



*Moving Forward in East Albany*

**EAST ALBANY REVITALIZATION PLAN**

NOVEMBER 2017

**Crime in Neighborhoods**

**Infrastructure Repair and  
Maintenance**

**Reduce Poverty**

**Housing and Property Issues**

**Encourage Economic  
Development**



## ACKNOWLEDGEMENTS

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Shelena Hawkins, Community and Economic Development Director  
Kerrie Davis, Transportation Planner  
Angel Gray, Planning and Code Enforcement Specialist  
James Tennison, Code Enforcement Demolition Specialist  
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Bruce Maples, Managing Director of Engineering and Planning  
Robert Carter, Chief Code Enforcement Officer  
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Michael Grier, Superintendent Public Works  
Don McCook, General Supervisor Public Works

### Community Partners

Darrell Sabbs, Phoebe Putney Memorial Hospital  
Delinda Bryant, Community Builders Nonprofit Agency  
Dean Nelson, Georgia Department of Community Affairs  
Dr. Kim Holmes, Albany State University  
Brett Collins, Business Owner  
Angela Hines, Community Builders Nonprofit Agency  
Roman Velasquez, Executive Director Albany Housing Authority  
Dan McCarthy, Former Executive Director Albany Housing Authority  
Scooter Courtney, Flint River Habitat for Humanity  
Michael McCoy, Assistant County Manager, Dougherty County  
Clinton Johnson, Dougherty County Commissioner, District 3  
Sherrell Byrd, Albany Business League

# EAST ALBANY REVITALIZATION PLAN

## Moving Forward in East Albany

City of Albany

Planning, Development and Code Enforcement in conjunction with

The Department of Community and Economic Development

2017

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## CITY OF ALBANY, GEORGIA

### EAST ALBANY REVITALIZATION PLAN

#### EXECUTIVE SUMMARY

The City of Albany Georgia was formerly inhabited by the Creek Indians who called it Thronateeska after their word for “flint” because of the mineral flint that was found near the river. Albany is located in Dougherty County which is bordered on the north by Lee County, on the west by Calhoun County, on the east by Worth County, and on the south by Mitchell and Baker Counties. Albany is approximately 40 miles west of Tifton and Interstate 75 and 90 miles southwest of Macon. East Albany is a portion of the City that lies directly east of the Flint River adjacent to downtown Albany. The Marine Corps Logistics Base (MCLB) is located in East Albany and encompasses 3,749 acres. At the heart of East Albany is the interchange between Liberty Expressway (US-19) and Oglethorpe Boulevard (US 82 Business). There are retail and commercial establishments, fast food restaurants, and car dealerships. Situated along the Flint River very little new development has occurred.

East Albany is a distressed community with significant disinvestment throughout the years and the presence of blight of residential and commercial structures. East Albany has 21,442 residents and makes up 27.7% of the City’s population. However, the population in East Albany has declined since 2000, losing 5.9% of its residents. Over 70% of East Albany Residents have low or moderate incomes, and renter occupied units make up the largest number of the total number of housing units in East Albany. The East Albany Revitalization Plan targets Census Tracts 1, 2, 103.02 and 107 which are bound by Moultrie Road (south), Pinson and Pine Bluff Road (east), the Flint River (west), and Beachview and Turner Road (north).

To address concerns of disinvestment and economic decline, with limited commercial and residential redevelopment and no new construction of residential development, the City will launch the strategic plan to engage a diverse range of community-based stakeholders and partner agencies in preparing the East Albany Revitalization Plan. After decades of disinvestment, the East Albany Revitalization Plan seeks to initiate redevelopment of East Albany with a multi-faceted and holistic approach; thus addressing



housing, economic development, physical development, health, education, and social issues. Targeted efforts to promote a more vital local economy and a more desirable neighborhood including, but not limited to, providing a greater local law enforcement presence, attracting private sector development of housing and businesses; improving public transportation; enhancement of recreational facilities; and improvement of public schools. In partnership with an already active community of stakeholders – local officials, senior citizens, youth, educators, faith-based institutions, non-profit organizations, institutions of higher learning, and public and private organizations, the East Albany Revitalization Plan will lay out specific strategies for local stakeholders and private sector investors to implement over the next five years. Benefits to the initiatives will include greater community pride, increased property values, increased homeownership, improved housing stock, reduced crime, fewer code violations, job opportunities, and increased business development and redevelopment.

The East Albany Revitalization Plan is an update to the City's East Albany Redevelopment Plan that was adopted by the City per Resolution 01-R106 on January 24, 2001. The East Albany Revitalization Plan meets the following requirements:

- Identifies a designated target area(s) within the City;
- Includes public engagement during the plan development process;
- Identifies and addresses housing issues to include the rehabilitation or new construction of affordable housing for homeownership and rental;
- Includes measurable benchmarks, timeframes, and available resources in addressing identified community issues;
- Be officially adopted by the Board of City Commissioners.



## INTRODUCTION

The purpose of the East Albany Revitalization Plan is to set forth an implementation plan for specific improvements that build upon the vision established by the East Albany community in previous and current planning efforts. At the same time, the East Albany plan has the opportunity to create synergy with other ongoing revitalization projects. East Albany is a diverse community with job opportunities, entertainment venues and recreation that is attractive to both residents and visitors.

The Revitalization of East Albany is an essential step in creating the vision for a New City of Albany. Key assets in East Albany to build upon, include its location along two major thoroughfares, community pride, and available property for redevelopment. East Albany is experiencing a number of issues that are impeding its prosperity. Critical issues such as a decline in population, increasing levels of poverty, a declining number of middle income families, deteriorating neighborhood conditions in concentrated areas, a lack of quality affordable housing, and declining economic growth to generate jobs to sustain its communities. The complexity of these issues require a comprehensive approach to neighborhood revitalization in the most critical neighborhoods of East Albany. A holistic approach that encompasses quality housing, creation of jobs, safe communities, access to quality healthcare, and educational attainment is essential in confronting the challenges of East Albany.

The East Albany Revitalization Plan will launch a planning process with diverse community-based stakeholders and partnering agencies to strategically plan and concentrate resources and efforts in East Albany. Over the next five years, the City will promote specific strategies to improve the quality of life of East Albany residents and expand economic opportunities to residents and future residents and families. The Revitalization Plan seeks to create successful outcomes for families through increased opportunities for quality education, expanded access to employment, training, health services, recreational and youth. The Plan stems from working meetings with East Albany residents, social service organizations, institutions of higher learning, medical providers, nonprofits, and public and private partners to gain citizen input in the planning process which initiated in February 2016. A block by block approach is necessary to strategically improve the quality of life for all residents of East Albany. Recognizing that the City cannot adequately confront the challenges of East Albany alone, the Albany Georgia Initiative for Community Housing (GICH) Team will serve as the lead in spearheading initiatives identified within this Plan.

Within the past two years in East Albany, concerted efforts have been ongoing in the revitalization of East Albany. Focus has been on the rehabilitation of existing housing units, demolition of blighted housing units, new construction of affordable housing units of

all types and sizes, infrastructure improvements, and restoration of existing public facilities. Below are completed projects for which the City seeks to build upon:

- Reconstruction of the Broadway Street Bridge by the Georgia Department of Transportation connecting the Broadway Street Bridge with East Albany and downtown Albany.
- Alley paving of Don Cutler Alley (100 Block), Yorktown (2600 Block), and Edison (200 Block) totaling \$199,587.
- 450 feet of 42 inch Eastside Interceptor collector sewer was replaced and totaled \$448,018.
- Construction of a new fire station on Elsom Street and Leonard Street (with SPLOST VI Funds) for Fire Station #7 which will serve the East Albany community, and the new station is projected to be completed in the spring of 2016.
- Construction of 10 handicapped-accessible, rental units for seniors along North Broadway Street.
- Ongoing rehabilitation of former military housing north of Clark Avenue by a nonprofit for rental and homeownership.
- Weatherization assistance to renters and homeowners to reduce household energy burden.
- Emergency Repair Program assistance to homeowners which include installation of HVACs and roof replacements.
- Tenant Based Rental Assistance Program to provide rental subsidies to renters and assistance with the payment of utility and security deposits.
- Rehabilitation of foreclosed properties for resale to prospective homebuyers.

The East Albany Revitalization Plan will build off of these improvements as public-private investments have gained momentum. Revitalization will not occur overnight but the Plan provides a detailed roadmap to where the community is headed.

An outline of strategies and objectives have developed to guide revitalization of East Albany and spur economic development activity. The plan takes into consideration demographic, housing and economic data as well as current trends. This plan is intended to function as an implementation plan and includes an estimated budget for each planned improvement, as well as a detailed work plan.

Specific improvements to be addressed include: upgrades in pedestrian infrastructure and amenities, expanded community green space, incentivized neighborhood economic development, infrastructure upgrades, crime reductions, reduction of poverty, development of affordable housing, and beautification. This plan encourages the transformation of vacant and blighted properties and creates viable neighborhoods for residents and visitors alike.

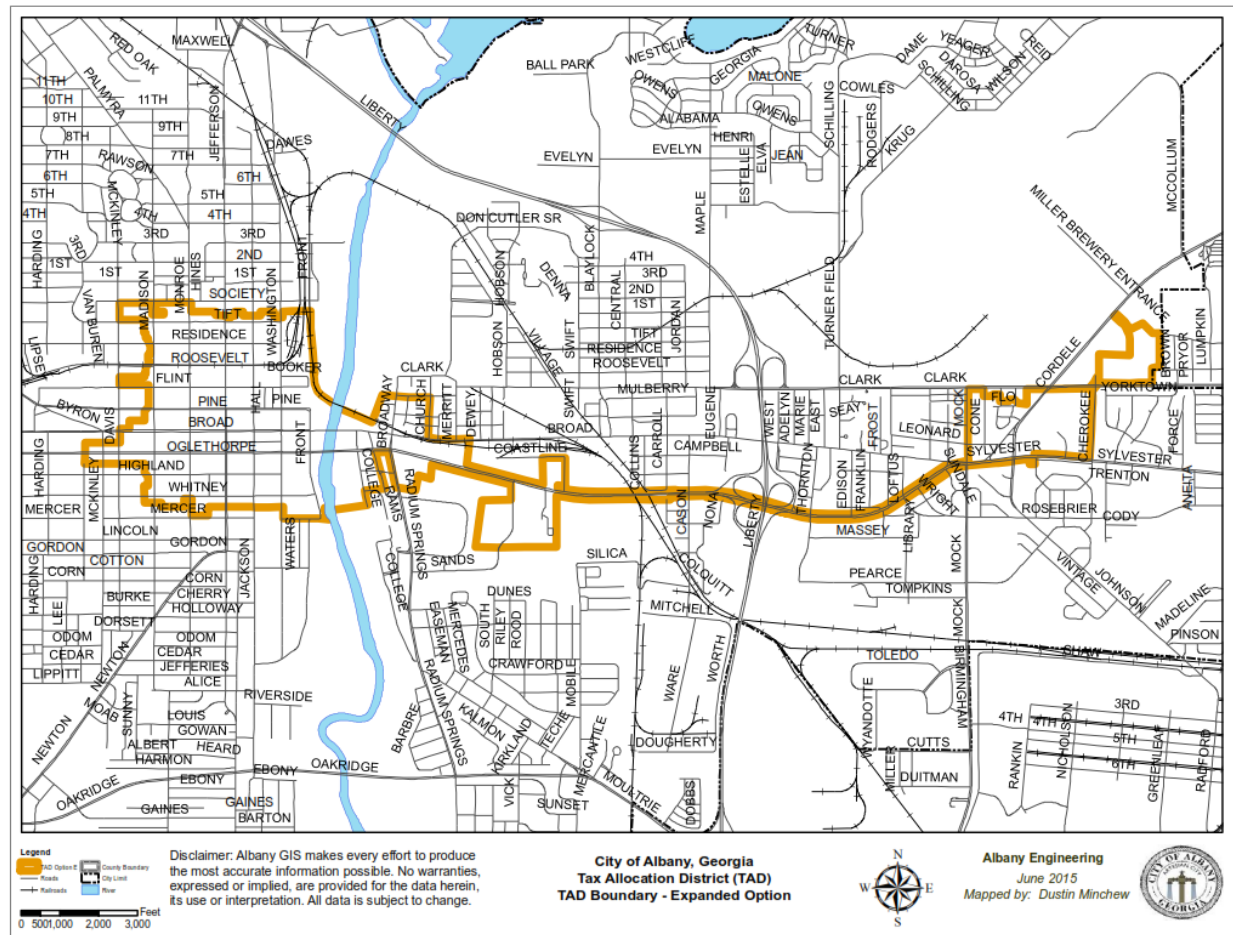


The East Albany Revitalization Plan is consistent with the Comprehensive Plan for Albany/Dougherty County and the 2010 Urban Redevelopment Plan for the City of Albany. This plan also encompasses work from the Flint River Trails Master Plan and Implementation Strategy, The East Riverfront Transportation Plan, the Fight Albany Blight (FAB!) Strategy and the 2008 Tax Allocation District (TAD). In 2008, Albany city voters approved a TAD for downtown Albany to encourage development in an area that encompasses most of the City's downtown business district it also encompasses major corridors and businesses in East Albany, which could potentially lead to business expansion in East

Albany. The TAD has gained ground with the East Albany Wal-Mart development in 2011. As new investment happens in Downtown Albany, the benefits of the TAD should come to fruition.

### OVERALL VISION AND PROPOSED OBJECTIVE

Cities across the nation find themselves faced with the ever growing problem of deterioration in their aging neighborhoods. Now more than ever, communities are now turning their attention and targeted resources toward neighborhood revitalization efforts in order to combat the growing problem of deterioration. The goal is to restore the beautiful neighborhoods residents once boasted about and enhance the quality of life of residents.



The East Albany Revitalization Plan target areas, which consist of Census Tracts 1, 2, 103.02 and 107, have area neighborhoods plagued with significant crime, deteriorating housing units, low property values, slum and blight, as well as code violations. In addition, streets, curbs, drainage, and sidewalks (where installed) are in desperate need of repair. Lighting and appropriate signage is in need of replacement throughout the neighborhoods. Additionally, these target areas lack adequate facilities essential to a thriving neighborhood such as parks, and recreational/public facilities. Due to the current state of decline in many of the neighborhoods, concerted efforts are underway where public-private partnerships will work together to lower crime rates, raise property values, eliminate slum and blight, ensure code compliance, repair infrastructure, and increase the overall quality of life for the community.

The purpose of the East Albany Revitalization Plan is to:

- Create a unified vision of a thriving community.
- Focus purposefully on neighborhood revitalization block by block.
- Create a framework to guide more effective community investment decisions.
- Work cohesively with public and private agencies, for-profit businesses, nonprofit organizations, philanthropic foundations, educational systems, and residents to transform neighborhoods.

## NEIGHBORHOOD PLANNING PROCESS

The planning process for developing the East Albany Revitalization Plan began with the Albany Georgia Initiative for Community Housing (GICH) Team and Fight Albany Blight (FAB) identifying strategic target areas and community issues within East Albany to include identifying the most common issues/complaints, locations of these issues/complaints, identifying partners needed to assist with alleviating the issues/complaints, and ways to address the issues/complaints with available resources. Additionally, the City conducted significant consultation with citizens, non-profit agencies, government agencies, housing providers, and others in preparing this Plan. Public engagement that included community meetings and town hall meetings in East Albany were also held with existing community and neighborhood watch groups to gain public involvement. Residents were asked to identify priority needs and challenges within their communities. Through the community meetings, the GICH and FAB groups were able to further identify the neighborhood's strengths, weaknesses, and opportunities which allowed for deeper insight in formulating the plan for the target areas. The meetings also sparked a major grass roots effort within the target areas which has proven to be a major factor in motivation of the residents, volunteers, and a cause for acceleration of the revitalization process.

The planning process for the Neighborhood Revitalization Plan also consisted of developing goals for the target areas, as well as strategies to reach these newly formed goals. The neighborhood goals were formed primarily from the areas of most concern discussed by the citizens at the community meetings. The five Strategic Goals for East Albany include:

1. Crime in Neighborhoods
2. Infrastructure Repair and Maintenance
3. Housing and Property Issues
4. Encourage Economic Development
5. Reduce Poverty

## TARGET AREAS

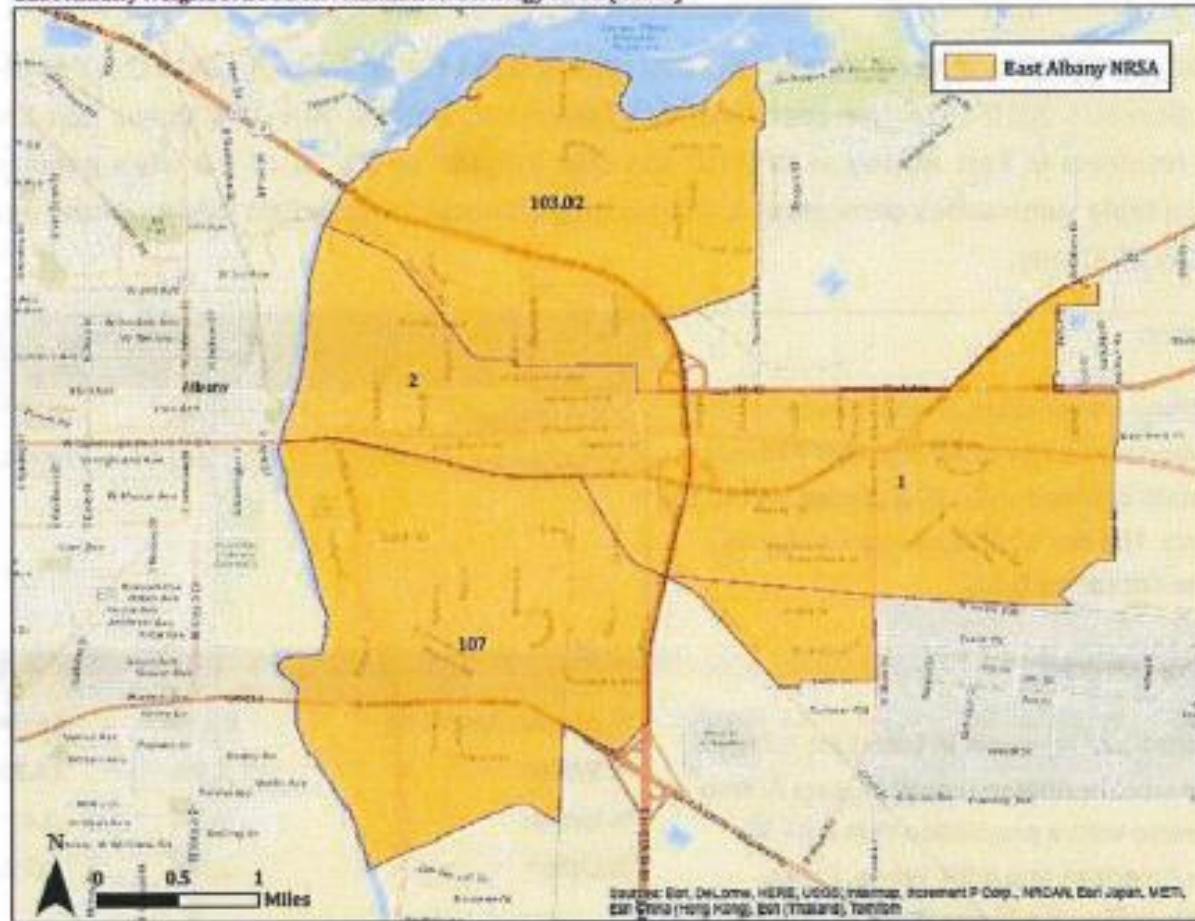
East Albany is comprised of four contiguous census tracts all lying on the eastern side of the Flint River and across from downtown Albany. At the heart of East Albany is the interchange between Liberty Expressway (US-19) and East Oglethorpe Boulevard (US-82 Business). Retail and commercial establishments in this area include department stores, fast food restaurants, and a strip of car dealerships along East Oglethorpe Boulevard. Situated along the banks of the Flint River, the main campus of Albany State University is also a centerpiece of East Albany and a point of pride for local residents. East Albany is the City's gateway for travelers to Albany from the north I-75 Corridor from GA 300 and East Oglethorpe Boulevard (US- 82 East).

Largest employers in east Albany-Dougherty County include:

- Albany State University
- Coats and Clark, Inc.
- Miller Brewing Company
- Marine Corps Logistics Base
- Dougherty County School System

The East Albany Revitalization Plan targets Census Tracts 1, 2, 103.02 and 107 which are bound by Moultrie Road (south), Pinson and Pine Bluff Road (east), the Flint River (west), and Beachview and Turner Road (north). Below is a map of these census tracts.

East Albany Neighborhood Revitalization Strategy Area (NRSA)



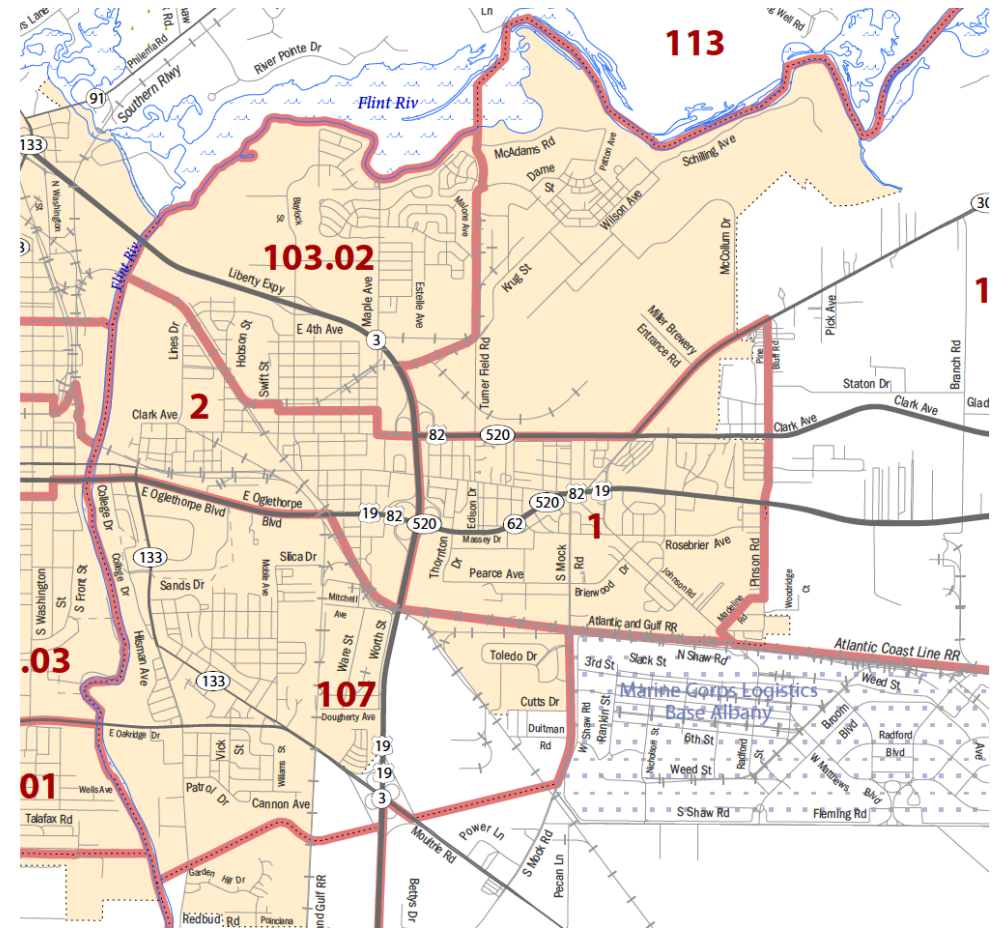


## DEMOGRAPHIC AND HOUSEHOLD PROFILE

According to the 2010 Census, the City of Albany's total population is 77,434. This total population is made up of 53.9% females and 46.1% males. Also, female-headed households outnumber male-headed households. African Americans make up 71.6% of the City's total population while 25.2% are Caucasians, 2% are Hispanic, and 1.2% are made up of other races. The change in racial composition is not expected to drastically change within the next five years. One third of total households within Albany (approximately 25,811) are living in poverty. Since female-headed households outnumber male-headed households, this also means that children are living in poverty.

East Albany comprises over one quarter of the City's population (approximately 21,442 residents) and makes up 27.7% of the City's population. East Albany, which has declined since 2000, losing 5.9% of its residents. The City's population, however, grew slightly over the past decade by 0.6%. The population of East Albany is 85.3% African American and 8.9% White, and Latino residents make up 3.7% of its population.

About one half of all of the City's residents have low or moderate incomes (50.9%). In comparison, 71.7% of East Albany residents have low or moderate incomes. As it relates to households living in poverty, 42.6% of families in East Albany live below the poverty level. By comparison, 30.1% of households throughout the City live below the poverty line. The average household income in East Albany is \$27,954 compared to \$28,979 in the City. Over one-third (38.3%) of East Albany households have incomes under \$15,000 and 20.8% have incomes from \$15,000 to \$24,999. In total, 59.1% of East Albany households have incomes under \$25,000 compared to 44.9% of the City's households.



## Housing Stock



The variety of housing types in East Albany is similar to that of the City overall. More than half of the housing units in East Albany (54.4%) and the City (56.3%) are single-family detached units. Small multifamily housing (less than 10 units) makes up roughly a third of units in both East Albany (29.6%) and the City (32.2%). East Albany has a higher number of mobile homes (9.0%) versus 2.7% Citywide. Additionally, East Albany has older housing units than the City overall. Nearly half (48%) of units in East Albany were built before 1970 compared to 41.4% throughout the City. Just under one quarter of units in both East Albany and the City were built since 1990 (23.5% and 24.4% respectively).

Today in East Albany, rental housing demand is strong, and it will continue to remain high. Fifty-six percent (56%) of households are rental and 44% of households are homeowners. This rental versus owner ratio is higher than the metro area. For East Albany, rental has consistently average 55% rental over the past 30 years.

For many families, owning a home is the largest financial commitment we will ever make. Whether buying or renting, housing expense typically consumes the largest part of a household's budget and is a major life decision. Choosing a home is based on many considerations – location, price range, housing type, neighborhood amenities and lifestyle preferences. Factors differ greatly from person to person and family to family. Other factors may limit choices, for example income, affordability and access to reasonable credit terms, or available housing stock and quality of neighborhoods. Understandably, renting a home may be more practical than buying, at other times, homeownership is clearly the right choice. There should always be a range of quality rental housing options within communities. Additionally, there should be homeownership opportunities available across the income spectrum to support household needs. Understanding and responding to these factors to provide East Albany residents with quality, affordable housing is the core of the East Albany Revitalization Plan and its strategic goals, policies and actions.

Fight Albany Blight (FAB!) recently selected a neighborhood in East Albany to do concentrated efforts in. Blight is defined as the physical changes of properties that cause harmful impacts on the life cycle of neighborhoods and their residents. Fight Albany Blight is a team put together to address blight throughout the City of Albany; to date the team has developed a strategy to combat blight that has provide six community workshops, repainted six homes, secured a \$20,000 grant to demolish additional homes, provided a community clean up and two alley clean ups. The team has developed an Adopt a House program that will be highlighted September 2017 as well as demolishing an additional 3 homes.

### PRIORITIES

- WASTE REMOVAL - The presence of illegally dumped trash, accumulated debris on vacant properties, and lacking tree maintenance must be addressed

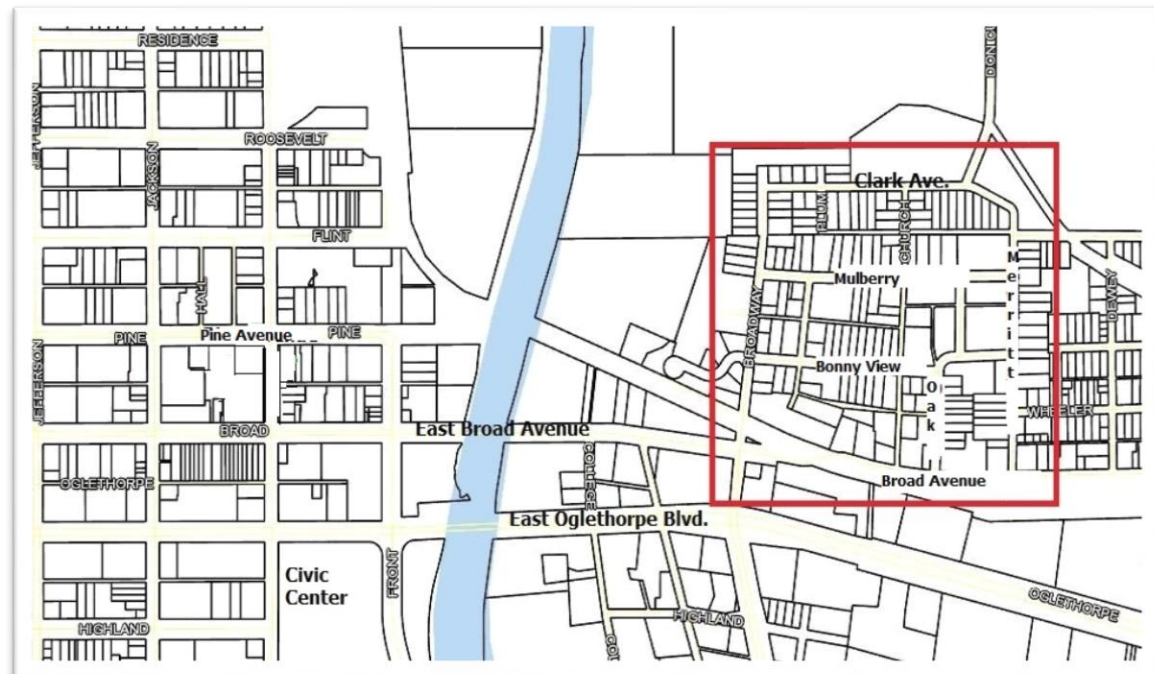
- DEMOLITION - Demolition of blighted and dangerous properties and expediting the process and adequately funding demolition to include placement of liens
- BOARDING - Boarding is a short-term solution for securing vacant properties until they are occupied again or demolished
- MOWING - The presence of tall grass that violates current codes
- VACANT LOT REUSE - Long-term low-maintenance uses for vacant lots
- BUILDING REHABILITATION AND REDEVELOPMENT - Rehabilitation and redevelopment of vacant properties
- CODE ENFORCEMENT - ensure blight-free occupied structures and respond to the presence of vacant and blighted properties owned by absentee owners
- STANDARD OF LIVING – define minimum/adequate standards to encourage responsible landlord/tenant relations with an educational component

FAB! Defines target areas throughout Albany that will provide areas with concentrated City services during a six month period.

#### POTENTIAL ACTIVITIES

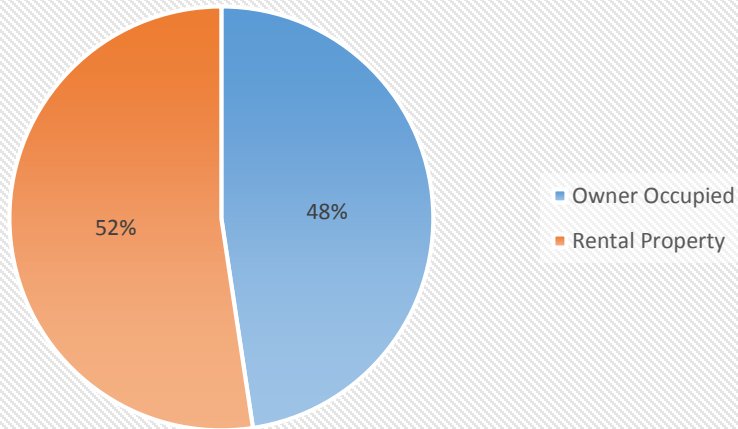
- Minor Repairs for Homeowners
- Community Clean up
- Community Beautification Project
- Educational Services
- Community Meetings to discuss issues/solutions
- Demolition of Abandoned Properties

The current target area is in northeast Albany with plans to work in southeast Albany in 2018. The current boundaries are below are East Broad, Merritt, Clark and Broadway.

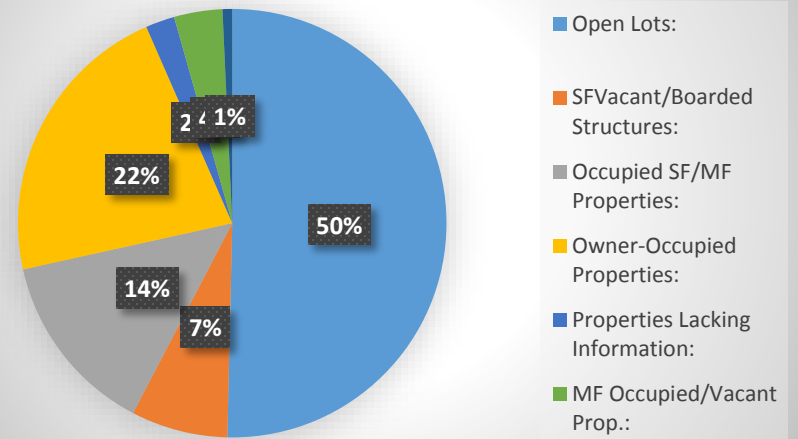


This area is indicative of what much of Albany encounters, higher than average rental rates, vacant or open lots, and vacant or unoccupied lots. Redevelopment of these properties in collaboration with the newly formed land bank should be able to address some of the issues that the community faces.

### FAB Target Area #2 Owner Occupied/ Rental Properties



### FAB Target Area #2 Property Use



## NEIGHBORHOOD STATISTICS

Census Tracts 1, 2, 103.02, and 107 are used for the neighborhood demographic data and includes the entire target area. Population and racial data is from the 2010 Census. All other economic and employment data is from the US Census 2015 American Community Survey five year average, unless otherwise noted.

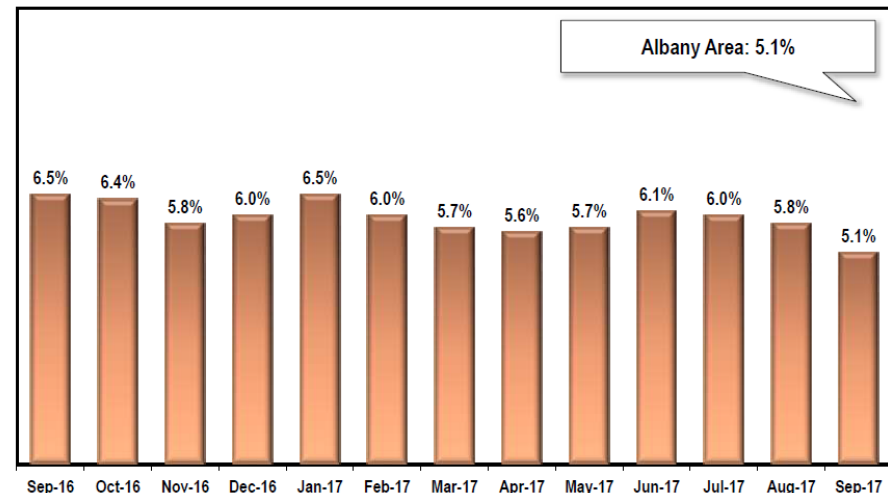
Approximately 35,565 residents live in east Albany. This is a decrease of 3,102 from the 2000 Census and can be attributed to migration and the overall decrease in population experienced throughout the city of Albany in the same timeframe. 69.7% of the Census tract is African American, 26.4% White with the remaining population being multi-racial (1.4), Asian (0.4) or American Indian (0.4). The corridor's racial demographics were static from 2000 to 2010. 3.4% of the population identifies as Hispanic or Latino. 33.7% of household are single households with one adult, 11.5% of homes are two adult households, and 30.9% of homes have at least one child living in the household.

There were 13,724 total housing units in these census tracts with 87.2% of them being occupied; 12.8% were vacant. While median home prices were in the affordable range with median housing cost at \$72,500 it still is less than the greater Albany area which has a median home value of 98,200. East Albany still has very high rental percentages with more than half of the homes being rental units 50.6% and the remaining are owner occupied 49.4%. Housing vacancy is a growing issue vacancy numbers continue to climb.

Greater than one in three individuals in east Albany lives below the poverty line. The median household income for the area is \$29,676. The majority of residents that are between 18-24 have a high school credential with 74.3% attaining this status, 45.7% have some college or an associate's degree; however; only 1.4% has a Bachelor's Degree or higher.

The east Albany area had an unemployment rate of 7.1%. The top occupation group for east Albany residents are sales and office occupations followed by production, transportation and material moving occupations. More than half of the population commutes to work by car without ride sharing. The average commute is 19.8 minutes. 5.4% of the population depends on public transportation or walking to get to and from work.

### Albany Area Unemployment Rate (Not Seasonally Adjusted)



Note: Albany Area includes Baker, Dougherty, Lee, Terrell and Worth counties.

Source: Georgia Department of Labor – Mark Butler, Commissioner

The Federal Bureau of Labor Statistics and the Georgia Department of Labor maintain data on unemployment data. Recent unemployment data for the city as a whole indicates a decline in the unemployment problem for the City of Albany. According to the Department of Labor unemployment rates are down by 2% from the last census estimate in 2015.

## CRIME STATISTICS

The crime analyst with the Albany Police department keeps a clear record of crimes committed throughout the City of Albany. These specific statistics apply to East Albany, GA. There has been a decline in property crimes over the last 10 years With a high of 1728 in 2008 and a low of 1053 in 2016. There has been an increase in violent crime with a low of 200 crimes in 2014 and a high of 317 in 2008. 2016 had 303 violent crimes. Overall crime rates are down in East Albany with the lowest occurrence happening in 2016 with a total of 1356 crimes compared to a high of 2045 in 2008.

<i><b>East Albany</b></i>	2007*	2008	2009	2010	2011	2012	2013	2014	2015	2016	Avg	± Std	Statistical Range	
Homicide	7	4	5	5	7	3	4	5	1	8	5	2	3	7
Rape	11	15	17	12	18	17	5	8	17	8	13	4	8	17
Robbery	70	84	78	61	47	78	59	38	55	62	63	14	49	77
Agg Assault	116	214	159	164	167	182	148	149	160	225	168	30	138	199
<b><i>Violent Crime</i></b>	204	317	259	242	239	280	216	200	233	303	249	38	211	287
Burglary	493	584	451	457	431	516	511	407	433	284	457	76	381	533
Larceny	883	990	795	778	775	969	982	815	799	721	851	93	758	944
MVT	109	143	84	85	54	72	64	62	50	44	77	29	48	105
Arson	17	11	8	7	2	9	5	13	13	4	9	4	4	13
<b><i>Property Crime</i></b>	1502	1728	1338	1327	1262	1566	1562	1297	1295	1053	1393	185	1208	1578
<b><i>Total Crime</i></b>	1706	2045	1597	1569	1501	1846	1778	1497	1528	1356	1642	192	1450	1835

## ENVIRONMENTAL RESOURCES

Healthy, accessible and attractive parks and open spaces are essential for vibrant communities. With an abundance of residential neighborhoods in East Albany there is access to over nineteen parks and community centers that are maintained by the City’s parks and recreational department.

<b>Southeast</b>
S. E. Do. Youth Sports Cplex.
Bill Miller Community Ctr.
Grove Park
Tallulah Massey Park
LouiseTompkinYth. Srts Cplx
Radium Landing
Dougherty High Tennis Court
Kalmon Malone Park

<b>Northeast</b>
Turner Field Landing & Park
Rifle & Pistol Range
Turner Gym
Flint River Golf Course
Thornton Community Ctr.
Shackleford Park
Oakhill Park
C.W.Heath Park
Paul Eames Sports Complex
Lakewood Park
Cromartie Landing
James H. Gray Senior Center



The newest amenity in the area is the pool at Thornton Park and the Club at Thornton Park. This SPLOST VI project broke ground within the last two years and offers a pool and splash park for the community. The City also partnered with the Boys and Girls Club of Albany to operate programming from the newly renovated Thornton Gym at the same site.

The recent trails plan also seeks to make significant investment in East Albany including extensions of trails to Shakelford Park, the old Golf Course as well as creating a truly walkable and bikeable community for the City of Albany as a whole. The current trail is a 2.4 mile paved trail that will first be extended to Albany State University and then spread out through East Albany.



## CULTURAL & HISTORIC RESOURCES



Albany State University is a four-year, state-supported, historically black university located in Albany, Georgia, United States. It is the largest of three HBCUs in the University System of Georgia.

Joseph Winthrop Holley, born in 1874 to former slaves in Winnsboro, South Carolina, founded the institution in 1903 as the Albany Bible and Manual Training Institute.

W. E. B. Du Bois inspired Holley to return to the South after he read Du Bois's writings on the plight of Albany's blacks in *The Souls of Black Folk*. Holley relocated to Albany to start a school. With the help of a \$2,600 gift from the Hazard family, Holley organized a board of trustees and purchased 50 acres (200,000 m<sup>2</sup>) of land for the campus, all within a year. The aim of the institution at the time was to provide elementary education and teacher training for the local Black population. It was

turned over to the state of Georgia in 1917 as Georgia Normal and Agricultural College, a two-year agricultural and teacher-training institution.<sup>[4]</sup>

In 1932, the school became part of the University System of Georgia and in 1943 it was granted four-year status and renamed Albany State College. The transition to four-year status heavily increased the school's enrollment. In 1981 the college offered its first graduate program, a prelude to the school being upgraded to university status in 1996.

One of Georgia's seven natural wonders, Radium Springs Gardens pumps 70,000 gallons of clear, 68-degree water per minute from an underground cave. Walk through a courtyard where the former Radium Springs Casino once stood, enjoy foliage-draped hillocks, crystal clear waters and flora both indigenous and exotic. The park features a restored terrace, new sidewalks, a casino garden and gazebos.





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## *Moving East Albany Forward*

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### Five Strategic Goals for East Albany

1. Crime in Neighborhoods
2. Infrastructure Repair and Maintenance
3. Housing and Property Issues
4. Encourage Economic Development
5. Reduce Poverty

### IMPLEMENTATION STRATEGY

Strategic goals have been identified to ensure a deliberate approach in the redevelopment of East Albany. This includes a shift in approach, focus, and better alignment of policies and actions. Results from community meetings yielded seven priorities to be addressed in East Albany. As the number one challenge they would like to see addressed, residents overwhelmingly identified **crime in neighborhoods** and the need for more police visibility and engagement with the community. The second most frequent response involved **infrastructure repair and maintenance needs** to include more street lighting, repair of water main and sewer lines, road and street repairs, and the need for more sidewalks. The third most common response involved **housing and property issues**. These issues include rehabilitation assistance, new construction of housing, quality rental housing, litter, illegal dumping, code violations, large number of vacant residential buildings, and property abandonment. **Encouraging economic development** was the fourth response that residents identified as a priority need to include attraction of more businesses, job training and employment opportunities, and improving the condition of businesses along the City's gateways in East Albany. **Reducing poverty** was identified as the fifth priority. With more employment opportunities and higher wage earnings, residents feel that this will improve poverty within their communities and also attract others back to their neighborhoods.

## #1 – Crime in Neighborhoods

The following pages outline citywide strategies to address these five priorities, and each priority contains a list of actions steps, funding opportunities, and recommended policy changes. Time periods to address the various action steps are based upon the following:

**ST = Short Term (1 Year)**      **MT = Medium Term (2-3 Years)**      **LT = Long Term (3-5 Years)**

Strategy: Perceived and actual crime impacts the marketability of neighborhoods, businesses, customers, and visitors so it is critical to forge partnerships with residents and neighborhood groups, police on a street level and track crime statistics, and educate residents on crime prevention to ultimately change the direction of neighborhoods.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1 Community Policing	Albany Police Department will collaborate with residents during regular foot patrols, assigning neighborhood officers, forging neighborhood watch groups and community groups to maximize officer visibility and encourage no loitering policies.	ST	Local Government Edward Byrne Memorial Justice Assistance Grant (JAG) Byrne Criminal Justice Innovation (BCJI) Grant
Action Step 1.2 Combat Drug Activity	Albany Police Department and the Albany Dougherty Drug Unit will devote resources to address mid to upper-level drug activity and street-level drug activity within neighborhoods.	ST	Local Government
Action Step 1.3 Crime Prevention Training	Provide crime prevention education to residents, landlords, community groups, and business owners.	ST	Local Government Criminal Justice Byrne Grant CDBG

<p><b>Action Step 1.4</b></p> <p>Track Crime Statistics</p>	<p>Track improvement in neighborhood safety over time by measuring calls for service, soliciting feedback from neighborhood residents, and review of crime statistics such as crime rate and type of crime.</p>	<p>ST</p>	<p>Local Government</p>
<p><b>Action Step 1.5</b></p> <p>Re-entry Program Partnerships</p>	<p>Partner with the Re-entry Program to assist residents returning from incarceration with integration back into society. Encourage partnerships with probation officers, social service providers, faith-based institutions, and other community groups in providing resources for a holistic approach.</p>	<p>ST</p>	<p>Local Government State Federal Nonprofits</p>
<p><b>Action Step 1.6</b></p> <p>Youth Development Program</p>	<p>Partner with a youth development program to provide opportunities for after-school and summer activities. A structured program provides positive experiences, skill-building, and healthy relationships.</p>	<p>ST</p>	<p>Local Government CDBG State Nonprofits</p>

## #2 – Infrastructure Repair and Maintenance

Strategy: Provide infrastructure improvements that meet current demands and future needs of the community which will impact the health and stability of residents and neighborhoods.

Action Step	Goals and Objectives	Priority	Funding Opportunities
<b>Action Step 1.1</b> Infrastructure Improvements	Identify and prioritize infrastructure improvements to enhance neighborhood desirability and public safety. Improve and upgrade aging and inefficient public infrastructure through replacement of water main lines, improving street lighting for more illumination and energy efficiency, and resurfacing of roadways and alleys.	ST	Local Government CDBG
<b>Action Step 1.2</b> Corridor Enhancements	Increase the physical appearance and cleanliness of gateways. Streetscape enhancements along major thoroughfares such as Clark Avenue, East Oglethorpe Boulevard, and Broadway Street.	ST	Local Government Nonprofits Private Funds
<b>Action Step 1.3</b> Pedestrian Mobility Improvements	Enhance pedestrian mobility and safety along the right of ways to include the repair and installation of sidewalks and demarcation of crosswalk lines within intersections. Crosswalk signage and caution signs should be installed on streets with moderate to heavy traffic and especially those nearest to schools, parks, and parks. Promote bicycling through installation of dedicated bike lanes.	ST	Local Government State
<b>Action Step 1.4</b> High Speed Internet	Expand high-speed internet to broaden access and to ensure economic opportunity and competitiveness.	MT	Local Government Private Funds
<b>Action Step 1.5</b> Green Initiatives	Conversion of appliances from electric to natural gas	ST	Local Government

Action Step 1.6	Enhance the City's tree canopy by planning appropriate street trees in locations unlikely to interfere with utility lines and sidewalks for aesthetic appeal, to conserve energy, and reduce noise pollution.	ST	Local Government Nonprofits Private Funds
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### #3 – Housing and Property Issues

Strategy: Institute a strategic approach to addressing property issues such as intensified code enforcement, housing repairs property registration, tracking and demolition of blighted properties, and establishment of a Property Registration System for vacant properties. Instead of a complaint-driven or a scattered approach which has less impact with aesthetic improvement of neighborhoods, addressing multiple properties in one geographic area can work to stability an entire neighborhood, especially when used in conjunction with infrastructure enhancements, community policing efforts, housing rehabilitation, and demolition. Also, utilize available resources to rehabilitate and improve existing housing to include working with developers to construct new, energy efficient and quality rental and homeownership housing within neighborhoods.

Action Step	Goals and Objectives	Priority	Funding Opportunities
<p><b>Action Step 1.1</b></p> <p>Promote Fight Albany Blight (FAB) and Code Enforcement</p>	<p>Work in collaboration with Fight Albany Blight to prioritize and survey neighborhoods and blighted properties to bring available resources, partnerships, and community pride to neighborhoods within East Albany neighborhoods. A holistic approach to code enforcement and addressing property issues is necessary to stabilize neighborhoods as the threats to neighborhood vitality are often caused by more than one housing blighted properties. Tackling the most distressed properties in a systematic way and achieving compliance in a timely manner can restore confidence in the direction of the community, thus improving housing market conditions, increasing property improvement and investment, and halting the flight of existing residents. Proactively and systematically bring blighted properties into building code compliance in areas of concentrated blight. Beautification initiatives and neighborhood revitalization projects.</p>	<p>ST</p>	<p>Local Government Nonprofits Private Funds CDBG</p>
<p><b>Action Step 1.2</b></p> <p>Renter-occupied and Homeowner-occupied Housing Improvements</p>	<p>Expand available resources for repairs to property owners, landlords, and elderly homeowners of up to \$10,000 per property to assist with improvement of properties and bring each up to existing building code requirements. Work with nonprofits and volunteer groups to make improvements to the exterior of the housing units for better curb appeal.</p>	<p>ST</p>	<p>CDBG HOME Nonprofits Private Funds</p>

<b>Action Step 1.3</b> Demolition of Blighted Properties	Proactively and systematically work with property owners to demolish severely deteriorated homes for neighborhood stabilization and prevent further decline or disinvestment spill-over into other more stable areas.	ST	Local Government CDBG Private Funds
<b>Action Step 1.4</b> Re-establishing the Land Bank Authority	Re-establishment of a land bank authorized by the City, Dougherty County, and the Dougherty County School Board that would be administered by a public board. The land bank would have the authority to strategically acquire property that is abandoned, dilapidated, or delinquent in taxes for planned redevelopment and return of blighted properties back to productive use such as affordable housing, public space, or commercial development.	ST	Land Bank Authority
<b>Action Step 1.5</b> Establish a System for Vacant Property Registration	Enact an ordinance for fee-based, vacant property registry and require owners or foreclosing lenders to register long-term vacant buildings with the City. If the buildings have been vacant for more than ninety (90) days, the property will require registration. Noncompliance will result in fees/citations. A complete list of registered vacant properties should be available on the City's website for public viewing.	MT	Local Government
<b>Action Step 1.6</b> New Construction of Housing	Construction of infill housing could be a viable option for affordable housing or demolition of properties that are in poor condition and too costly to rehabilitate could facilitate newer housing options.	ST	CDBG HOME NSP LIHTC
<b>Action Step 1.7</b> Direct Assistance to Homebuyers	Retain and attract individuals and families by promoting homeownership and making financial assistance available in the form of first and second mortgages and assistance with down payment and closing costs. Develop public-private partnerships with financial lending institutions to explore financing for homeownership and lease to purchase programs to increase the pool of eligible loan applicants. Encourage homebuyer education training and workshops to existing and prospective homebuyers.	ST	Local Government CDBG HOME Nonprofits Private Funds
<b>Action Step 1.7</b> Weatherization	Expand weatherization repairs to single-family and rental housing units occupied by elderly property owners, disabled, and low and moderate income residents of up to \$6,500 per property to assist with lowering housing energy burden and costs. Measures such as attic insulation, sealants, and caulking will aid in reducing energy costs.	ST	Local Government CDBG Nonprofits
<b>Action Step 1.8</b> Create a GIS Database of Blighted Properties	Create a Geographical Information System (GIS) database of blighted properties along with a methodology for maintaining and updating it. Track progress in addressing the blighted properties.	ST	Local Government

## #4 – Encouraging Economic Development

Strategy: Encourage the development and redevelopment of businesses using available resources and incentives to promote an entrepreneurial spirit, encourage new business development, grow and sustain existing businesses, and create job opportunities. Instead of scattering investments, target economic development incentives, infrastructure investment, and aesthetic improvements to neighborhood retail and business nodes. Investments may include incentives, façade grant programs, business loans, infrastructure improvements, and addressing environmental conditions.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1 Revolving Loan Funds	Market Revolving Loan Funds and other available resources to make business owners aware of low interest rate capital access loans.	ST	Development Authority Private Funds CDBG State
Action Step 1.2 Promote the Commercial Façade Improvements Program	Make resources available to businesses for exterior improvements such as facades and signage to improve the aesthetic appeal of businesses.	ST	Development Authority Private Funds CDBG
Action Step 1.3 Incubator Program	Create incubator space for emerging small businesses.	ST	CDBG State
Action Step 1.4 Incentivize Businesses	Market available vacant property for redevelopment and offer incentives to encourage development in areas of limited interests.	ST	Local Government Economic Development Commission
Action Step 1.5 Business Resource Guide	Develop a Business Resource Guide to inform prospective businesses and entrepreneurs of available resources, contact persons, incentives, and processes in the development of a business.	ST	Local Government



<b>Action Step 1.6</b>  Promote the Tax Allocation District	Market the Tax Allocation District (TAD) to attract businesses and business development.	ST	Local Government
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## #5 – Reducing Poverty

Strategy: Focus on increasing earnings for low wage earners, targeting and expanding workforce training to develop a skilled workforce, addressing homelessness, improving health programs to improve the quality of life of people living in poverty. Also promotes and manages collaboration and planning coordination among neighborhood organizations, governmental agencies, nonprofit service providers, and philanthropic funding organizations to leverage resources to address poverty to help households become more self-sufficient.

Action Step	Goals and Objectives	Priority	Funding Opportunities
<b>Action Step 1.1</b> Workforce Training	Promote workforce training programs to create skilled laborers. Identify employers and businesses as partners to fill employment needs.	ST	Local Government Nonprofits Private Funds CDBG
<b>Action Step 1.2</b> Youth Development Program	Create a youth development program to provide employment and work-based learning opportunities to create positive work experiences and skills enhancement. Seek participation of employer sponsorships, apprenticeship programs, and second chance initiatives for at-risk youth.	ST	CDBG HOME Nonprofits Private Funds Byrne Criminal Justice Grant
<b>Action Step 1.3</b> Self-sufficiency Program	Create a comprehensive family self-sufficiency program to assist public housing residents in moving to market housing.	ST	Local Government CDBG Private Funds
<b>Action Step 1.4</b> Literacy and Education	Promote literacy programs to enhance education and literacy rates. High school graduate retention rates also impact literacy in adults.	ST	Land Bank Authority

## Other Improvements

Action Step	Goals and Objectives	Priority	Funding Opportunities
<b>Action Step 1.1</b> Trails Development	Promote and develop trails in east Albany to include trail segment #3A Albany State Athletic Fields to Downtown; Trail Segment #4 Albany State Athletic Fields to Radium Springs and create a trail that will go from Albany State Athletic Fields to Shackelford Park.	LT	Local Government Nonprofits Private Funds CDBG
<b>Action Step 1.2</b> Radium Springs Improvements	Buffered bike lanes, sidewalks, shared use paths, curb extensions, pedestrian activated beacons.	MT	Local Government SPLOST CDBG
<b>Action Step 1.3</b> Broad Avenue Improvements	Bike lanes, sidewalks, curb extensions and crosswalks.	MT	Local Government SPLOST CDBG
<b>Action Step 1.4</b> Oglethorpe Boulevard	Buffered bike lanes, sidewalks, shared use paths, pedestrian activated beacons, intersection improvements, curb extensions.	MT	Local Government SPLOST CDBG
<b>Action Step 1.5</b> Local Streets	Sidewalks, sharrows, gateway monuments	MT	Local Government SPLOST CDBG

## CONCLUSION

The City of Albany is committed to providing resources to the East Albany Revitalization Plan target areas in order to empower residents and stakeholders to take control of the direction of their community. Through concentrated efforts and investments, the City believes that over time, significant progress will manifest towards restoring East Albany back to its place as a prominent center of commerce and higher education within the City of Albany.

## APPENDICIES

### STATISTICS

#### Profile of General Population and Housing Characteristics 2010 by zip code

Subject	Number	Percent
<b>SEX AND AGE</b>		
<b>Total population</b>	35,565	100.0
<b>Under 5 years</b>	2,864	8.1
<b>5 to 9 years</b>	2,705	7.6
<b>10 to 14 years</b>	2,598	7.3
<b>15 to 19 years</b>	3,725	10.5
<b>20 to 24 years</b>	3,858	10.8
<b>25 to 29 years</b>	2,454	6.9
<b>30 to 34 years</b>	2,115	5.9
<b>35 to 39 years</b>	2,020	5.7
<b>40 to 44 years</b>	1,918	5.4
<b>45 to 49 years</b>	2,273	6.4
<b>50 to 54 years</b>	2,089	5.9
<b>55 to 59 years</b>	2,005	5.6
<b>60 to 64 years</b>	1,630	4.6
<b>65 to 69 years</b>	1,135	3.2
<b>70 to 74 years</b>	838	2.4
<b>75 to 79 years</b>	651	1.8
<b>80 to 84 years</b>	421	1.2
<b>85 years and over</b>	266	0.7
<b>Median age (years)</b>	29.1	( X )
<b>16 years and over</b>	26,926	75.7
<b>18 years and over</b>	25,840	72.7
<b>21 years and over</b>	22,599	63.5
<b>62 years and over</b>	4,198	11.8
<b>65 years and over</b>	3,311	9.3
<b>Male population</b>	16,892	47.5
<b>Under 5 years</b>	1,529	4.3
<b>5 to 9 years</b>	1,351	3.8
<b>10 to 14 years</b>	1,281	3.6
<b>15 to 19 years</b>	1,773	5.0

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
20 to 24 years	1,835	5.2
25 to 29 years	1,143	3.2
30 to 34 years	974	2.7
35 to 39 years	994	2.8
40 to 44 years	879	2.5
45 to 49 years	1,087	3.1
50 to 54 years	948	2.7
55 to 59 years	946	2.7
60 to 64 years	752	2.1
65 to 69 years	514	1.4
70 to 74 years	378	1.1
75 to 79 years	288	0.8
80 to 84 years	153	0.4
85 years and over	67	0.2
<b>Median age (years)</b>	27.9	( X )
16 years and over	12,496	35.1
18 years and over	11,945	33.6
21 years and over	10,469	29.4
62 years and over	1,801	5.1
65 years and over	1,400	3.9
<b>Female population</b>	18,673	52.5
Under 5 years	1,335	3.8
5 to 9 years	1,354	3.8
10 to 14 years	1,317	3.7
15 to 19 years	1,952	5.5
20 to 24 years	2,023	5.7
25 to 29 years	1,311	3.7
30 to 34 years	1,141	3.2
35 to 39 years	1,026	2.9
40 to 44 years	1,039	2.9
45 to 49 years	1,186	3.3
50 to 54 years	1,141	3.2
55 to 59 years	1,059	3.0
60 to 64 years	878	2.5
65 to 69 years	621	1.7
70 to 74 years	460	1.3
75 to 79 years	363	1.0

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
80 to 84 years	268	0.8
85 years and over	199	0.6
<b>Median age (years)</b>	30.2	( X )
16 years and over	14,430	40.6
18 years and over	13,895	39.1
21 years and over	12,130	34.1
62 years and over	2,397	6.7
65 years and over	1,911	5.4
<b>RACE</b>		
<b>Total population</b>	35,565	100.0
<b>One Race</b>	35,069	98.6
White	9,390	26.4
Black or African American	24,779	69.7
American Indian and Alaska Native	125	0.4
Asian	131	0.4
Asian Indian	43	0.1
Chinese	33	0.1
Filipino	19	0.1
Japanese	12	0.0
Korean	19	0.1
Vietnamese	1	0.0
Other Asian [1]	4	0.0
Native Hawaiian and Other Pacific Islander	93	0.3
Native Hawaiian	5	0.0
Guamanian or Chamorro	83	0.2
Samoan	2	0.0
Other Pacific Islander [2]	3	0.0
Some Other Race	551	1.5
<b>Two or More Races</b>	496	1.4
White; American Indian and Alaska Native [3]	61	0.2
White; Asian [3]	26	0.1
White; Black or African American [3]	190	0.5
White; Some Other Race [3]	45	0.1
<b>Race alone or in combination with one or more other races: [4]</b>		
White	9,745	27.4
Black or African American	25,136	70.7

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
American Indian and Alaska Native	281	0.8
Asian	184	0.5
Native Hawaiian and Other Pacific Islander	119	0.3
Some Other Race	641	1.8
<b>HISPANIC OR LATINO</b>		
Total population	35,565	100.0
Hispanic or Latino (of any race)	1,192	3.4
Mexican	635	1.8
Puerto Rican	116	0.3
Cuban	31	0.1
Other Hispanic or Latino [5]	410	1.2
Not Hispanic or Latino	34,373	96.6
<b>HISPANIC OR LATINO AND RACE</b>		
Total population	35,565	100.0
Hispanic or Latino	1,192	3.4
White alone	359	1.0
Black or African American alone	114	0.3
American Indian and Alaska Native alone	28	0.1
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	64	0.2
Some Other Race alone	526	1.5
Two or More Races	101	0.3
Not Hispanic or Latino	34,373	96.6
White alone	9,031	25.4
Black or African American alone	24,665	69.4
American Indian and Alaska Native alone	97	0.3
Asian alone	131	0.4
Native Hawaiian and Other Pacific Islander alone	29	0.1
Some Other Race alone	25	0.1
Two or More Races	395	1.1
<b>RELATIONSHIP</b>		
Total population	35,565	100.0
In households	32,369	91.0
Householder	11,972	33.7
Spouse [6]	4,095	11.5
Child	11,002	30.9
Own child under 18 years	7,707	21.7



<b>Subject</b>	<b>Number</b>	<b>Percent</b>
<b>Other relatives</b>	3,427	9.6
<b>Under 18 years</b>	1,770	5.0
<b>65 years and over</b>	240	0.7
<b>Nonrelatives</b>	1,873	5.3
<b>Under 18 years</b>	147	0.4
<b>65 years and over</b>	53	0.1
<b>Unmarried partner</b>	938	2.6
<b>In group quarters</b>	3,196	9.0
<b>Institutionalized population</b>	829	2.3
<b>Male</b>	735	2.1
<b>Female</b>	94	0.3
<b>Noninstitutionalized population</b>	2,367	6.7
<b>Male</b>	1,040	2.9
<b>Female</b>	1,327	3.7
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	11,972	100.0
<b>Family households (families) [7]</b>	8,305	69.4
<b>With own children under 18 years</b>	3,822	31.9
<b>Husband-wife family</b>	4,095	34.2
<b>With own children under 18 years</b>	1,473	12.3
<b>Male householder, no wife present</b>	701	5.9
<b>With own children under 18 years</b>	300	2.5
<b>Female householder, no husband present</b>	3,509	29.3
<b>With own children under 18 years</b>	2,049	17.1
<b>Nonfamily households [7]</b>	3,667	30.6
<b>Householder living alone</b>	3,025	25.3
<b>Male</b>	1,405	11.7
<b>65 years and over</b>	294	2.5
<b>Female</b>	1,620	13.5
<b>65 years and over</b>	630	5.3
<b>Households with individuals under 18 years</b>	4,726	39.5
<b>Households with individuals 65 years and over</b>	2,607	21.8
<b>Average household size</b>	2.70	( X )
<b>Average family size [7]</b>	3.23	( X )

Subject	Number	Percent
<b>HOUSING OCCUPANCY</b>		
Total housing units	13,724	100.0
Occupied housing units	11,972	87.2
Vacant housing units	1,752	12.8
For rent	901	6.6
Rented, not occupied	27	0.2
For sale only	259	1.9
Sold, not occupied	43	0.3
For seasonal, recreational, or occasional use	32	0.2
All other vacant	490	3.6
Homeowner vacancy rate (percent) [8]	4.1	( X )
Rental vacancy rate (percent) [9]	13.0	( X )
<b>HOUSING TENURE</b>		
Occupied housing units	11,972	100.0
Owner-occupied housing units	5,951	49.7
Population in owner-occupied housing units	15,098	( X )
Average household size of owner-occupied units	2.54	( X )
Renter-occupied housing units	6,021	50.3
Population in renter-occupied housing units	17,271	( X )
Average household size of renter-occupied units	2.87	( X )

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the

householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

Selected Housing Characteristics 2011-2015 American Community Survey 5-year estimates by zip code

Subject	ZCTA5 31705			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	13,215	+/-300	13,215	(X)
Occupied housing units	11,274	+/-425	85.3%	+/-2.3
Vacant housing units	1,941	+/-306	14.7%	+/-2.3
Homeowner vacancy rate	3.3	+/-1.5	(X)	(X)
Rental vacancy rate	14.1	+/-3.4	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	13,215	+/-300	13,215	(X)
1-unit, detached	7,565	+/-383	57.2%	+/-2.8
1-unit, attached	529	+/-135	4.0%	+/-1.0
2 units	955	+/-196	7.2%	+/-1.5
3 or 4 units	763	+/-196	5.8%	+/-1.4
5 to 9 units	1,011	+/-256	7.7%	+/-1.9
10 to 19 units	40	+/-45	0.3%	+/-0.3
20 or more units	70	+/-52	0.5%	+/-0.4
Mobile home	2,216	+/-290	16.8%	+/-2.1
Boat, RV, van, etc.	66	+/-56	0.5%	+/-0.4
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	13,215	+/-300	13,215	(X)
Built 2014 or later	0	+/-27	0.0%	+/-0.3
Built 2010 to 2013	87	+/-60	0.7%	+/-0.5
Built 2000 to 2009	1,337	+/-240	10.1%	+/-1.8
Built 1990 to 1999	2,026	+/-313	15.3%	+/-2.3
Built 1980 to 1989	1,891	+/-277	14.3%	+/-2.1
Built 1970 to 1979	3,064	+/-300	23.2%	+/-2.2
Built 1960 to 1969	2,222	+/-279	16.8%	+/-2.1
Built 1950 to 1959	1,843	+/-292	13.9%	+/-2.2
Built 1940 to 1949	489	+/-136	3.7%	+/-1.0
Built 1939 or earlier	256	+/-97	1.9%	+/-0.7
<b>ROOMS</b>				
Total housing units	13,215	+/-300	13,215	(X)
1 room	178	+/-116	1.3%	+/-0.9
2 rooms	72	+/-51	0.5%	+/-0.4

Subject	ZCTA5 31705			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	773	+/-185	5.8%	+/-1.4
4 rooms	2,616	+/-327	19.8%	+/-2.5
5 rooms	4,205	+/-412	31.8%	+/-2.9
6 rooms	2,866	+/-313	21.7%	+/-2.3
7 rooms	1,376	+/-195	10.4%	+/-1.5
8 rooms	633	+/-103	4.8%	+/-0.8
9 rooms or more	496	+/-122	3.8%	+/-0.9
Median rooms	5.2	+/-0.1	(X)	(X)
<b>BEDROOMS</b>				
Total housing units	13,215	+/-300	13,215	(X)
No bedroom	187	+/-117	1.4%	+/-0.9
1 bedroom	711	+/-156	5.4%	+/-1.2
2 bedrooms	3,505	+/-338	26.5%	+/-2.5
3 bedrooms	7,399	+/-397	56.0%	+/-2.6
4 bedrooms	1,344	+/-221	10.2%	+/-1.6
5 or more bedrooms	69	+/-46	0.5%	+/-0.4
<b>HOUSING TENURE</b>				
Occupied housing units	11,274	+/-425	11,274	(X)
Owner-occupied	5,569	+/-329	49.4%	+/-2.5
Renter-occupied	5,705	+/-381	50.6%	+/-2.5
Average household size of owner-occupied unit	2.56	+/-0.14	(X)	(X)
Average household size of renter-occupied unit	2.80	+/-0.16	(X)	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Occupied housing units	11,274	+/-425	11,274	(X)
Moved in 2015 or later	125	+/-89	1.1%	+/-0.8
Moved in 2010 to 2014	3,552	+/-358	31.5%	+/-3.0
Moved in 2000 to 2009	3,805	+/-395	33.8%	+/-3.1
Moved in 1990 to 1999	1,646	+/-238	14.6%	+/-2.1
Moved in 1980 to 1989	892	+/-139	7.9%	+/-1.2
Moved in 1979 and earlier	1,254	+/-177	11.1%	+/-1.5
<b>VEHICLES AVAILABLE</b>				
Occupied housing units	11,274	+/-425	11,274	(X)
No vehicles available	1,624	+/-283	14.4%	+/-2.3

Subject	ZCTA5 31705			
	Estimate	Margin of Error	Percent	Percent Margin of Error
1 vehicle available	4,578	+/-324	40.6%	+/-2.7
2 vehicles available	3,278	+/-309	29.1%	+/-2.6
3 or more vehicles available	1,794	+/-219	15.9%	+/-1.8
<b>HOUSE HEATING FUEL</b>				
Occupied housing units	11,274	+/-425	11,274	(X)
Utility gas	1,827	+/-282	16.2%	+/-2.4
Bottled, tank, or LP gas	482	+/-132	4.3%	+/-1.2
Electricity	8,746	+/-427	77.6%	+/-2.5
Fuel oil, kerosene, etc.	53	+/-51	0.5%	+/-0.4
Coal or coke	0	+/-27	0.0%	+/-0.3
Wood	55	+/-42	0.5%	+/-0.4
Solar energy	0	+/-27	0.0%	+/-0.3
Other fuel	0	+/-27	0.0%	+/-0.3
No fuel used	111	+/-55	1.0%	+/-0.5
<b>SELECTED CHARACTERISTICS</b>				
Occupied housing units	11,274	+/-425	11,274	(X)
Lacking complete plumbing facilities	22	+/-28	0.2%	+/-0.3
Lacking complete kitchen facilities	72	+/-51	0.6%	+/-0.5
No telephone service available	354	+/-110	3.1%	+/-1.0
<b>OCCUPANTS PER ROOM</b>				
Occupied housing units	11,274	+/-425	11,274	(X)
1.00 or less	10,750	+/-429	95.4%	+/-1.3
1.01 to 1.50	383	+/-125	3.4%	+/-1.1
1.51 or more	141	+/-109	1.3%	+/-1.0
<b>VALUE</b>				
Owner-occupied units	5,569	+/-329	5,569	(X)
Less than \$50,000	1,432	+/-252	25.7%	+/-3.8
\$50,000 to \$99,999	2,649	+/-249	47.6%	+/-3.8
\$100,000 to \$149,999	950	+/-179	17.1%	+/-3.2
\$150,000 to \$199,999	323	+/-93	5.8%	+/-1.7
\$200,000 to \$299,999	125	+/-42	2.2%	+/-0.7
\$300,000 to \$499,999	52	+/-33	0.9%	+/-0.6
\$500,000 to \$999,999	17	+/-16	0.3%	+/-0.3
\$1,000,000 or more	21	+/-18	0.4%	+/-0.3

Subject	ZCTA5 31705			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Median (dollars)	72,500	+/-2,996	(X)	(X)
<b>MORTGAGE STATUS</b>				
Owner-occupied units	5,569	+/-329	5,569	(X)
Housing units with a mortgage	3,031	+/-265	54.4%	+/-3.7
Housing units without a mortgage	2,538	+/-259	45.6%	+/-3.7
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
Housing units with a mortgage	3,031	+/-265	3,031	(X)
Less than \$500	72	+/-46	2.4%	+/-1.5
\$500 to \$999	1,730	+/-232	57.1%	+/-5.3
\$1,000 to \$1,499	909	+/-181	30.0%	+/-5.2
\$1,500 to \$1,999	228	+/-75	7.5%	+/-2.5
\$2,000 to \$2,499	46	+/-31	1.5%	+/-1.0
\$2,500 to \$2,999	42	+/-33	1.4%	+/-1.1
\$3,000 or more	4	+/-7	0.1%	+/-0.2
Median (dollars)	936	+/-34	(X)	(X)
Housing units without a mortgage	2,538	+/-259	2,538	(X)
Less than \$250	377	+/-113	14.9%	+/-4.4
\$250 to \$399	1,016	+/-164	40.0%	+/-5.7
\$400 to \$599	867	+/-195	34.2%	+/-6.2
\$600 to \$799	227	+/-77	8.9%	+/-2.9
\$800 to \$999	51	+/-48	2.0%	+/-1.9
\$1,000 or more	0	+/-27	0.0%	+/-1.5
Median (dollars)	382	+/-21	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	2,973	+/-249	2,973	(X)
Less than 20.0 percent	1,237	+/-192	41.6%	+/-5.5
20.0 to 24.9 percent	493	+/-134	16.6%	+/-4.0
25.0 to 29.9 percent	272	+/-90	9.1%	+/-3.0
30.0 to 34.9 percent	191	+/-68	6.4%	+/-2.2
35.0 percent or more	780	+/-159	26.2%	+/-4.8
Not computed	58	+/-56	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,473	+/-263	2,473	(X)

Subject	ZCTA5 31705			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Less than 10.0 percent	812	+/-176	32.8%	+/-6.1
10.0 to 14.9 percent	592	+/-160	23.9%	+/-5.9
15.0 to 19.9 percent	345	+/-101	14.0%	+/-3.9
20.0 to 24.9 percent	197	+/-83	8.0%	+/-3.4
25.0 to 29.9 percent	134	+/-72	5.4%	+/-2.8
30.0 to 34.9 percent	43	+/-29	1.7%	+/-1.2
35.0 percent or more	350	+/-117	14.2%	+/-4.5
Not computed	65	+/-40	(X)	(X)
<b>GROSS RENT</b>				
Occupied units paying rent	5,296	+/-350	5,296	(X)
Less than \$500	1,075	+/-238	20.3%	+/-4.2
\$500 to \$999	3,866	+/-333	73.0%	+/-4.4
\$1,000 to \$1,499	351	+/-121	6.6%	+/-2.2
\$1,500 to \$1,999	0	+/-27	0.0%	+/-0.7
\$2,000 to \$2,499	4	+/-6	0.1%	+/-0.1
\$2,500 to \$2,999	0	+/-27	0.0%	+/-0.7
\$3,000 or more	0	+/-27	0.0%	+/-0.7
Median (dollars)	660	+/-22	(X)	(X)
No rent paid	409	+/-121	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4,913	+/-351	4,913	(X)
Less than 15.0 percent	409	+/-115	8.3%	+/-2.2
15.0 to 19.9 percent	457	+/-162	9.3%	+/-3.1
20.0 to 24.9 percent	571	+/-121	11.6%	+/-2.5
25.0 to 29.9 percent	439	+/-139	8.9%	+/-2.9
30.0 to 34.9 percent	357	+/-131	7.3%	+/-2.6
35.0 percent or more	2,680	+/-309	54.5%	+/-4.6
Not computed	792	+/-201	(X)	(X)
	<b>ZCTA5 31705</b>			
Subject	Estimate	Margin of Error	Percent	Percent Margin of Error

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates



Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



**Fight Albany Blight: A Community Town Hall**

Sponsored by  
City of Albany

May 4, 2017 302 Adkins Street Albany, GA 6 PM

**WELCOME TO OUR TOWN HALL!**

**PRESENTATIONS**

- What is Fight Albany Blight (FABI)

**ISSUES AND OPPORTUNITIES**

Community defines issues and opportunities

**QUESTIONS AND ANSWERS**

An opportunity for community members to engage in a dialogue

**LOOKING AHEAD**

What happens now? Exploring actions, we can all take to improve the community.

**THANK YOU!**



PUBLIC INPUT



# Sign In Sheet

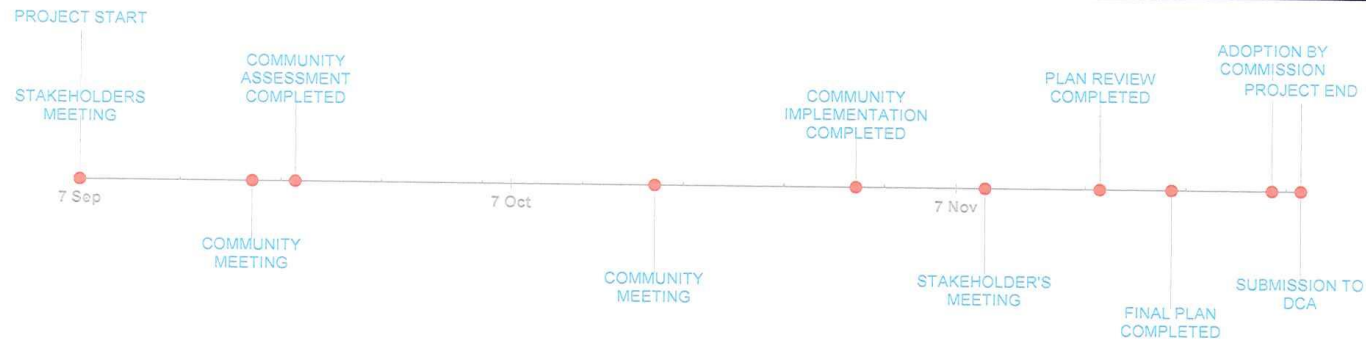
Fight Albany Blight (FABI)  
 Town Hall Meeting  
 May 4, 2017  
 302 Adkins Street  
 Albany, GA  
 6 PM

Name	E-mail	Phone Number
Thomas L Smith		229-894-1612
Don Wilcox	dmcocok@albany.ga.us	229-407-2662
Michael Skvin	Mgavin@Albany.Ah.VS	229-407-2660
Bonnie Barber	bjackson@albany.ga.us	229-483-7165
Bobby Coleman	city.com	229-343-0668
Judy Boulay	jboulay@dayco.ga.us	229-430-5557
Helen Lowe	helen.mackey@hokma.com	229-432-1076
Artie Moore	l.moore7268@gmail.com	229-499-2215
Alie Gasser Jenkins	alie.jenkins@mubi.com	229-883-8754
Janice Johnson	Crawford@aol.com	229-436-0303
Quendalyn Crawford	quendalyn.crawford@bellcah.net	229-434-9120 ✓
Teresa King	backstreetalbanyga@gmail.com	229-881-7205
Kim Holmes	kimberly.holmes@asurams.edu	912-704-4701
Mr & Mrs. Gibson		229-436-51127
Gene McRendie	mcrendonr@pl@yahoo.com	229-439-9165
Scott Perkins	backstreetalbanyga@gmail.com	229-854-3445
Kerita Johnson Ellison		229-435-9268

Tom



# East Albany Transformation Plan



## PROJECT DETAILS

DATE	MILESTONE	POSITION
9/7/2017	Project Start	25
9/7/2017	Stakeholders Meeting	10
9/19/2017	Community Meeting	-10
9/22/2017	Community Assessment Completed	15
10/17/2017	Community Meeting	-15
10/31/2017	Community Implementation Completed	10
11/9/2017	Stakeholder's Meeting	-15
11/17/2017	Plan Review Completed	15
11/22/2017	Final Plan Completed	-20
11/29/2017	Adoption by Commission	20
12/1/2017	Submission to DCA	-15
12/1/2017	Project End	15





# Sign In Sheet

Fight Albany Blight (FABI)  
 November 15, 2016  
 240 Pine Ave  
 Room 380  
 Albany, GA  
 10 AM

Name	Agency	E-mail	Phone Number
<i>Bruce Maples</i>	<i>COA</i>	<i>bruce@albany.ga.us</i>	<i>803-6955</i>
<i>Robert Carter</i>	<i>Coke Fr Forest</i>	<i>rcarter@albany.ga.us</i>	<i>825-3116</i>
<i>Walter McElroy</i>	<i>PRO</i>	<i>walter.mcelroy@albany.ga.us</i>	<i>471-7197</i>
<i>Scott Tennison</i>	<i>Coke E+Serms</i>	<i>stennison@albany.ga.us</i>	<i>438-3921</i>
<i>Judy Bowles</i>	<i>KADOB</i>	<i>jbowles@albany.ga.us</i>	<i>430-5257</i>
<i>Timmy Norman</i>	<i>Utilities</i>	<i>tnorman@albany.ga.us</i>	<i>809-0846</i>
<i>Paul Fagarty</i>	<i>DWI</i>		
<i>Dan McEbohr</i>	<i>Utilities</i>		<i>209 407-2662</i>
<i>Mary Stapleton</i>	<i>Utilities</i>		
<i>Malet Harte</i>	<i>Fabric wastes</i>	<i>Malet@Albany.Ga.us</i>	



# AGENDA

Fight Albany Blight  
November 28, 2017  
240 Pine Ave  
Conference Room 380  
Albany, GA  
10 AM

- Welcome
- Presentation – Georgia Department of Community Affairs – Dean Nelson
- Update on Current Goals
  - Target Area 1 – Central Albany
  - Target Area 2 – Northeast Albany
    - Monthly Workshops
      - December- Landlord Tenant Rights
  - Target Area 3 – Southeast Albany
- Future Meeting Dates
  - Tuesday, December 19, 2017
  - Tuesday, January 15, 2017
  - Tuesday, February 20, 2017





# Sign In Sheet

Fight Albany Blight (FABI)  
 November 28, 2017  
 240 Pine Ave  
 Room 380  
 Albany, GA  
 10 AM

Name	Agency	E-mail	Phone Number
Dean Nelson	DCR	dean.nelson@dcr.ga.gov	404-852-2160
Kimberly Brooks	SUGRA	kbrooks@sugra.org	229-522-3552
Robert Carter	Code		
Stacy Rowe	Public Works	Stacy@cityofal.org	883-8610
Robert Griffin	Engineering	griffin@cityofal.org	883-6955
Paul Torrey	Planning/Dev Code		
Angel Gray	Plan Code		
Jack Bourles			
Phil Robinson	DCR Bus. Code	proberison@al.org	478-6232



# AGENDA

**Fight Albany Blight**  
**September 19, 2017**  
**240 Pine Ave**  
**Conference Room 380**  
**Albany, GA**  
**10 AM**

- Welcome
- Litter Collaboration
  - Keeping Albany Dougherty Beautiful Initiatives – Judy Bowles
  - Code Enforcement – Angel Gray
  - Public Works – Michael Grier
  - Police Department – Chief Persley or Designee
- Update on Current Goals
  - Target Area 1 – Central Albany
    - Demolitions – 3 scheduled
    - Extending Contract
  - Target Area 2 – Northeast Albany
    - Monthly Workshops
      - July – DCED Programs
      - August – Neighborhood Watch
      - September – 311
      - October – Code Enforcement
      - November -
      - December-

- Current Events
  - 311 Workshop/Transformation Plan
  - September 23, 2017 – Adopt a House
- Future Meeting Dates
  - Tuesday, October 17, 2017
  - Tuesday, November 21, 2017

\*\*\* THIS IS A SIGN-IN SHEET \*\*\* PLEASE PRINT CLEARLY \*\*\*

10/29/2017, First Albany's Right

NAME	ADDRESS	TELEPHONE NO.
Benjamin Alvey	CONG MITCHELL AVE	348-1492
Joseph Denzik	1205 East 2nd Ave. Albany Ga 31705	394-1697
Byron Godoy	1100 Cromwell Beach Dr.	869-4313
Greg Rayford	916 Cromwell Dr.	883-1699
LaMar Sims	207 N. Portland St	866-6889
David Sisco	2207 W. Deputo Dr.	828-434-1840
Franklin Bennett	3905 Sycamore Rd	288-0705
Chirac D. Ponder	1622 Beverly Ave	229-353-2011
Samuel Speed	333 S. MACK RD. #121	989-881-2151
Wette Roberts	333 S. MACK RD. #121	205-310-8589
Lee Taylor	1301 W. Monroe Alley, GA 31701	229-518-2998
APRIL HILL	1509 E. Broad Ave	904-994-5254
John Johnson	305 South Central	
BANCZ CARLOS	1718 G St	

**A RESOLUTION 17-R173  
ENTITLED  
A RESOLUTION APPROVING EAST ALBANY REVITALIZATION  
PLAN; REPEALING PRIOR RESOLUTIONS IN CONFLICT AND FOR  
OTHER PURPOSES.**

WHEREAS, this Commission adopted an East Albany Development Plan on January 24,  
2001; and

WHEREAS, City staff have recently updated and refined an East Albany Revitalization  
Plan ("Plan"),

WHEREAS, the Plan addresses housing, economic development, physical development,  
health, education and social issues,

WHEREAS, it is in the best interest of the citizens of Albany to formally adopt the Plan,  
NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of  
Albany, Georgia and it is hereby resolved by authority of same:

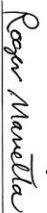
SECTION 1. The East Albany Revitalization Plan is hereby adopted.

SECTION 2. All resolutions, or parts of resolutions, in conflict herewith are repealed.

  
MAYOR

ATTEST:

  
CITY CLERK  
Adopted: November 14, 2017

Introduced By Commissioner:   
Date(s) read: Nov. 14, 2017