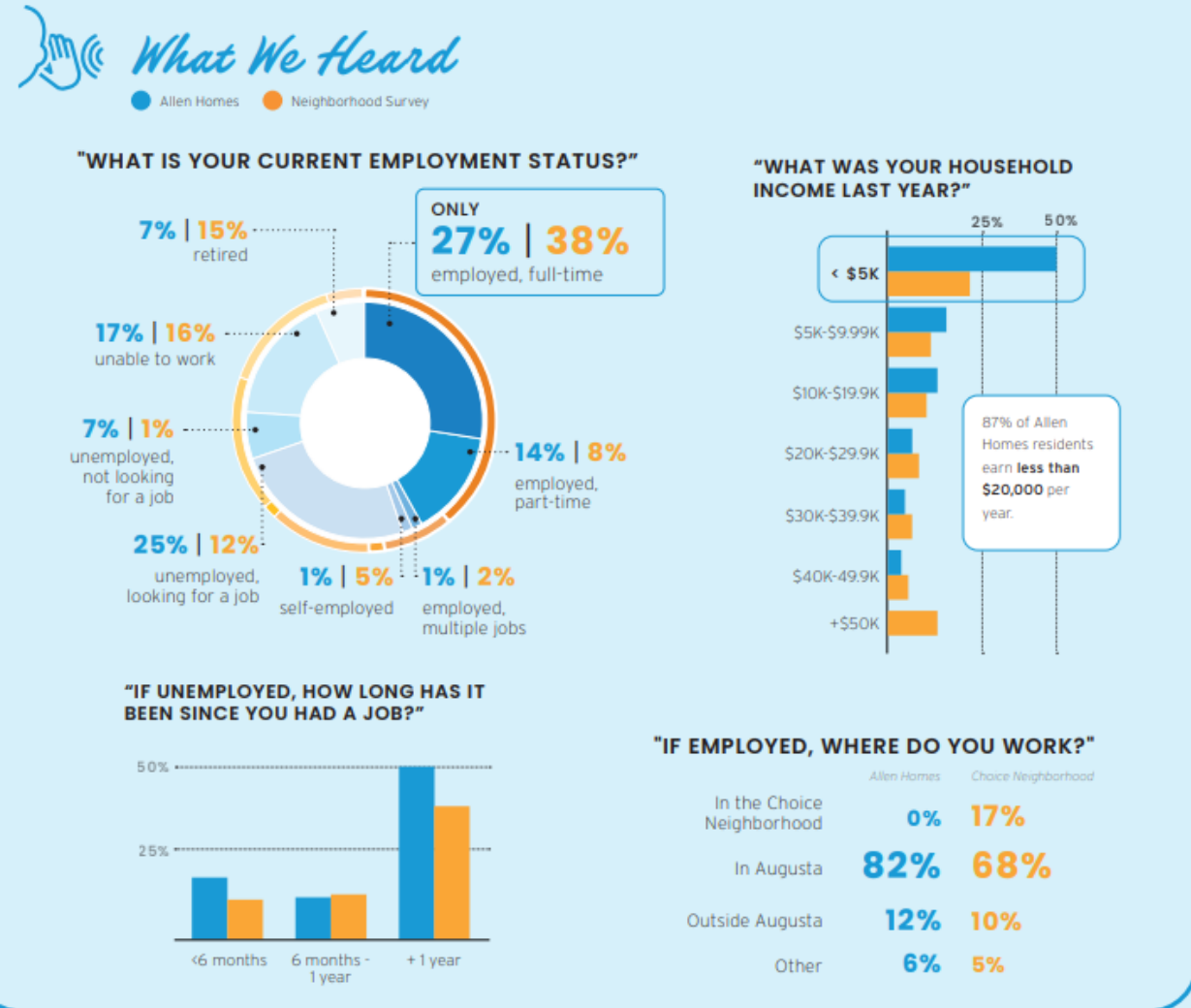
**48.4%**

Allen Homes survey respondents found it somewhat to very difficult to find info about mental health

# PEOPLE OBJECTIVES

## Employment

- 1 Provide residents **on-site, accessible employment and training support** that is coordinated with other wrap-around services such as wellness and mental health
- 2 Increase **access to soft-skills training** and program opportunities for residents.
- 3 Create connections between local employers and residents and **reduce barriers** to employment.
- 4 Increase **direct connections to job opportunities** through the HUB and as part of on-site events and employment resources.



# NEIGHBORHOOD OBJECTIVES

- 1 Build a **cohesive community** vision founded on strong community assets and the distinct character of the neighborhood.
- 2 Encourage **entrepreneurship and small business investment** within Laney Walker-Harrisburg.
- 3 Address real and perceived **safety** issues in the public realm, particularly around vacant properties.
- 4 Preserve the **historic fabric of the city** while also investing in necessary community development.
- 5 **Expand transportation** opportunities towards a reliable and affordable network that appropriately links Laney Walker-Harrisburg and the greater city.
- 6 Create **accessible connections** across the entire Choice Neighborhood by enhancing the pedestrian network and revitalizing underutilized infrastructure.

## WhatWeHeard

Allen Homes Neighborhood Survey



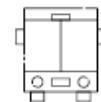
Allen Homes and the Choice Neighborhood residents want this neighborhood to be known as "A Safe, Stable, & Family-Friendly Community"



There is a high reliance on driving / cars to get around the neighborhood:

58% of Allen Homes residents drive their own car

33% of Allen Homes residents get a ride from friends/family



68% of Allen Homes residents said they do not use the bus

### Top Challenge:

for both Allen Homes & Choice Neighborhood residents is



### CRIME & SAFETY

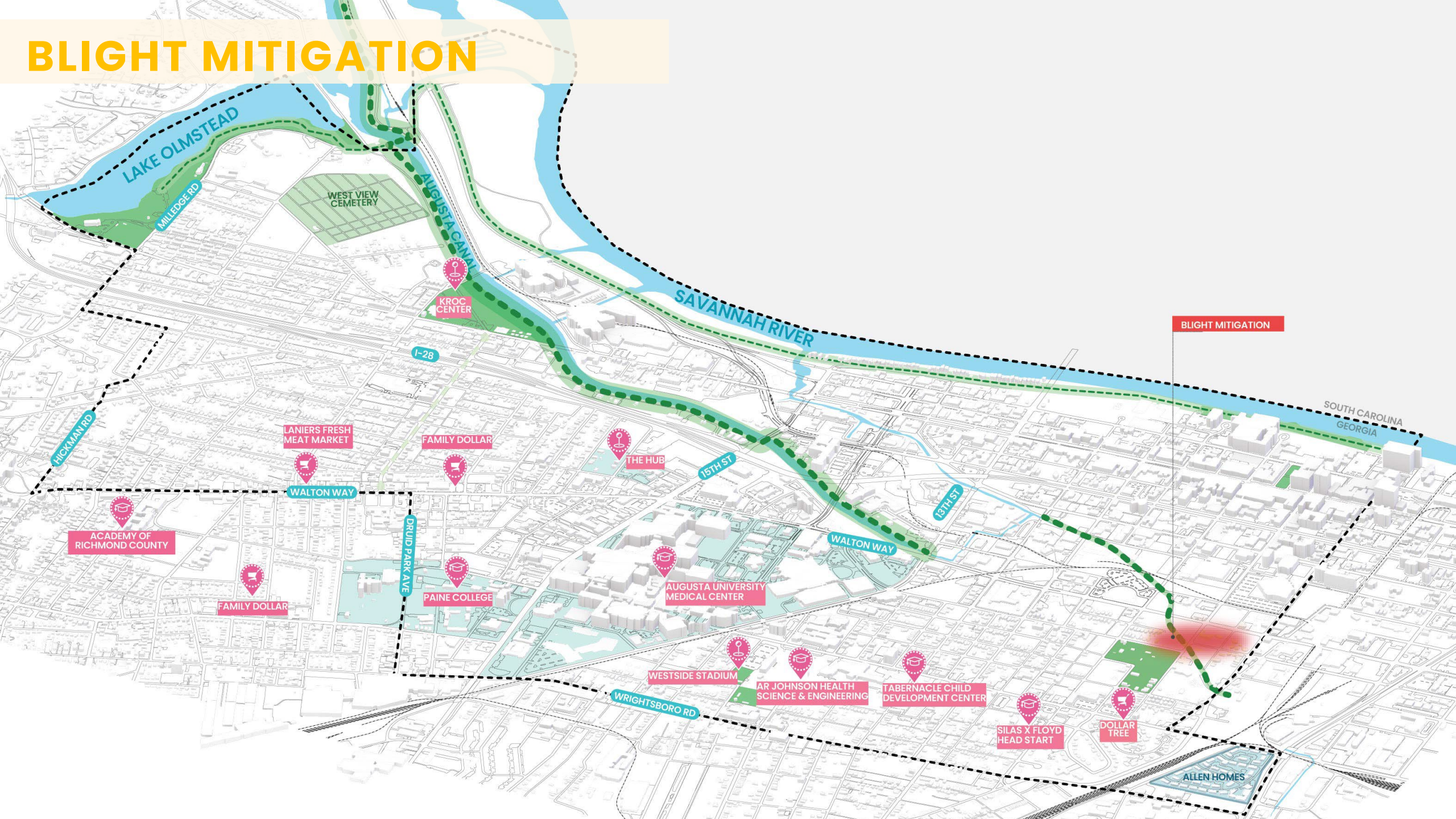
59% Allen Homes are concerned about Gun Shots & Gun Violence

48% Choice Neighborhood are concerned about Run-Down Buildings / Squatters

only 12% of Allen Homes residents feel it is safe for children to play outside unsupervised.



# BLIGHT MITIGATION



BLIGHT MITIGATION

SOUTH CAROLINA  
GEORGIA

ALLEN HOMES

LAKE OLMSTEAD

WEST VIEW  
CEMETERY

KROC  
CENTER

LANIERS FRESH  
MEAT MARKET

FAMILY DOLLAR

THE HUB

ACADEMY OF  
RICHMOND COUNTY

FAMILY DOLLAR

PAINE COLLEGE

AUGUSTA UNIVERSITY  
MEDICAL CENTER

WESTSIDE STADIUM

AR JOHNSON HEALTH  
SCIENCE & ENGINEERING

TABERNACLE CHILD  
DEVELOPMENT CENTER

SILAS X FLOYD  
HEAD START

DOLLAR  
TREE

MILLEDGE RD

HICKMAN RD

WALTON WAY

DRUID PARK AVE

WRIGHTSBORO RD

15TH ST

13TH ST

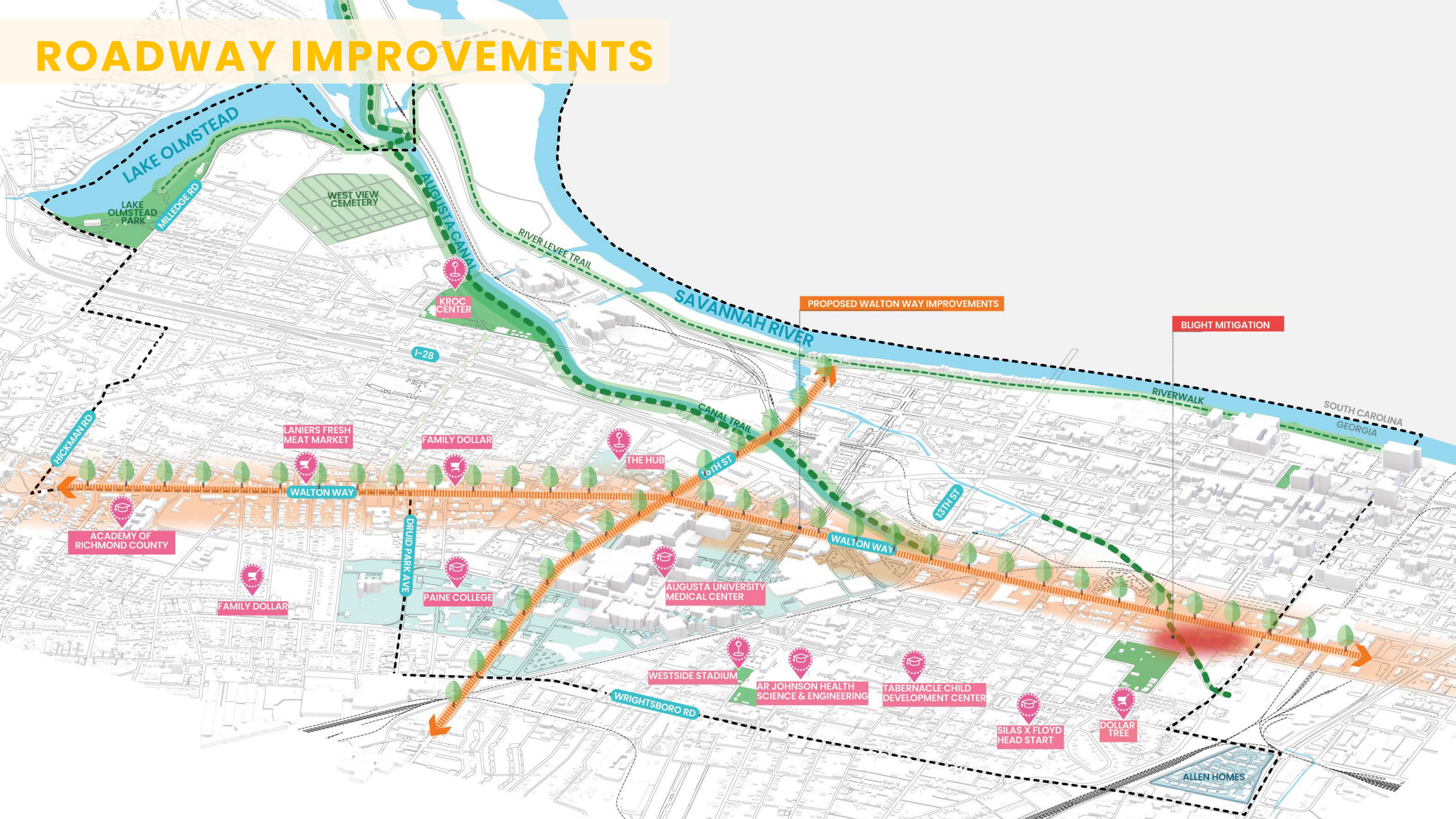
WALTON WAY

I-28

SAVANNAH RIVER

AUGUSTA CANAL

# ROADWAY IMPROVEMENTS



PROPOSED WALTON WAY IMPROVEMENTS

BLIGHT MITIGATION

LAKE OLMSTEAD

SAVANNAH RIVER

I-28

HICKMAN RD

LANIERS FRESH MEAT MARKET

FAMILY DOLLAR

THE HUB

15TH ST

13TH ST

RIVERWALK

SOUTH CAROLINA  
GEORGIA

ACADEMY OF RICHMOND COUNTY

WALTON WAY

DRUID PARK AVE

FAMILY DOLLAR

PAINE COLLEGE

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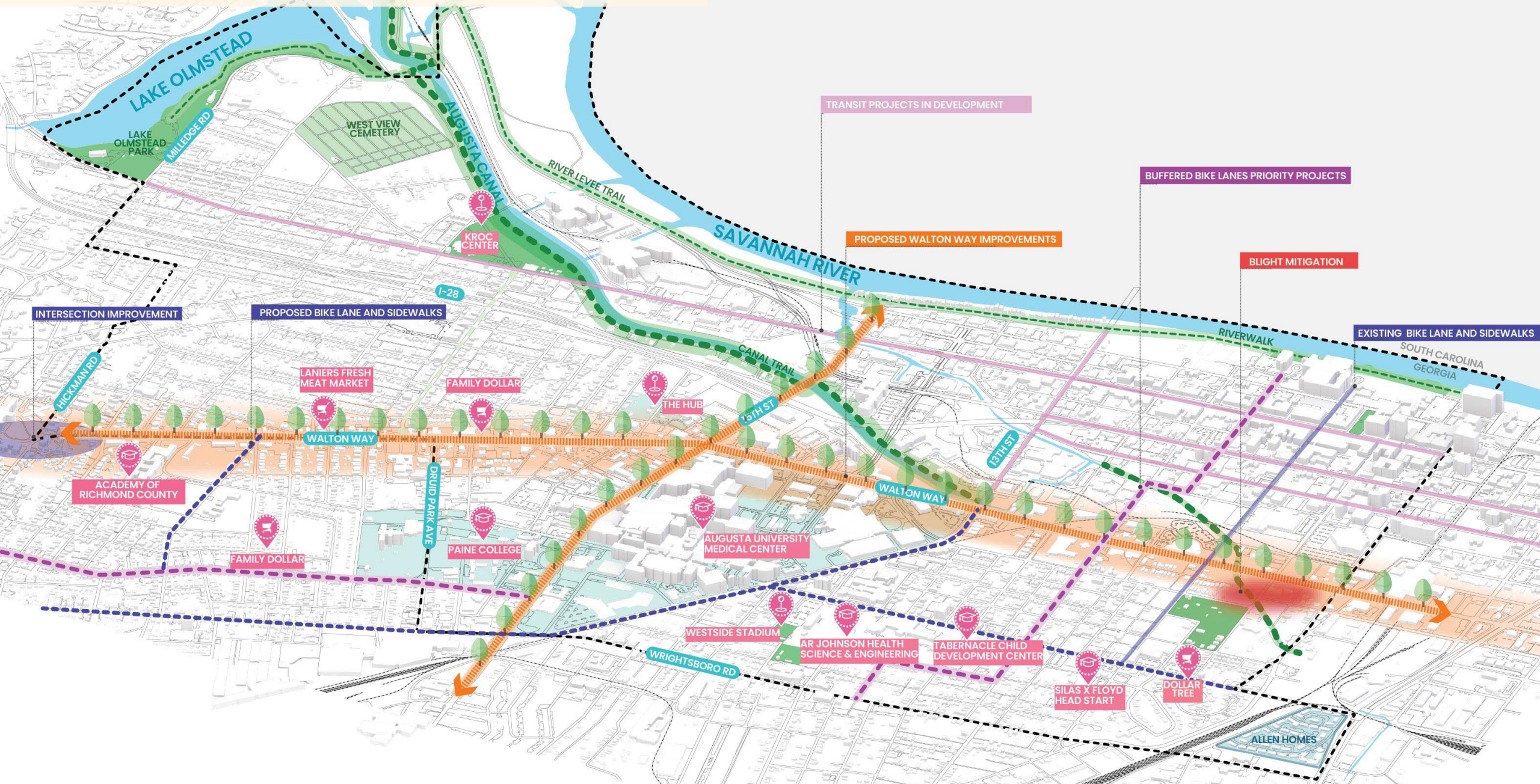
SILAS X FLOYD  
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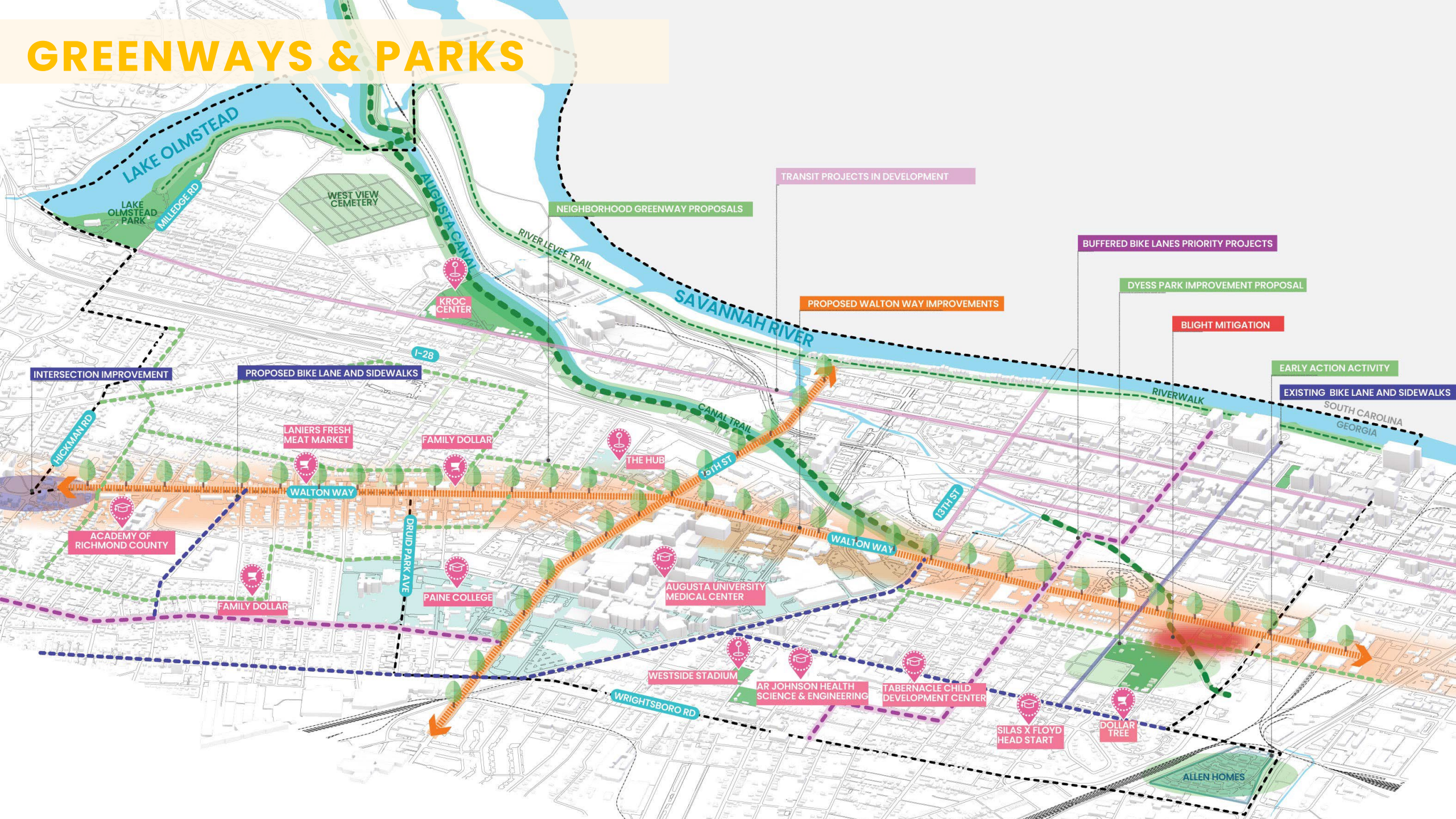
ALLEN HOMES



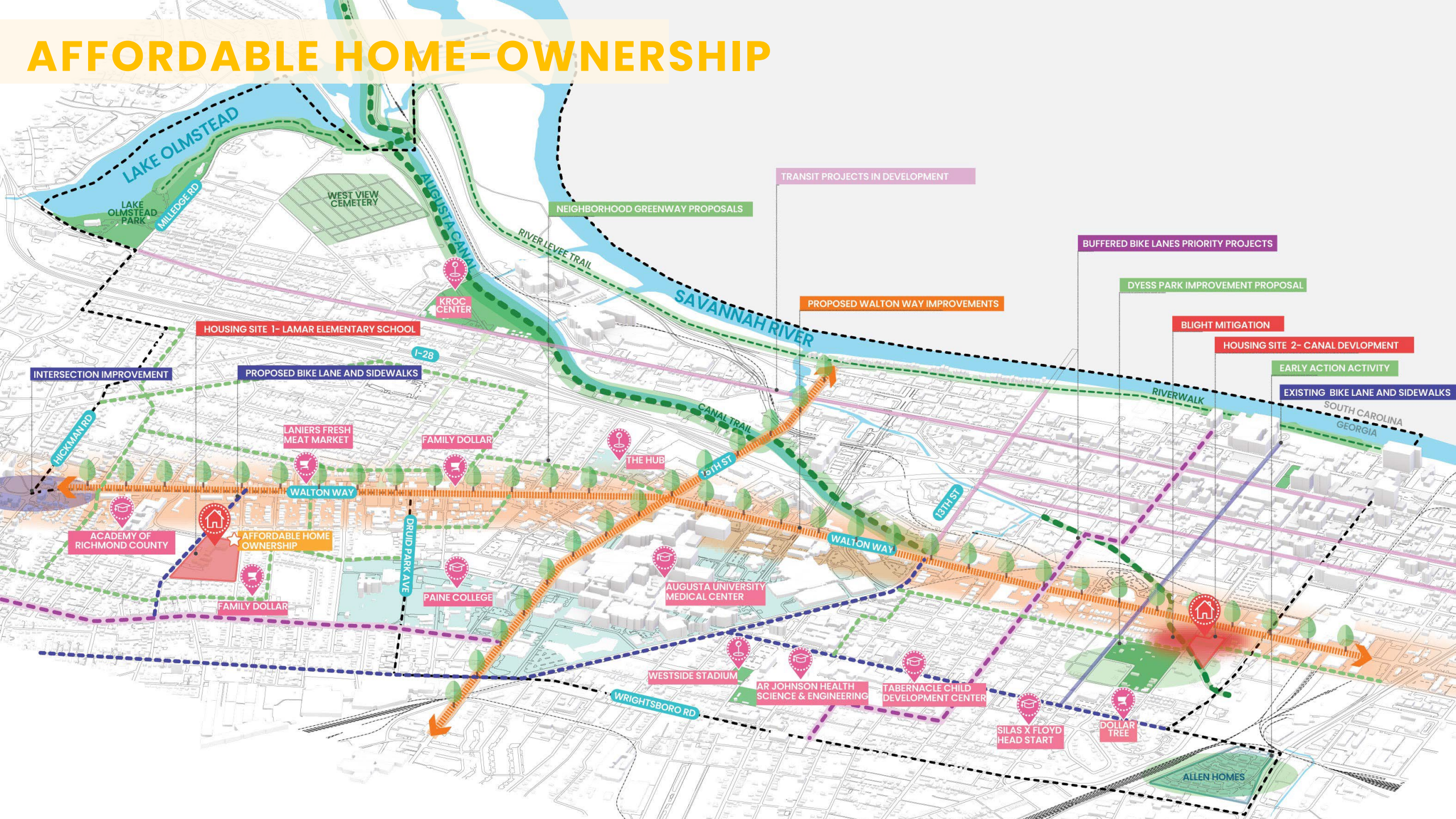
# BIKE AND PEDESTRIAN IMPROVEMENTS



# GREENWAYS & PARKS



# AFFORDABLE HOME-OWNERSHIP



# HOUSING OBJECTIVES

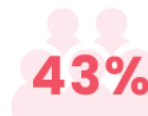
- 1 Increase the availability of **affordable rental housing**.
- 2 Promote **Home Ownership opportunities** for both Allen Home residents and other neighborhood residents.
- 3 Preserve and reinforce the **neighborhood's historic character** and stitch the community fabric back together.
- 4 Integrate a **mix of housing types** that also attracts a **mix of incomes**.
- 5 Locate new housing near **amenities** like jobs, schools, early childhood education, parks and playgrounds, and stores.
- 6 Place new housing in **areas with transit options** so residents can walk, bike, scooter, and/or bus to stores, schools, and employment.
- 7 Design the new housing to help make the community more **walkable, connected, and safe with a sense of ownership** for tenants.
- 8 Emphasize **safety in the design** of the new housing and ensure it is **family-friendly** with safe spaces and activities for children of all ages.

## *What We Heard*

● Allen Homes ● Neighborhood Survey

"WHAT DO YOU LIKE MOST ABOUT ALLEN HOMES?"

THE PEOPLE, THE NEIGHBORS, THE SENSE OF COMMUNITY



Reporting changes in my income to allow my rent to go down

34%

Being able to attend onsite programs, events, and services

33%

Being able to live in the Laney Walker or Harrisburg neighborhood

32%

"WHAT TYPE OF HOUSING DO YOU FEEL IS NEEDED IN THE CHOICE NEIGHBORHOOD?"



#1 NEW AFFORDABLE RENTAL HOUSING

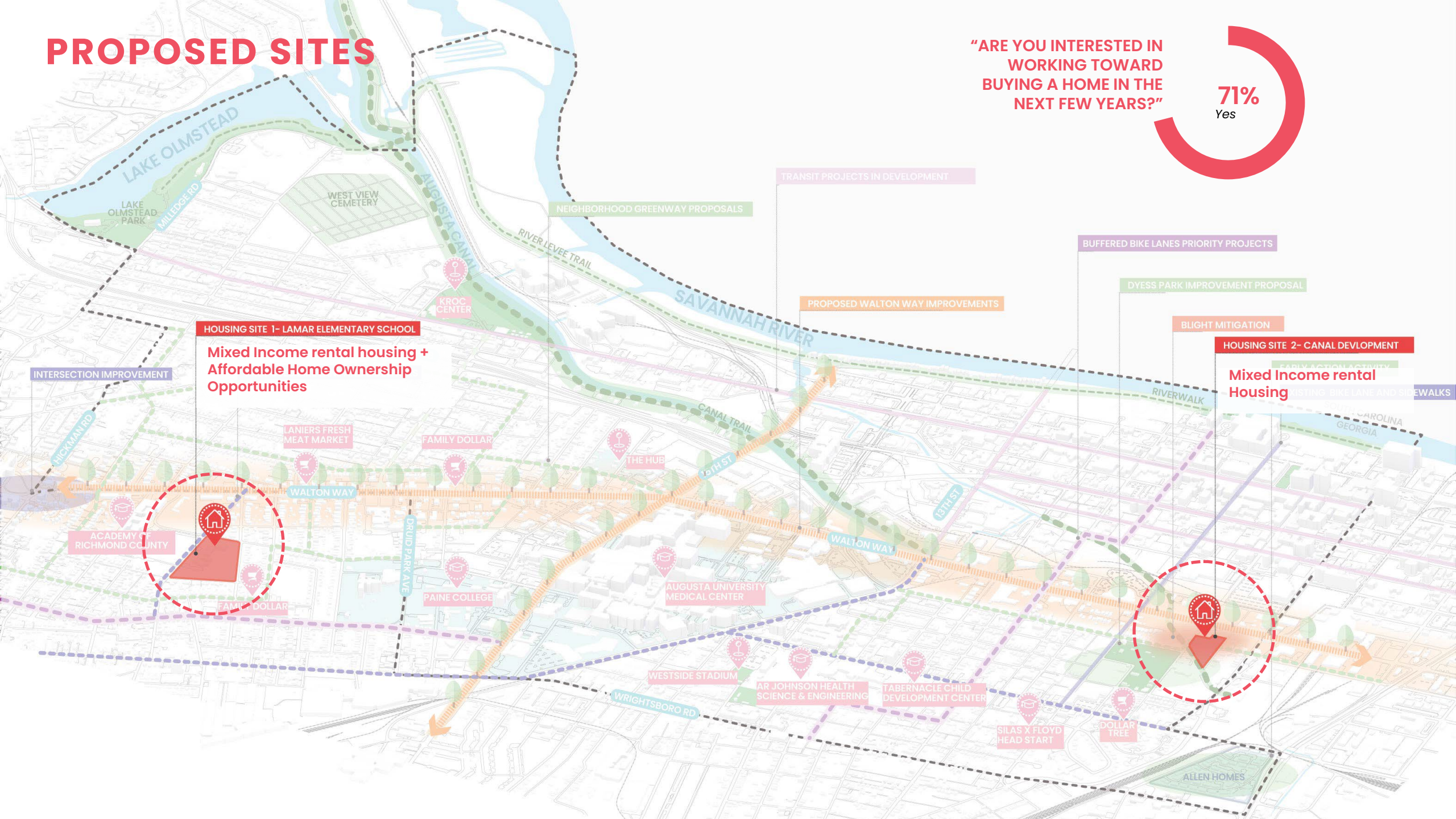
New homes for homeownership #2 #2 A home renovation / modification program

New moderately priced rental housing #3 #3 New homes for homeownership

# PROPOSED SITES

"ARE YOU INTERESTED IN WORKING TOWARD BUYING A HOME IN THE NEXT FEW YEARS?"

71%  
Yes



HOUSING SITE 1- LAMAR ELEMENTARY SCHOOL

Mixed Income rental housing +  
Affordable Home Ownership  
Opportunities

HOUSING SITE 2- CANAL DEVELOPMENT

Mixed Income rental  
Housing

TRANSIT PROJECTS IN DEVELOPMENT

NEIGHBORHOOD GREENWAY PROPOSALS

BUFFERED BIKE LANES PRIORITY PROJECTS

DYESS PARK IMPROVEMENT PROPOSAL

PROPOSED WALTON WAY IMPROVEMENTS

BLIGHT MITIGATION

INTERSECTION IMPROVEMENT

LANIERS FRESH MEAT MARKET

FAMILY DOLLAR

THE HUB

ACADEMY OF RICHMOND COUNTY

FAMILY DOLLAR

PAINE COLLEGE

AUGUSTA UNIVERSITY MEDICAL CENTER

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DR. JOHNSON HEALTH SCIENCE & ENGINEERING

TABERNACLE CHILD DEVELOPMENT CENTER

SILAS X FLOYD HEAD START

DOLLAR TREE

ALLEN HOMES

EXISTING BIKE LANE AND SIDEWALKS

SOUTH CAROLINA GEORGIA

LAMAR SITE



# LAMAR SITE

ACADEMY OF RICHMOND COUNTY

PROPOSED BIKE LANE AND SIDEWALK IMPROVEMENT

BAKER AVENUE

WALTON WAY

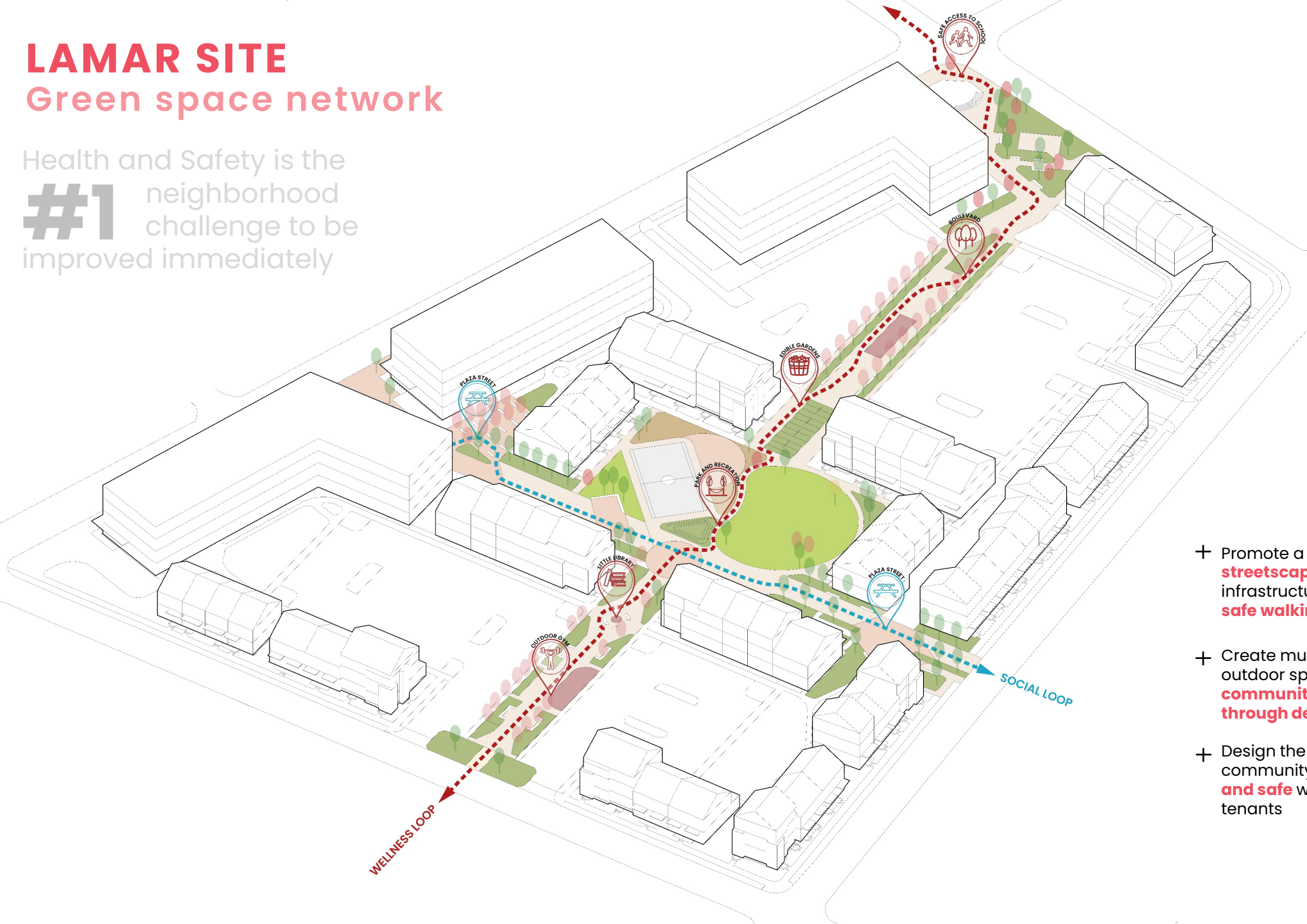
EXISTING LAMAR ELEMENTARY SCHOOL



# LAMAR SITE

## Green space network

Health and Safety is the **#1** neighborhood challenge to be improved immediately



- + Promote a network of **pedestrian-friendly streetscapes** that incorporate green infrastructure strategies and **promote safe walking and biking routes**
- + Create multi-generational indoor and outdoor spaces to foster a sense of **community** and emphasizes **safety through design**
- + Design the housing to make the community more **walkable, connected, and safe** with a sense of **ownership** for tenants





OUTDOOR READING SPACES



PLAYGROUNDS



GYM EQUIPMENT



COMMUNITY GARDEN

62%

agree that there should be better access to gym/ parks and playgrounds

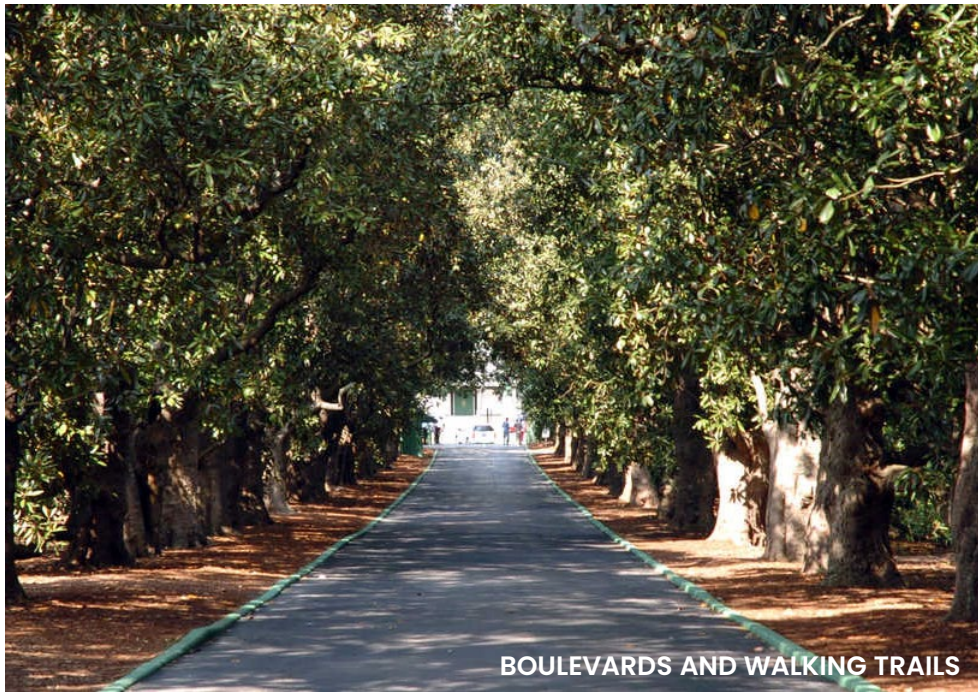
HEALTH AND WELLNESS LOOP



RESIDENT COURTYARDS



PARKS AND PLAZAS



BOULEVARDS AND WALKING TRAILS



OUTDOOR SEATING

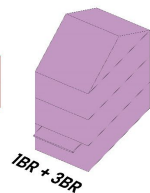
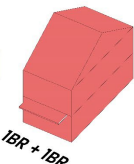
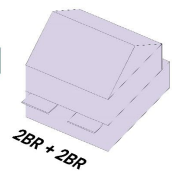
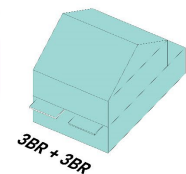
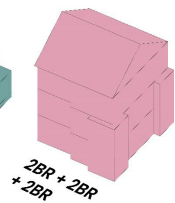
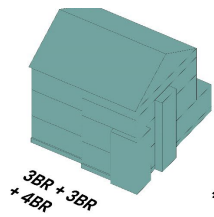
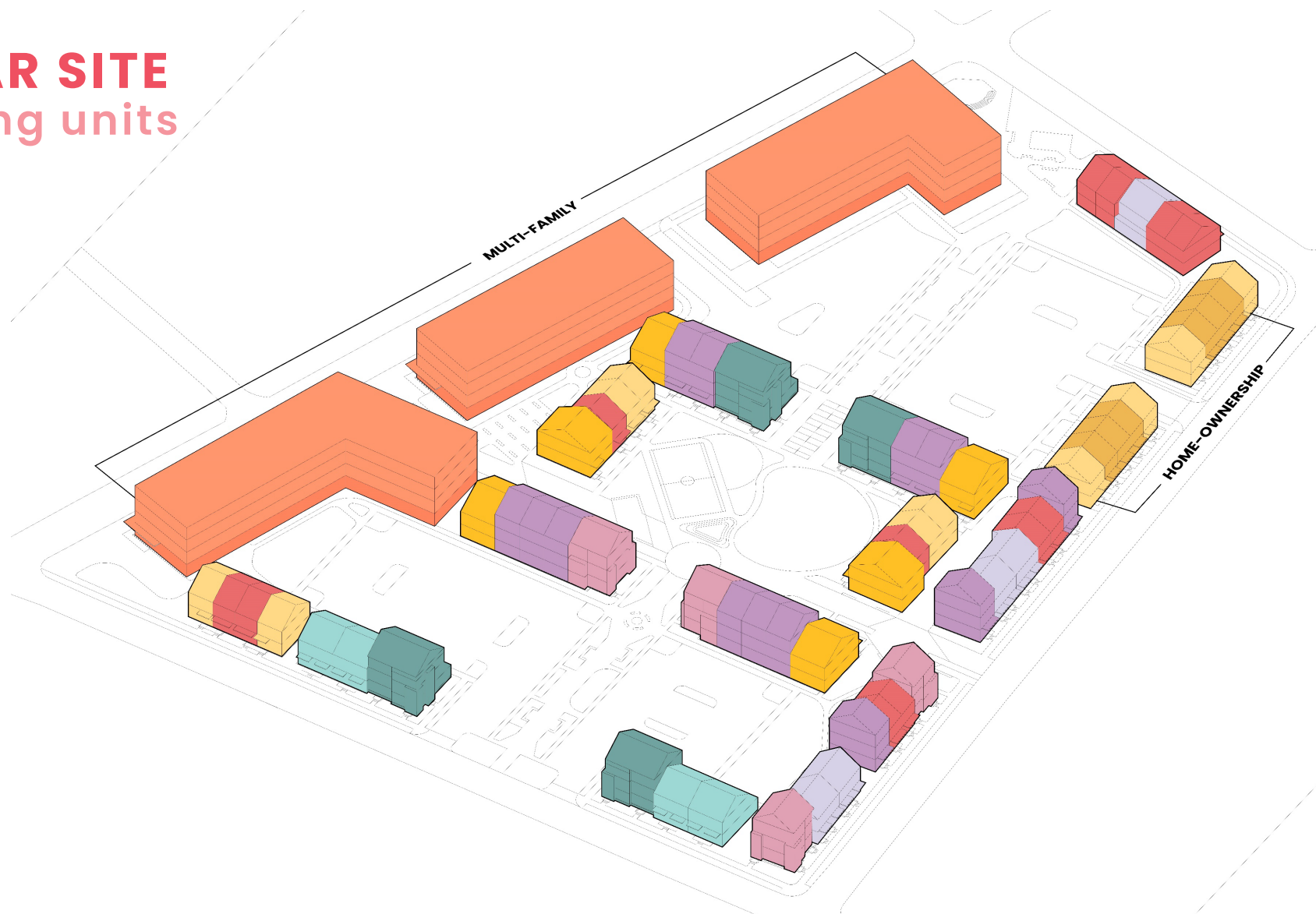
43%

The people!  
The Neighbors!  
The sense of  
Community

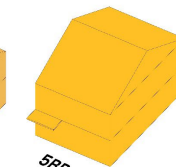
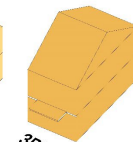
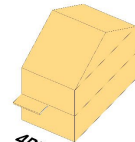
SOCIAL AND COMMUNITY LOOP

# LAMAR SITE

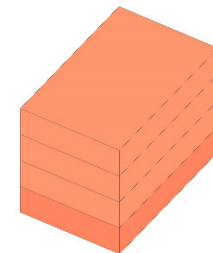
## Housing units



STACKED TOWNHOMES



TOWNHOMES

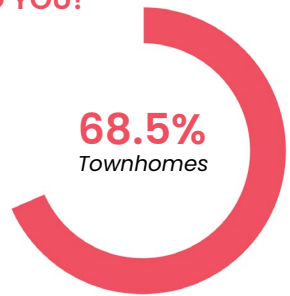


MULTI-FAMILY

# TYOLOGY



WHAT STYLE OF HOUSING WOULD BE MOST SUITED TO YOU?

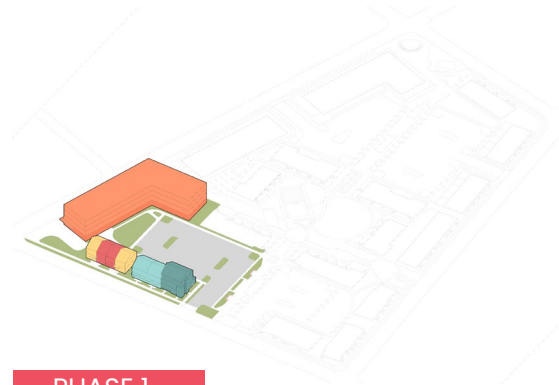


Preserve and reinforce the **neighborhood's historic character** while also integrating a **mix of housing types** that attracts a **mix of income groups**.



# LAMAR SITE

## Housing units



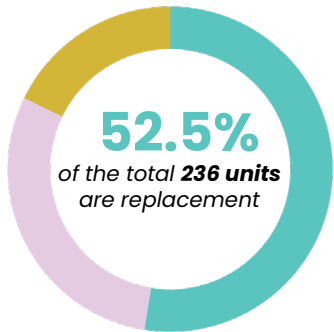
PHASE 1



PHASE 2



PHASE 3



- 124 Replacement Units
- 70 Affordable Units
- 42 Market Rate units



# CANAL DEVELOPMENT



# CANAL DEVELOPMENT

DYESS PARK  
IMPROVEMENTS

SAFE CROSSING TO  
DYESS PARK

WALTON WAY

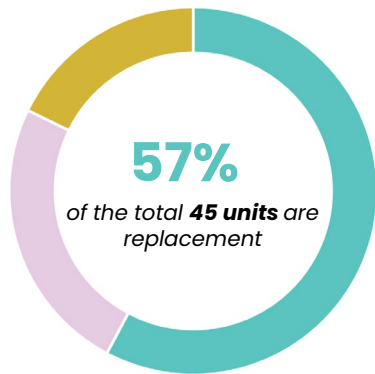






# CANAL SITE

## Site development and units



-  **26** Replacement Units
-  **11** Affordable Units
-  **8** Market Rate Units



## NEXT STEPS

An aerial photograph of a university campus. In the upper center, there is a large stadium with a red running track and a green field. To the left of the stadium are several large, multi-story brick buildings. The rest of the campus is filled with various sized buildings, mostly in shades of white and light brown, interspersed with green trees. The surrounding area shows residential houses and more trees.

- Plan Submission to HUD – November 22<sup>nd</sup>
- Secure Site Control
- Master Developer Procurement
- State And Local Funding
- Choice Implementation Funding – 2025