

South Albany Revitalization Plan

April 2019

Reinvesting and Rebuilding Together!



ACKNOWLEDGEMENTS

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CITY OF ALBANY, GEORGIA

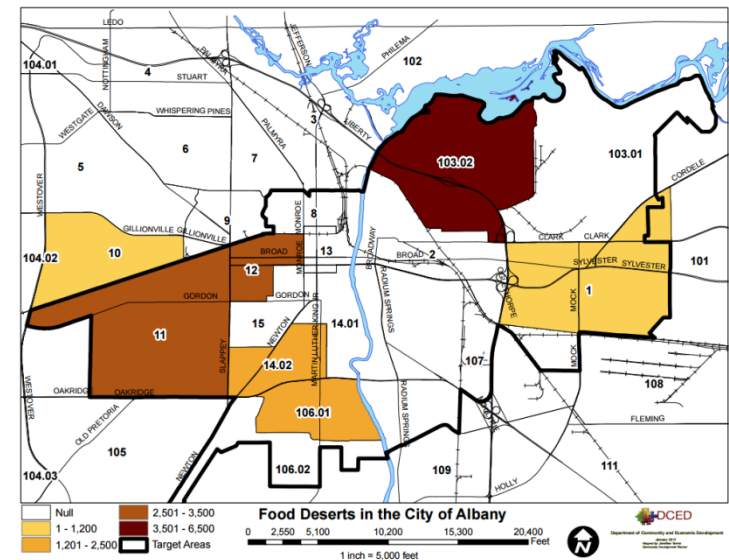
SOUTH ALBANY REVITALIZATION PLAN

EXECUTIVE SUMMARY

The City of Albany, Georgia sits at the center of Southwest Georgia, a storied region closely tied to America’s early Indian culture and Creek Indians who called it Thronateeska after their word for “flint” because of the mineral flint that was found near the river. Albany is 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. South Albany is a portion of the City that lies west of the Flint River and James H. Gray, Sr. Civic Center adjacent to downtown Albany, and being inundated by floods of 1994 and 1998 has drastically impacted housing and economic development.

South Albany is the least diverse community within the City with minority residents (predominately African-Americans) making up a significant share of the population. The South Albany Neighborhood Revitalization Strategy Area (NRSA) is composed of Census Tracts 14.03, 15, 106.01, and 106.02 and these census tracts include high populations of low-income residents. South Albany has 8,630 residents and makes up 12% of the City’s population. Over 65% of South Albany residents have low or moderate incomes, and renter-occupied units make up the largest number of the total number of housing units in South Albany.

The City owns over 300 vacant, buildable parcels within South Albany that were acquired through a Buy Out Program from 1995-1999. However, a large segment of South Albany lies within the 100-Year Floodplain which affects building requirements to include elevation of structures to comply with the Albany-Dougherty Floodplain Ordinance. In October 2018, South Albany was impacted by Hurricane Michael that damaged residential homes, local businesses, and infrastructure. As an already distressed community inundated by natural disasters, the closing of chain grocery stores and local businesses in South Albany, a lack of reinvestment has only escalated community needs.



New construction of affordable housing, multifamily development was last completed in 2010 by Vantage Development, LLC and are located on Hickory and Ebony Lanes which are just south of Oglethorpe Boulevard. New constructions of single-family housing units were last developed in 2013 by the City of Albany. With exception of these housing initiatives, there has not been any recent development of new, energy efficient housing in South Albany.

Business development has also been limited to retail stores and small commercial establishments along main commercial corridors to include fast food restaurants, mom-and-pop stores in close proximity to neighborhoods, and two neighborhood Dollar General Stores. Food deserts exist within two of the largest census tracts (14.02 and 106.01) within South Albany, thus affecting low-income residents' access to grocery stores that sell fresh produce.

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 South Albany Revitalization Plan. After decades of disinvestment, the South Albany Revitalization Plan seeks to initiate redevelopment of South 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 local stakeholders – local officials, senior citizens, youth, educators, faith-based institutions, non-profit organizations, institutions of higher learning, and public and private organizations, the South Albany Revitalization Plan will lay out specific strategies for stakeholders and private sector investors to implement over the next five years. Benefits to the initiatives will include greater community pride, increased affordable housing opportunities, increased homeownership, improved and sustainable housing stock, reduced crime, beautification initiatives, job opportunities, and increased business development and redevelopment.

The South Albany Revitalization Plan is an update to the City's South Albany Redevelopment Plan that was adopted by the City per Resolution 96-R147 on June 4, 1996. The South Albany Revitalization Plan meets the following requirements:

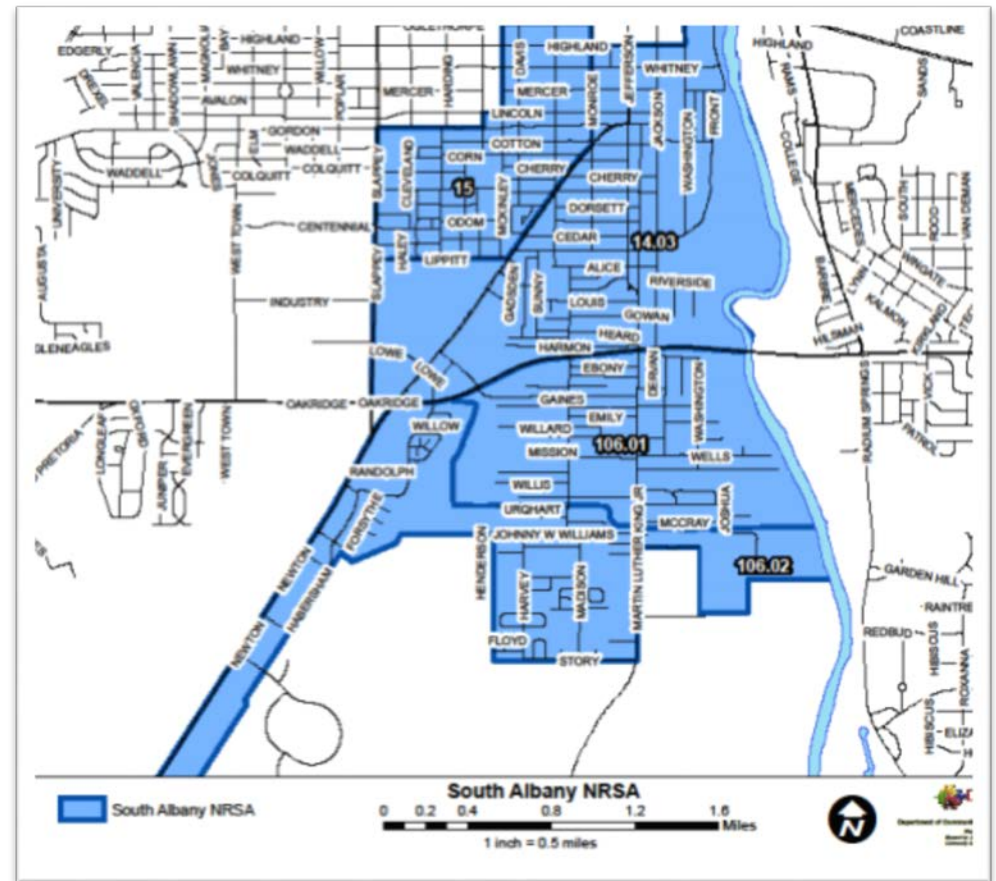
- Identifies a designated target area(s) within the City;
- Includes public engagement during the plan development process;
- Identifies and addresses housing issues to include the rehabilitation or new construction of affordable housing for homeownership and rental;
- Includes measurable benchmarks,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

INTRODUCTION

According to the South Albany Redevelopment Plan of 1996, the intent was to “rebuild the South Albany community to the same or greater overall average density as existed prior to the Alberto Flood.” However, challenges existed then and now as much of the neighborhoods remain within the 100-Year Floodplain.

The former plan states that the South Albany community was depressed prior to the floods of 1994 and 1998. Challenges included: poverty, substandard housing conditions, dilapidated structures, a shortage of decent, energy efficient housing, crime and drug problems, a lack of area emergency medical services, inadequate infrastructure, inefficient storm drainage and flood protection, and limited commercial development. Although federal funding was invested with the South Albany area after being inundated by floods, redevelopment has been somewhat limited due to restrictions on development within floodplains, residential and commercial disinvestment, and greater interests of development in other portions of the City.

In order to remedy some of the aforementioned challenges in South Albany, having a well thought out Plan to guide local government and community leaders will be critical in undertaking initiatives, strategically plan, and implementing revitalization efforts. This document is intended to serve as an action plan, combining the vision, goals, strategies and specific deliverables to guide planned redevelopment with strategic focus on goals and deliverables. This Plan should establish a structure to support implementation and serve as a living document to allow for clear and comprehensive tracking toward redevelopment. Although a significant amount of disinvestment and limited commitment is still a challenge, a clear vision is needed to fully realize the South Albany’s potential and future.



OVERALL VISION AND PROPOSED OBJECTIVE

Just as downtown is a component of the health of the city as a whole, there are several components that influence the overall success of downtown. The downtown core centers on the Central Business District, but includes the Oglethorpe commercial corridor, Harlem, the Civic Center, East Albany and Old Northside. Each of these areas has a direct influence on the success of downtown.

The South 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 objectives of the 2016-2021 Consolidated Plan for the City, the Transportation Plan, and the Fight Albany Blight (FAB!) Strategy. The Revitalization of South Albany is an essential in addressing increasing levels of poverty, 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 South Albany. A holistic approach that encompasses development of quality housing, creation of jobs, safe communities, access to quality healthcare, attraction of essential businesses, and increased educational attainment is essential in confronting these challenges.

The South 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 South Albany. Over the next five years, the City will promote specific strategies to improve the quality of life of South 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 affordable housing, sustain existing housing inventory through rehabilitations, expanded access to employment and training opportunities, attract new businesses, heighten historic and cultural awareness, and promote healthy living through access to fresh foods and recreational activities.

The Plan's development will include planning and community meetings with residents of South Albany residents, existing businesses, 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 April 2019. Recognizing that the City cannot adequately confront the challenges of South Albany alone, the Albany Georgia Initiative for Community Housing (GICH) Team will be instrumental in spearheading initiatives identified within this Plan.

Within the past two years in South Albany, concerted efforts have been ongoing in the revitalization. Focus has been on the rehabilitation of existing housing units, demolition of blighted housing units, increased code enforcement, and infrastructure improvements. Below are completed projects for which the City seeks to build upon:

- Weatherization assistance to renters and homeowners to reduce household energy burden.
- Minor Repairs Program assistance to homeowners with installation of HVACs and roof replacements.
- Community HOME Investment Program (CHIP) to conduct homeowner rehabilitations to bring the property to current building codes.
- Tenant Based Rental Assistance Program to provide rental subsidies to renters and assistance with the payment of utility and security deposits.
- Nonprofit rehabilitation of single-family homes for rental or sale to prospective homebuyers.
- Holloway Basin Drainage Improvements
- Holloway-Mercer Storm Drainage Improvements
- Oakridge Drive resurfacing

The South Albany Revitalization Plan will build upon these improvements and explore ways to reinvigorate the community. 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 South Albany and spur economic development activity. The plan takes into consideration demographic, housing and economic data as well as current trends. Additionally, this plan encourages the transformation of vacant and blighted properties and creates viable neighborhoods for residents and visitors alike. This plan is intended to function as an implementation plan and includes available resources for each planned improvement, as well as a detailed work plan.

The purpose of the South Albany Revitalization Plan, consistent with the City's other revitalization plans, 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.

Because the City of Albany owns more than 300 vacant, buildable lots within the City limits, predominantly within special flood hazard areas and the South Albany NRSA, buildable vacant lots will be marketed for private development of affordable housing for both rental and homeownership opportunities. Developer incentives can be offered incentives to assist with encouraging affordable housing development on these lots and others within South Albany.

Additionally, in April 2018, the U.S. Department of the Treasury and the Internal Revenue Service (IRS) designated Opportunity Zones in 260 census tracts in the State of Georgia for economic investment. These areas are some of the most distressed communities in the country that may now be eligible for preferential tax treatment. Dougherty County has ten (10) new Federal Opportunity Zones for which three (3) out of the four (4) census tracts in South Albany are identified as having poverty rates greater than twenty percent (20%). In tandem with Low Income Housing Tax Credits (LIHTCs), these Opportunity Zones should be used as an economic tool to attract private investment. Below are the designated Opportunity Zones for Albany-Dougherty County:

Census Tract 14.03	13095	13095001403	Dougherty
Census Tract 114	13095	13095011400	Dougherty
Census Tract 106.01	13095	13095010601	Dougherty
Census Tract 15	13095	13095001500	Dougherty
Census Tract 11	13095	13095001100	Dougherty
Census Tract 10	13095	13095001000	Dougherty
Census Tract 8	13095	13095000800	Dougherty
Census Tract 2	13095	13095000200	Dougherty
Census Tract 107	13095	13095010700	Dougherty
Census Tract 103.02	13095	13095010302	Dougherty

LAND USE CHALLENGES

The South Albany Revitalization Plan is focused on the land roughly aligning with the Flint River on the eastern boundary, Oglethorpe Boulevard and Gordon Avenue on the northern boundary, McKinley Street, South Slappey Boulevard, and Newton Road on the western boundary, and Story Road on the southern boundary. Approximately 4% of the land area in the City of Albany lies in the floodway of the Flint. In the wake of the 1994 and 1998 floods, both the City and the County adopted a new Flood Plain Ordinance. Both ordinances severely restrict development in the floodway. The City of Albany Floodplain Ordinance requires that new construction in the flood plain located outside of the floodway be elevated at least one (1) foot above the base flood elevation. Floodplains include areas within the community that are subject to flooding based on the 100-year, or base, flood. Floodplains are generally flat, low-lying areas adjacent to stream channels. They act as floodwater storage areas, soaking up storm water runoff in excess of a stream channel's capacity.

There is available land for potential development within South Albany. Additionally, there are opportunities for redevelopment to include demolition of existing, substandard structures for new construction. The City owns over 300 vacant, buildable parcels within South Albany that were acquired through a Buy Out Program from 1995-1999. However, a large segment of South Albany lies within the 100-Year Floodplain which affects building requirements to include elevation of structures to comply with the Albany-Dougherty Floodplain Ordinance. The City participates in the National Flood Insurance Program (NFIP). As part of the NFIP, a Community Rating System (CRS) that is a voluntary incentive program recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community's actions meeting the three goals of the CRS:

1. Reduce flood damage to insurable property;
2. Strengthen and support the insurance aspects of the NFIP, and
3. Encourage a comprehensive approach to floodplain management.

CURRENT CHALLENGES

Although South Albany was inundated by two floods in the 1990s, it has sustained additional damages because of supplemental natural disasters. Federal declarations were issued for these resulting disasters. In January 2017, residents of the City of Albany, Georgia experienced the devastating impacts of two (2) separate, powerful straight-line winds that left a path of destruction to residential structures, neighborhoods, schools, and businesses. Then in October 2018, the City was again impacted by a natural disaster - Hurricane Michael that resulted in additional damages to residential homes, local businesses, and existing infrastructure. Hurricane Michael's relentless winds with reported gusts up to 100 mph uprooted mature trees, destroyed roofs of residential and commercial properties, tore facades off the fronts of businesses, caused widespread power outages for more than 90 percent of Albany Utilities' customers, barricaded and destroyed roadways, and left a path of destruction across the City. Currently, residents and business owners are navigating through their private insurance companies to aid in rehabilitation of their homes. For those homeowners that were not insured, they have either been assisted through the Federal Emergency Management Agency (FEMA), Small Business Administration (SBA), faith-based organizations, or are still awaiting disaster assistance forthcoming to Albany-Dougherty County.

As an already distressed community inundated by natural disasters, the destruction of housing inventory and commercial businesses has resulted in displaced residents, closing of businesses such as chain grocery stores, and only escalated community needs.



NEIGHBORHOOD PLANNING PROCESS

The planning process for developing the South Albany Revitalization Plan was initiated with the City of Albany, Department of Community and Economic Development (DCED). Additionally, local South Albany residents highlighted recent concerns during community and council meetings expressing that there exists a lack of investment and limited growth – housing and business development. Because the Albany Georgia Initiative for Community Housing (GICH) Team and Fight Albany Blight (FAB) that are major vehicles for community revitalization within the City, strategic target areas and community issues will also be identified within South Albany to further the redevelopment process.

As part of the update of the South Albany Revitalization Plan, the City conducted significant consultation with citizens, nonprofit agencies, government agencies, housing providers, and others in preparing this Plan. Public engagement that included community meetings and a public hearing in South Albany was also held with existing community and neighborhood watch groups and faith-based organizations to gain public involvement. Residents were asked to identify priority needs and challenges within their communities. Through the public engagement process, the Department of Community and Economic Development will identify the neighborhood's strengths, weaknesses, and opportunities that allowed for deeper insight in formulating the plan for the target areas.

The planning process for the South Albany Neighborhood Revitalization Strategy Area consists in development of goals for the target area. The neighborhood goals were formed primarily from recent citizen input from residents and input gained during discussion by residents of community meetings. The ten (10) Strategic Goals for South Albany include:

1. Reduce Crime in Neighborhoods
2. Infrastructure Repair and Maintenance
3. Address Housing and Property Issues
4. Encourage Economic Development
5. Reduce Poverty
6. Floodplain Management and Mitigation
7. Reinforce Social and Cultural Amenities
8. Historic Preservation
9. Address Food Deserts
10. Promote Wellness and Healthy Living

TARGET AREAS

The South Albany Neighborhood Revitalization Strategy Area (NRSA) is composed of Census Tracts 14.03, 15, 106.01, and 106.02 and these census tracts comprise high populations of low-income residents, and South Albany is a portion of the City that lies west of the Flint River and James H. Gray, Sr. Civic Center adjacent to downtown Albany, and being inundated by floods of 1994 and 1998 has drastically impacted housing and economic development.

Situated along the banks of the Flint River, the main campus of Albany State University is just east of South Albany and a point of pride for residents. South Albany is accessible by major thoroughfares and State highways - Oglethorpe Boulevard (US-82 West), South Slaphey Boulevard (SR 62), West Oakridge Drive, and other interior streets.

Educational institutions and Learning Centers in South Albany include:

Albany Technical College
1704 South Slaphey Boulevard

Commodore Conyers College & Career Academy (4C Academy)
1615 Newton Road
Grades 9-12

Monroe Comprehensive High School
900 Lippitt Drive
Grades 9-12

College and Career Performance Learning Center
900 Lippitt Drive
Grades 9-12

South Georgia Regional Achievement Center
1001 Highland Avenue

Gifted Education
911 S. McKinley Street

FIGHT ALBANY BLIGHT INITIATIVE

Fight Albany Blight (FAB!) recently selected a neighborhood in South Albany to conduct concentrated revitalization efforts. Blight is defined as the physical changes of properties that cause harmful impacts on the life cycle of neighborhoods and their residents. FAB! is a team of City employees, elected officials, nonprofit agencies, community residents, and volunteers put together to address blight throughout the City of Albany. To date, the team has developed a strategy to combat blight that has provided community workshops, repainting of homeowner housing units, secured a \$20,000 grant to demolish dilapidated structures, organized community clean-ups, and alley clean-ups. The team has developed an Adopt a House Program in September 2017 where housing units can be adopted as project sites for public and private investment.



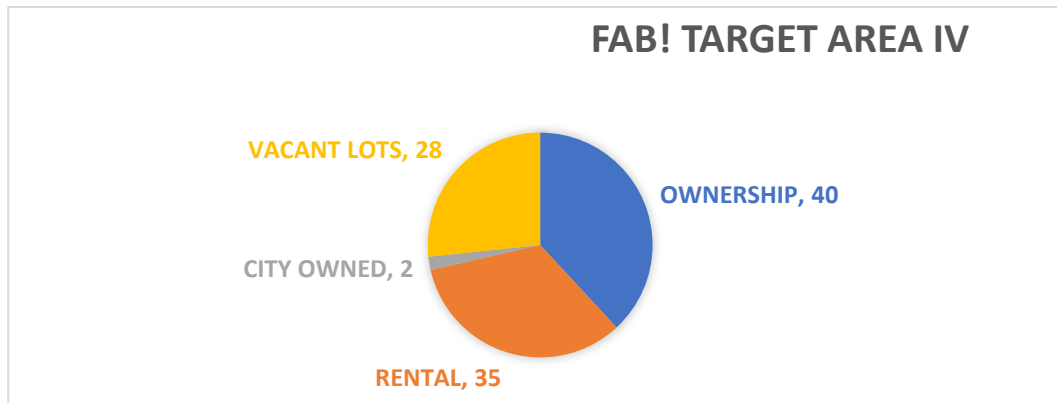
FAB! defines target areas throughout Albany that will provide areas with concentrated City services during a six (6) month period.



FAB! 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.

The South Albany FAB! target area is indicative of slightly higher homeownership than rental properties and privately-owned vacant lots. Redevelopment efforts in this target area could include infill housing development, rehabilitation of homeowner housing units, increased code enforcement to address abandoned structures and lawn maintenance and making low interest rate loans available to private landlords.



FAB! Activities for South Albany:

- Minor Repairs for Homeowners
- Community Cleanup
- Community Beautification Projects
- Educational Services
- Community Meetings to discuss issues/solutions
- Demolition of Abandoned Properties

DEMOGRAPHIC AND HOUSEHOLD PROFILE

The City of Albany has showed population decline in recent years, a trend which is expected to continue. This population decrease is happening even more quickly in the South Albany Redevelopment Area, where the concentration of residents with low household incomes and families with children are likely to be even more impacted by neighborhood decline. The lack of racial and economic diversity in the South Albany Redevelopment Area make positive neighborhood change more difficult.

The City of Albany’s estimated 2019 population of 71,785 shows significant population loss since the 2010 Census count of 77,434. Twenty-five and one tenth percent (25.1%) of the City’s population are children (age 0-17), and 14.9% are Seniors (age 65+). Twenty-seven percent (27%) of the City’s family households (approximately 4,912 households) live in poverty; Sixty-nine percent (69%) of these families (approximately 3,391 households) living below poverty have children within the household.

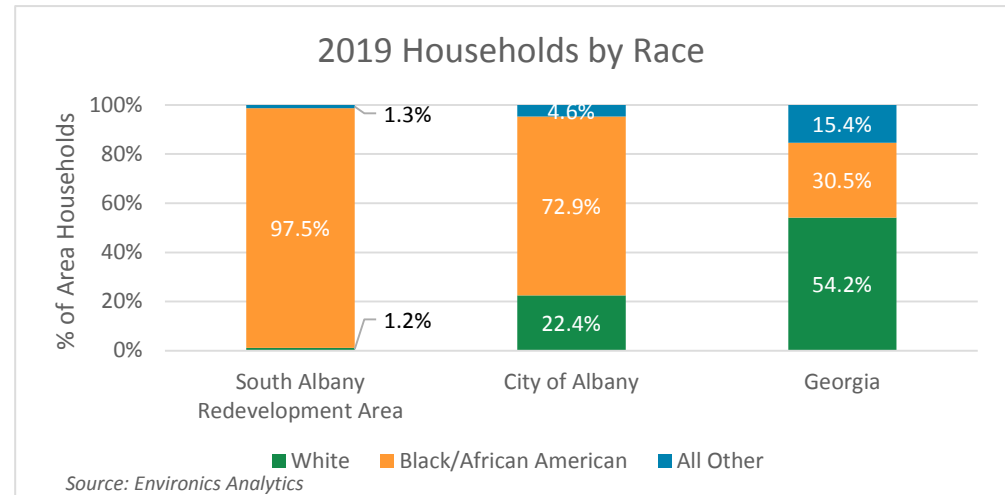
South Albany currently comprises 12% of the City’s population, home to approximately 8,630 residents in 3,403 households. South Albany’s population has declined steadily since 2000. From 2000-2019, South Albany lost 19% of its residents at a compound annual growth rate of -1.1%.

Population	South Albany Redevelopment Area	City of Albany	Georgia
2000 Census	10,712	77,134	8,186,491
2010 Census	9,600	77,434	9,687,653
2019 Estimate	8,630	71,785	10,593,771
2024 Projection	8,407	70,791	11,139,338
Avg. Annual Growth 2000-2019	-1.1%	-0.4%	1.4%
Avg. Annual Growth (Fcst) 2019-2024	-0.5%	-0.3%	1.0%
New Population 2000-2019	(2,082)	(5,349)	2,407,280

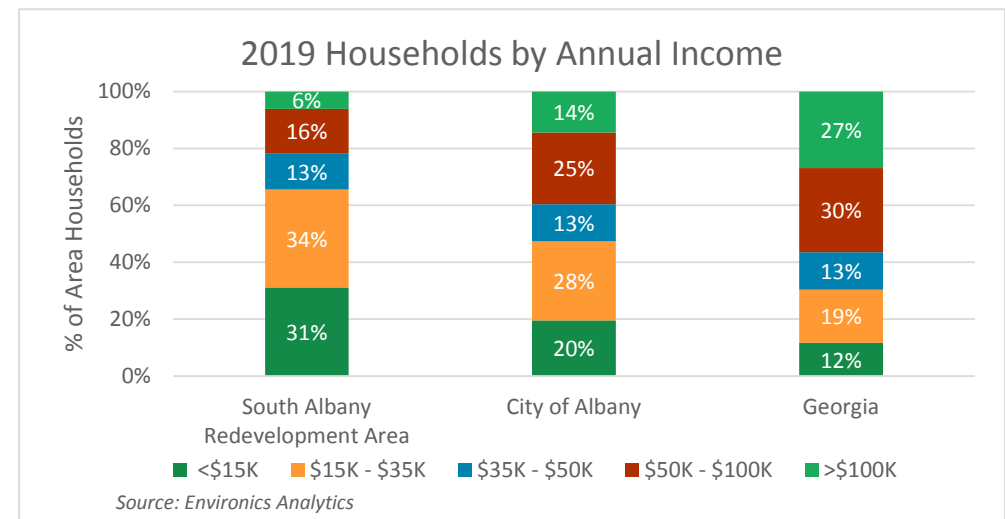
Households	South Albany Redevelopment Area	City of Albany	Georgia
2000 Census	3,842	28,896	3,006,377
2010 Census	3,709	30,089	3,585,584
2019 Estimate	3,403	28,535	3,940,078
2024 Projection	3,340	28,374	4,151,638
CAGR Growth 2000-2019	-0.6%	-0.1%	1.4%
CAGR (Fcst) 2019-2024	-0.4%	-0.1%	1.1%
New Households 2019-2024	(63)	(161)	211,560
2019 Est. Average Household Size	2.53	2.40	2.62

Source: Environics Analytics

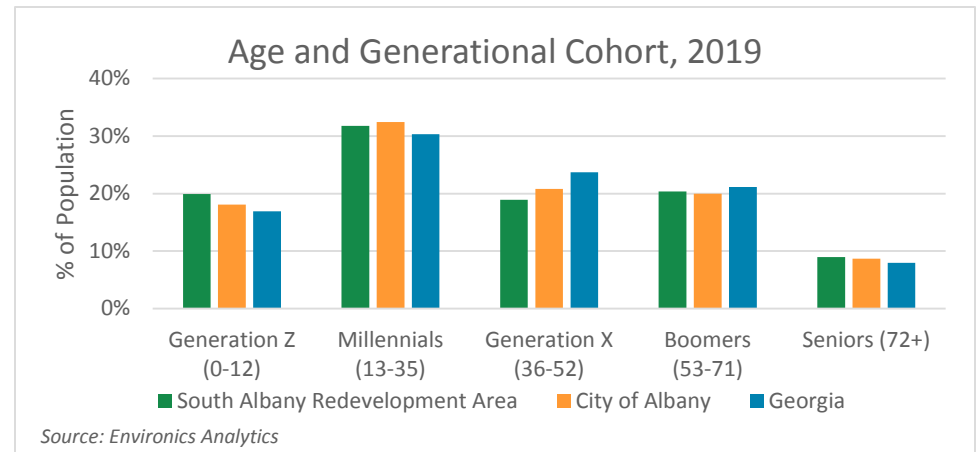
The population of South Albany is 98% African American, 1% White, and 1% Hispanic or Latino. In the city overall, African Americans make up 73% of the city’s population, while 22% of the city residents identify as White, 2% Asian or Pacific Islander, and 2% as other races. 3% of city residents identify as Hispanic or Latino. This racial composition has not changed significantly since 2010.



Two-thirds of South Albany’s residents have low or moderate incomes, with 66% of households earning less than \$35,000 annually. 40% of South Albany’s families (approximately 895 households) live below the poverty line; of these, 66% (590 households) have children present. While the City of Albany has a median household income of \$37,671 annually, which equates to 64% of the state median, South Albany’s median income is only \$23,667 annually, at 40% of the state median. 31% of South Albany households (1,059 households) earn less than \$15,000 a year, and an additional 34% (1,172 households) earn between \$15,000 and \$35,000 annually.



The median age in the South Albany Redevelopment Area, at 33.7 years, is younger than both the City of Albany median (34.6 years) and the State of Georgia median (37.1). This is in part attributable to the larger number of households with children: 27.3% of South Albany households have children present, compared with 25.1% in Albany overall and just 23.8% state-wide. South Albany has significantly fewer residents in Generation X, aged 36-52 than elsewhere in the city or state.

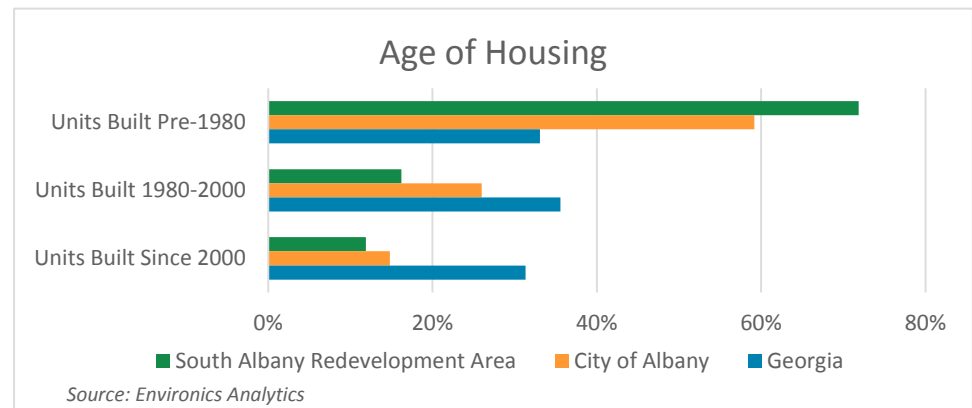
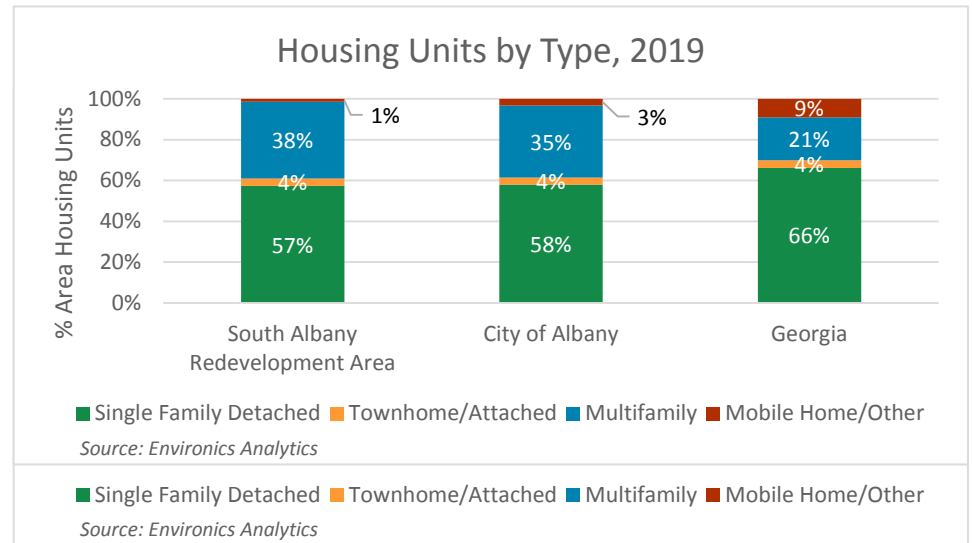


HOUSING INVENTORY

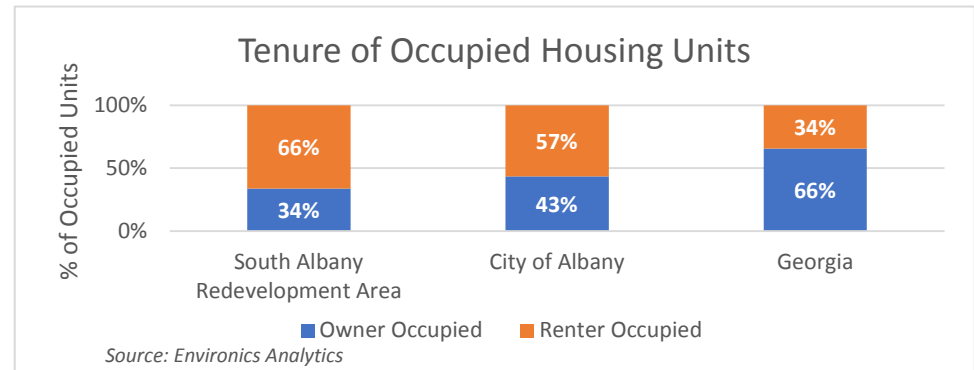
The City of Albany is home to an aging housing stock, the majority of which is single-family detached. Within the South Albany Redevelopment Area, housing stock is significantly older, with the vast majority built before 1980. While South Albany is predominantly made up of renters, those homes that are owner-occupied have significantly lower home value than elsewhere in the City of Albany. Few new multifamily housing options have been delivered into the South Albany market in the past 10 years, despite those apartments which are available receiving comparable rents and having similar vacancy rates to the City of Albany overall.

More than half of the housing units in South Albany (57%) and the City of Albany (58%) are single-family detached units. Small multifamily housing (fewer than five units) makes up 25% of South Albany’s housing units and 21% in the City, while large multifamily (five or more units) accounts for 13% of housing units in South Albany and 14% citywide.

Housing options in South Albany are considerably older, with 72% of South Albany’s housing units built before 1980. Just 12% of South Albany’s housing units were built since 2000. South Albany’s housing units have a median age of 48 years, compared with 42 years in the City of Albany and 26 years statewide.



South Albany is predominately made up of renters, who account for 66% of the area’s households. This is a significantly higher renter rate than the City of Albany overall, where 57% of households rent.

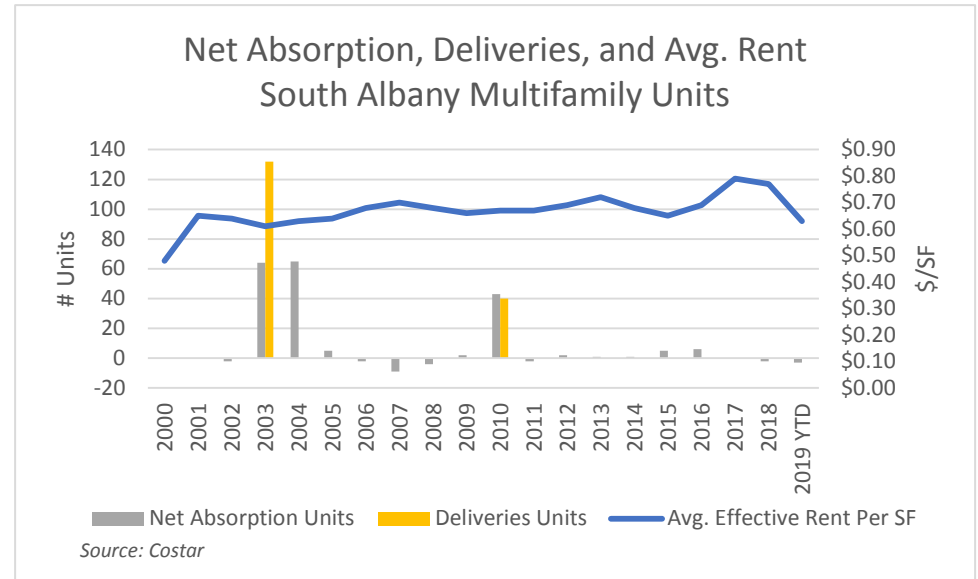


Eleven commercially-managed apartment properties are currently within the South Albany area, with an average effective rent of \$0.63/sq. ft. and 92.7% occupancy rate. The median age of these properties is 48 years old. This represents 8% of the multifamily housing stock in the City of Albany, where average effective rents are \$0.62/SF, but slightly larger unit sizes translate to a larger average rent/unit than in South Albany.

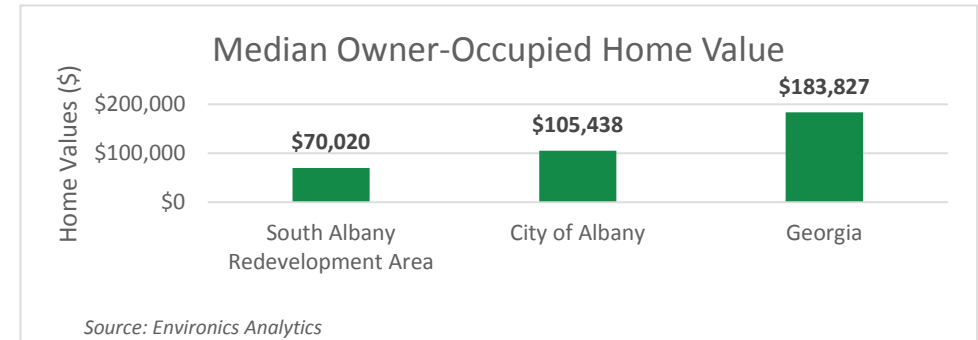
	South Albany Redevelopment Area	City of Albany
Existing Units	554	6,275
Occupancy	92.70%	91.40%
Avg. SF/Unit	929	981
Avg. Rent/Unit	\$588	\$604
Avg. Rent/SF	\$0.63	\$0.62

Source: Costar

South Albany last saw new multifamily units delivered in 2010, when 40 affordable housing units were added at the Landing at Southlake. When these new units were delivered into the market, they were quickly absorbed. Though effective rents rose slightly in 2017-2018, they have since dropped to just below the long-term average.



Of owner-occupied homes in South Albany, 83% are valued at less than \$100,000. The median value of an owner-occupied home in South Albany is \$70,020, compared to a Citywide median of \$105,438.



HUD's Inventory Survey of Units for the Elderly and Disabled identifies multifamily housing that serves persons with disabilities and elderly populations. The inventory database is designed to assist prospective applicants with locating units in HUD-insured or HUD-subsidized multifamily properties. These units tend to offer rental assistance and housing credit programs funded through various federal sources. The properties listed below offer a combined total of 528 federally-assisted units. Out of the total number of assisted units, 28 or 5.3%, are designated for elderly persons and 55 (10.4%) are designated for disabled persons. Only 30 units (5.7%) include accessible features.

Multifamily Housing Units for the Elderly and Disabled in Albany, Georgia							
Property Name	Occupancy Eligibility	Number of Units					Bedrooms Available
		Total	Assisted	Designated for Elderly	Designated for the Disabled	With Accessible Features	
Albany Advocacy Resource Center	Disabled	7	7	0	7	1	2, 3
Albany Housing	Disabled	12	10	0	10	10	1
Albany Housing II	Disabled	11	10	0	10	1	1
Albany Housing III	Disabled	11	10	0	10	1	1
Albany Housing IV	Disabled	12	10	0	10	5	1
Albany Housing VI	Disabled	8	8	0	8	8	2
Arcadia Commons	Elderly	28	28	28	0	4	1
Bethel Housing Complex	Family	98	98	0	0	0	1, 2, 3, 4
Cedar Avenue Apartments	Family	42	41	0	0	0	1, 2, 3
Mt. Zion Garden Apartments	Family	148	146	0	0	0	1, 2, 3, 4
Wild Pines Apartments	Family	160	160	0	0	0	1, 2, 3
City of Albany Total		537	528	28	55	30	

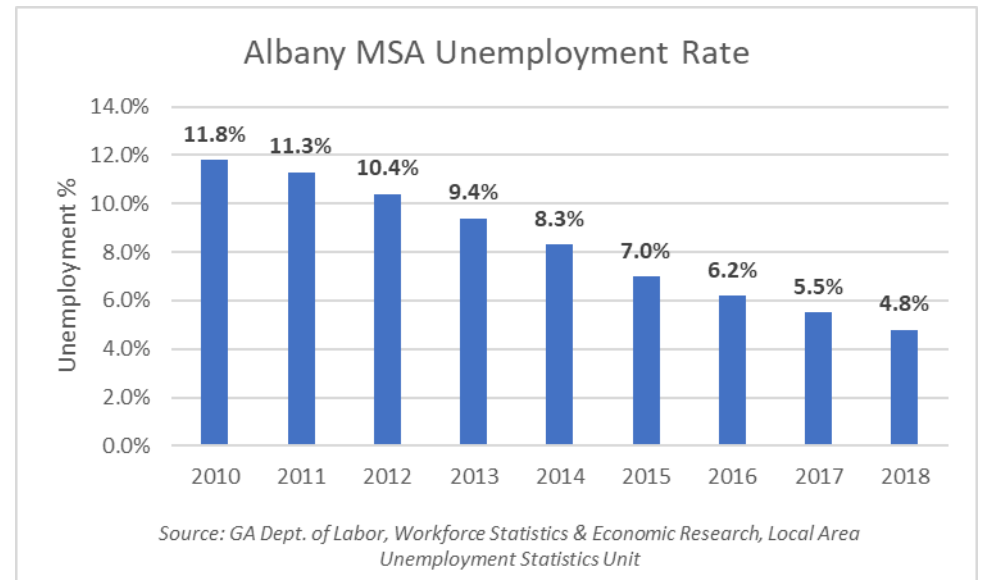
Source: HUD's Multifamily Housing Inventory Survey of Units for the Elderly and Disabled, Accessed via http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/hto/inventorysurvey

For many families, owning a home is the largest financial commitment they will ever make. Whether buying or renting, housing expenses typically consume 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 types, while at others, 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 South Albany residents with quality, affordable housing is the core of the South Albany Revitalization Plan and its strategic goals, policies, and actions.

ECONOMIC PROFILE

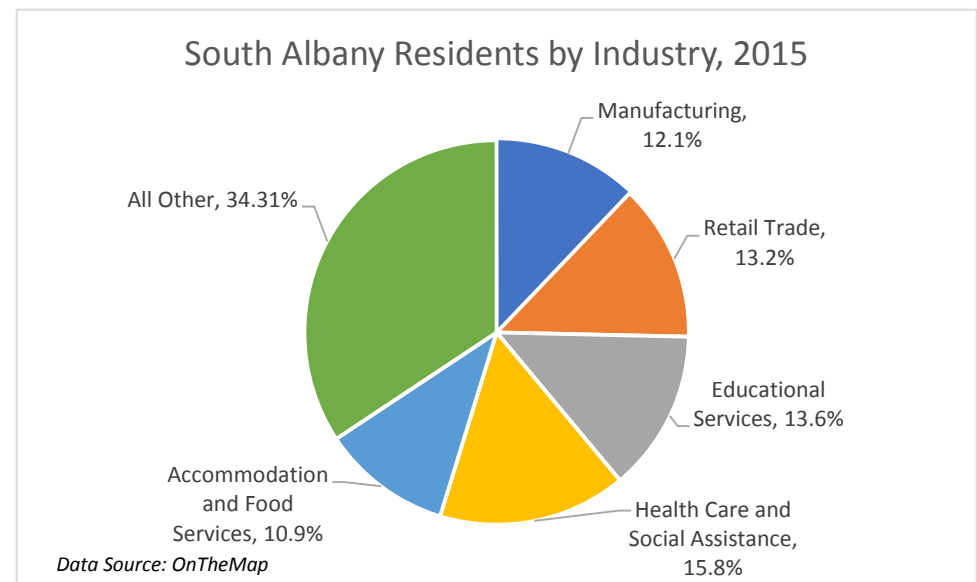
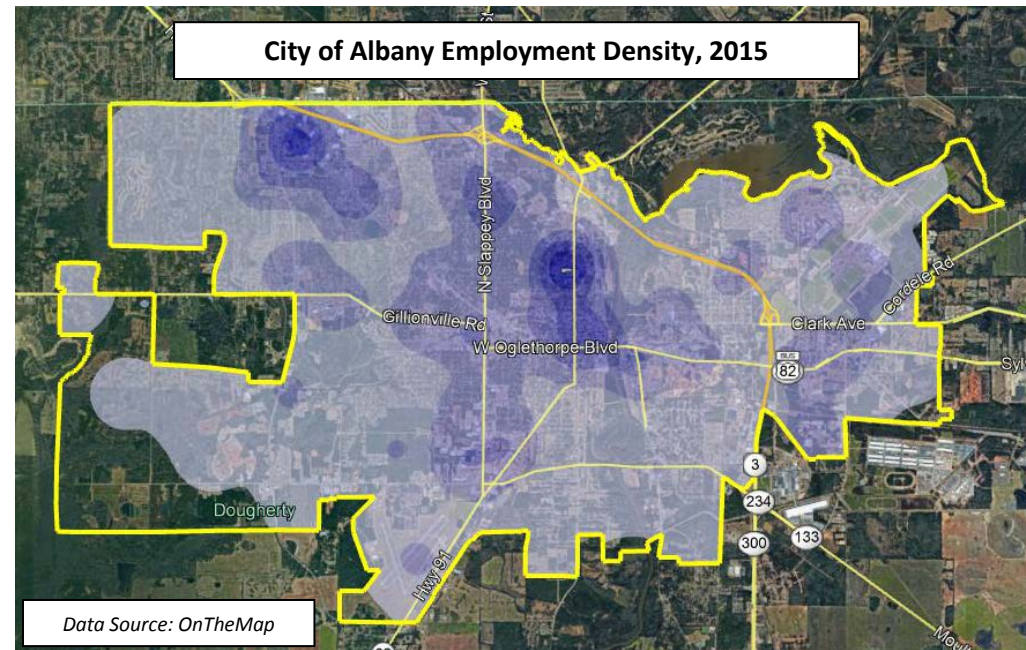
Though the City of Albany has seen a recent decrease in unemployment, the South Albany Redevelopment Area has continued to suffer from high unemployment, recently estimated at 10.3%. This is likely due in part to the low educational attainment by South Albany residents. Those residents who are employed work predominantly in the service and manufacturing sectors in areas outside of South Albany.

39% of South Albany residents (approximately 2,550 residents) age 16+ are in the labor force (compared with 49.6% citywide), with an additional 50.6% (3,300 residents) reported as not in the labor force. Despite the City of Albany having seen a steady decrease in the unemployment rate and hitting a new 10-year low in 2018 at 4.8% unemployment citywide, an estimated 10.3% of South Albany residents (674 residents) are unemployed.

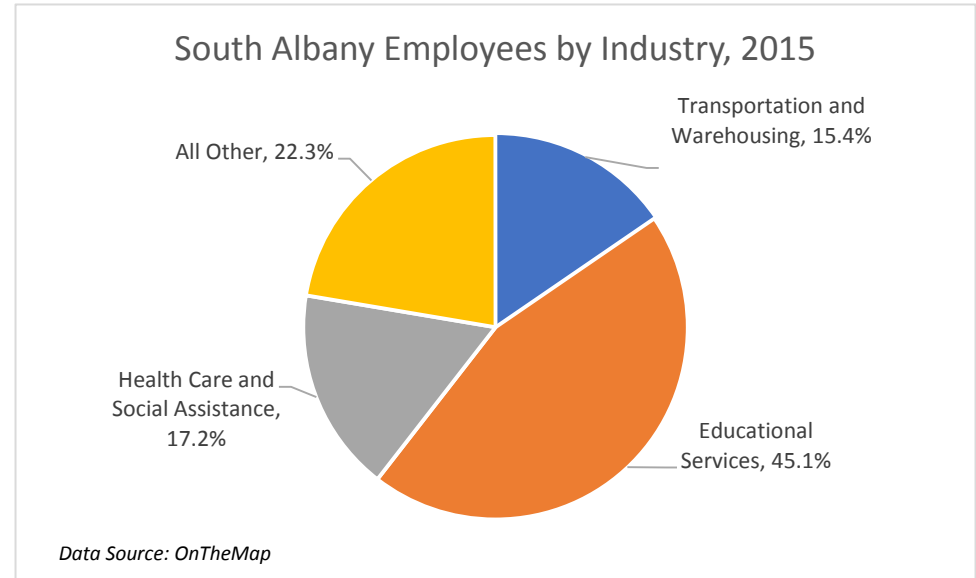


Of the 2,550 South Albany residents who work, only 116 (4.6%) are employed within the South Albany area. In contrast, approximately 1,580 people are employed in South Albany, 93% of whom commute in from outside the area. 69% of South Albany residents commute to work by car without ride sharing, while an additional 18% carpool. 10% of the population depends on public transportation or walking to get to and from work. The average commute is 23 minutes long.

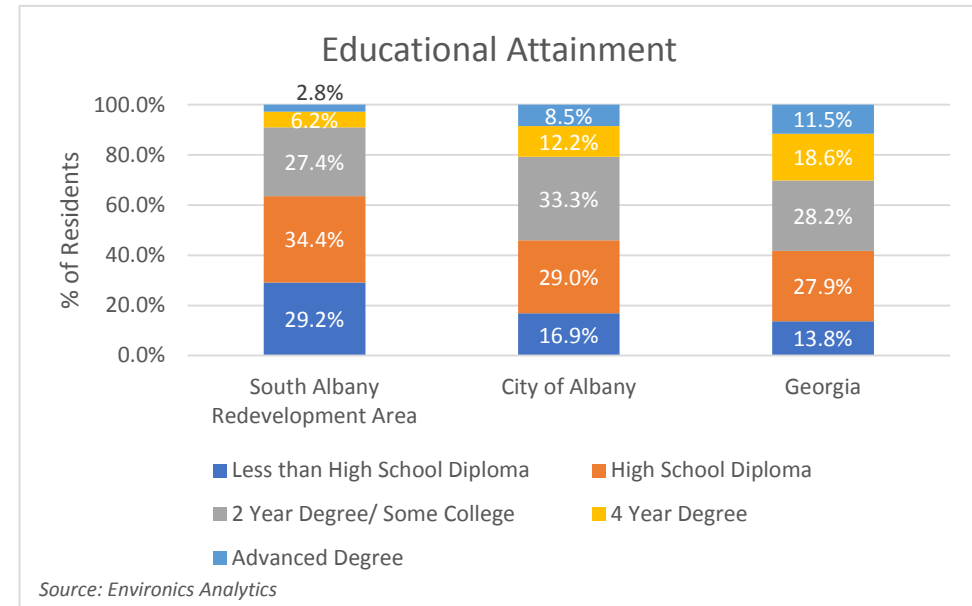
The top industries for employment of South Albany residents are Health Care and Social Assistance (15.8%), Educational Services (13.6%), Retail Trade (13.2%), Manufacturing (12.1%) and Accommodation and Food Services (10.9%).



A plurality of those who are employed in South Albany work in Educational Services (45.1%), while the majority of the remainder are employed either in Health Care and Social Assistance (17.2%) or Transportation and Warehousing (15.4%).



Of the South Albany residents age 25+, 29.2% (approximately 1,583 residents) have less than a high school diploma, 34.4% (1,870 residents) have a high school diploma, and 27.4% (1,487 residents) have at least some college or an Associate's Degree. Only 9% of South Albany residents age 25+ have a Bachelor's Degree or higher.



Top 10 Employers in Albany-Dougherty County

Phoebe Putney Health System

Marine Corps Logistics Base – Albany

Dougherty County Board of Education

City of Albany

Albany State University & Darton College

P&G

Dougherty County

Teleperformance

MillerCoors

Thrush Aircraft

Source: Albany-Dougherty Economic Development Commission

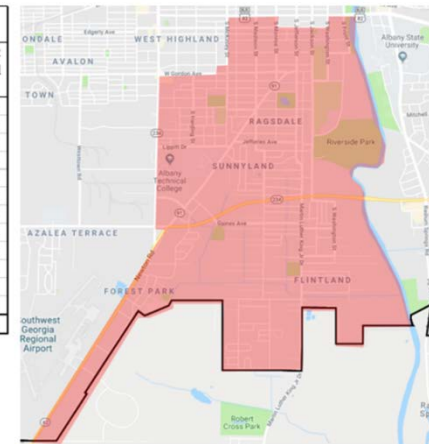
NEIGHBORHOOD STATISTICS

The decision to rent or own, affordability, and housing type are all important issues in housing choice. Also, the characteristics of a neighborhood are just as important. The quality of a neighborhood greatly influences its attractiveness and livability of housing options. Many factors influence a neighborhood’s quality, including the condition of the housing units within the neighborhood, streetscapes, presence of litter and debris, condition of other residential and commercial structures, and blight conditions.

Crime and blight can quickly erode the stability and appeal of a neighborhood. Neighborhoods with a large proportion of homes in poor condition require more immediate attention so that a perception of disinvestment does not cause further deterioration. Additionally, access to important destinations such as work and school, medical services, and stores with healthy food choices all play an important role in the quality neighborhoods. Access to quality educational opportunities is one of the most-often cited indicators of a neighborhood’s desirability. Ensuring all neighborhoods such as South Albany can readily access a high-quality education will benefit the City as a whole.

It will be incumbent for the City’s local police department to work with local public agencies and organizations to address crime, delinquency, and disorder within South Albany. Strategies to combat crime should include community policing, frequent police patrol of “hot spots”, formation of neighborhood watch groups, and community crime prevention programs. With support of local community leaders, these strategies will engage residents, community and faith-based organizations, and local government agencies in addressing factors that may be contributing to crime within South Albany.

Crime	No. of Incidents	Percent of Total Crime
Murder	6	40.0%
Rape	8	24.2%
Robbery	19	16.8%
Agg Assault	102	15.5%
Burglary	142	18.8%
Entering Auto	121	15.8%
Larceny	219	11.8%
MVT	57	23.4%
Arson	3	14.3%
Drug Related	79	33.3%
Weapons	14	25.5%
Simple Assault	212	17.6%
Total	982	16.5%



COMMUNITY RESOURCES

The City of Albany has many opportunities for residents to improve overall well-being, celebrate community, and enjoy leisure activities year long. The City's Recreation & Parks Department is committed to providing quality leisure programs, recreational facilities, and parks, for residents and visitors to enjoy. Additionally, other health and medical services are provided to area residents of South Albany.



Healthy, accessible and attractive parks and open spaces are essential for vibrant communities. With an abundance of residential neighborhoods in South Albany, there is access to neighborhood parks and community centers that are maintained by the City. To improve the quality of life for residents, the City must consider ways to make necessary improvements and maintain high quality facilities that support recreation, health, fitness, and athletic programs for its residents.

Community Centers & Gyms

Carver Community Center, 1023 S. McKinley Street
Carver Gym, 410 Mercer Avenue
Henderson Community Center, 701 Willard Avenue

Athletic Complexes

Carver Sports Complex, 1023 S. McKinley Street
Highland Sports Complex, 1000 Highland Road

Pool

Carver Pool and Spray Park, 1021 S. McKinley Street

Medical Center

Albany Area Primary Healthcare (1300 Newton Road) has served the South Albany community since 2005 as a primary health care provider. Initially offering Internal Medicine and Geriatric services, SAMC expanded in 2007 to include pediatric services which broadened their ability to provide services to all members of the family.

Slater H. King Adult Day Care Rehab Center

The Center (400 W Highland Avenue) provides daily adult day care services to include social, recreation, and medical services.

Pharmacies

U Save It Pharmacy
1310 Newton Rd

Medi Save Pharmacy
800 S Slappey Blvd

CULTURAL & HISTORIC RESOURCES

The South Albany Revitalization Plan area has several historically significant structures, specifically within the Harlem Business District. African American professionals were instrumental players who initiated the Civil Rights Movement in Albany. The Harlem Business District, although nothing compared to its former state, maintains a historic sense of inspiration for residents.

It will be critical for the City and local historic organizations to weight decision-making with respect to protection and preservation of existing structures in consideration of increasing costs for ongoing management and maintenance. Careful decision-making will be needed in determining whether to renovate existing structures, relocation of existing businesses, construction of newer facilities and businesses for additional commercial space.

The Harlem Business District historically served as the center of African-American commerce in the city. Established in the early part of the Twentieth Century, currently, it is a compact area that includes a mix of commercial, civic, institutional and residential uses. Harlem is historically significant for its prominent long-term role in African-American life in Albany and because of its association the Civil Rights era. The homes of important African-American entrepreneurs, entertainers, civic and cultural leaders are found in the historic neighborhoods of South Albany. Several events took place in Harlem which had national impacts during this period and involved such prominent figures as Dr. Martin Luther King Jr., the Freedom Singers, Charles Sherrod and Reverend Ralph Abernathy which have been commemorated.

Albany Civil Rights Institute

The Albany Civil Rights Institute (12,315 square feet) is a museum and research center in Albany, Georgia located at 326 Whitney Avenue that tells the story of the civil rights movement in Southwest Georgia. It consists of rehabilitated [Old Mount Zion Baptist Church](#) (constructed in 1906) that was home to the Movement supported by the Student Nonviolent Coordinating Committee, the Southern Christian Leadership

Conference, the NAACP and the Congress for Racial Equality. The institute includes exhibits, interactive displays, a digital oral history database, and a resource library that tells the story life in Georgia before and during the Civil Rights Movement. It is a gathering place for community members, movement veterans, historians, and students to educate on the rich history within South Albany. The Civil Rights Institute was one of



11 historic sites where residents can retrace the footsteps of Civil Rights leaders. Every second Saturday of the month, the Albany Civil Rights Institute Freedom Singers, led by original SNCC Freedom Singer, Rutha Harris, delivers an emotionally charged musical performance and oral history presentation that recalls the stories and events of the Albany Civil Rights Movement.

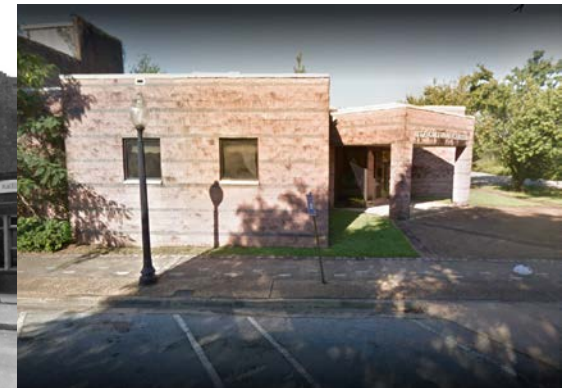
Historical Civil Rights Footprints

The legendary footprints outside of Shiloh Baptist Church are distant memories of the role Albany played in the Civil Rights Movement in the 1960s. The footprints represent the walk that Dr. Martin Luther King, Jr. led from Shiloh Missionary Baptist Church on Whitney Avenue to the former Dougherty County Jailhouse on Pine Avenue. In January 2018, the City has completed the extension of the footprints project that includes a path of footsteps that commemorates the Albany Civil Rights Movement that led to Dr. King's walk of 1961.



Ritz Cultural Center

The Ritz Cultural Center was constructed in the 1930s and was once a prominent theater that showcased theater shows for African Americans. For the past fifteen years, the Ritz has remained in a deteriorated condition requiring full rehabilitation of the roof, systems, auditorium and stage, exhibit area, workrooms and practice rooms. In past, it has been utilized to expose youth to cultural activities such as the fine arts, visual arts, and performing arts. Over the next year, the Ritz Cultural Center will undergo rehabilitation in combination with development of the Albany Transportation Center to restore it to a useful purpose that benefits the Harlem Business District and youth.



Charles Sherrod Civil Rights Park

The Charles Sherrod Civil Rights Park located along Highland Avenue honors Reverend Charles Sherrod to honor his organizing work in the Albany Movement from 1961-1963. Sherrod was a member and organizer of the Student Nonviolent coordinating Committee (SNCC) during the 1960s Civil Rights Movement.



Shiloh Missionary Baptist Church

Shiloh Missionary Baptist Church is located across the street from Old Mount Zion Baptist Church where the Albany Civil Rights Movement was initiated. The church was also a site of mass meetings and gatherings of Dr. Martin Luther King, Jr.



Bethel African Methodist Episcopal Church



Bethel African Methodist Episcopal Church which was organized in 1867 sits on the southwest corner of Whitney Avenue and Jefferson Street in South Albany.

Southwest Georgian Newspaper



A. C. Searles was founder and editor of the Southwest Georgian, an African-American newspaper in South Albany in 1938. He was also an instrumental activist in the Albany Civil Rights Movement. The business was later operated by Art Searles (deceased, former Dougherty County Commissioner) and is still operated at 311 S. Jackson Street.

Chatmon's Beauty and Barber Supplies

Chatmon's Beauty and Barber Supplies was owned and operated by an African-American businessman, Thomas C. Chatmon, who was also a civil rights activist. In 1962, he unsuccessfully competed for a City Commission seat and would have been the first African American elected to serve in Albany, GA.



Carter's Grill & Restaurant



Carter's Grill & Restaurant, founded in 1968, was a family-owned restaurant known for its southern foods and signature dishes. Its historic significance contributes to the civil rights movement where civil rights leaders would assemble. Carter's grill, although recently impacted by a natural disaster, remains a memorable Albany business situated in the greater downtown area and the Harlem Business District in South Albany.

Jimmie's Hot Dogs

Jimmie's Hot Dogs has been open for business since 1947. Given its location in the greater downtown area and within South Albany's Harlem Business District, this small iconic restaurant still attracts tourists from afar with its one-of-a-kind hotdogs.

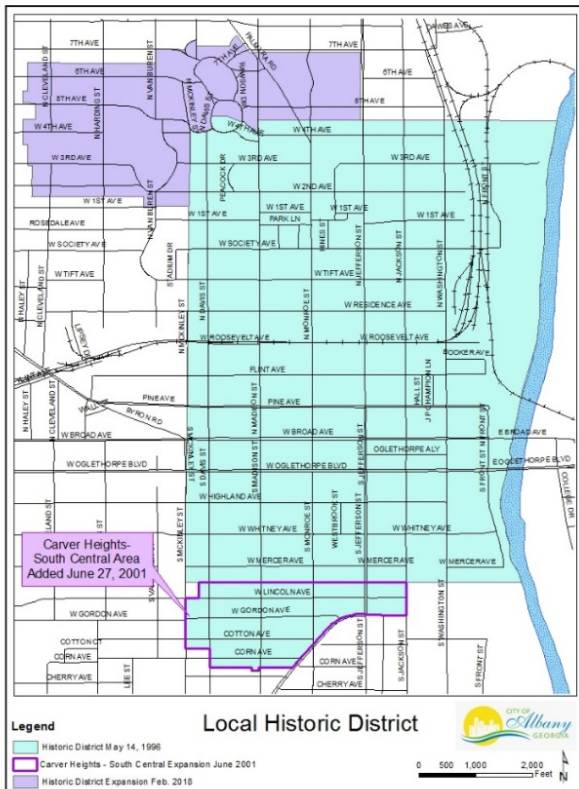


Mary Young Cummings Memorial Park

Mary Young Cummings Memorial Park remembers the City of Albany's first African American Commissioner and the first African-American woman to practice law at C.B. Law Firm. She was a civil rights leader who successfully advocated for the formation of voting wards in Albany and served twenty years in the Georgia General Assembly.



King
of

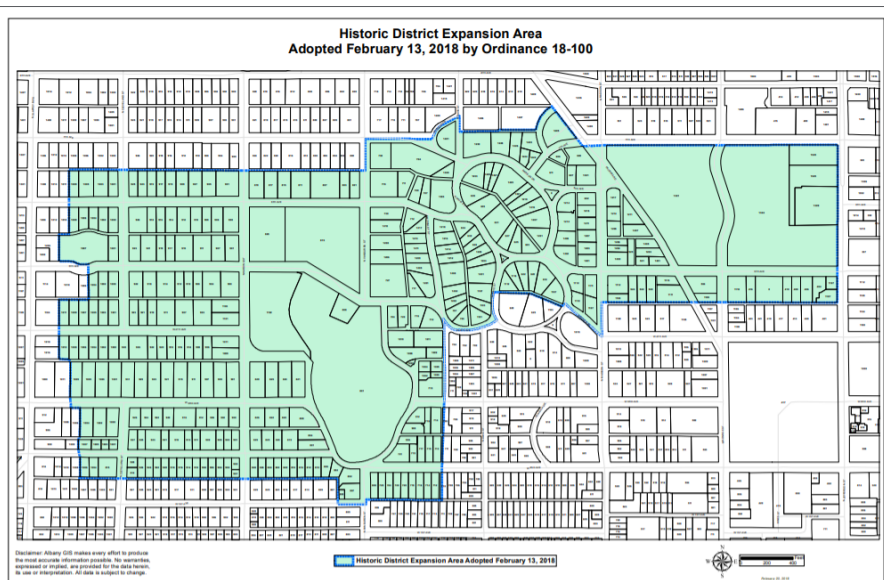


Carver Historic District

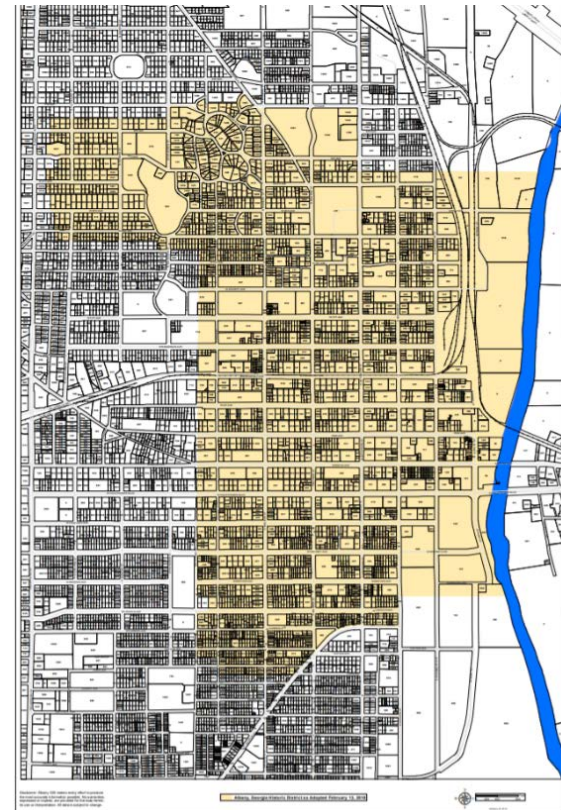
In 2001, the Board of City Commissioners approved the Carver Heights (South Central Albany) Historic District to preserve many of the historic structures within this South Albany neighborhood. The District was named by residents after George Washington Carver and was one of Albany's oldest African-American neighborhoods.

Albany-Dougherty Historic Preservation Commission (HPC)

The Albany-Dougherty Historic Preservation Commission (HPC), which was established collaboratively by both the City and County, ensures activities undertaken on historic structures comply with the Historic Preservation Ordinance which was adopted in 1996. The HPC is made up of eight (8) citizens appointed by the City and County Commissions who meet on the first Wednesday of each month to review proposals for exterior alterations, new construction, and demolition of buildings in the Local Historic District. The HPC uses the U.S. Secretary of the Interior's Standards for Rehabilitation as the basis of its review, and the overall goal of the local district and the design guidelines is to retain the distinctive and historic character of Albany.



Historic District Expansion Map (Adopted February 13, 2017)



Historic District Map (as amended February 13, 2017)

ECONOMIC OPPORTUNITIES

A strong community must have a strong economy. With limited development, both commercial and residential, communities begin to deteriorate. With insights provided by community input, emphasis is being placed on improving the quality of life for residents of South Albany. From a long-term planning perspective for South Albany to thrive, the City must consider ways to provide better affordable housing, encourage economic progress, repurpose existing vacant structures, and help people feel more of a sense of place in their neighborhoods. Impoverished neighborhoods require collaboration as the City alone cannot address all the increasing housing needs within South Albany. Partnerships will be required with local housing organizations such as Habitat for Humanity in areas striving for economic growth by planning new housing projects, rehabilitation of existing housing, and advocating and soliciting new construction projects and support of infill development.



Homeownership

Almost every community struggles with having vacant land or vacant, abandoned structures. Some owners are absent or chose to stop maintaining them. These vacant parcels and buildings could be used to encourage development and economic growth instead serving as eyesores and detriment to the community. In the South Albany Revitalization Plan area, the City has an influx of available, vacant parcels. Many of these parcels are intimately located within residential neighborhoods surrounded by private rental properties and homeowner units. These parcels can be sold for significantly less than their assessed value, and strategically marketed for affordable housing development as well as economic development on corridors. This will return the properties to a status of generating tax revenues. Initiatives should be explored on a greater level to partner with small developers and housing organizations to construct affordable housing and encourage first-time homeownership. Additionally, housing counseling services can be provided to these new homeowners to educated on homeownership so that they achieve a sense of ownership in the community in which they live.

Commercial development

Commercial districts within South Albany and some adjacent, lower-income residential neighborhoods need revitalization. In development of the South Albany Revitalization Plan, it will be critical to prioritize strategies to address the many challenges that has previously stunted economic development in South Albany. These strategies include property enhancement of existing businesses to include commercial facades, repurposing older, vacant commercial buildings, and acquisition existing buildings for new development opportunities to bring quality services to the community.



Arthur K. Williams Microbusiness Enterprise Center

The Arthur K. Williams Microbusiness Enterprise Center (MBEC) is in the greater downtown area within South Albany. This “Incubator” exists for the sole purpose of stimulating small business formation, growth, and survival to increase business success and sustainability during the critical first five years of operation. Programs and office space provided within the incubator serve as a professional work environment that is conducive to business development. Additionally, the MBEC serves as a catalyst for the economic development of entrepreneurial endeavors, new small businesses, and existing small businesses within Albany.

Food Deserts

The health of a community is impacted directly by access to healthcare and healthy food choices. When combined with poor housing conditions and poverty, a lack of access to healthcare can impact health outcomes for low income persons. One of the challenges that South Albany faces currently is a loss of grocery stores. Previously, South Albany residents shopped at Harvey’s and Save-a-Lot Food Stores. However, since closing of these grocery stores, residents no longer have access within a one-mile radius of a grocery store that serves fresh produce or healthy food which creates not only health problems in the community but economic problems as well. Several communities throughout the City are classified as food deserts; however, this issue is heightened in South Albany as this area has a higher concentration of low-income residents. Several local organizations are working together with the City to try to solve this issue to include Albany Community Together!, Southwest Georgia Project, and local farmers such as “Farmer Fredo”. Efforts are being focused on strengthening communities, improving health and wellness, and spurring economic development.



Cultural Heritage Tourism

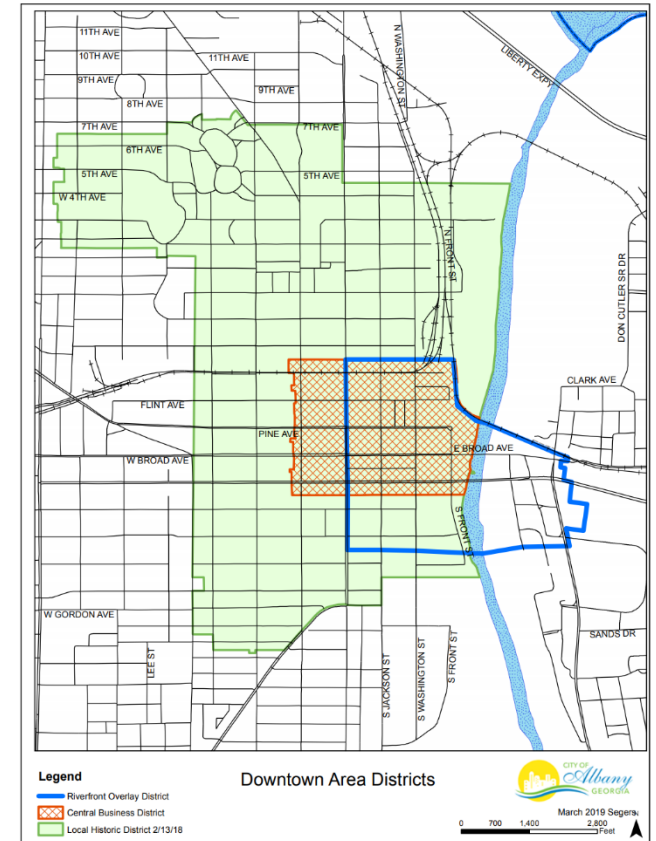
It has been said that “Relevant history is inclusive history.” Now more than ever, tourism to historic sites has increased. Communities across the nation are seeking ways to not only heighten awareness of history, but to also generate revenues to support continual operation and maintenance of museums, historic structures, etc. Because South Albany is home to a rich history - Civil Rights Movement – this should be marketed for increased tourism. It will be essential for the preservation and management of historical resources for the long term so that these assets that are rich in history can be marketed to promote tourism. While there is increased interest on history and cultural awareness, historical tours of structures, events, and locations that memorialize significant acts or people can not only offer educational explorations for tourists, but also stimulate the local economy.

Flint River Tourism

The Flint River extends along the eastern boundary of downtown Albany and South Albany, and it serves as a focus of tourism. Water has a powerful attraction for people, and many are willing to travel hundreds of miles to enjoy water recreationally. Water contributes to the recreation and tourism industry worldwide to include beaches, lakes, river walks, whitewater rafting, canoeing, and exploration of aquatic ecosystems.

Both the Riverfront Park and Veterans Park are popular community amenities. They appear to be well maintained and frequently used. Efforts should be directed toward marketing and increasing utilization. Visitors to these parks have positive experiences in downtown and are likely to shop or eat at nearby establishments. More visitors will equate to more commerce in downtown and South Albany area. Future efforts should also focus on the nearby trails that include the paved Riverfront Trail, the kayak launches, and the mountain bike/hiking trails to the south of the Civic Center.

The City's Flint River, although its history includes devastating floods to South Albany, it remains a tourist attraction. Its riverfront park has emerged as a highly desirable tourist attraction, and the City should continue to expand development along the River to attract greater tourism.



TRANSPORTATION SERVICES

Transit Services

Albany Transit System (ATS) provides both fixed-route and curb-to-curb service to the Albany-Dougherty County area to include paratransit services for ADA-eligible riders. ATS provides transit throughout the City, and it has a regional rural public transit program that serves a twelve-county area in Southwest Georgia. Albany Transit provides "Where's My Bus" trip planning options and access to bus schedules through a web-based or mobile application, Route Shout 2.0 which enable riders to receive real-time bus information.

ATS operates daily services Monday-Saturday on ten (10) established, fixed routes as well as on-call reservation-based paratransit services. The current combined annual ridership for ATS is approximately 1,000,000 boarding passengers, providing service to more than 2,000 passengers on any given weekday.



Transportation improvements for 2019-2020 in the South Albany Plan area include the below:

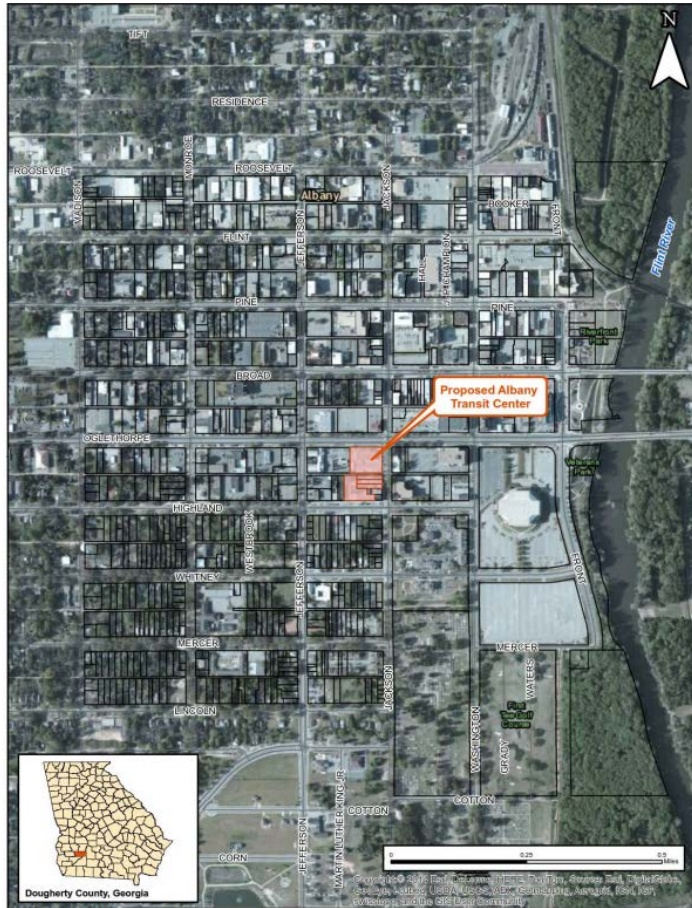
Concrete pads and new bench installations that will meet American Disabilities Act (ADA) requirements:

- Oakridge Drive from Alice Coachman
- Martin Luther King, Jr. Boulevard
- South Madison Street near Johnny Williams Road

Bus shelter improvements at the following locations:

- South Slappee Boulevard near McDonalds Fast Food Restaurant
- South Madison Street near Johnny Williams Road





Source: WSP | Parsons Brinckerhoff, 2017

Albany Transportation Center

After completion of studies dating back to 2001 and completion of an Environmental Assessment Study in 2018, the City of Albany proposes development of a new transportation center located at 300 West Oglethorpe Boulevard. Currently, ATS leases space within the building at the proposed site of the Albany Transportation Center and shares the exterior operational and parking areas with intercity bus service.

The Center will be located just north of the South Albany Redevelopment Plan Area that includes both the downtown area and the Harlem Business Districts. It will be a multipurpose facility with transportation options for public transit, Greyhound, and local taxi services, accommodating drop off and pick up of passengers from taxis, shuttle buses, and charter buses. The proposed Center will include improved safety and security measures and American with Disability Act ADA accessible access points.



IMPLEMENTATION STRATEGY

STABILIZATION STRATEGIES

- Reduce Crime in Neighborhoods
- Infrastructure Repair and Maintenance
- Address Housing and Property Issues
- Reduce Poverty
- Floodplain Management and Maintenance
- Address Food Deserts
- Promote Wellness and Healthy Living

REVITALIZATION STRATEGIES

- Encouraging Economic Development
- Reinforce Social and Cultural Amenities
- Historic Preservation

IMPLEMENTATION



The following pages outline strategies to address the nine priorities in South Albany and Citywide. Each priority contains a list of action steps, goals and objectives, prioritizations, and funding opportunities. 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)

IMPLEMENTATION STRATEGY

#1 – Reduce Crime in Neighborhoods

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 and Community Safety Officer Program	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. The Community Safety Officer (CSO) Program, consisting of officer with non-arrest powers, will increase police visibility and presence in local neighborhoods, patrolling, and handle lower risk calls.	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>Action Step 1.4</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>Action Step 1.5</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>Action Step 1.6</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. Adequate infrastructure such as connected and well-lit streets and sidewalks, safe intersections, parks and open space will encourage walking, biking, and other routine physical activity that helps keep residents healthy and invested in their communities.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1 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 and replacement of street lighting for more illumination and energy efficiency, installation of traffic calming devices at intersections, and resurfacing of roadways and alleys.	ST	Local Government CDBG
Action Step 1.2 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 other pedestrian areas. Promote bicycling through installation of dedicated bike lanes.	ST	Local Government State
Action Step 1.3 High Speed Internet	Expand high-speed internet to broaden access and to ensure economic opportunity and competitiveness.	MT	Local Government Private Funds
Action Step 1.4 Green Initiatives	Conversion of appliances from electric to natural gas.	ST	Local Government

<p>Action Step 1.5</p> <p>Beautification</p>	<p>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.</p>	<p>ST</p>	<p>Local Government Nonprofits Private Funds</p>
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#3 – Address 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>Action Step 1.1</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 South 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. Undertake beautification initiatives and neighborhood revitalization projects through partnerships with Keep Albany Dougherty Beautiful (KADB).</p>	<p>ST</p>	<p>Local Government Nonprofits Private Funds CDBG</p>
<p>Action Step 1.2</p> <p>Housing Improvements for Renters and Homeowners</p>	<p>Expand available resources for minor repairs to rental property owners, homeowners to include the elderly up to \$10,000 per property to assist with improvement of properties and homeowner rehabilitations up to \$25,000 to bring homeowner units 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 State Nonprofits Private Funds</p>

Action Step 1.3 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
Action Step 1.4 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
Action Step 1.5 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
Action Step 1.6 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 for renters and homeownership.	ST	CDBG HOME NSP LIHTC Private
Action Step 1.7 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
Action Step 1.8 Developer Subsidies	To attract affordable housing developers by offering developer subsidies and tax incentives which enhances public-private partnerships that benefit residents through rental development and homeownership.	ST	Local Government CDBG HOME Nonprofits Private Funds

<p>Action Step 1.9</p> <p>Weatherization</p>	<p>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 household energy costs.</p>	<p>ST</p>	<p>Local Government CDBG Nonprofits</p>
<p>Action Step 1.10</p> <p>Create a GIS Database of Blighted Properties</p>	<p>Create a Geographical Information System (GIS) database of the City's housing inventory to include blighted properties along with a methodology for maintaining and updating it. Track progress in addressing the blighted properties.</p>	<p>ST</p>	<p>Local Government</p>

#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 and existing properties for redevelopment and offer incentives to encourage development in areas of limited interests.	ST	Local Government Economic Development Commission Revolving Loan Funds

<p>Action Step 1.5</p> <p>Business Resource Guide</p>	<p>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.</p>	<p>ST</p>	<p>Local Government</p>
<p>Action Step 1.6</p> <p>Promote the Tax Allocation District and Opportunity Zones</p>	<p>Market the Tax Allocation District (TAD) to attract businesses and business development and encourage development within the four Opportunity Zones in South Albany.</p>	<p>ST</p>	<p>Local Government</p>

#5 – Reduce 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. Promote and manage 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
Action Step 1.1 Workforce Training	Promote workforce training programs to create skilled laborers. Identify employers and businesses as partners to fill employment needs. Utilize the Albany Works! Program to encourage professional work experiences and internship opportunities.	ST	Local Government Nonprofits Private Funds State CDBG
Action Step 1.2 Youth Development and Mentorship Program	Create a youth development and mentorship program to provide employment/work-based learning opportunities and mentorship support to create positive socialization and work experiences for skills enhancement. Seek participation of employer sponsorships, apprenticeship programs, nonprofits, and second chance initiatives for at-risk youth.	ST	CDBG HOME Nonprofits Private Funds Byrne Criminal Justice Grant
Action Step 1.3 Self-sufficiency Program	Create a comprehensive family self-sufficiency program or partner with an existing agency to assist low and moderate income residents and public housing residents to become self-sufficient. Action items will include obtaining a GED, higher education, trade skills, employment, and quality and affordable housing.	ST	Local Government CDBG HUD Private Funds
Action Step 1.4 Literacy and Education	Promote literacy programs to enhance education and literacy rates. High school graduate retention rates also impact literacy in adults.	ST	Local Government State Private Funds CDBG

#6 – Floodplain Management and Mitigation

Strategy: The City of Albany and Dougherty County participate in the National Flood Insurance Program (NFIP) through the Community Rating System (CRS) Program, which enables property owners in the city and county to obtain flood insurance. The city joined the CRS Program in 1993 and the county joined in 1992. A requirement for participation in this program is the adoption and utilization of a flood hazard mitigation plan. This process includes a procedure by which certain city and county departments incorporate, as appropriate, the requirements of the mitigation plan into other plans and planning implementation tools, such as the Pre-Disaster Mitigation Plan, Emergency Operations Plan, Comprehensive Plan, Zoning Ordinances, Subdivision Ordinances, Development Handbook, Floodplain Management Ordinances, Stormwater Management Plans, and Capital Improvement Plans.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1	Apply for Flood Mitigation Assistance funds to make the buyout option available to willing owners of properties vulnerable to flood damage.	ST	FEMA GEMA State
Action Step 1.2	Maintain, at minimum, the one-foot freeboard requirement (elevation of the finished floor) above the level of the 100-year flood required for new construction.	ST	Local Government
Action Step 1.3	Continue diligent enforcement of building codes and floodplain management regulations to maximize property protection and safety of residents and to maintain the good standing of the city and county with the National Flood Insurance Program.	ST	Local Government FEMA GEMA
Action Step 1.4	Continue to protect from additional development properties that are vulnerable to flood damage such as Flint River Corridor properties and other wetlands.	ST	Local Government FEMA GEMA

Action Step 1.5	Increase the level of citizen education on flood issue in South Albany.	ST	Local Government
Action Step 1.6	Continue to maintain and refine flood warning systems and response to provide timely, accurate information to residents.	MT	Local Government
Action Step 1.7	Inspect and identify needed stormwater management facilities and projects to be included as infrastructure projects within the City.	ST	Local Government SPLOST
Action Step 1.8	Analyze the need for backup power for Joshua Street Wastewater Treatment Plant as the Joshua Street Wastewater Treatment Plant serves all municipal sewer customers in Albany and unincorporated Dougherty County. It is identified as a critical facility located within the Special Flood Hazard Area.	MT	Local Government SPLOST
Action Step 1.9	Assist low and moderate income residents within Special Flood Hazard Areas to alleviate hazard risks associated with flood and seek to reduce annual flood insurance premiums.	MT	CDBG
Action Step 1.10	Administratively assist residents in obtaining elevation certificates and Letter of Map Amendments.	ST	Local Government FEMA Private Funds

#7 – Reinforce Social and Cultural Amenities

Strategy: Fostering arts and culture in the community needs to be an essential part of neighborhood revitalization to include poetry, music, images, and stories that speak to our deepest values and community identity.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1	Promote the Albany Civil Rights Movement. Celebrate and bring greater awareness to the Civil Rights Museum and trails, Freedom Singers, Footprints of marches, Charles Sherrod Civil Right Park, Shiloh Baptist Church, and other historically significant structures and events.	ST	Local Government State Federal Nonprofits Private
Action Step 1.2	Increase opportunities for cross-generational or multigenerational history appreciation.	ST	Local Government State Federal Nonprofits Private
Action Step 1.3	Publicize heritage tourism as an asset and economic engine to increase visits to historic places in South Albany.	ST	Local Government Nonprofits Private
Action Step 1.4	Promote the arts of poetry, music, and images as cultural expression.	ST	Local Government State Federal Nonprofits Private

#8 – Historic Preservation

Strategy: To enhance the preservation resources and capitalize on unique historic resources that have a proven positive impact on economic development, heritage tourism, and quality of life of residents.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1	Recognize, preserve, use, and protect the historic resources and cultural landscapes within South Albany.	MT	Local Government State Federal Nonprofits Private
Action Step 1.2	Build capacity for preservation among City and regional partners.	ST	Local Government State Federal Nonprofits Private
Action Step 1.3	Increase community engagement and preservation literacy.	ST	Local Government State Federal Nonprofits Private
Action Step 1.4	Coordinate economic development efforts with preservation.	ST	Local Government State Federal Nonprofits Private

Action Step 1.5	Foster revitalization through adaptive reuse of historic commercial and other properties.	MT	Local Government State Federal Nonprofits Private
Action Step 1.6	Conduct walking tours to promote the historic features and cultural assets of South Albany.	ST	Local Government State Federal Nonprofits Private

#9 – Address Food Deserts

Strategy: Increase community food security for the prosperity of neighborhoods and communities.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1	Provide funding and incentives to support construction, rehabilitation, and expansion of grocery stores in local food deserts.	ST	Local Government State Federal Nonprofits Private
Action Step 1.2	Support local Farmer’s Markets, healthy food providers, and the sale of fresh foods to residents.	ST	Local Government State Federal Nonprofits Private
Action Step 1.3	Support community gardens as shared spaces where people gather to grow fruits, vegetables, plants, and flowers.	ST	Local Government State Federal Nonprofits Private
Action Step 1.4	Build partnerships with public agencies, local organizations, farmers, and educational institutions to develop food system strategies.	ST	Local Government State Federal Nonprofits Private

Action Step 1.5	Promote culinary tourism through the creation of memorable eating and drinking experiences.	ST	Local Government State Federal Nonprofits Private
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#10 – Promote Wellness and Healthy Living

Strategy: Increase the quality of life through health and wellness initiatives within the community to improve the overall health of residents.

Action Step	Goals and Objectives	Priority	Funding Opportunities
Action Step 1.1	Support community partners in healthy initiatives to enhance physical, mental, and overall health of residents.	ST	Local Government State Federal Nonprofits Private
Action Step 1.2	Explore innovative options to facilitate access to health services to include mobile health initiatives.	ST	Local Government State Federal Nonprofits Private
Action Step 1.3	Optimize the use of existing structures and spaces for multiple purposes to include health and wellness.	ST	Local Government State Federal Nonprofits Private
Action Step 1.4	Build partnerships with public agencies, local organizations, and medical facilities to increase residents' access to health services, facilities, and medications.	ST	Local Government State Federal Nonprofits Private

CONCLUSION

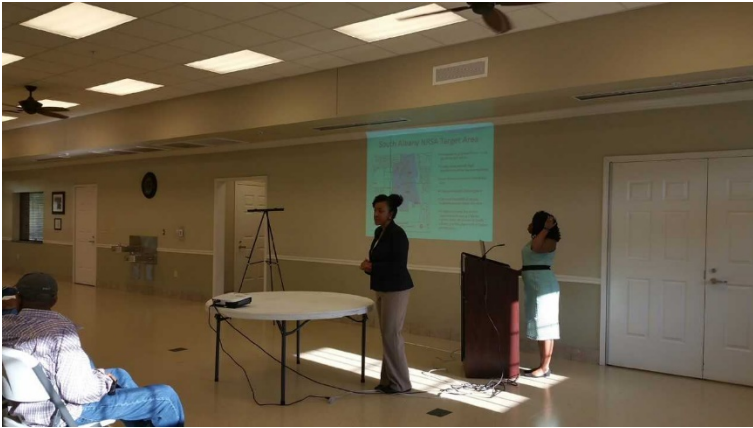
The citizen-driven revitalization planning process which has taken place with South Albany residents revealed numerous concerns and challenges, but also a variety of realistic solutions. Strategic goals have been established in the South Albany Revitalization Plan with desired outcomes and timeframes. The Plan is intended to provide a coordinated and comprehensive approach to addressing the problems in this distressed area of Albany and to foster healthy and vibrant residential and commercial opportunities.

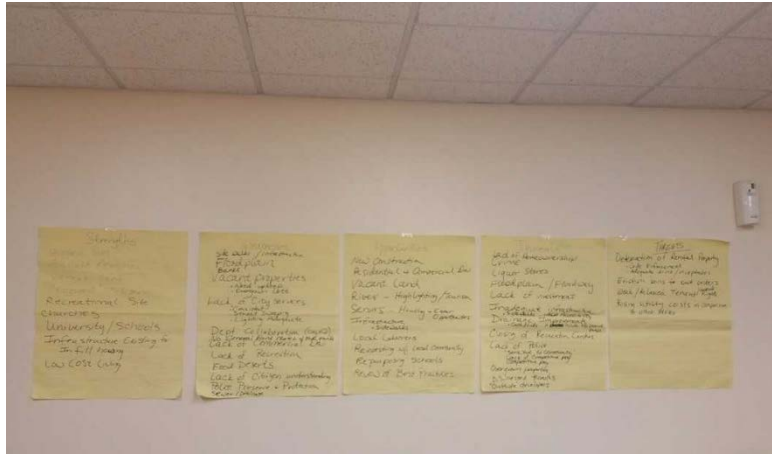
The City of Albany is committed to providing resources to the South Albany Revitalization Plan target areas to empower residents and stakeholders to take control of the direction of their community. As marketing and development of vacant parcels and structures proceeds throughout South Albany, this will stimulate new development and redevelopment, including affordable housing.

The City seeks to maximize South Albany's economic potential by embracing effective redevelopment tools and best practices, and residents have exhibited a strong commitment towards improving their communities as they work diligently towards implementation of necessary actions to achieve success. Through concentrated efforts and investments, the City believes that over time, significant progress will manifest towards reinvesting and rebuilding the South Albany community together. Through this neighborhood revitalization approach, optimism has arisen with residents as they seek to build relationships and some sense of community and pride in South Albany, a historically disinvested community.

CITIZEN PARTICIPATION

Community Meeting – Robert Cross Park (April 11, 2019)





SWOT ANALYSIS

(South Albany Revitalization Plan Update Community Kick-off Meeting – 4/11/2019)

<p><u>STRENGTHS</u></p> <ul style="list-style-type: none"> Historic Sites Available Resources Vacant Land “Concerned” Citizens Recreational Sites Churches University/Schools Infrastructure existing for infill housing Low Cost Living Nonprofits 	<p><u>WEAKNESSES</u></p> <ul style="list-style-type: none"> Sidewalks/Infrastructure Floodplains Banks Vacant Properties (needs upkeep/overgrown lots) Lack of City services (“consistent” street sweeping, adequate lighting) Departmental collaboration (City & County) No general funds match with federal funds Lack of commercial development Lack of recreation Food deserts Lack of citizen understanding Police presence and protection Sewer/drainage Nonprofits
<p><u>OPPORTUNITIES</u></p> <ul style="list-style-type: none"> New construction Residential and commercial development Vacant Land River – highlighting/tourism Seniors – housing & other opportunities Infrastructure (sidewalks) Local laborers Reinvesting with local community Repurposing schools Review of best practices 	<p><u>THREATS</u></p> <ul style="list-style-type: none"> Lack of homeownership Crime Liquor stores Floodplain/Floodway Lack of investment Inadequate infrastructure - sidewalks; ADA accessibility Drainage improvements to include high powered pumps (caps/lids) Closing of recreation centers Lack of police (“sensitive to community”/lack of competitive pay) Overgrown properties Disinvested tenants “Outside” developers Deterioration of rental property (Code Enforcement/Inadequate trash receptacles) Eviction bins/receptacles for out orders Weak/relaxed tenant/landlord rights Rising utility costs in comparison to other areas in the City



South Albany Community Meeting - Needs Assessment

**Thursday, April 11, 2019
6:00 P.M.**

**South Albany Revitalization Plan Update
Community Kick-Off Meeting
Robert Cross Community Center
2660 Newcastle Lane**

STRATEGIC GOALS

Address Housing and Property Issues

Encourage Economic Development

Reduce Poverty

Infrastructure Repair and Maintenance

Floodplain Management and Mitigation

Reduce Crime in Neighborhoods

Historic Preservation

Reinforce Social and Cultural Amenities

The City of Albany

Dept. of Community & Economic Development is working to identify **community development priorities, affordable housing needs, and factors that shape equal access to housing** for incorporation into the City's

Annual Action Plan (2019-2020)

Please plan to attend the Community meeting for a discussion of these important issues. Your input will assist in prioritizing community needs as identified in the City's 2016-2021 Consolidated Plan.

**As an active citizen of Albany,
your input is needed!**

LET YOUR VOICE BE HEARD

You may also participate by taking the survey:

<https://www.surveymonkey.com/r/R6MDNHD>

The City of Albany adheres to the rules and regulations of the Americans with Disabilities Act of 1990. If you have special needs that must be met to facilitate your attendance, please call (800) 251-2910. Telephone assistance is available for persons with hearing impairments through the State of Georgia's public service called Georgia Relay which is available 24 hours a day, 365 days a year. Please use this service to contact us. To make a Georgia Relay call, dial 711.



For more information,
please contact:
Ginette Mills
(229) 302-1230
gmills@albanyga.gov

**Community Meeting
South Albany Revitalization Plan Update
Community Kick-off Meeting**

**April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Rosalyn Cony	2718 Astoria ³⁷¹⁰¹⁵ Ave	(229) 269-0333	coneyr1@gmail.com
Gloria Gaines	3230 Princeton		
Rev. Edward Heath	2224 S. Madison St.	(229) 347-4979	Eward Heath 64@gmail.com
Tulley Roster	323 Southwood Dr	229 352-5964	
Donna Gaines	766 Johnny W Williams Rd	229 343-3837	dgaines48@mchsi.com
Orlando R. Runko	2204 Maidenstone Ct	229-364-5233	Jubilee Financial@htnail.com
Isha Odom	3210 MLK Jr	229-432-2897	info.eagapealbany.org
Michael D Odom	"	"	"
Margaret Cook	2622 S. Madison St	229733-6532	Margaret Cook 6532@gmail.com
Cesear Clarke	1127 Vandenberg St	229 364-0663	Cesear Clarke@gmail.com
Phillip Anderson	412 Julie Dr.	229-888-3653	

**Community Meeting
South Albany Revitalization Plan Update
Community Kick-off Meeting**

April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Sheperrill Byrd	2407 Champlaur Lane, 31705	229-669-6506	sheperrill@isa
Shelise Byrd	"		Bimdgentry40@gmail.com
Savannah Anderson	"		
Sheldon Byrd	"		
Paul Fryer (for Congressman Richard)	323 Pine Ave #400 Macon, GA 31701	229-639-8067	paul.fryer@mail.house.gov
Victor Edwards	450 Poinciana Ave.	229-407-8428	vee570@yahoo.com
Walter & Deborah Johnson	2622 Lonesome Rd 31721	229-883-1192	wlecpac@gmail.com
Quanteekish Sadeberry	2106 Habersham Rd	229-430-6600	qsadbemy@daynerty.ga.us
Kenneth Florence	2210 Oxford Rd	229-395-1040	kflee52@aol.com
Venise Lewis	2810 Astoria DR.	229-347-5656	Venise654@gmail.com
DERRICK Linkhorn	524 AMERICAN LN	229-296-0515	PookeyALB60@yahoo.com

**Community Meeting
South Albany Revitalization Plan Update
Community Kick-off Meeting**

**April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Rev. Brian Ramey	221 Tremont Ave. Albany, GA 31701	(229) 364-0572	brameyccrs@outlook.com
Major P. Johnson	225 Pine Av Albany, GA 31701	229-376-1138	pjohnson@dougherty.ga.us
Michael A Harper	3337 Sweetbrier	229-854-1371	mawsamalizz@yahoo.com
JAMES PERKINS	3316 Twinflower	229-888-3353	
Sh			
Sam McRog	915 Parrish Lane	229-347-0116	SammyMcRog@yahoo.com
Kimberly Knighton	808 7th Ave	229-291-3564	temp6289@aol.com
Willie Bonner	64 Zackery Ave.	229-888-5713	
Douglas Young	2511 MLK	229-429-1164	dyoung7842@gmail.com
Roderick Gilbert	615 Marshall Ln	229-395-7574	rgilbert7307@gmail.com
Tamiko Whitlock Sgt	2106 Harkersham	229-430-6660	twhitlock@dougherty.ga.us

**Community Meeting
South Albany Revitalization Plan Update
Community Kick-off Meeting**

April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane

SIGN-IN SHEET


NAME	ADDRESS	PHONE NUMBER	EMAIL
Mary Cochran			
Delia Albene Cochran	206 Augusta Dr. Albany	229-255-6680	mzcocchan@aol.com
Velma Robinson	805A Carmel Lane	229-364-4087	vrobins16@gmail.com
M. Kinley Drake	707 Branch Rd	229-886-6491	fastormd@bellsouth.net
ARTHUR K. Williams	P.O. Box 145 Albany GA 31704	229-462-2742	
Edward Ford-Ball	1608 Jones Ave 31707	470-514-7573	efordball@gmail.com
Judy Galloway	118A new road	343-1517	

**Community Meeting
South Albany Revitalization Plan Update
Community Kick-off Meeting**

**April 11, 2019 @ 6:00 p.m.
Location: Robert Cross Community Center
2600 Newcastle Lane**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
John Williams	2221 S. Washington St	229 888-7905	john.williams28@yahoo.com
Pinky Maudeste	2037 Stuart Ave	229 291-5374	pinky.mae@outlook.com
Amna Farooqi	249 Pine Ave	301-793-1405	amna.farooqi65@gmail.com
Booker Harper	4005 Edith Dr.	229 291 3016	b2728@aol.com



South Albany Revitalization Plan Update

Community Kick-Off Meeting
Robert Cross Community Center

April 11, 2019

Department of Community & Economic Development



Purpose of the Meeting

- Gain citizen participation on the South Albany Plan
 - Discuss challenges within the South Albany NRSA
 - ✓ Natural disasters
 - ✓ Floodplains
 - ✓ Disinvestment
 - Identify priority community needs
 - SWOT Analysis
 - Prioritize strategic goals
- Updates on disaster recovery efforts
- Discuss proposed Low Income Housing Tax Credit Developments

South Albany Revitalization Plan

- Adopted by the Board of City Commissioners on June 4, 1996 (Resolution 96-R147); updated Plan must also be adopted by the BOCC.

- Requires update to attract future development

- Must satisfy DCA LIHTC QAP requirements
 - Specify a designated target area
 - Identify and address housing needs
 - Identify strategic goals, benchmarks, priority timeframes, and available community resources

South Albany NRSA Target Area



- Composed of 4 Census Tracts - 14.03, 15, 106.01, and 106.02
- Census tracts include high populations of low-income residents
- Least diverse community within the City
- Composed mainly of floodplains
- City owns hundreds of vacant, buildable parcels within this area
- Dougherty County has 10 new Opportunity Zones; 4 of the 10 Census Tracts are located in South Albany; 3 of the 4 have 20% or higher poverty rates



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

FAB! is a result of initiatives of the Albany GICH Team.

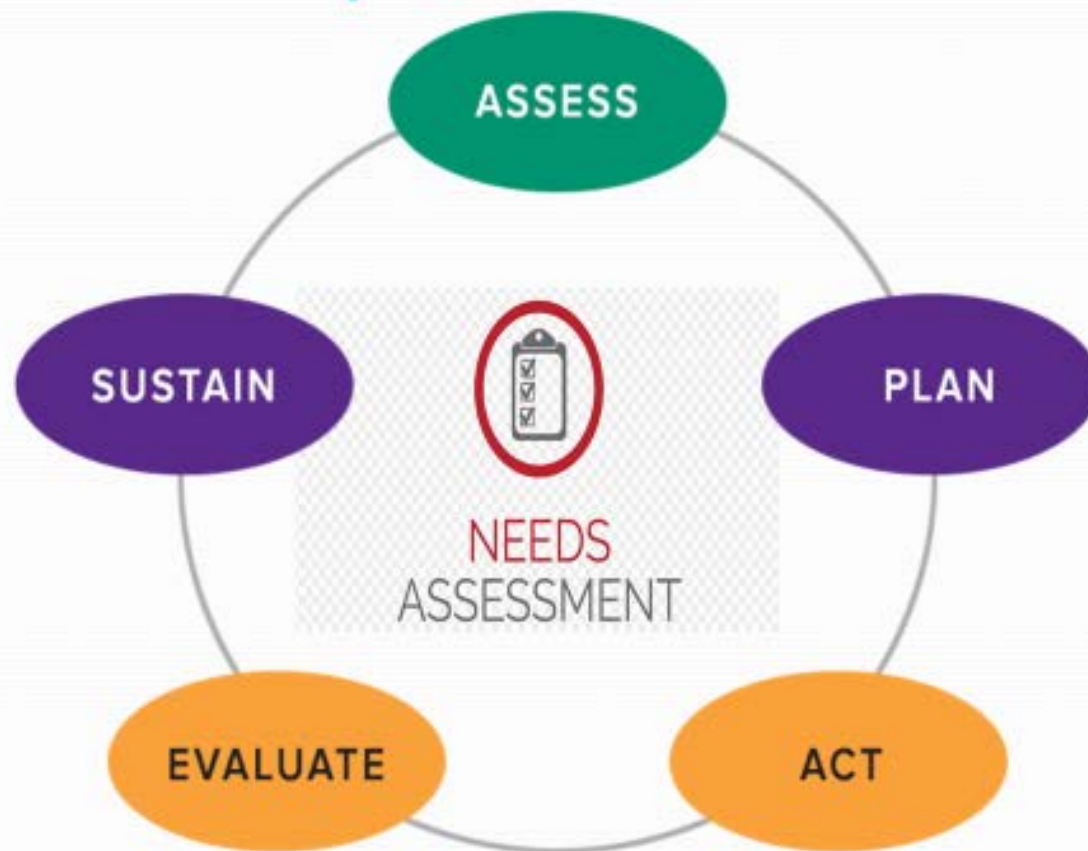
PRIORITIES:

- **Waste removal**
- **Vacant lot reuse**
- **Demolition**
- **Code Enforcement**
- **Boarding**
- **Increase standard of living**
- **Building rehabilitation and redevelopment**

Community Challenges

- Natural disasters
 - Federal funding opportunities
- Floodplains
 - NFIP requirements
- Disinvestment
 - Lack of Community Pride
 - Influx of Substandard Buildings
 - Abandoned Buildings
 - Limited Residential Development
 - Limited Commercial Development

Community Needs Assessment



Nine (9) Strategic Goals

Reduce Crime in Neighborhoods
Infrastructure Repair and Maintenance
Address Housing and Property Issues
Encourage Economic Development
Reduce Poverty
Floodplain Management and Mitigation
Reinforce Social and Cultural Amenities
Historic Preservation
Address Food Deserts



SWOT Analysis





Questions?

Community Meeting – Microbusiness Enterprise Center (April 22, 2019)





2019-2020 Annual Action Plan Public Hearing & South Albany Revitalization Plan Update Community Meeting

The City of Albany

Dept. of Community & Economic Development is working to identify community development priorities, affordable housing needs, and factors that shape equal access to housing for incorporation into the City's

Annual Action Plan (2019-2020)

Please plan to attend the Public Hearing for a discussion of these important issues. Your input will assist in prioritizing community needs as identified in the City's 2016-2021 Consolidated Plan.

Five Year Priority Needs

- * *Neighborhood Revitalization*
- * *Maintain Affordable Housing Stock*
- * *Increase Access to Affordable Housing*
- * *Support the Needs of Homeless and At-Risk Persons*
- * *Public Services Supporting Low-Income and Special Needs Populations*
- * *Acquire, Develop, or Improve Public Facilities*
- * *Affirmatively Further Fair Housing Choice*
- * *Program Administration and Planning*

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Monday, April 22, 2019

6:00 P.M.

**Microbusiness Enterprise Center
230 South Jackson Street
1st Floor Conference Room**

**2019-2020 Annual Action Plan Public Hearing
&
South Albany Revitalization Plan Update Meeting**

South Albany Revitalization Plan Strategic Goals

- * *Address Housing and Property Issues*
- * *Encourage Economic Development*
- * *Reduce Poverty*
- * *Infrastructure Repair and Maintenance*
- * *Floodplain Management and Mitigation*
- * *Reduce Crime in Neighborhoods*
- * *Historic Preservation*
- * *Reinforce Social and Cultural Amenities*



For more information, please contact:
Ginette Mills
(229) 483-7650
gimills@albanyga.gov

**Community Meeting
2019-2020 Annual Action Plan Public Hearing &
South Albany Revitalization Plan Update Meeting**

April 22, 2019 @ 6:00 p.m.
Location: MicroBusiness Enterprise Center
230 South Jackson Street, 1st Floor Conference Room

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Annie Roque	811 6 th Ave	786-348-3804	roquea@belkouth.net
SEWARD ROGERS	811 6 th AVE	305-926-5963	ROGERS@1354 SOUTH. WIS
Roderick Gilbert	615 Marshall Ln	229-395-7574	RoderickGilbert@hotmail.com
Rosalyn Coy	2118 Astoria Drive 31701	(229)209-0333	coneyro4@gmail.com
Booker Holder	4005 Edith Dr 31721	229 2913016	b2728@aol.com
Rev. Brian Ramey	221 Tremont Ave. 31701	(229) 364-0572	brameyccrs@outlook.com
Fred B Spry	200 McCreary Dr Albany	229. 344-2788	
Antwan Ewellen	200 McCraw Dr Albany GA	229-291-6929	
Barbara Francis			
Margaret Cook	2622 S Madison St	229 733-6532	

**Community Meeting
2019-2020 Annual Action Plan Public Hearing &
South Albany Revitalization Plan Update Meeting**

April 22, 2019 @ 6:00 p.m.
Location: MicroBusiness Enterprise Center
230 South Jackson Street, 1st Floor Conference Room

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Shirley Newsom	2504 S. Washington	229(291-0411)	
Rev. Edward Heath	2224 S. Madison ST	229(347-4979)	edward.heath.64@gmail.com
Kenneth Florence	2210 Oxford Rd	229 385-1040	kflee52@aol.com
Norma Gaines Heath	3710 Blue Springs Rd	229 881-2016	peachaka@aol.com
BRUCE CRAPP	1212 W 3 rd	(601) 944-6214	charlesbcapp@gmail.com
Matt Fuller	629 W 4th Ave	869-6973	mfuller@albanyga.gov
Terry Spradley	208 McCray Drive	229) 349-2306	spradleyterry@gmail
Henry Mathis	409 Hobson ST	229 395 6107	henrymathis409@yahoo.com
Sherrill Byrd	2407 Cherry Laurel Lane	229-669-6506	sherrillbyrd@gmail.com
Arthur K. Williams	1408 W. Lincoln Ave	229-462-2747	N/A TX

**Community Meeting
2019-2020 Annual Action Plan Public Hearing &
South Albany Revitalization Plan Update Meeting**

**April 22, 2019 @ 6:00 p.m.
Location: MicroBusiness Enterprise Center
230 South Jackson Street, 1st Floor Conference Room**

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER	EMAIL
Tammyc Pety Jones	Office of Congressman Bishop 323 Pine Ave Suite 400	(229) 439-8067	Tammyc.jones@email.house.gov
Amna Karogi	249 Pine Ave	301-793-1405	amna@9to5.org
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RESOLUTION AND ADOPTION OF THE PLAN

To be input upon Commission approval

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