

# East Albany

## Redevelopment Plan



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## Introduction

The City of Albany is the largest city in southwest Georgia and the seat of Dougherty County government. While an important regional resource for healthcare, retail trade, education, arts, and culture, the city has also experienced hardship related to flooding, hurricane, and tornado disasters in recent decades. The people of Albany have persevered through adversity and continue to invest in and improve their city, focusing specifically on three target areas:

- Enterprise (composed of Census Tracts 8 and 114)
- South Albany (composed of Census Tracts 14.03, 15, 106.01, and 106.02 to the city limits)
- East Albany (composed of Census Tracts 1, 2, 103.02, and 107)

The City of Albany is an entitlement community, receiving annual allocations of grant funds from the U.S. Department of Housing and Urban Development (HUD) under both the Community Development Block Grant (CDBG) and Home Investment Partnerships Act (HOME) Program. These funds and other available resources are targeted to these three neighborhoods through individual revitalization plans. This revitalization Plan concerns East Albany, a community that includes Albany State University and the neighborhoods east of the Flint River.

The plan has been developed with two sets of requirements in mind. One is HUD's standards for designating a Neighborhood Revitalization Strategy Area (NRSA); the other is the Georgia Department of Community Affairs' Urban Redevelopment Plan standards. The East Albany Redevelopment Plan is designed to simultaneously meet both standards which affords the City significant advantages and flexibility as described in the following sections.

### Neighborhood Revitalization Strategy Area (NRSA) Standards

In 1996, HUD established criteria for approving locally determined strategies for revitalizing an area that is among the community's most distressed. While designating such an area is a substantial undertaking, HUD regulations provide certain benefits and flexibility in the use of CDBG funds within these areas. Importantly, HUD recognizes the necessity for partnering in problem solving to achieve greater success in urban revitalization efforts. When a neighborhood begins to fall into a state of blight and disinvestment, those effects often spill over into adjacent communities, causing those areas to begin declining as well. The tendency of blight to spread from one community to others highlights the importance of an approach that can stem the tide and cause revitalization to occur. For the revitalization of severely deteriorated neighborhoods to succeed, all the community's stakeholders must be involved. Successful neighborhood revitalization strategies are those that bring together the stakeholders within a specific neighborhood as well as partners for the community at large to forge partnerships that:

- Obtain commitments to neighborhood building;
- Make neighborhoods attractive for investment, which creates a market for profits;
- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long term community development;



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- Support the use of neighborhood intermediary institutions and religious institutions to bridge the gaps between local government agencies, the business community, community groups, and residents; and
- Foster growth of resident-based initiatives to identify and address their housing, economic, and human service needs.

HUD encourages the participation of all the stakeholders, particularly the residents, in the development of a NRSA. This enhances the chances of its successful implementation by bringing all the affected parties into the process from the beginning, thus gaining participants' trust and garnering needed financial support.

The benefits of a NRSA are described in the amendments to the Community Development Block Grant (CDBG) regulations 24 CFR Part 91.

- **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation / retention activities pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the incomes of persons that take, or are considered for such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));
- **Aggregation of Housing Units:** Housing units assisted as part of the strategy may be considered part of a single structure for purposes of applying the low/moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii));
- **Aggregate Public Benefit Standard Exemption:** Economic Development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209(b)(2)(v)(L) and (M)); and
- **Public Service Cap Exemption:** Public Services carried out pursuant to the strategy by a Community-Based Development Organization will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)).

The City of Albany proposes the East Albany area be designated as a NRSA for a term of ten years to focus current and leverage future investment directed at revitalization efforts.

### Urban Redevelopment Plan (URP) Standards

Georgia's Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq.) was adopted in 1955 by the Georgia General Assembly in order to access federal housing and urban renewal funds. Although urban renewal programs generally did not survive beyond the 1970s before falling out of favor as community development strategies, the Urban Redevelopment Act remains in place and continues to provide the mechanism by which many Georgia communities choose to implement place-based community revitalization projects.

The Urban Redevelopment Act gives cities broad powers to redevelop underdeveloped or threatened areas of the community. To use the redevelopment powers allowable under the Act, a local government must:

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- Draft an Urban Redevelopment Plan;
- Hold a public hearing;
- Pass a resolution adopting the Urban Redevelopment Plan; and
- Appoint an organization to implement the plan.

As a prerequisite to adopting an Urban Redevelopment Plan, the city commission must adopt a resolution finding that the target area constitutes a “slum area” as required by the Act and that redevelopment of the area is “necessary in the interest of the public health, safety, morals, or welfare” of the residents of the jurisdiction. In addition to designating by resolution an “urban redevelopment area” appropriate for redevelopment projects, the Act requires adoption by the local government of an urban redevelopment plan for the target area. The Georgia Department of Community Affairs considers URPs more than five years old to be outdated unless renewed or readopted by local government.

A current urban redevelopment plan, adopted pursuant to the Act is a threshold criterion for accessing some important state economic development incentives such as higher state job tax credits and priority consideration of project sites for development of affordable housing under the State’s Low Income Housing Tax Credit (LIHTC) program. Communities are encouraged to focus multiple resources and tools in target areas that are economically disadvantaged or held back by impediments that discourage private sector investment.

## East Albany Neighborhood Background

### Target Area Overview

The East Albany NRSA is composed of four contiguous census tracts (tract numbers 1, 2, 103.02, and 107) all lying on the eastern side of the Flint River, across from downtown Albany. Relative to some neighborhoods on the west side of the river, particularly South Albany, the East Albany NRSA is considerably less prone to flooding. At the heart of the neighborhood is the interchange between Liberty Expressway (US-19) and Oglethorpe Boulevard (US-82 Business). Retail and commercial establishments in this area include Citi Trends and Rose’s discount department stores, fast food restaurants, and car dealerships. Situated along the banks of the Flint River, the Albany State University East Campus is a centerpiece of East Albany and a point of pride for residents. East Albany extends to the easternmost city limits and is the city’s gateway for anyone accessing Albany from the I-75 corridor, roughly 40 miles further east.

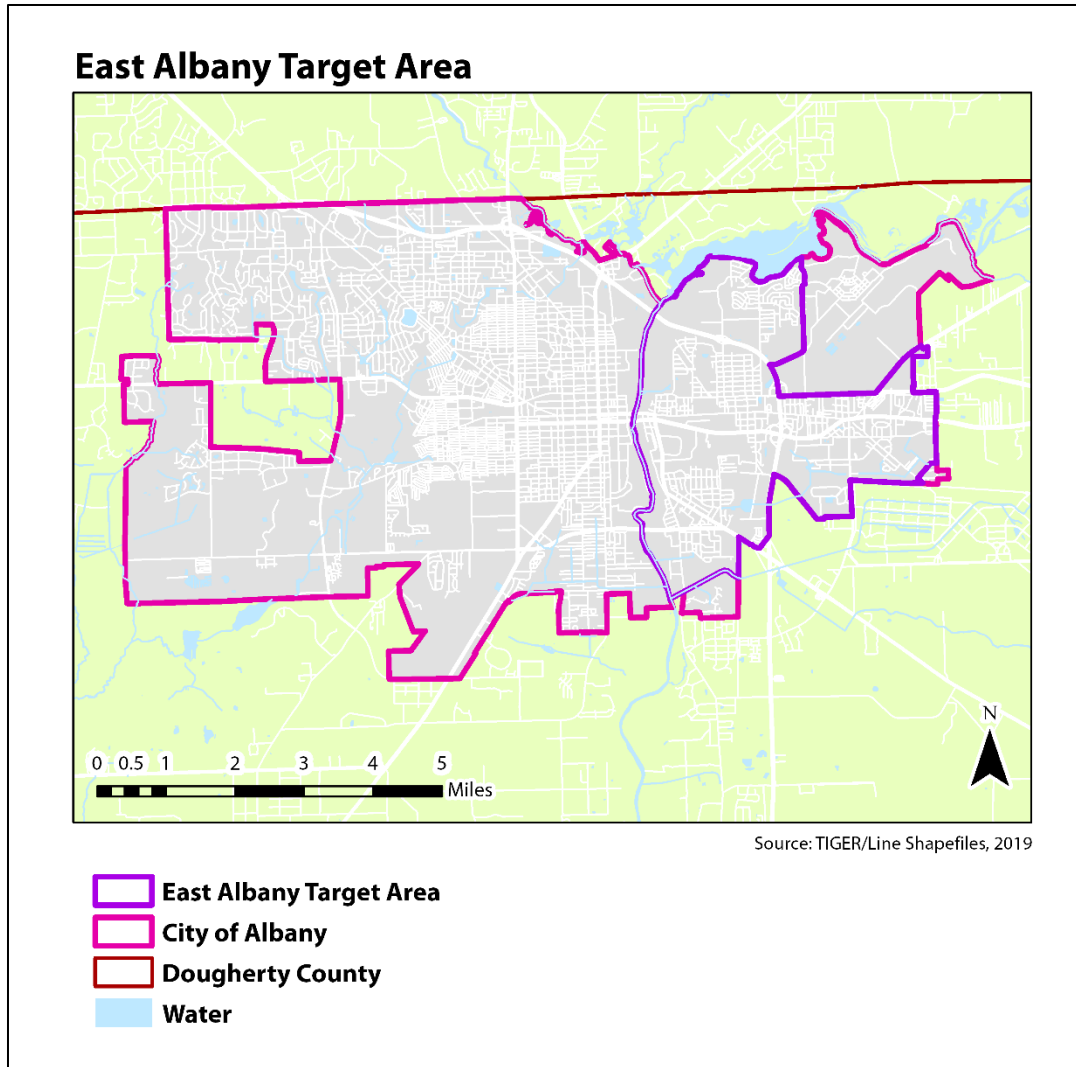


FIGURE 1: EAST ALBANY NEIGHBORHOOD LOCATION

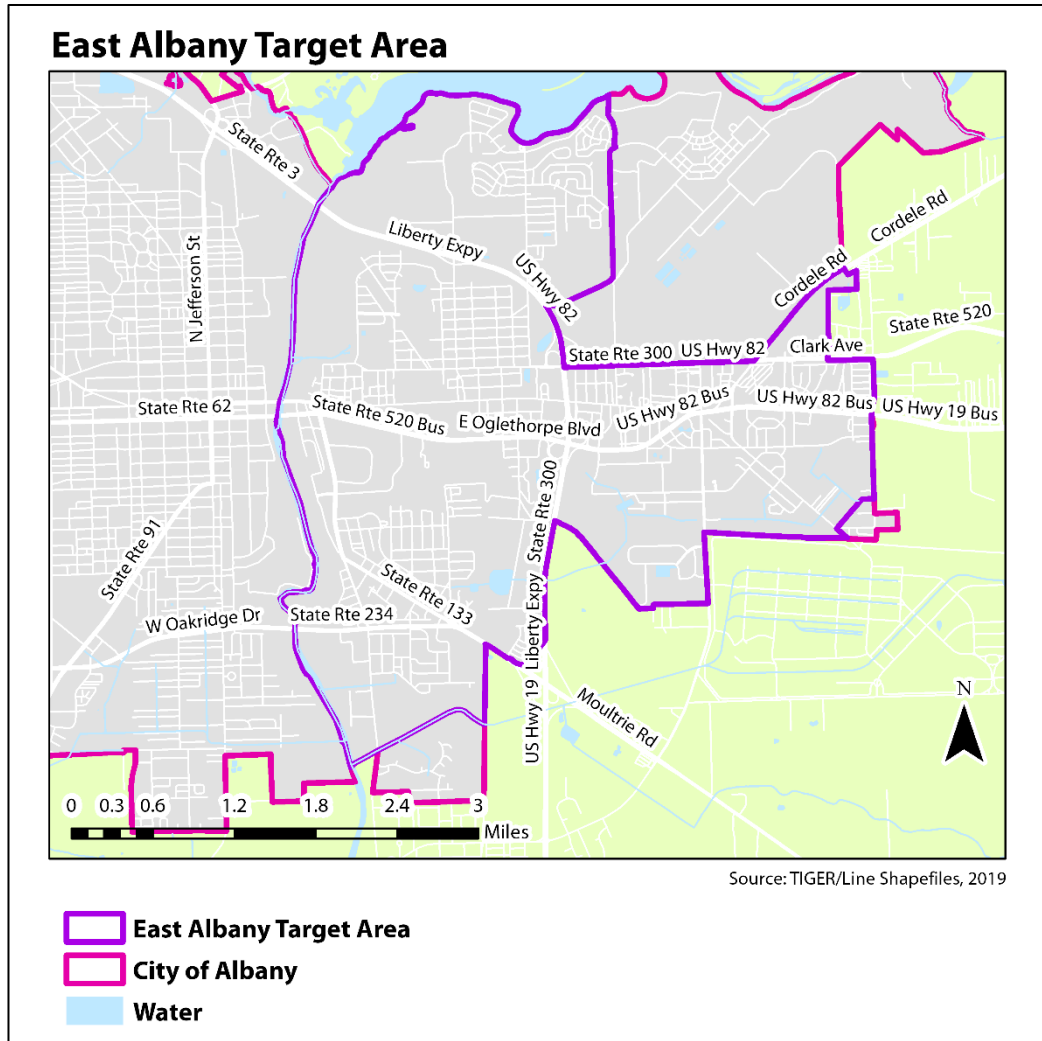


FIGURE 2: EAST ALBANY NEIGHBORHOOD STRATEGY AREA

The data tables and maps within this section provide demographic and housing data from the 2019 5-Year American Community Survey for the population residing within the boundaries of the East Albany NRSA Census Tracts and the total population of the city of Albany.

**Population**

The population that resides in East Albany represent about a quarter of the population of the City of Albany. Both the East Albany neighborhood and the City of Albany experienced declines in population from 2010 to 2018. East Albany lost more than 10% of its population during that period, compared to the City of Albany which lost 5%.

| Population               | East Albany | City of Albany |
|--------------------------|-------------|----------------|
| 2019 ACS                 | 19,238      | 73,478         |
| 2010 Census              | 21,442      | 77,434         |
| Change from 2010 to 2019 | 10.3%       | 5.11%          |

### Race and Ethnicity

African Americans make up more than 90% of the population in East Albany. The population of the City of Albany is also primarily African American, however at 75%, their percentage is smaller. White residents account for 8% of the population in East Albany and 22% in the City overall. The third largest racial or ethnic group in the East Albany area identify with two or more races.

| <b>Race/Ethnicity</b>                             | <b>East Albany</b> | <b>City of Albany</b> |
|---|--------------------|-----------------------|
| <b>African American</b>                           | 90.1%              | 74.3%                 |
| <b>White</b>                                      | 8.1%               | 22.1%                 |
| <b>Two or more races</b>                          | 1.3%               | 1.6%                  |
| <b>American Indian and Alaska Native</b>          | 0.2%               | 0.3%                  |
| <b>Some other race</b>                            | 0.2%               | 0.7%                  |
| <b>Native Hawaiian and Other Pacific Islander</b> | 0.1%               | 0.0%                  |
| <b>Asian</b>                                      | 0.0%               | 0.9%                  |



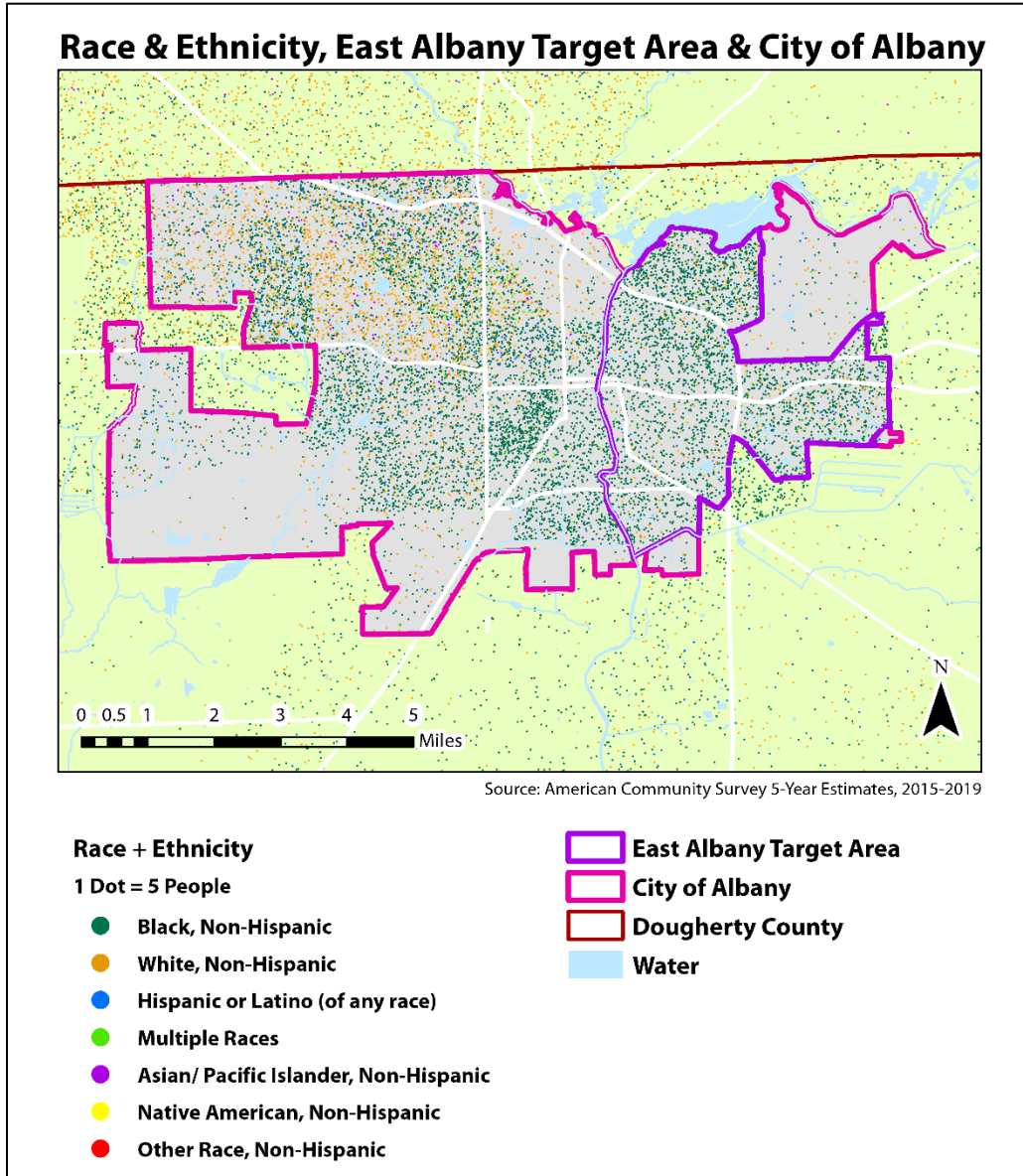


FIGURE 3: RACE AND ETHNICITY

### Low/Moderate Income Population

According to HUD’s low/moderate income data, 71% of residents in East Albany area have low or moderate incomes. Residents with low or moderate incomes comprise a significantly larger share in East Albany compared to the overall population where about half of all residents in the city have low or moderate incomes (51.9%).

| Low/Moderate Income Population            | East Albany | City of Albany |
|---|-------------|----------------|
| <b>Total residents</b>                    | 17,990      | 72,627         |
| <b>Low or moderate income residents</b>   | 12,785      | 37,715         |
| <b>% Low or moderate income residents</b> | 71.1%       | 51.9%          |

### Household Composition

The average household in East Albany is more likely to have children than in the City as a whole. Household size is slightly larger in East Albany as well.

| Households                    | East Albany | City of Albany |
|-------------------------------|-------------|----------------|
| <b>% with children</b>        | 39.0%       | 32.3%          |
| <b>% without children</b>     | 61.0%       | 67.7           |
| <b>Average Household Size</b> | 2.58        | 2.46           |

### Educational Attainment

In the city of Albany as a whole, 20.0% of residents aged 25 and over hold a bachelor’s degree or higher. Geographic disparities exist, as the percentage of residents with bachelor’s degrees or higher ranges from 5.1% to 50.8% across the city’s census tracts. Residents in northwest Albany tend to have the highest levels of educational attainment, while educational attainment tends to be lowest in parts of central, south, and East Albany. In East Albany one in four residents did not finish high school. This includes the 6% that completed less than 9<sup>th</sup> grade. Both the City and East Albany have very low educational attainment when compared to the United States as a whole.

| Educational Attainment                             | East Albany | City of Albany | United States |
|--|-------------|----------------|---------------|
| <b>Less than 9th grade</b>                         | 5.9%        | 4.8%           | 5.1%          |
| <b>9th to 12th grade, no diploma</b>               | 19.1%       | 12.4%          | 6.9%          |
| <b>High school graduate (includes equivalency)</b> | 35.7%       | 30.3%          | 27.0%         |
| <b>Some college, no degree</b>                     | 23.8%       | 24.0%          | 20.4%         |
| <b>Bachelor's degree</b>                           | 6.7%        | 11.2%          | 19.8%         |
| <b>Associate's degree</b>                          | 6.5%        | 8.4%           | 8.5%          |
| <b>Graduate or professional degree</b>             | 2.4%        | 8.8%           | 12.4%         |

## Community Engagement Strategy and Process

The East Albany Redevelopment Plan Update was developed in collaboration with a variety of community stakeholders, including residents, community organizations, business and property owners, nonprofit organizations, and local government agencies.

Residents and other stakeholders were invited to attend two virtual public meetings to discuss neighborhood assets and opportunities and review a draft of the plan. The virtual public meetings were held on Tuesday, February 23, and Tuesday March 16, 2021 from 5:30 to 7:00 p.m. To engage residents and stakeholders in the planning process, flyers were distributed to local leaders, community groups, and churches.

The flyer is titled "East Albany Residents: YOU'RE INVITED" in large white letters on a blue background. It features a central image of a modern house with a porch and a map of the East Albany area. The text is organized into several sections: a yellow box with an invitation and three bullet points, a green box with meeting details, a yellow box with a URL, and a white box with contact information and the City of Albany logo.

**East Albany Residents:  
YOU'RE INVITED**

Please join us for a community meeting about redevelopment opportunities in the East Albany area. As an active resident, we need to hear from you!

- What types of new development would you like to see?
- What strategies could bring more business and jobs to the area?
- What opportunities exist to increase housing types and options?

**JOIN A VIRTUAL CONVERSATION**

Tuesday  
February 23  
5:30 p.m.

Zoom Meeting ID:  
988 9107 0911

Meeting Link:  
<https://zoom.us/j/98891070911>

You can learn more about Albany's revitalization areas and how the City is investing in them by visiting:  
<https://tinyurl.com/rluod2p>

Mosaic Community Planning is working with the City of Albany to prepare an update to the plan for the City's East Albany Neighborhood Revitalization Area. The planning process is greatly dependent on the perceptions of residents and business owners, who are encouraged to offer their input.

For more information or for accommodation of any special needs relating to accessibility, please contact Mosaic Community Planning at 470-435-6020 or [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com).

**CITY OF  
Albany  
GEORGIA**

FIGURE 4: FLYER FOR FIRST VIRTUAL PUBLIC MEETING



FIGURE 5: PARTICIPANTS IN FIRST PUBLIC MEETING DISCUSS NEEDS IN EAST ALBANY.

During the meetings, stakeholders identified strengths and assets in East Albany, including those related to housing economic development, and public facilities and infrastructure. In addition to physical assets, residents and stakeholders identified institutions and associations already doing work in the neighborhood in these areas, and who might play important roles in the plan’s implementation. Stakeholder further collaborated to identify needs and opportunities in the East Albany neighborhood to brainstorm potential solutions to identified community needs. Results of the community engagement process are discussed in the section on Community Assets, Needs, and Opportunities.

In addition to the virtual meetings, the planning team conducted in-depth individual interviews with key stakeholders working in housing, economic development, and public facilities and infrastructure. Organizations and agencies that participated in the stakeholder interviews include the City of Albany Planning & Development Services, Gud Life FLOW, SOWEGA Council on Aging, Albany Voter’s Coalition, GUD Life FLOW, Albany Community Together (ACT!), and a business owner.

### Windshield Survey

The planning team conducted a detailed visual inspection of the full study area to examine existing conditions of housing, economic development, and public facilities and infrastructure in the East Albany neighborhood. In combination with community engagement, existing plans for the area, and other data, the windshield survey provides additional data on assets, needs, and opportunities in the neighborhood.

### Draft Plan Review Workshop

A virtual workshop to review the draft plan was held on March 18, 2021 at 5:30 p.m. through the Zoom platform to allow residents to participate while following social distancing guidelines. The workshop provided an opportunity for residents to discuss the draft plan and ensure their recommendations were incorporated.



## Community Assets, Needs, and Opportunities

### Overview

An assessment of community assets, needs, and opportunities provides a background for the development of revitalization goals, tools, and strategies for the East Albany neighborhood. The needs assessment combines community knowledge regarding economic development, housing, and public facilities and infrastructure needs and opportunities in the neighborhood with local-level data on key indicators of housing, economic development, and public infrastructure needs.

### Economic and Workforce Development Assets and Needs

Several economic development assets are located within and near the East Albany neighborhood, including large employers, schools and higher education institutions, economic development agencies and partnerships, institutions and agencies providing access to capital, small businesses, grocery and drug stores, neighborhood retail, health care facilities, arts and culture, and community services.

Some of Albany's largest employers are located within the neighborhood, including Walmart, Coats & Clarke, Southern Concrete Construction, Turner Job Corp (Foxmar), and Albany State University. Also, Phoebe Putney Health System, the Dougherty County Board of Education, the City of Albany, Proctor & Gamble, Dougherty County, MillerCoors, and Thrush Aircraft are located within a few miles of the neighborhood. Employment opportunities are available in smaller businesses located along Oglethorpe Blvd such as car dealerships, restaurants, gas stations, and retail stores.



FIGURE 6: PROCTOR & GAMBLE AND COATS & CLARK ARE IMPORTANT EMPLOYERS IN EAST ALBANY.

A range of educational institutions are located within East Albany. Elementary schools include Jackson Heights, Turner, Morningside, and International Studies Elementary. Albany Middle School and Dougherty High School are also located in the neighborhood. The East Campus of Albany State University lies within the neighborhood along the western edge and Albany Technical College is two miles from the neighborhood. These schools offer academic degrees, certificates, and workforce training opportunities. The Commodore Conyers College & Career Academy, a specialized charter



school located less than two miles from the neighborhood near Albany Technical College, partners with Albany State University and Albany Technical College to offer dual enrollment, workforce development pathways, and professional skills.

High levels of collaboration and leadership exist within the city and county around workforce development, and stakeholders have partnered to evaluate community workforce development needs and priorities. The Albany-Dougherty Economic Development Commission and the Albany Area Chamber of Commerce have collaborated with community stakeholders to develop the AlbanyWorks! Comprehensive Workforce Development Strategy (2020), which includes a multiyear plan to enhance the community's workforce. The strategy's priorities include community connection and coordination, development of a youth pipeline, and continued adult preparation.

Several workforce development programs are available within the neighborhood, including programs through Albany State University, Albany Technical College, K-12 institutions, and WorkSource Georgia.

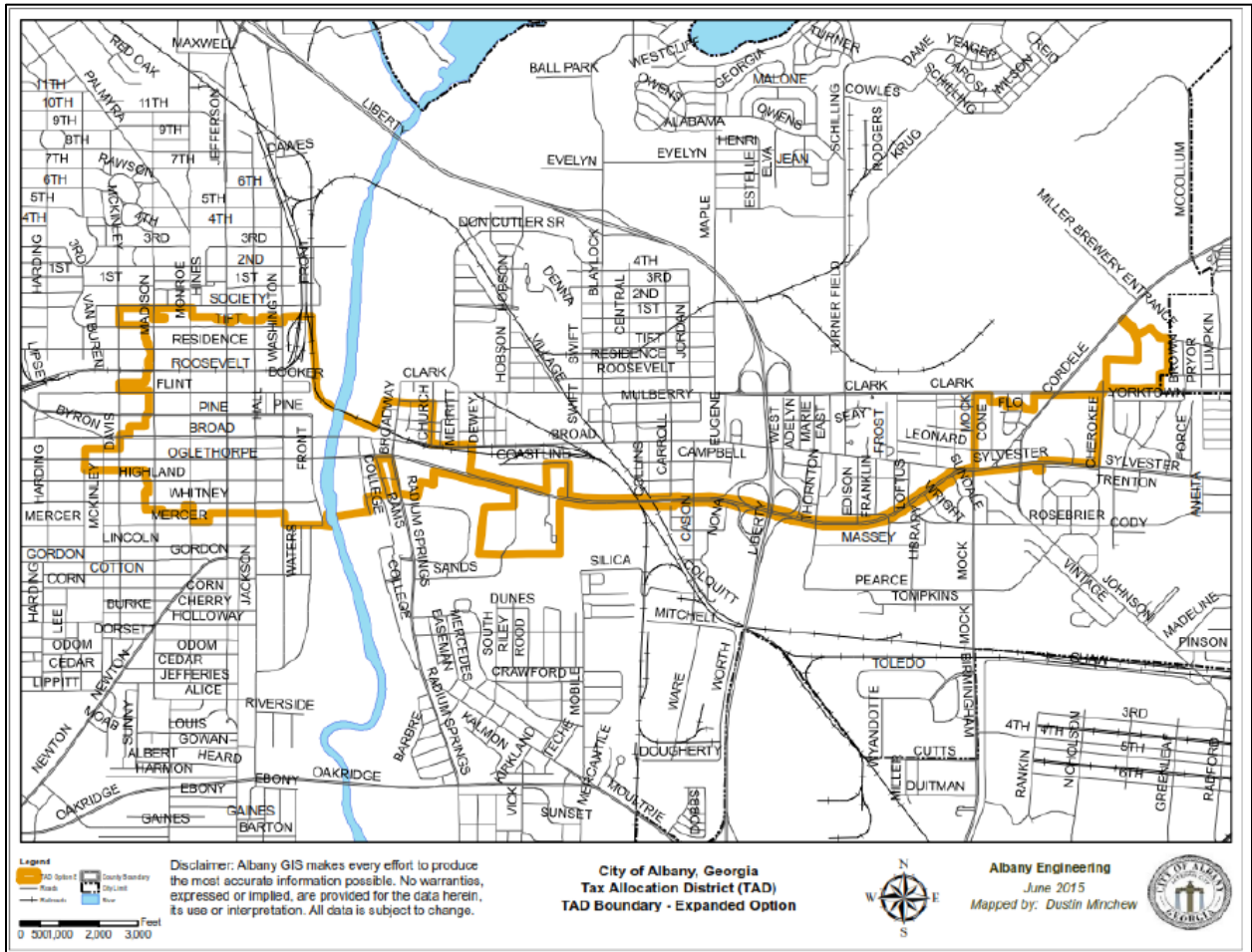
A variety of nonprofit focused organizations focused on economic development, education, housing, and homelessness are located in or work within the neighborhood, including 90Works, Graceway Recovery Residence, The Salvation Army, Flint River Habitat for Humanity, Boys & Girls Clubs of Albany, Open Arms, Inc., and Leadership Albany.

Access to capital is available for small businesses through the City of Albany Department of Community and Economic Development, the Microbusiness Enterprise Center, Albany Community Together! (ACT!), and revolving loans through the Downtown Development Authority.

The East Albany neighborhood is located within several incentive zones, including the Albany Riverfront and Gateway Tax Allocation District (TAD), State and Federal Opportunity Zones, Historically Underutilized Business Zone, and Military Zone.

The Albany Riverfront and Gateway Tax Allocation District (TAD) was approved in 2008 and collections began in 2010. The TAD includes the entire Oglethorpe Avenue Corridor downtown to the City limits. Small blocks near Albany State and some areas outside the City limits are also included. Government bonds are secured by a "tax allocation increment" which is the increase in the property tax revenues resulting from redevelopment activities occurring. As public improvements and private investment take place in a TAD, the taxable value of property increases. The city/county collects those revenues, putting the increase due to the new investment into special fund to pay off bonds or loans that financed the public improvements in the district. In 2011 a Walmart was built in the district. The TAD is an integral tool in the toolbox for making redevelopment efforts work.

## East Albany Redevelopment Plan



**FIGURE 7: THE ALBANY RIVERFRONT AND GATEWAY TAD INCLUDES THE ENTIRE OGLETHORPE AVENUE CORRIDOR IN EAST ALBANY.**

The Historically Underutilized Business Zone in Albany is a program that encourages economic development in historically underutilized business zones through the establishment of preferences. Albany’s HUBZone program was developed to promote economic development and employment growth in distressed areas by providing access to more federal contracting opportunities. A business must meet the following criteria to become certified as a HUBZone company:

1. The firm must be a 'small business' according to the size standards based on the North American Industry Classification System (NAICS).
2. The firm must be at least 51% owned and controlled by citizens of the United States (or a community development corporation, an agricultural cooperative, or an Indian tribe).
3. The firm's principal office (where the greatest numbers of employees perform their work, excluding contract sites) must be located in a designated HUBZone area.
4. At least 35% of the firm's total workforce must reside in a designated HUBZone area.

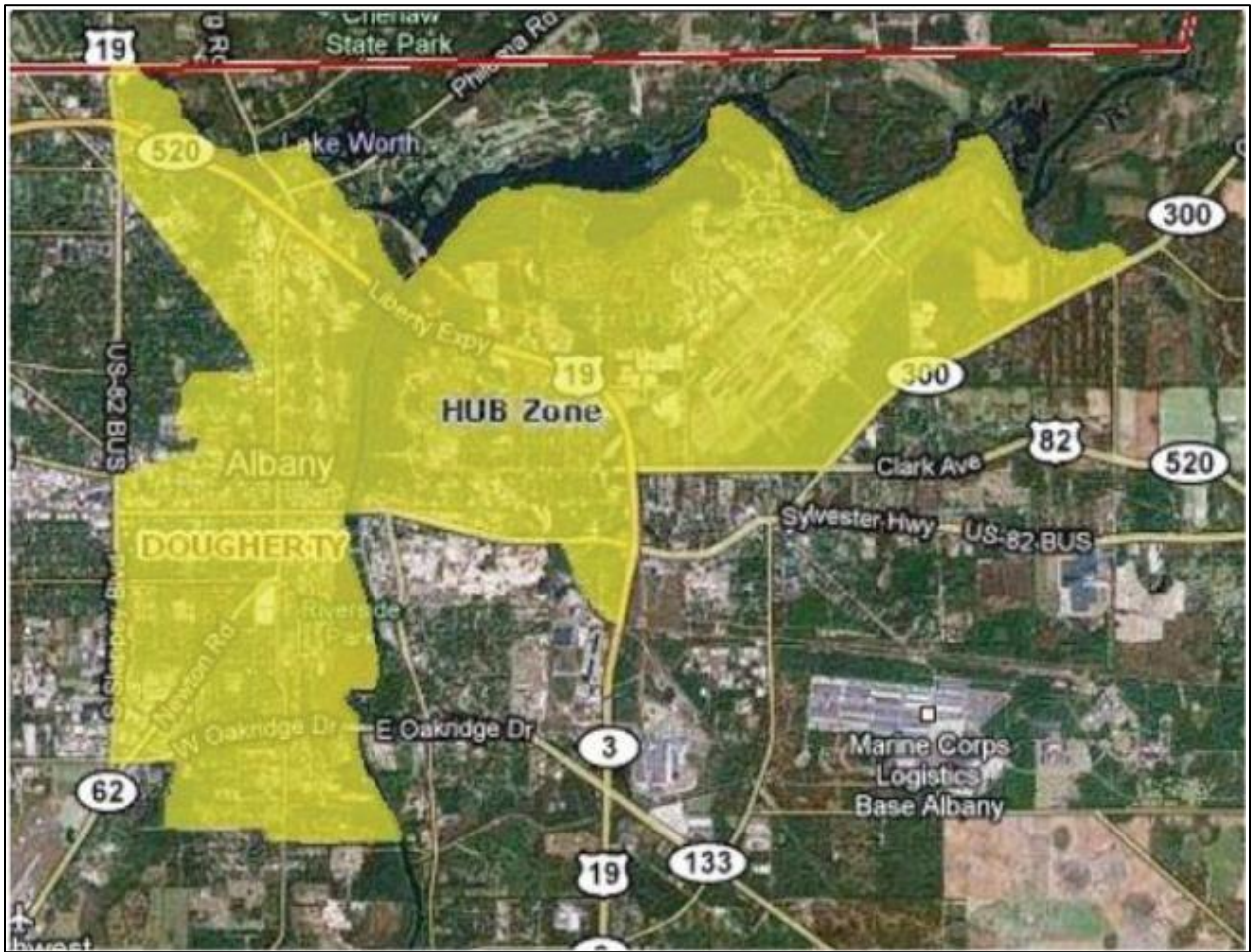
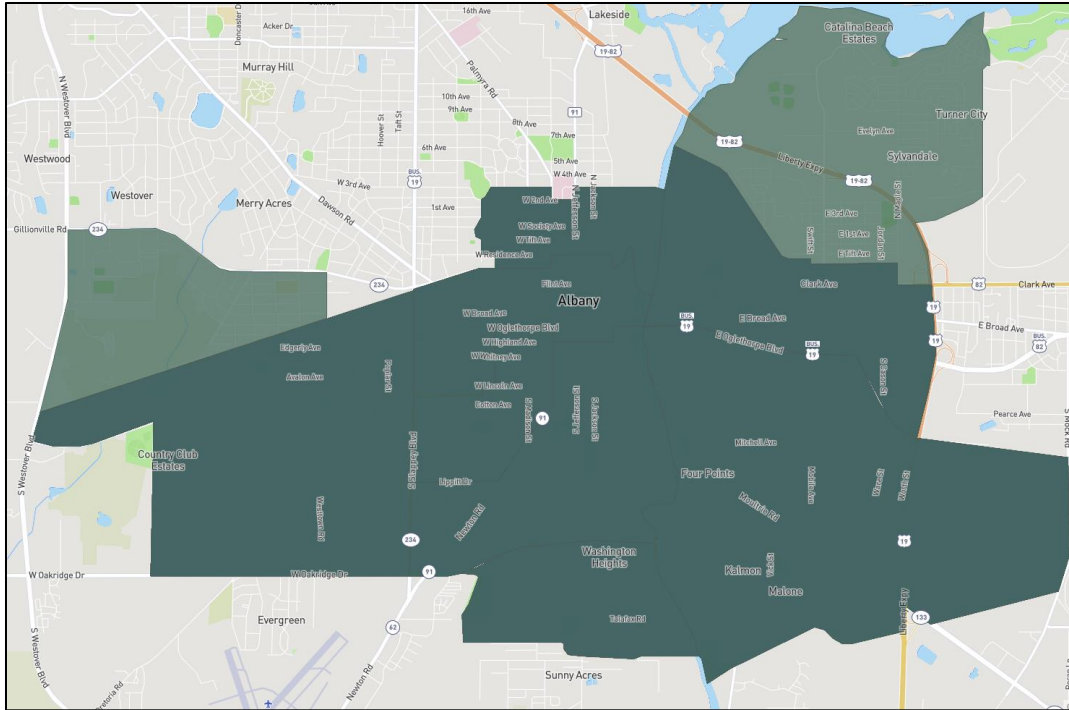


FIGURE 8: ALBANY'S HUBZONE PROGRAM PROVIDES ACCESS TO MORE FEDERAL CONTRACTING OPPORTUNITIES.

The East Albany neighborhood census tracts were also designated as a Federal Opportunity Zone through the Tax Cuts and Jobs Act in April 2018. Opportunity zones are designed to spur economic development in economically distressed communities by providing tax benefits to investors.



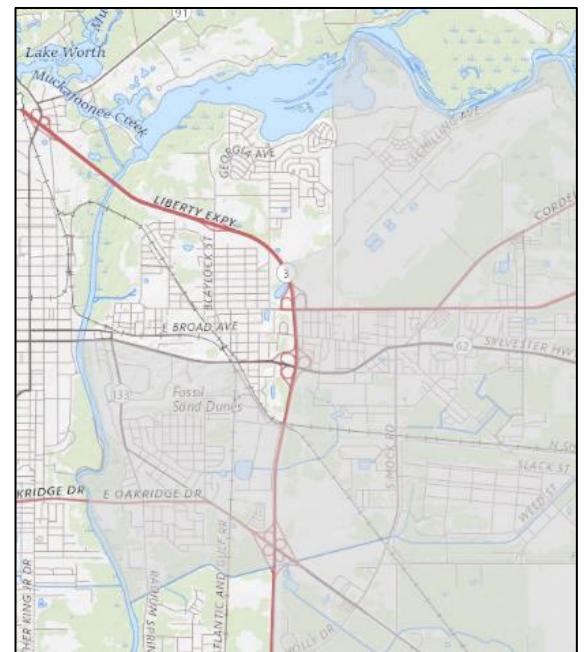
## East Albany Redevelopment Plan



**FIGURE 9: OPPORTUNITY ZONES PROVIDE TAX BENEFITS TO INVESTORS.**

Source: Novogradac Opportunity Zones Mapping Tool. (2018). <https://www.novoco.com/resource-centers/opportunity-zone-resource-center/guidance/novogradac-opportunity-zones-mapping-tool>

The southern and western portions of the East Albany area lie in the Albany/Dougherty Military Zone. The Military Zone Job Tax Credit Program provides additional benefits to specified Census tracts or additionally designated areas which are less developed or have a higher rate of poverty. The military zone designation was added in the 2004 Legislative Session through the passage of House Bill 984. This amendment provides for Census tracts which are located adjacent to a military base and have pervasive poverty of at least a 15 percent poverty rate, as reflected in the most recent decennial Census, to receive the highest benefit level allowed under the Job Tax Credit Program. It also provides for the credit to be available to any business of any nature if all other program requirements are met. An amendment was made in the 2008 Legislative Session to provide for the job creation threshold to be reduced from 5 jobs to 2 jobs.



**FIGURE 10: PORTIONS OF THE EAST ALBANY AREA LIE IN THE ALBANY/DOUGHERTY MILITARY ZONE. (GREY AREA)**

Fight Albany Blight! is a team of City staff, residents, and volunteers who assemble to address blight throughout the City of Albany. They have identified two blocks within East Albany to focus on.

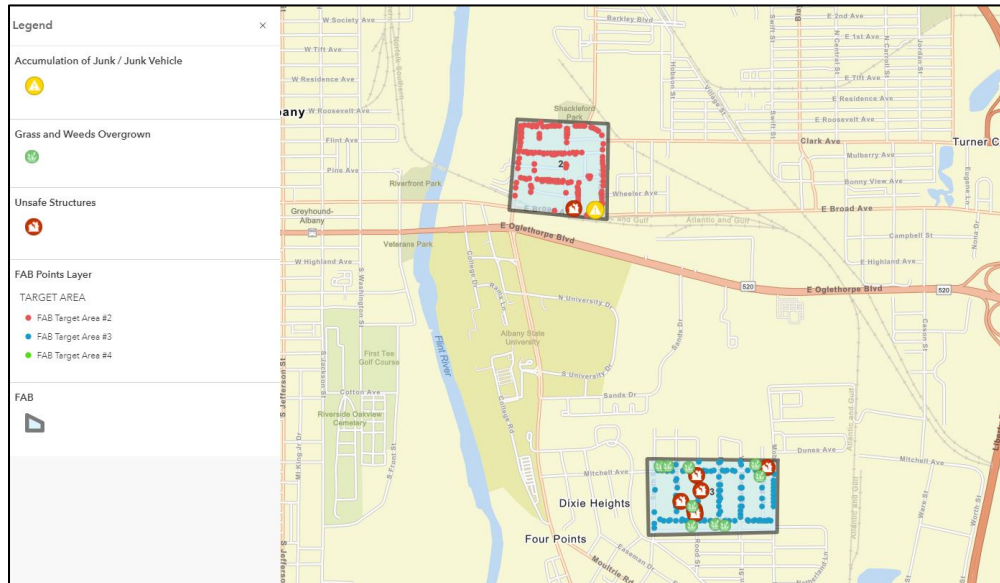


FIGURE 11: TWO BLOCKS IN EAST ALBANY ARE TARGETED FOR IMPROVEMENTS BY FIGHT ALBANY BLIGHT!.

### Economic and Workforce Development Assets and Needs

Although these cultural amenities are not located in the East Albany neighborhood, the neighborhood has access to a variety of nearby arts and cultural opportunities, including the Albany Symphony; the Ritz Cultural Center; Theatre Albany; museums and cultural centers, including the Thronateeska Heritage Center and the Civil Rights Institute; the Flint Riverquarium, and the Civic Center, which is now under contract with Spectra Event Management. The Albany Area Arts Council works to encourage, sponsor, and support the arts and culture in the community.

There are several grocery stores and markets within the East Albany neighborhood. A Food Lion, Pic N Sav, and Walmart are in the neighborhood. There are also small grocery stores located within the neighborhood. They include RuBo's, Stop n' Shop, Fast Lane, and three Dollar Generals, however these small stores do not provide many fresh food options, if any. While these grocery stores and markets are available, the four census tracts that comprise the East Albany neighborhood meet the USDA's definition of low income and low supermarket-access tracts, defined as tracts with at least 500 people, or 33 percent of the population, living more than ½ mile (urban areas) from the nearest supermarket, supercenter, or large grocery store.<sup>1</sup>

<sup>1</sup> United States Department of Agriculture Economic Research Service. (2015). Food Access Research Atlas. Retrieved from: <https://www.ers.usda.gov/data-products/food-access-research-atlas/download-the-data/>



Pharmacies located within the neighborhood include the CVS Pharmacy on E Oakridge, Walgreens on the corner of Johnson Rd and Sylvester Road, Scott’s Pharmacy, Walmart Pharmacy, and the pharmacy at the East Albany Medical Center pediatric facility at 1712 E Broad Ave.

Additional assets noted by residents and stakeholders include the several churches in the community and the community’s spirit.

These assets support a broad range of economic development activities in the East Albany Area. Yet, the area also experiences a variety of challenges, including issues such as high poverty rates, low incomes, and unemployment. The following sections examine these issues in greater depth and detail needs and opportunities noted by residents and stakeholders who participated in this planning process.

### Poverty Level

More than 42% of families in East Albany are below the poverty level. The percentage of families in poverty in East Albany is significantly higher than the city as a whole. Poverty in Albany is most prevalent in the Enterprise and East Albany neighborhoods and is lowest in northwest Albany.

| Poverty Level           | East Albany | City of Albany |
|-------------------------|-------------|----------------|
| Families in poverty     | 42.4%       | 26.5%          |
| Families not in poverty | 57.6%       | 73.5%          |

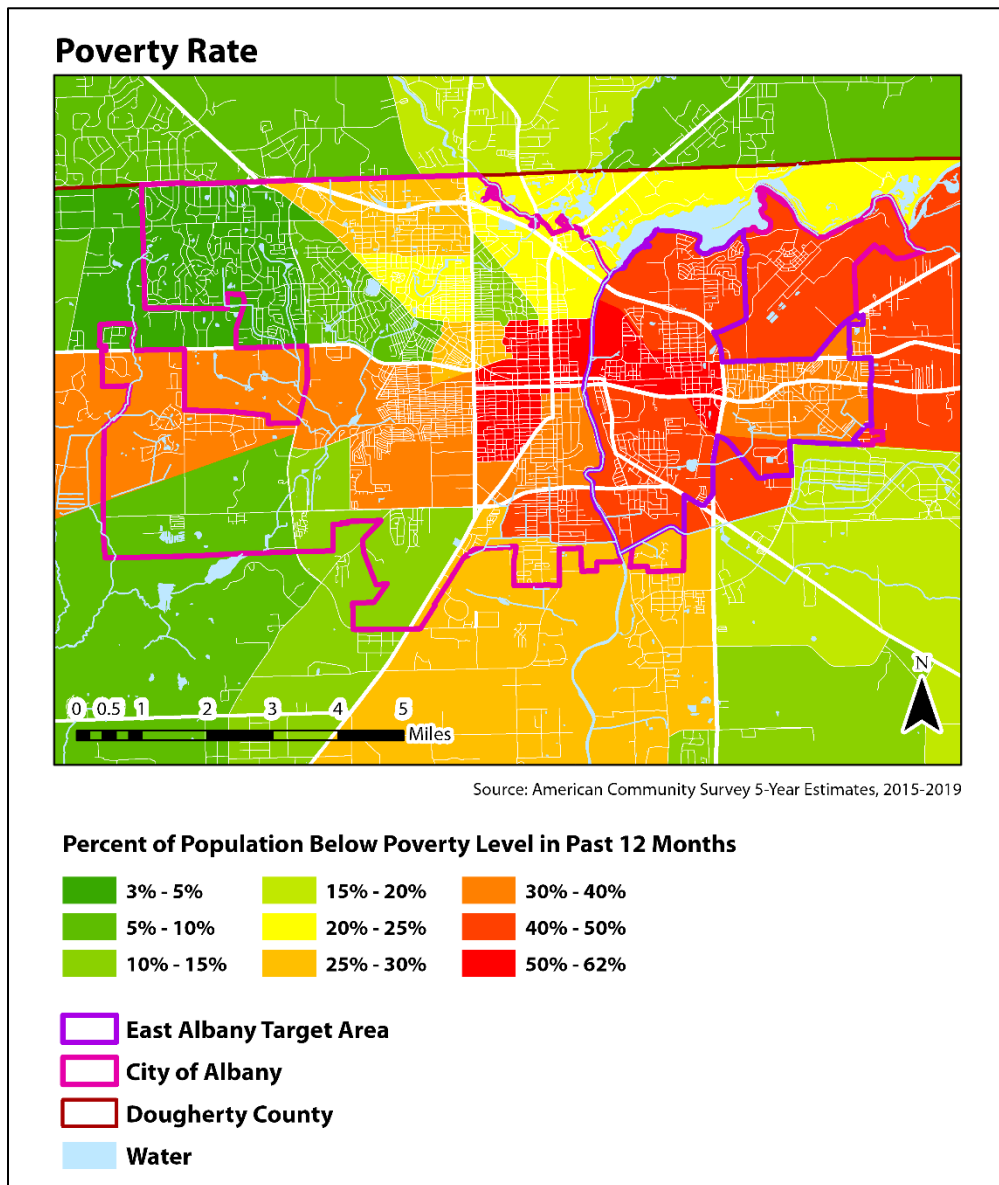


FIGURE 12: MUCH OF THE POVERTY IN ALBANY IS LOCATED IN THE EAST ALBANY NEIGHBORHOOD.

### Household Income

The average household income in East Albany is about \$20,000 less than the average household income the city of Albany as a whole. About a third of the households in East Albany area have incomes less than \$15,000, significantly more than the City. While incomes tend to be relatively low throughout the city, they are particularly low in East Albany. The lowest household incomes in East Albany are in tract 2 where the median is \$19,038, while in the city it is \$36,615. Notably, household incomes tend to be lowest in central Albany, including the East Albany and Enterprise neighborhoods, while they tend to be highest in western and northern Albany.

| Household Income         | East Albany | City of Albany |
|--------------------------|-------------|----------------|
| Average Household Income | \$30,702    | \$49,481       |
| Less than \$10,000       | 20.79%      | 14.11%         |
| \$10,000 to \$14,999     | 13.30%      | 8.10%          |
| \$15,000 to \$24,999     | 16.91%      | 14.30%         |
| \$25,000 to \$34,999     | 16.39%      | 12.14%         |
| \$35,000 to \$49,999     | 17.28%      | 16.50%         |
| \$50,000 to \$74,999     | 9.57%       | 15.55%         |
| \$75,000 to \$99,999     | 2.22%       | 7.73%          |
| \$100,000 to \$149,999   | 2.92%       | 7.65%          |
| \$150,000 to \$199,999   | 0.43%       | 2.01%          |
| \$200,000 or more        | 0.18%       | 1.91%          |

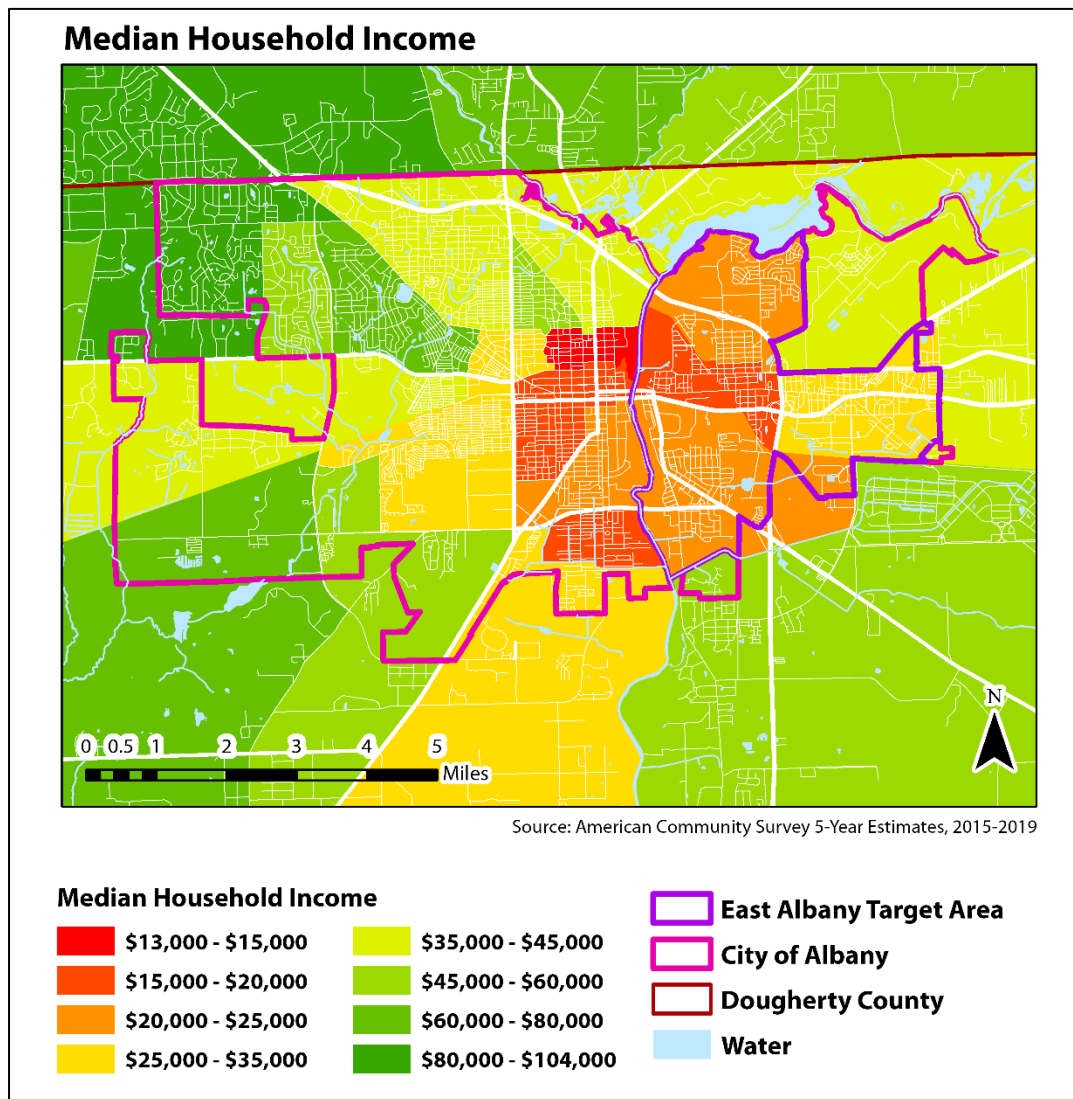


FIGURE 13: MEDIAN HOUSEHOLD INCOME IS LOWEST IN EAST ALBANY AND NEARBY NEIGHBORHOODS.

Employment and Labor Force

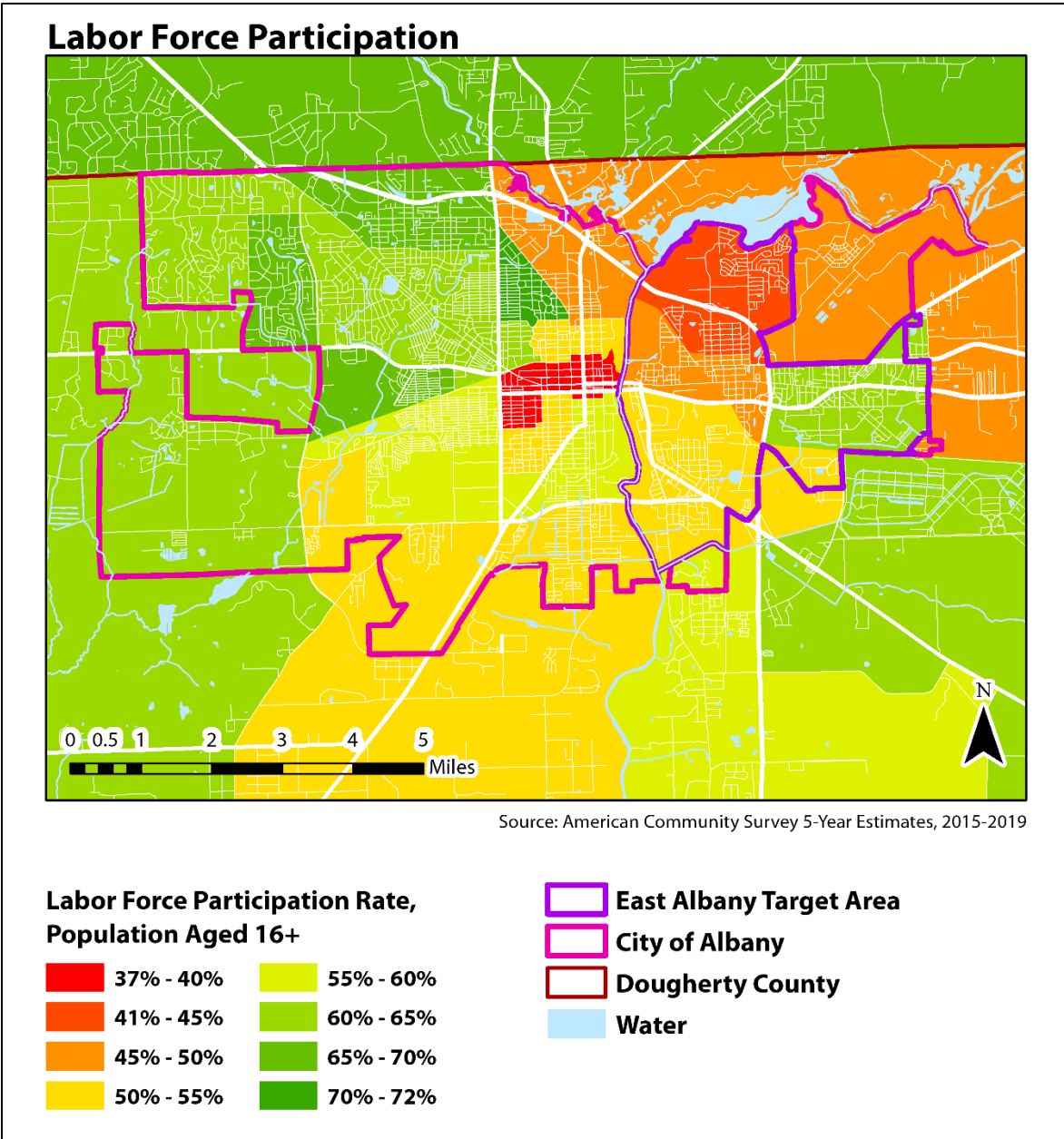
Poverty in the East Albany neighborhood is also driven by high levels of unemployment, which contribute to low income levels. Educational attainment, labor force participation, and unemployment are indicators of residents’ engagement with the labor market. The unemployment rate in the city of Albany as a whole was 13.7% as of the 2015-2019 ACS five-year estimates. More recent data from the Georgia Department of Labor shows the unemployment rate at 8.7% as of December 2020.<sup>2</sup> As with educational attainment and labor force participation, unemployment varies across the city’s census tracts, ranging from 1.4% in one southwest Albany tract to 43.8% in tract 2 in East Albany.

Low levels of labor force participation--the proportion of the total population aged 16 years old and over that is in the labor force—are also reflective of low levels of engagement with the labor market in the East Albany neighborhood. The labor force participation rate is lowest in tracts 103.02 in the northern portion of the neighborhood where it is 43.6% and tract 2 at 47.9%. The labor force participation rate in East Albany is 51.9% and 58.0% for the City as a whole.

| Labor Force and Unemployment* | Census Tract |     |        |     | East Albany | City of Albany |
|-------------------------------|--------------|-----|--------|-----|-------------|----------------|
|                               | 1            | 2   | 103.02 | 107 |             |                |
| In labor force                | 62%          | 48% | 44%    | 54% | 52%         | 58.01%         |
| In labor force and employed   | 90 %         | 56% | 89%    | 84% | 84%         | 86.33%         |
| In labor force and unemployed | 10%          | 44% | 11%    | 16% | 16%         | 13.67%         |
| Not in labor force            | 38%          | 52% | 56%    | 46% | 48%         | 41.99%         |

\*Population 16 and older

<sup>2</sup> Georgia Department of Labor. (2020). Civilian Labor Force Estimates. Retrieved from: <https://dol.georgia.gov/area-unemployment-rate-and-labor-force-estimates>



**FIGURE 14: THE TRACTS IN THE NORTHERN AREA OF EAST ALBANY HAVE AMONG THE LOWEST LABOR FORCE PARTICIPATION IN THE CITY.**



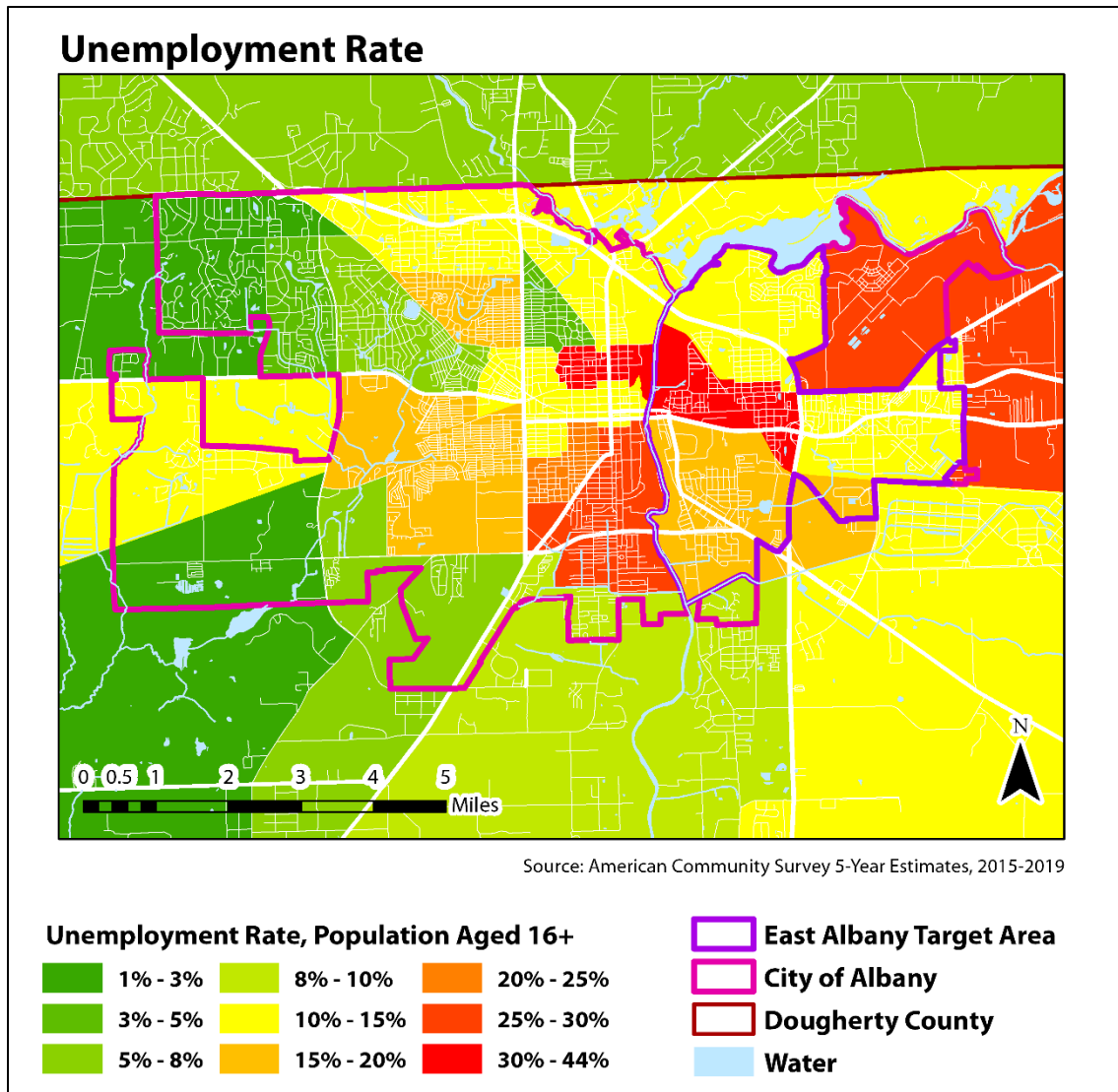


FIGURE 15: UNEMPLOYMENT IS MORE THAN 30% IN TRACT 2 IN EAST ALBANY.

### Food Access

Compared to Dougherty County as a whole, the East Albany neighborhood has a higher proportion of residents who have low incomes and are beyond one-half mile from a supermarket.

| Food Access  | Dougherty County | East Albany NRSA |
|--|------------------|------------------|
| Share of population that are low income individuals beyond 1/2 mile from supermarket | 39%              | 61%              |

Source: United States Department of Agriculture Economic Research Service. (2015). Food Access Research Atlas. Retrieved from: <https://www.ers.usda.gov/data-products/food-access-research-atlas/download-the-data/>



FIGURE 16: ALTHOUGH THERE ARE GROCERY STORES LOCATED IN EAST ALBANY, RESIDENTS HAVE LIMITED ACCESS TO FRESH AND HEALTHY FOOD.

### Additional Economic Development Needs and Opportunities

Residents and stakeholders who participated in this planning process also noted several economic development needs and opportunities, including:

- There are good jobs nearby at P&G and other places, but there is a need to help people access jobs.
- There is a need to invest, or at least pay attention, to the area around Clark and Carroll.
- There is a need to engage local residents as Clark Ave develops.
- There is a need for tax dollars to stay in the neighborhood.
- There is a need for opportunities for educated young people to stay in Albany.
- There is a need to have living wage jobs.
- There is a need to support residents in learning skills and increasing educational attainment.
- There is a need for small business training and leadership development programs.
- There is a need for educational programs for youth.
- The area is a food dessert, the stores do not have good fresh food.
- Crime is an issue.
- There is a need to attract quality businesses that will serve employees at local industries as well as residents.
- There is an opportunity to work with Albany State to create an East Campus economic area.
- There is a need to address homelessness.

### Housing Assets and Needs

In combination with economic development, housing quality and affordability are important components to supporting neighborhood revitalization and meeting community needs. Stakeholders and residents cited several assets in the neighborhood relating to housing.

- The Colonial Village Subdivision is an example of a nice neighborhood with homeownership, however many of the homeowners cannot afford upkeep.
- Some new apartments and neighborhoods have been built
- There is a lot of land available for new residential development



**FIGURE 17: RESIDENTS CITE NEW DEVELOPMENTS, EXISTING OLDER SINGLE FAMILY NEIGHBORHOODS, AND VACANT LAND AS ASSETS.**

The following sections detail key features of the housing stock in the East Albany Neighborhood and the City of Albany, including housing types, age of housing stock, housing values, tenure, rental rates, and housing cost burden. The section concludes by examining opportunities noted for improving housing quality and affordability in East Albany.



### Housing Types

Single family detached housing is the predominant type in East Albany and in the City, at 55.5% and 56.8% respectively. The next largest housing type in East Albany is 2-unit structures, making up 15.9% of structures, about half of the percentage in the City as a whole. The next largest categories in East Albany are 3-4- and 5-9-unit structures. There are significantly more of these in East Albany than in the City. In East Albany, more than 5% of structures are mobile homes, a percentage that is more than 5 times higher than for the entire city of Albany.

| STRUCTURE TYPE             | East Albany | City of Albany |
|----------------------------|-------------|----------------|
| <b>one unit, detached</b>  | 55.48%      | 56.79%         |
| <b>2-unit structures</b>   | 15.86%      | 27.50%         |
| <b>3-4-unit structures</b> | 8.64%       | 3.81%          |
| <b>5-9-unit structures</b> | 7.07%       | 2.50%          |
| <b>Mobile homes</b>        | 5.40%       | 0.39%          |
| <b>1-unit, attached</b>    | 5.13%       | 7.66%          |

### Age of Housing Stock

About 40% of the housing stock in East Albany was built between 1950 and 1970. An additional 20% was built from 1970 to 1979. The age of housing in East Albany roughly mirrors that of the City, except that there is a higher percentage of housing built between 1950 and 1970 in East Albany. Also, the City has a higher percentage of new stock, built since 2000.

| AGE OF HOUSING STOCK      | East Albany | City of Albany |
|---------------------------|-------------|----------------|
| <b>Built before 1950</b>  | 7.64%       | 10.40%         |
| <b>Built 1950 to 1959</b> | 20.65%      | 15.63%         |
| <b>Built 1960 to 1969</b> | 19.66%      | 16.62%         |
| <b>Built 1970 to 1979</b> | 19.47%      | 19.14%         |
| <b>Built 1980 to 1989</b> | 11.50%      | 13.13%         |
| <b>Built 1990 to 1999</b> | 10.89%      | 11.34%         |
| <b>Built since 2000</b>   | 10.20%      | 13.73%         |

### Housing Value

Housing values in East Albany are significantly lower than for the City overall. About a third of owner-occupied homes in East Albany have values below \$50,000, compared to 12% of the homes citywide. Half the homes in tracts 2 and 107 are valued below \$50,000. About 80% of the homes in East Albany are valued less than \$100,000, compared to 50% for the City overall.

| HOUSING VALUE          | Census Tract |       |        |       | East Albany | City of Albany |
|------------------------|--------------|-------|--------|-------|-------------|----------------|
|                        | 1            | 2     | 103.02 | 107   |             |                |
| Less than \$50,000     | 8.6%         | 51.8% | 21.6%  | 50.0% | 30.3%       | 12.1%          |
| \$50,000 to \$99,999   | 80.5%        | 38.4% | 60.5%  | 41.0% | 57.6%       | 38.0%          |
| \$100,000 to \$149,999 | 2.2%         | 0.0%  | 6.9%   | 9.0%  | 5.0%        | 22.9%          |
| \$150,000 to \$199,999 | 2.7%         | 0.0%  | 8.5%   | 0.0%  | 3.1%        | 13.8%          |
| \$200,000 to \$299,999 | 6.1%         | 9.8%  | 0.0%   | 0.0%  | 3.4%        | 8.4%           |
| \$300,000 to \$499,999 | 0.0%         | 0.0%  | 2.4%   | 0.0%  | 0.6%        | 3.7%           |

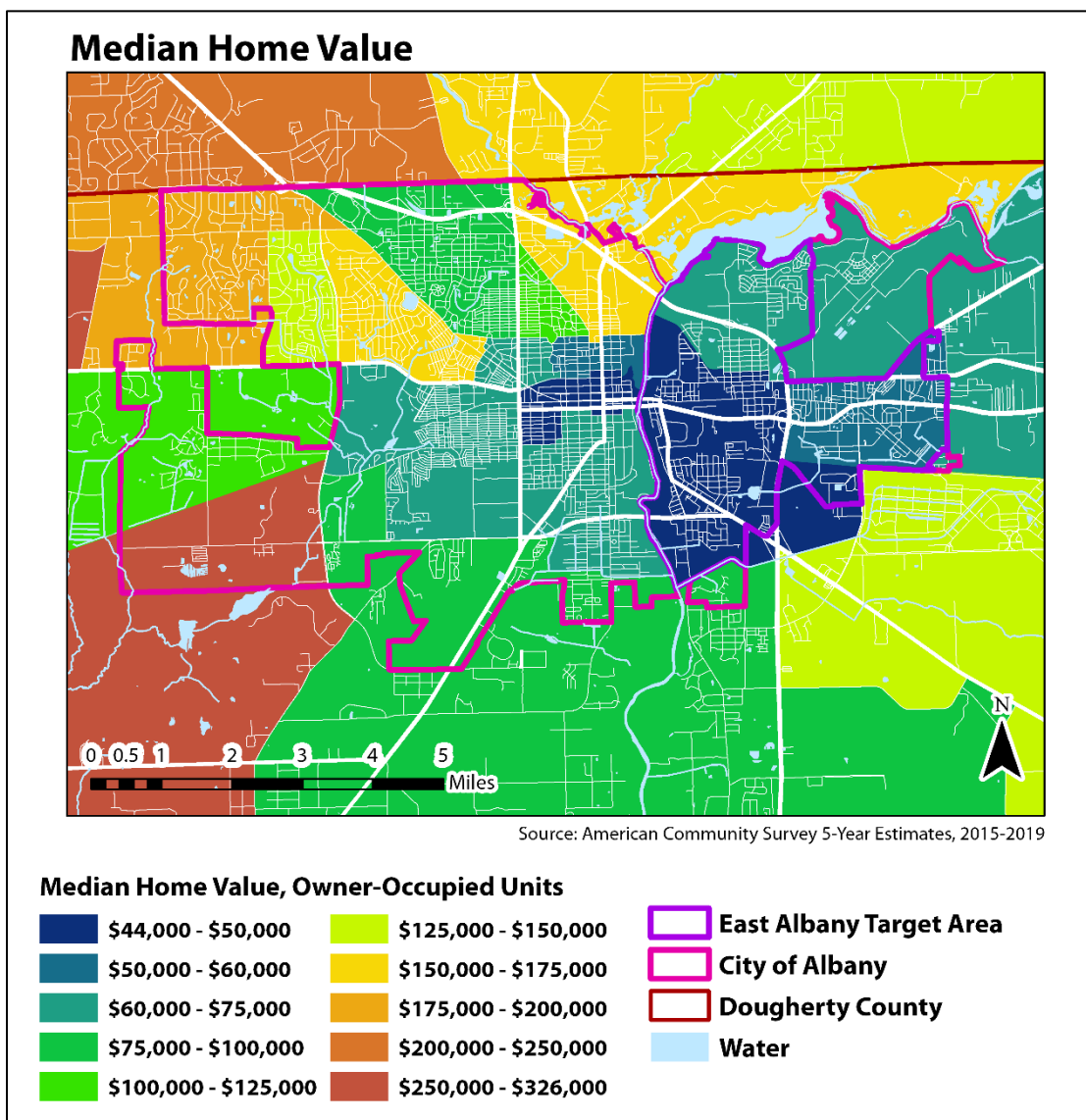


FIGURE 18: EAST ALBANY HAS THE LOWEST HOME VALUES IN ALBANY.



### Tenure

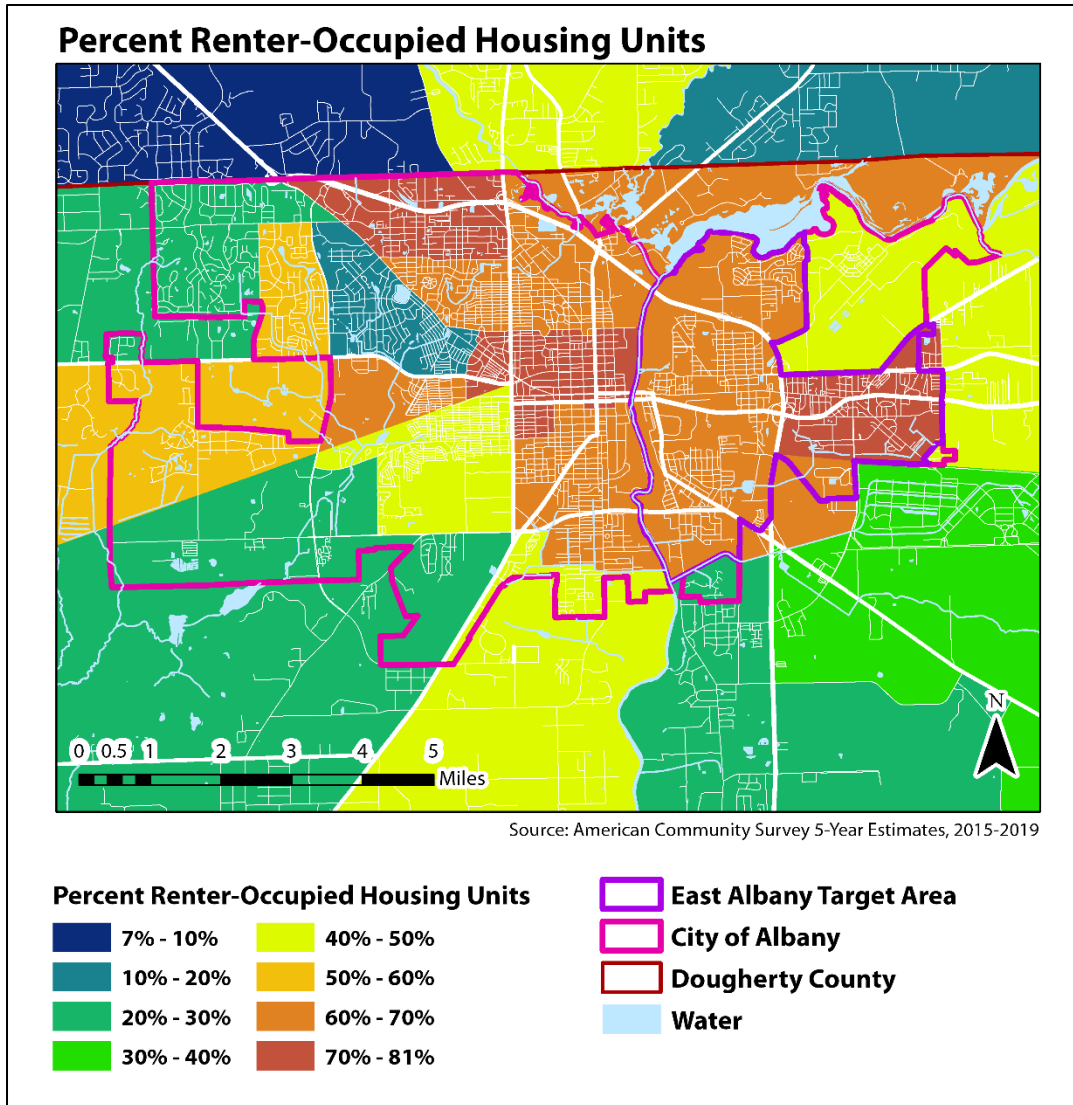
Less than a third of households in East Albany own their home, compared to 40% for the City overall. Most households in both the City and East Albany rent. The highest percentage of renter occupied housing in East Albany is in tract 1, in the easternmost area of the neighborhood.

| <b>TENURE</b>          | <b>East Albany</b> | <b>City of Albany</b> |
|------------------------|--------------------|-----------------------|
| <b>Owner-occupied</b>  | 30.70%             | 40.36%                |
| <b>Renter-occupied</b> | 69.30%             | 59.64%                |

### Rent and Affordability

Median contract rents in the city of Albany tend to be low, and those in the East Albany neighborhood are among the lowest in the city. Rents in the city tend to be lowest in central Albany, including in the East Albany neighborhood, and highest in west Albany.

While rents in the city tend to be relatively low, residents may still spend a high proportion of their incomes on housing costs. Households spending 30% or more of income on housing costs are considered housing cost burdened, and those spending 50% or more of income on housing costs are considered severely housing cost burdened. East Albany has the highest percentage of housing cost burdened households in the City. Nearly half of all renters in East Albany spend 35% or more of their incomes on rent. More than half are housing cost burdened in tracts, 2, 103.02, and 107.



**FIGURE 19: EAST ALBANY AND DOWNTOWN HAVE THE MOST RENTER-OCCUPIED HOUSING UNITS WHEN COMPARED TO ELSEWHERE IN ALBANY.**

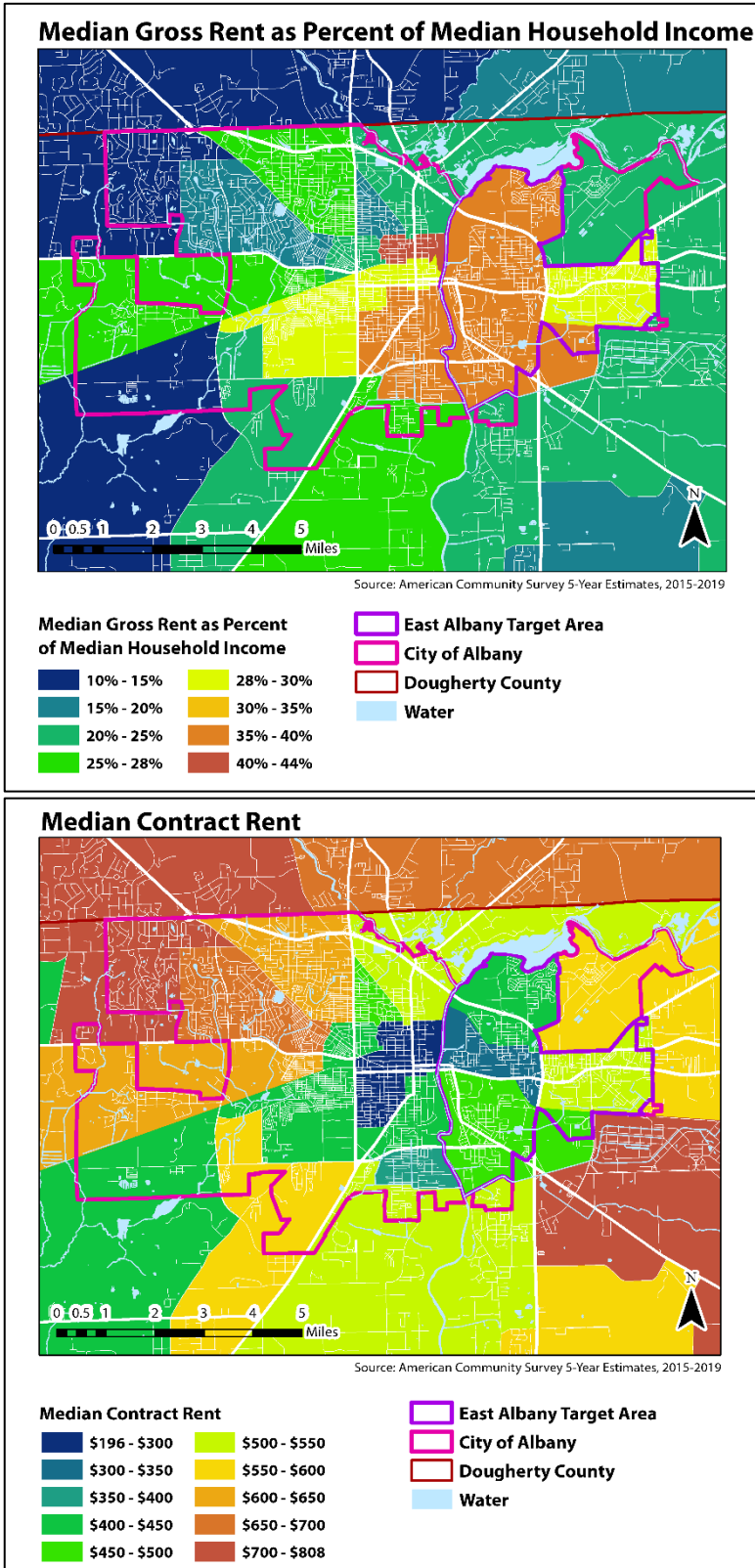


FIGURE 20: WHILE RENTS IN THE CITY ARE RELATIVELY LOW, RESIDENTS IN EAST ALBANY AND DOWNTOWN SPEND A HIGH PROPORTION OF THEIR INCOMES ON HOUSING COSTS.

### Additional Housing Needs and Opportunities

Meeting attendees and stakeholders interviewed during this planning process noted the following housing needs and opportunities for improving housing in East Albany.

- There is a need raise awareness and to educate residents on what assistance is available and how they can get the help they need.
- There is a need for decent, safe, and affordable housing
- Access to assistance is difficult. City doesn't answer phone, you need internet access to reach them, and there is a long waiting list for assistance.
- There is a need for a homeownership program for families earning \$30K to \$50k
- There is a need for building new neighborhoods, infill is not successful because there are so many dilapidated houses. People don't want to build next to dilapidated houses.
- There is a need for financial counseling to help residents prepare for homeownership.
- There is a need to invest in the blocks with no housing or unfit housing.
- East Albany has been left out. "A rising tide lifts all boats, but East Albany has built no boats."
- There are vacant lots in the neighborhood; some homes are also vacant.
- The lack of developers is a threat to the neighborhood. There is a need for developers to work in the area.
- There is a need for additional information and education on the homebuying process.
- Many homeowners need assistance with maintenance. Many older homes may even require rehabilitation.
- Blight is an issue that may be addressed through additional accountability measures and upkeep efforts by owners/landlords of rental properties.
- Homes would benefit from increased energy efficiency. Utility bills are high.
- Participants express an interest in mixed use projects.
- Residents desire change in the neighborhood.
- An awards program could recognize neighborhoods or homes that are kept up.
- Neighborhoods would benefit from a neighborhood watch program.
- Landlords are not fixing up their properties. There is a need for code enforcement to inspect the habitability of multifamily units.

### Public Facilities and Infrastructure

A variety of public facilities provide services and resources are located in the East Albany neighborhood, including parks, education institutions, health facilities, and community service facilities, among others. Key public facilities located within and adjacent to the East Albany neighborhood are listed below.

#### Community facilities

Most community facilities in Albany are located to the west of the East Albany Neighborhood, including the Albany Municipal Auditorium, Haley Memorial Youth Center, and the MicoEnterprise

Business Center. The Tallulah Massey Branch Library and Bill Miller Community Center are located within the neighborhood.

### Health facilities

Phoebe Putney Memorial Hospital is located two miles from the neighborhood. The hospital system operates an urgent care facility on Sylvester Road in East Albany.

### Parks and recreation facilities

Healthy, accessible, and attractive parks and open spaces are essential for vibrant communities. East Albany has access to over nineteen parks and community centers that are maintained by the City's parks and recreational department. The majority of these facilities are located outside of East Albany. Facilities located within the neighborhood include Shackleford Park, Cromartie Landing, C.W. Heath Park, Riverskate Park, Oakhill Park, and the Paul Eames Sports Complex in the northern part of East Albany. Parks in the southern area of East Albany include Grove Park, Radium Landing, Kalmon Malone Park, and Tallulah Massey Park. The Flint River Trails Master Plan includes trails to connect several of the parks. The Tallulah Massey Branch Library and Bill Miller Community Center are located within the neighborhood.



FIGURE 21: VACANT DILAPIDATED HOUSING IS WIDESPREAD IN EAST ALBANY.





FIGURE 22: THE FLINT RIVER TRAILS MASTER PLAN INCLUDES TRAILS IN EAST ALBANY. SEVERAL PARKS AND RECREATION AMENITIES ARE LOCATED IN EAST ALBANY.

### Educational facilities

A range of educational institutions are located within East Albany. Elementary schools include Jackson Heights, Turner, Morningside, and International Studies Elementary. Albany Middle School and Dougherty High School are also located in the neighborhood. Elementary and middle schools with the highest percentages of students scoring at the Beginning Learners level tend to be located



## East Albany Redevelopment Plan

in and around south and East Albany, including Albany Middle School, Alice Coachman Elementary, Martin Luther King, Jr. Elementary, and Robert H. Harvey Elementary.

The East Campus of Albany State University lies within the neighborhood along the western edge and Albany Technical College is two miles from the neighborhood. These schools offer academic degrees, certificates, and workforce training opportunities. The Commodore Conyers College & Career Academy, a specialized charter school located less than two miles from the neighborhood near Albany Technical College, partners with Albany State University and Albany Technical College to offer dual enrollment, workforce development pathways, and professional skills.



**FIGURE 23: SEVERAL SCHOOLS ARE LOCATED IN EAST ALBANY, INCLUDING ALBANY STATE UNIVERSITY.**

## East Albany Redevelopment Plan

### Public safety and Emergency Management

The Albany Police Department offices are located immediately adjacent to the neighborhood in downtown Albany. Fire Station #7 is located within East Albany and stations 1, 5, and 2 are nearby.

### Transportation facilities

The Dougherty Areas Regional Transportation Study (DARTS) MPO consists of the City of Albany, City of Leesburg, and Dougherty and south Lee Counties. DARTS includes roadways, freight, air travel, alternative transportation, and transit. The FY 2022 Unified Planning Work Program is currently (March 2021) under public review. Albany Transit System provides public transportation in the city of Albany, including fixed route services and paratransit services for ADA-eligible riders. The system includes nine fixed routes plus the Ram Rush, which connects the east and west Albany State University campuses. Transit is available Monday through Saturday.

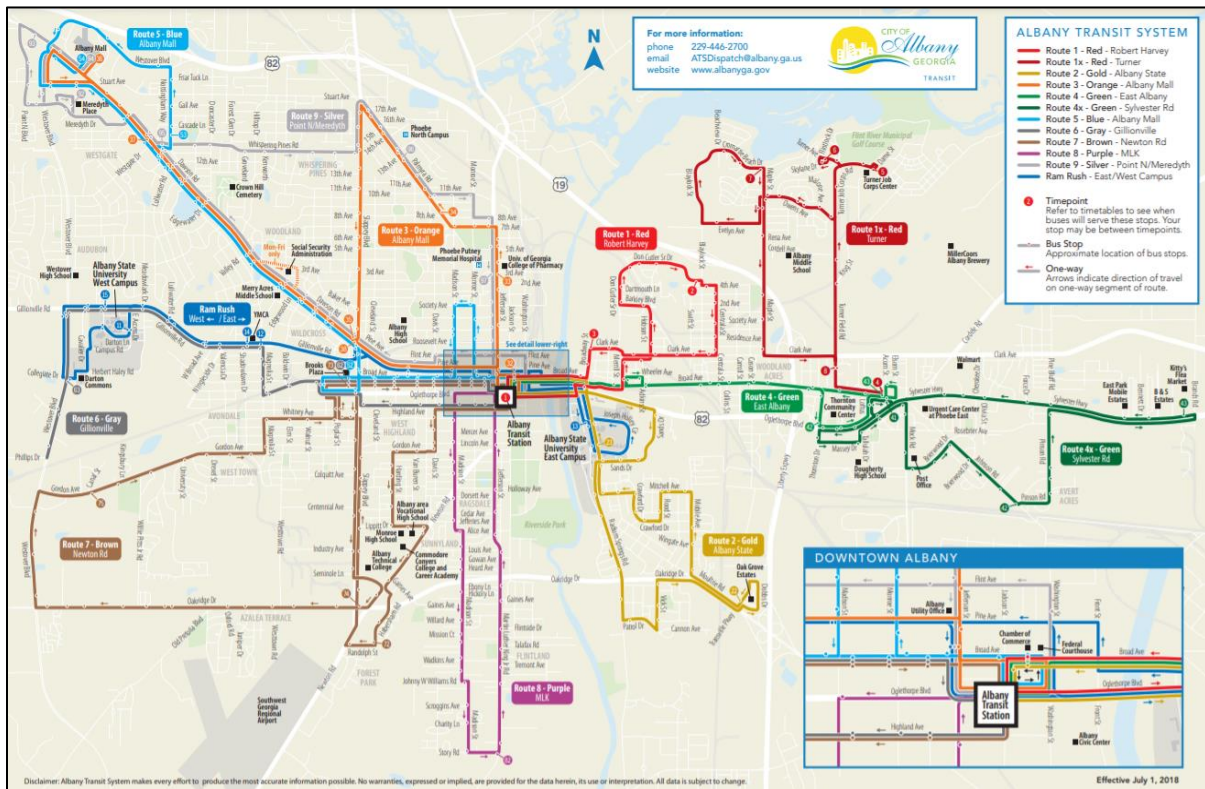


FIGURE 24: PUBLIC TRANSPORTATION IS AVAILABLE IN EAST ALBANY AS SHOWN IN THE TRANSIT SYSTEM ROUTE MAP.

### Cultural facilities

Although these amenities are not located in the East Albany neighborhood, the neighborhood has access to a variety of nearby arts and cultural opportunities, including the Albany Symphony; the Ritz Cultural Center; Theatre Albany; museums and cultural centers, including the Thronateeska Heritage Center and the Civil Rights Institute; the aquarium, and the Civic Center, which is now under contract with Spectra Event Management. The Albany Area Arts Council works to encourage, sponsor, and support the arts and culture in the community.

### Public Infrastructure

The City of Albany and Dougherty County have also targeted investments in public infrastructure such as sidewalks, lighting, stormwater management infrastructure, and water and sewer system improvements to the East Albany neighborhood. Existing public infrastructure in the East Albany area have similar issues of aging and disrepair that are present citywide. Infrastructure initiatives developed by the City of Albany and Dougherty County have resulted in various maintenance and repair projects. Infrastructure needs are outlined in the Albany and Dougherty County Comprehensive Plan 2026, SPLOST and T-SPLOST project lists, and neighborhood revitalization plans. Maintenance and repair of alleys, sidewalks, and streetlights, water mains, and sewer lines are the most pressing needs as identified by community members and city staff.

The water and sewer infrastructure in the East Albany area and throughout the city experience frequent problems due to aging and deterioration. The City contracted with Constantine Engineering on a comprehensive study to determine necessary repairs and upgrades to the water and sewer infrastructure to address combined sewer overflow. The study's findings show that \$234 million in upgrades to the city's sewer system are needed. In addition to water and sewer infrastructure projects, improvements to the stormwater infrastructure are in process according to the Albany Dougherty Flood Hazard Mitigation Plan.

The Albany Transit System (ATS) is developing a new Transportation Center at 300 West Oglethorpe Boulevard, the current site of the intercity bus terminal and the interim ATS bus station. The center will be a multipurpose facility with transportation options for public transit, Greyhound, and local taxi services and will include improved ADA accessible access points.

The City of Albany and Dougherty County invested SPLOST and T-SPLOST funds into road resurfacing projects after studies indicated road conditions to be very poor. In addition to road resurfacing, unpaved alleys that were identified as possible problems for stormwater runoff and flooding are in the process of being improved with crushed asphalt or paving. Roads in East Albany where resurfacing work has started include Stone Ln, Malone Dr, Cordell Ave, Enterprise Dr., E 3<sup>rd</sup> Ave, Carroll St, and Cannon Ave. Work is complete at East Towne Rd and planned for several other streets in East Albany. There are several crushed asphalt alley projects planned in the neighborhood as well.



# East Albany Redevelopment Plan

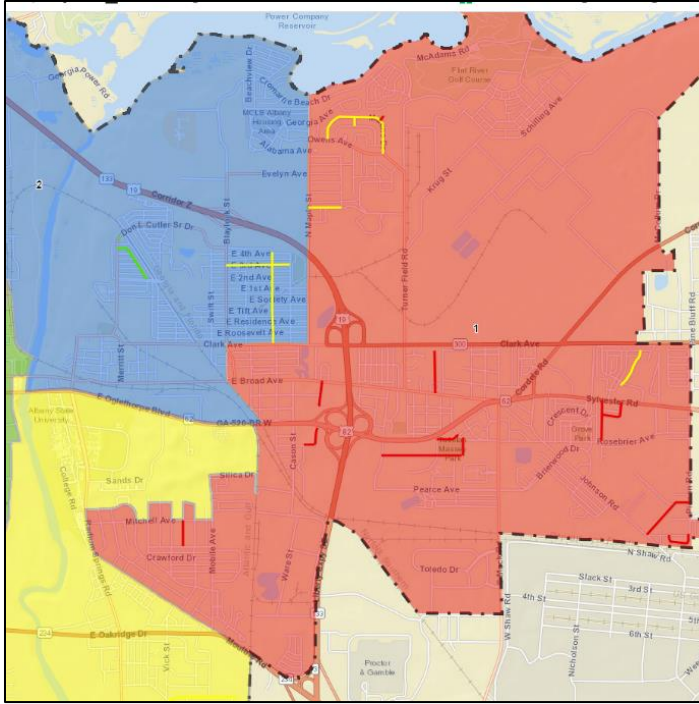


FIGURE 25: STREET RESURFACING PROJECTS IN EAST ALBANY (GREEN, YELLOW, AND RED LINES)

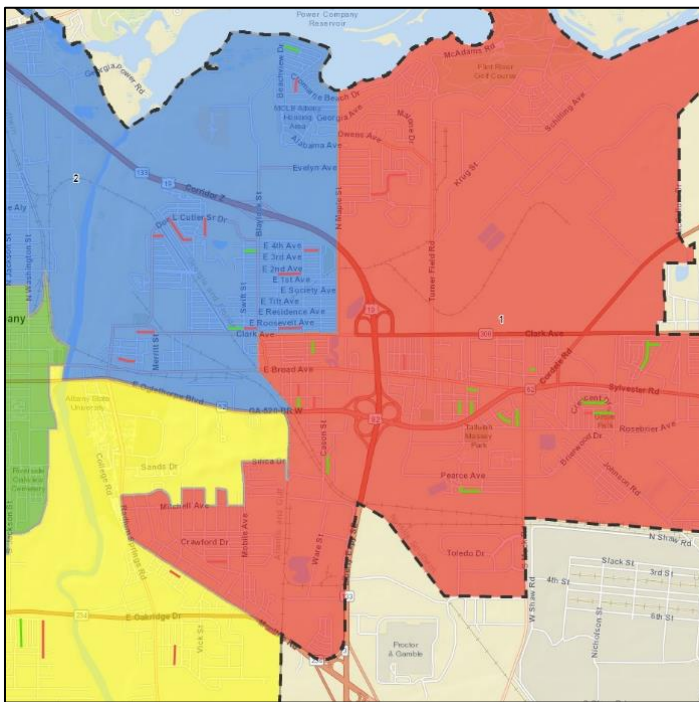


FIGURE 26: CRUSHED ASPHALT ALLEY PROJECTS IN EAST ALBANY (GREEN AND RED LINES)

Residents and stakeholders who participated in this planning process noted the following public facilities and infrastructure needs and opportunities in the East Albany neighborhood:

- East Albany needs a meeting space for a farmers market, meeting space, outreach opportunity for local non-profits, and community garden. It would help the physical and mental health of residents.
- Many families do not have access to internet, and it is hurting the kids' education.
- Recreation facilities need refurbishing and rehab. For example, playground equipment is old and needs updating.
- There is a need for increased maintenance of city parks.
- The area has drainage issues and poor commercial sewer, with some residents considering this to be due to poor infrastructure maintenance.
- Security at parks and other facilities is needed. People don't feel safe.
- All property owners need to be better informed about their property upkeep responsibilities.
- There is a need for a recreation center in East Albany.
- There is a need to improve roads and alleys in the neighborhood.
- There are a lot of senior citizens in the area and they need something to do. There is no senior center.
- Access to healthcare is difficult for people with no income and/or limited transportation available.
- Teen pregnancy and STDs are a problem in East Albany.
- Crime is a problem in public parks.
- Gangs are a problem throughout the city.
- Speed bumps are needed around Dougherty High School and Harvey Elementary.
- Better lighting is needed on streets around Dougherty High School and Tallulah Massey Park.
- The recreation centers need resources for young people like tutoring and a computer lab.
- Electricity is unreliable and can be out for a long time during and after storms. Underground utilities would help.
- Need a recycling service.
- Energy efficient construction would help homeowners, renters, and business owners.

## Neighborhood Revitalization Goals

The analysis of community assets, needs, and opportunities in the previous section supports a variety of goals for economic development, housing, public facilities and infrastructure, and land use. This section combines data from the goals in these key areas from other planning efforts with the needs assessment to develop goals specific to the East Albany neighborhood. The plan's implementation section further details strategies, timelines, responsible parties and partners, and funding sources for the goals identified in this section.



### Economic Development Goals

Economic development goals for the City of Albany and the East Albany neighborhood are detailed in the City’s 2016-2021 Consolidated Plan, the AlbanyWorks! Comprehensive Workforce Development Strategy (2020), and the Albany & Dougherty County Comprehensive Plan (2026). Actions for each goal provide additional detail regarding specific actions for achieving economic development goals in the East Albany neighborhood, with a specific focus on increasing opportunities for small businesses and unemployed, underemployed, and low-wage workers.

| Plan   | Economic Development Goals  |
|--|---|
| <p><b>City of Albany Consolidated Plan (2016-2020)</b></p>                     | <ul style="list-style-type: none"> <li>• Fund non-housing community development proposals that eliminate blight, to include demolition and redevelopment, sidewalk construction and repair, street maintenance and improvements, streetscaping, street lighting, bus stop improvements, and other improvements not listed here.</li> <li>• Continue partnership in the Fight Albany Blight (FAB) Initiative.</li> <li>• Coordinate and provide support for local neighborhood beautification and litter clean-up efforts.</li> <li>• Provide economic development and small business support services to entrepreneurs to revitalize blighted commercial districts.</li> <li>• Support entrepreneurs and business development to create new employment opportunities.</li> <li>• Fund community services, including employment training.</li> </ul>   |
| <p><b>AlbanyWorks! Comprehensive Workforce Development Strategy (2020)</b></p> | <ul style="list-style-type: none"> <li>• Development of a virtual and physical one-stop community resource center to allow for streamlined services and support efficient connections between people and resources.</li> <li>• Form a community collaborative focused on workforce development to continue workforce development planning efforts.</li> <li>• Convene youth and adults to gather data to inform youth pipeline development strategies.</li> <li>• Increase parent engagement around and awareness of student skills development and employment opportunities.</li> <li>• Develop additional opportunities for youth jobs and first jobs to support students in developing employability skills.</li> <li>• Increase opportunities for co-ops, internships, and apprenticeships to support student awareness of employment opportunities available in the community and increase the number of students who stay in the city. Integrate the K-12 system and higher education institutions through exposure activities.</li> <li>• Align educational programs through increased communication between institutions.</li> <li>• Study the needs of the existing adult workforce in the community to inform additional resource and programs.</li> <li>• Develop materials to support additional employer training and workplace supports for employees who may face barriers to work or difficulties maintaining employment.</li> <li>• Create career roadmaps with realistic goals for adults.</li> </ul> |

|  |  |
|--|--|
| <b>Albany Dougherty County Comprehensive Plan (2026)</b> | <ul style="list-style-type: none"><li>• Develop plans for business retention and expansion.</li><li>• Continue to implement a strong marketing plan to highlight the Dougherty County community and what it has to offer; rebrand Dougherty County.</li><li>• Develop and assist local entrepreneurs with training and financing resources.</li><li>• Promote awareness and use of various Incentive Zones.</li><li>• Identify and market industrial properties.</li><li>• Redevelop blighted areas.</li><li>• Engage state economic development leaders.</li><li>• Continue with the partners networks, job training workshops.</li><li>• Support existing industries, enhance relationships with and recruit industry suitable for the location.</li><li>• Share successes in the community.</li><li>• Recruit retirees to the community.</li><li>• Identify key economic development partners and leverage opportunities.</li><li>• Identify a collective strategic visioning for the community.</li><li>• Continue with the collaboration among public and private entities.</li><li>• Improve service delivery and the economic development /prosperity of the citizens.</li><li>• An expansion of recreation facilities needs to be met in area. Increasing use and maintenance at city and county parks and recreation facilities will encourage continued use and additional visitors to these sites.</li><li>• Combining visitors for work, conferences and capitalizing on the schools, colleges and universities and event facilities for out of town visitors will be vital in changing the average business or meeting visitor to the region into a touring and shopping visitor.</li></ul> |
|--|--|

Based on economic development assets, needs, and opportunities identified in the needs assessment and goals identified in these plans for Albany and Dougherty County, economic development goals for the East Albany neighborhood include:

1. **Support neighborhood revitalization; reduce blight and vacancy.**
2. **Ensure residents have the skills and connections needed to obtain employment in high-demand positions that pay living wages.**
3. **Attract new businesses into the East Albany neighborhood that create living wage jobs and meet key community needs.**

Additional economic development activities may be developed to support residents whose businesses or employment have been negatively impacted by the COVID-19 pandemic.

Key actions for implementation of these goals are detailed in the implementation section.

## Housing Goals

Housing goals for the City of Albany are detailed in the City’s Consolidated Plan and the Albany & Dougherty County Comprehensive Plan. These goals align with opportunities for the East Albany neighborhood identified by residents and stakeholders through the assessment of community assets, needs, and opportunities.

| Plan  | Housing Goal  |
|---|---|
| <p><b>City of Albany Consolidated Plan (2016-2020)</b></p>      | <ul style="list-style-type: none"> <li>• Increase homeownership of low and moderate income households through first time homebuyer assistance, new construction, and housing rehabilitation, along with homeownership counseling</li> <li>• Improve the condition of existing affordable housing in residential neighborhoods, expand the stock of afford housing in residential neighborhoods where possible; and</li> <li>• Rehabilitate and preserve safe, affordable rental housing.</li> </ul>   |
| <p><b>Albany Dougherty County Comprehensive Plan (2026)</b></p> | <ul style="list-style-type: none"> <li>• Support efforts and programs to rehabilitate housing, particularly for vacant properties and home, foreclosures, and low-income homes, through establishing standards, providing incentives, resources, and education</li> <li>• Use Community Development Block Grant (CDBG) funding to assist with housing development, rehabilitation for low to moderate income families and infrastructure improvements</li> <li>• Utilize the Georgia State Income Tax Credit Program for Rehabilitation of Historic Properties, which allows eligible participants to apply for a state tax credit equaling 25% of qualifying expenses for personal, residential properties and income producing properties.</li> <li>• Utilize the City’s Tax Allocation District (TAD) to spur housing and economic development and make necessary infrastructure improvements in targeted areas. The City and County when feasible should encourage new developments to make affordable housing a part of the development.</li> <li>• Low Income Housing Tax Credits (LIHTC) are also available to offer a reduction in tax liability to owners/developers of eligible low-income rental housing properties for ten years</li> <li>• Develop additional housing for seniors and students</li> <li>• Build infill housing</li> <li>• Develop a rental rehabilitation revolving loan fund</li> <li>• Conduct a neighborhood health survey periodically to analyze changes and measure effectiveness of efforts</li> <li>• Provide educational housing workshops for landlords and tenants</li> </ul> |

Based on housing assets, needs, and opportunities identified in the needs assessment and goals identified in these plans for Albany and Dougherty County, housing goals for the East Albany neighborhood include:

1. **Support the development of new high-quality affordable housing for both rental and homeownership**
2. **Increase opportunities for homeownership.**
3. **Provide access to home repair assistance.**
4. **Ensure code enforcement efforts support property owners in making needed improvements.**

Additional programs or activities, such as emergency rent and utility assistance, may be developed or funded to provide housing support to residents whose housing stability has been negatively impacted by the COVID-19 pandemic.

Key actions for implementation of these goals are detailed in the implementation section.

### Public Facility and Infrastructure Goals

Most infrastructure projects in the city of Albany are not limited to specifically the East Albany area; however, many of the ongoing and future projects will directly affect the East Albany area.

Infrastructure needs in the East Albany area and throughout the city are outlined in the Albany and Dougherty County Comprehensive Plan 2026, SPLOST and T-SPLOST project lists, and neighborhood revitalization plans of East and South Albany. The primary goals of infrastructure projects planned for the East Albany area are to improve and repair of roads, pedestrian mobility networks, streetlights, water mains, and sewer lines. Some of the ongoing and future projects that are working towards these goals are listed below:

- Roadway resurfacing and improvement project funded by SPLOST and T-SPLOST
- LED streetlight replacement project
- Upgrades to intersections, traffic signals, and pedestrian facilities.
- Eastside-Westside Sewer Interceptor project
- Comprehensive study and assessment of storm drainage and sewer infrastructure
- Alley paving program
- Sanitary sewer extensions
- Installation of storm pumping stations and Minor Holding Ponds
- Gas infrastructure expansions
- Citywide Wi-Fi additional ring
- Underground cable replacement
- Water infrastructure upgrades

Based on public facilities and infrastructure assets, needs, and opportunities identified in the needs assessment and goals identified in these plans for Albany and Dougherty County, public facilities and infrastructure goals for the East Albany neighborhood include:

1. **Improve public facilities.**
2. **Enhance programming at public facilities.**
3. **Enhance pedestrian mobility and safety.**
4. **Improve public infrastructure**
5. **Expand access to high-speed internet.**

Key actions for implementation of these goals are detailed in the implementation section.

### Land Use Goals

The City of Albany and Dougherty County jointly developed and adopted the Albany and Dougherty County Comprehensive Plan 2026 in June 2016; this East Albany Revitalization Plan is consistent with that Comprehensive Plan. Portions of the Comprehensive Plan regarding land use are reviewed in this section to identify existing land use objectives for the East Albany area.

The Comprehensive Plan incorporates land use objectives relevant to the East Albany area in three sections: needs and opportunities, land use element recommendations, and the community work program. Needs and opportunities listed in the Comprehensive Plan Update include:

- Identification of transitional areas and master plans to meet needs
- Increased opportunity for infill
- Better utilization of Riverfront
- Creation of a College District that allows for commercial revitalization
- With our strong agricultural economy & heritage there is an opportunity for more agri-tourism.
- The transportation corridors extending to and from our downtown need redevelopment.
- Identify and prioritize areas of concern and develop strategic plans to address needs.
- Protect stable, established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors.



FIGURE 27: ABANDONED COMMERCIAL PROPERTIES ARE COMMON ON CLARK AVE.



## East Albany Redevelopment Plan

The Land Use Element of the Comprehensive Plan shows that most Commercial activity and residential development has been occurring outside the East Albany neighborhood in the west and northwest area of the City. It identifies extensive commercial strip development along major transportation corridors in Albany, including Oglethorpe Boulevard in East Albany. The Oglethorpe Boulevard and Five Points area are the most prominent commercial areas in east Albany.

Neighborhood commercial land use includes shopping areas providing a mix of commercial, personal and convenience services for area residents. These smaller commercial areas are interspersed throughout the city and several are located within East Albany.



**FIGURE 28: NEW COMMERCIAL DEVELOPMENT IS UNDER CONSTRUCTION ON CLARKE AVE AND HIGHWAY 19.**

The largest concentration of public and institutional land use is the U. S. Marine Corps Logistics Base, located in unincorporated Dougherty County adjacent to the East Albany area. Other major public/institutional uses in East Albany include Albany State University and the Turner Job Corps Complex.

There are several large industrial land uses in or near East Albany, such as Miller Brewing and Proctor and Gamble, that hold significant tracts of industrial land. The only commercial node within the neighborhood identified in the Comprehensive Plan is Radium Springs Road at Oakridge. The commercial corridor along Oglethorpe is largely built out.

The Land Use Element provides recommendations developed through the public involvement process to guide land use decisions. Recommendations pertaining to land uses in the East Albany area include:

- Encourage future development only within and directly adjacent to the existing urbanized area as defined by the Urban Area Boundary.
- Provide opportunities for the development of “greenfield” housing developments that will be served by water and sewer infrastructure adjacent to existing urbanized areas as defined by the Urban Area Boundary.
- Encourage infill development in areas that are served by water and sewer infrastructure.
- Provide room for expansion of the colleges, the hospitals, and the MCLB.

- Protect stable, established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors.

### Exceptions that could potentially be needed to existing development regulations

The City and County should constantly review and coordinate any housing ordinances and standards that encourage and allow for affordable housing. It is important that ordinances avoid creating additional barriers to housing. Sometimes, it is not what is in the codes or ordinances, but what is not included. Zoning is a tool that local government officials can use to manage land uses in a community so that developments in the neighborhoods reflect the values and preferences of their residents. Zoning if utilized properly can promote the expansion of afford housing and exclude development that increases the cost of housing.

## Tools and Strategies

This section discusses redevelopment tools and strategies that may be employed to implement the plan. Required under Georgia’s Urban Redevelopment Act, these include a description of land parcels to be acquired, structures to be demolished or rehabilitated, and the strategy for relocating any residents that may be displaced because of the plan’s implementation.

### Parcels to be Acquired

The City of Albany has no plans to acquire specific properties within the East Albany area as part of its redevelopment efforts. However, the City does provide funding to local nonprofit developers who may, from time to time, acquire parcels for the development of new or rehabilitation of existing affordable housing. Although such acquisitions may include City-provided funding, the acquisition decisions are made by independent entities and are not directed by the City. The City and its authorities retain the right to exercise powers of eminent domain to clear the title of property in order to facilitate its sale or transfer of private interests for redevelopment purposes, but the City has identified no properties requiring such action.

### Structures to be Demolished or Rehabilitated

The City and its partners, such as Fight Albany Blight (FAB!) proactively and systematically work with property owners to demolish severely deteriorated homes for neighborhood stabilization and to prevent further decline or disinvestment spill-over into other more stable areas. Currently, there are no specific structures currently designated for demolition.

Additionally, the City operates a homeowner repair and rehabilitation program that funds rehabilitation costs for income-eligible homeowners. The City considers rehab applications as they are submitted by the homeowners and does not itself target or otherwise identify structures for rehabilitation.

## Relocation Strategy

The City of Albany has no current plans to relocate residents because this plan will focus on the redevelopment of empty, uninhabitable structures or vacant land. Should the relocation of residents be deemed necessary in the future, the City of Albany will follow the relocation standards of the Federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970 and other applicable state and federal regulations.

## Covenants and Restrictions

Covenants and restrictions placed on specific properties might include use restrictions (commercial, residential, etc.), specific development standards, minimum landscape standards, and others. Changes will be administered under existing municipal planning and zoning procedures.

# Implementing the Plan

## Implementation Strategy

This section outlines strategies to address economic development, housing, public facilities and infrastructure, and land use goals for the East Albany neighborhood. Each goal contains a list of recommended activities and timeframes, responsible parties and partners, and funding opportunities.

| Goal   | Recommended Activities and Timeframes  | Responsible Parties and Partners   | Funding   |
|--|--|--|---|
| <b>Economic Development Goals</b>                              |  |  |   |
| Support neighborhood revitalization; reduce blight and vacancy | <ul style="list-style-type: none"> <li>• Fund non-housing community development proposals that eliminate blight, to include demolition and redevelopment, sidewalk construction and repair, street maintenance and improvements, streetscaping, street lighting, bus stop improvements, and other improvements not listed here (Ongoing, 2021).</li> <li>• Continue partnership in the Fight Albany Blight (FAB) Initiative (Ongoing, 2021).</li> <li>• Coordinate and provide support for local neighborhood beautification and litter</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• ADICA</li> <li>• Downtown Development Authority</li> <li>• Fight Albany Blight</li> <li>• Business owners</li> <li>• Property owners</li> <li>• Neighborhood organizations</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Georgia DCA</li> <li>• CDBG funds</li> <li>• Fight Albany Blight</li> <li>• Foundations</li> <li>• Nonprofit organizations</li> <li>• Corporate philanthropy</li> <li>• Private funds</li> </ul> |

| Goal  | Recommended Activities and Timeframes   | Responsible Parties and Partners  | Funding  |
|---|---|---|--|
|   | <p>clean-up efforts (Ongoing, 2021).</p> <ul style="list-style-type: none"> <li>• Include neighborhood residents, business and property owners, and representatives from neighborhood groups in planning processes for developing all neighborhood revitalization efforts (Ongoing, 2021).</li> </ul>   |   |  |
| <p>Ensure residents have the skills and connections needed to obtain employment in high-demand positions that pay living wages.</p> | <ul style="list-style-type: none"> <li>• Continue to bring together and partner with key stakeholders with the goal of implementing strategies contained in the AlbanyWorks! Comprehensive Workforce Development Strategy (Ongoing, 2021).</li> <li>• Support resident and employer participation in available job training programs, including Albany Technical College, Albany State University, and WorkSource Georgia (Ongoing, 2021).</li> <li>• Develop or expand paid job training programs (Ongoing, 2021).</li> <li>• Collaborate with residents to understand barriers to accessing existing job training programs and develop strategies to address these barriers (2021).</li> <li>• Continue to engage in local hiring for City contracts (Ongoing, 2021).</li> <li>• Expand opportunities for youth employment</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Albany-Dougherty Economic Development Commission</li> <li>• Albany Technical College</li> <li>• Albany State University</li> <li>• WorkSource Georgia</li> <li>• Dougherty County School System</li> <li>• Local business owners and industry representatives</li> <li>• Economic and workforce development nonprofit organizations</li> <li>• Neighborhood organizations and residents</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Albany-Dougherty Economic Development Commission</li> <li>• Georgia DCA</li> <li>• CDBG funds</li> <li>• Downtown Development Authority</li> <li>• Foundations</li> <li>• Nonprofit organizations</li> <li>• Corporate philanthropy</li> <li>• Private funds</li> </ul> |

| Goal   | Recommended Activities and Timeframes   | Responsible Parties and Partners   | Funding   |
|--|---|--|---|
|  | <p>through co-ops, internships, and apprenticeships (Ongoing, 2021).</p> <ul style="list-style-type: none"> <li>• Continue efforts to integrate K-12 systems, higher education institutions, and major employers to ensure educational programs meet employer needs for high-demand jobs that pay living wages and identify gaps in current programming (Ongoing, 2021).</li> <li>• Include neighborhood residents, business owners, industry representatives, and representatives from neighborhood groups in planning processes for workforce development programs (Ongoing, 2021)</li> </ul> |  |   |
| <p>Attract new businesses into the East Albany neighborhood that create living wage jobs and meet key community needs.</p> | <ul style="list-style-type: none"> <li>• Continue and expand the City’s revolving loan program to attract new small businesses to the East Albany neighborhood. Focus efforts on businesses that agree to engage in local hiring and pay living wages (Ongoing, 2021).</li> <li>• Continue City partnerships with the Albany Chamber of Commerce and Albany-Dougherty Economic Development Commission to evaluate how City programs can best attract and support new</li> </ul>   | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Albany Chamber of Commerce</li> <li>• Albany-Dougherty Economic Development Commission</li> <li>• Albany Chamber of Commerce Business owners</li> <li>• Economic development nonprofit organizations</li> <li>• Food access organizations and businesses</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Albany Community Together! (ACT!)</li> <li>• Georgia DCA</li> <li>• CDBG funds</li> <li>• Foundations</li> <li>• Nonprofit organizations</li> <li>• Corporate philanthropy</li> <li>• Private funds</li> </ul> |



| Goal | Recommended Activities and Timeframes  | Responsible Parties and Partners   | Funding |
|------|--|--|---------|
|      | <p>businesses, with a focus on the East Albany neighborhood (Ongoing, 2021).</p> <ul style="list-style-type: none"> <li>• Market available incentives, including Federal and State Opportunity Zones, to attract services to the East Albany neighborhood (Ongoing, 2021).</li> <li>• Bring together residents and key stakeholders to collaborate on the issue of food access, including an assessment of needs and opportunities in the East Albany neighborhood (Ongoing, Q4 2021).</li> <li>• Increase marketing of businesses and activities in the neighborhood that add value for target population segments, such as young adults, families, and seniors (2021).</li> <li>• Continue investments in public infrastructure, including lighting, sidewalks, and trails, in the East Albany neighborhood to attract new businesses and support existing businesses (Ongoing, 2021).</li> <li>• Include neighborhood residents and representatives from neighborhood groups in planning processes for economic development programs (Ongoing, 2021)</li> </ul> | <ul style="list-style-type: none"> <li>• Neighborhood organizations and residents</li> </ul> |         |

| Goal   | Recommended Activities and Timeframes  | Responsible Parties and Partners  | Funding   |
|--|--|---|---|
| <b>Housing Goals</b>   |  |   |   |
| <p>Support the development of new high-quality affordable housing for both rental and homeownership.</p> | <ul style="list-style-type: none"> <li>• Partner with nonprofit affordable housing developers to understand needs and provide funding and incentives to develop housing in the East Albany neighborhood, with a focus on infill development and rehabilitation of vacant, obsolete, or abandoned properties (Ongoing, 2021).</li> <li>• Work with developers to support utilization of available incentives, such as Low Income Housing Tax Credits and the Georgia State Income Tax Credit Program for Rehabilitation of Historic Properties, to support the development of new affordable housing for both rental and homeownership (Ongoing, 2021).</li> <li>• Partner with City agencies to consider equitable ways to develop permanent funding sources to support the development of affordable and mixed-income housing (Ongoing, 2021).</li> <li>• Partner with the Albany/Dougherty County Land Bank in returning tax delinquent, underutilized or abandoned properties to productive use through the development of high-</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Nonprofit organizations</li> <li>• Affordable housing developers</li> <li>• Neighborhood organizations and residents</li> <li>• Foundations and corporate funders</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> <li>• HOME funding</li> <li>• Foundations</li> <li>• Nonprofit organizations</li> <li>• Corporate philanthropy</li> <li>• Private funds</li> </ul> |

| Goal  | Recommended Activities and Timeframes  | Responsible Parties and Partners  | Funding   |
|---|--|---|---|
|   | <p>quality affordable housing (Ongoing, 2021).</p> <ul style="list-style-type: none"> <li>• Examine the City’s zoning code and other policies for opportunities to further incentivize and support the development of ‘missing middle’ housing and accessory dwelling units (Ongoing, 2021).</li> </ul>  |   |   |
| <p>Increase opportunities for homeownership.</p>  | <ul style="list-style-type: none"> <li>• Provide housing counseling services and financial literacy education to homebuyers and homeowners to improve the success of homeownership opportunities (Ongoing, 2021)</li> <li>• Support homeownership opportunities for households through down payment or closing cost assistance (Ongoing, 2021).</li> </ul>   | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul>  | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> <li>• HOME funding</li> </ul>  |
| <p>Increase access to home repair assistance.</p> | <ul style="list-style-type: none"> <li>• Continue to fund and expand the City’s Minor Repairs Program and Community HOME Investment Program (CHIP), including allocating a portion of the City’s annual CDBG funds for home repair. Seek additional funding from foundations and other sources (Ongoing, 2021).</li> <li>• Develop a revolving low-interest loan fund to provide capital for home repair for low-income homeowners and small landlords. A pilot program for this initiative could</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Nonprofit organizations</li> <li>• Neighborhood organizations and residents</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> <li>• HOME funding</li> <li>• Foundations</li> <li>• Nonprofit organizations</li> <li>• Corporate philanthropy</li> <li>• Private funds</li> </ul> |

| Goal  | Recommended Activities and Timeframes   | Responsible Parties and Partners  | Funding  |
|---|---|---|--|
|   | <p>target the East Albany neighborhood (Ongoing, 2021).</p> <ul style="list-style-type: none"> <li>• Partner with organizations focused on home construction and repair, such as Habitat for Humanity, to provide additional assistance to homeowners funded by grants and no- or low-interest loans with repayment options based on income (2021).</li> <li>• Include neighborhood residents and representatives from neighborhood groups in planning processes for developing all home repair programs (Ongoing, 2021).</li> </ul>  |   |  |
| <p>Ensure code enforcement efforts support property owners in making needed improvements.</p> | <ul style="list-style-type: none"> <li>• Review current code to ensure that it meets community needs and goals for addressing blight. Ensure that processes for enforcing fines as liens against properties and collecting fines upon sale or transfer are sufficiently detailed. The International Property Maintenance Code may be used as a model code (2021).</li> <li>• Implement citywide inspections for code compliance. Inspections should be done on a regular basis in all areas, in addition to as a response to complaints. Code enforcement officers may be assigned</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Albany/Dougherty County Land Bank</li> <li>• Neighborhood organizations and residents</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul> |

| Goal | Recommended Activities and Timeframes  | Responsible Parties and Partners | Funding |
|------|--|----------------------------------|---------|
|      | <p>to specific zones of the city to become more familiar with blight issues in those zones and develop relationships with neighborhood residents (2021).</p> <ul style="list-style-type: none"> <li>• Identify owner occupants of non-compliant properties who are unable to afford to remediate properties. Refer these individuals to City departments or organizations that can help with completing needed repairs. Consider using fines from the inspection program to help with remediation for low-income owner occupants (2021).</li> <li>• Continue to partner with the Albany/Dougherty County Land Bank to hold any properties acquired through liens as part of the code enforcement process and return them to productive use, including meeting goals outlined in this plan (Ongoing, 2021).</li> <li>• Work with neighborhood and faith-based groups to educate residents regarding code enforcement and to implement clean-up days (2021).</li> <li>• Include neighborhood residents and representatives from neighborhood groups in planning processes</li> </ul> |                                  |         |



| Goal   | Recommended Activities and Timeframes  | Responsible Parties and Partners                                   | Funding  |
|--|--|--|--|
| <b>Public Facilities, Infrastructure, and Land Use</b> |  |  |  |
| Improve public facilities.                             | <ul style="list-style-type: none"> <li>• Conduct a needs assessment focused on public facilities needs and improvements (2021).</li> <li>• Consider using CDBG and other funds to make needed improvements to existing recreational facilities or to fund development of new facilities (Ongoing, 2021).</li> </ul>  | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> </ul> |
| Enhance programming at public facilities.              | <ul style="list-style-type: none"> <li>• Ensure that operating hours of existing facilities meet community needs. Consider extending operating hours for facilities with limited hours (2021).</li> <li>• Collaborate with neighborhood residents and stakeholders to understand programming needs for public facilities. Expand programming based on this needs assessment (2021).</li> <li>• Consider contracting with community organizations to expand programming at public facilities (2021).</li> <li>• Consider adding health and other programming focused on meeting residents' needs during and following the COV-19 pandemic (Q1 2021).</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> </ul> |
| Enhance pedestrian mobility and safety                 | <ul style="list-style-type: none"> <li>• Fund pedestrian amenities, including sidewalks, lighting, crosswalks, traffic calming signals and devices, bicycle lanes, street furniture, and street trees</li> </ul>   | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> </ul> |

| Goal                                  | Recommended Activities and Timeframes   | Responsible Parties and Partners                                   | Funding  |
|---------------------------------------|---|--|--|
|                                       | in the East Albany neighborhood (Ongoing, 2021)   |  |  |
| Improve public infrastructure         | <ul style="list-style-type: none"> <li>• Use CDBG and other funds to fund public infrastructure improvements in the East Albany neighborhood, including water and sewer infrastructure, resurfacing of streets and alleys, pedestrian amenities, and other improvements (Ongoing, 2021).</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> </ul> |
| Expand access to high-speed internet. | <ul style="list-style-type: none"> <li>• Use CDBG and other funding to expand access to high-speed internet (Ongoing, 2021).</li> </ul>   | <ul style="list-style-type: none"> <li>• City of Albany</li> </ul> | <ul style="list-style-type: none"> <li>• City of Albany</li> <li>• CDBG funding</li> </ul> |

### Funding

As detailed in the table of implementation strategies, a variety of funding sources may be used to support the development and maintenance of the strategies and programs contained in this plan. These sources are detailed further below.

#### Revolving Loan Programs

Revolving loan programs can be funded through a combination of public sources, such as the local, state, and federal governments, and private sources, such as financial institutions, foundations, and partnerships with corporate funders. These programs are often funded by an initial grant and sustained by utilizing interest and principal payments on old loans to issue new ones. The City of Albany Department of Community and Economic Development’s revolving loan program is funded through the Community Development Block Grant program.

#### Workforce Development Programs

Workforce development programs may also be funded through a combination of public sources, such as Community Development Block Grants, and private sources, such as foundations and partnerships with corporate funders. Key partnerships with local workforce development boards, universities, and school systems may also provide connections to funding for workforce development programs.

#### Residential and Commercial Repair Programs

Residential and commercial repair and restoration projects can be funded through the Department of Housing and Urban Development Community Development Block Grant (CDBG) and HOME funds,

as well as through tax abatements for low-income property owners who make and document certain improvements to their properties.

Community development corporations and nonprofits such as Habitat for Humanity and Rebuilding Together may also be able to fund or finance repairs for low-income homeowners. For example, Habitat for Humanity of Lincoln, Oregon, offers to conduct repairs on a sliding fee scale and provides 0% financing on loans, with loan payments based on homeowner income and expenses.

### Blight Elimination

Bonds are one strategy that has successfully funded blight elimination efforts. For example, the Macon-Bibb County Urban Development Authority issued a \$14 million bond to the Macon-Bibb County Commission to support blight remediation efforts. Each of the city's nine commissioners received \$1 million to address blight, and \$5 million supported other neighborhood improvement projects.

Local option sales tax revenue is another potential funding source. Bibb County has allocated approximately \$11 million in special purpose local option sales tax revenue. Dollars from City and County general funds may also be used to address blight. Bibb County has used about \$300,000 from County general fund for blight remediation.

Another option for funding blight reduction efforts is adding an option on utility or other bills in which residents can opt into having their bill rounded up to the next dollar amount and donating the funds to blight reduction efforts.

### Code Enforcement

Code enforcement can be funded through City and County budgets. Fees collected from non-compliant properties and property sales can be used to fund code enforcement efforts and sustain enforcement efforts into the future.

### Public Facilities and Infrastructure

Federal, state, and local funding, including such diverse sources as Community Development Block Grant funds, funds from the City's general fund, and Tax Allocation District funds, can support the city in implementing public facilities and infrastructure strategies.

The implementation of the separate storm system is being funded through the Special Purpose Local Option Sales Tax (SPLOST). However, the SPLOST funds are limited. Albany has established a Stormwater Utility to fund stormwater management and drainage needs.

Environmental Impact Bonds are an approach being tested in cities across the country to fund green stormwater infrastructure. They are form of pay-for-success debt financing in which investors purchase a bond, the repayment of which is linked to the achievement of an environmental outcome, such as reducing flooding and combined sewer overflows. These bonds allow cities to make investments in cost-saving strategies that will save money in the long term. For example, Atlanta's publicly offered EIB will fund approximately \$12.9 million worth of green infrastructure

projects in the city's flood-prone Westside neighborhoods, reducing the costs associated with chronic flooding.

### Neighborhood Cleanups

Neighborhood cleanups may be funded by neighborhood organizations, nonprofit organizations, or other local groups, with support from foundations, corporate funders, or other philanthropic groups. Federal, state, or local funding may also be used to support these programs.

### Potential Challenges

This redevelopment strategy was developed in collaboration with neighborhood residents and stakeholders and therefore reflects the assets, needs, and opportunities noted by residents and stakeholders. Challenges associated with implementation of the plan may include:

- There will be a need to consider the shifting needs of local business owners, property owners, and residents resulting from the COVID-19 pandemic.
- Existing funding will likely not meet increased demand for programs and resources resulting from the COVID-19 pandemic.
- Corporate, nonprofit, philanthropic, and other funders will likely have reduced capacity to make investments in programs because of the COVID-19 pandemic. However, increased funding may be available to the City through the CARES Act and other federal sources.
- Banks and other lenders may also have reduced capacity to invest in the area, thus reducing private development.
- Community engagement around plan implementation during and following the COVID-19 pandemic will be shifted online, and capacity of residents and stakeholders to participate may be limited.

These challenges are important for the City to consider as the plan is implemented. The plan goals and actions are broad in order to support funding for a variety of needed programs and services.

## Benchmarks

Based on the assessment of community assets, needs, and opportunities and the formation of neighborhood revitalization goals through this planning process, the City of Albany has set the following 10-year benchmarks for implementation of the East Albany Redevelopment Plan. The City will annually assess its progress toward meeting these goals. The accomplishments anticipated by the goals outlined here will depend upon sustained investment of not just the City’s CDBG and HOME entitlement funds, but the active participation and investment of other partners as well.

| HOUSING BENCHMARKS   | Quantity |
|--|----------|
| <b>New Housing Units Constructed (with Affordability for Low- and Moderate-Income Households)</b>      | tbd      |
| <b>Direct Financial Assistance to Low-Income Homebuyers</b>  | tbd      |
| <b>Participants Completing Housing Counseling/ Financial Literacy Programs</b>                         | tbd      |
| <b>Rental Units Rehabilitated</b>  | tbd      |
| <b>Homeowner Housing Rehabilitated</b>   | tbd      |
| <b>Code Enforcement Cases Directed to Home Rehabilitation Programs (e.g., Compliance Loan Program)</b> | tbd      |

| ECONOMIC DEVELOPMENT BENCHMARKS                            | Quantity |
|--|----------|
| <b>Businesses Assisted through Revolving Loan Programs</b> | tbd      |
| <b>Participants in Paid Job Training Programs</b>          | tbd      |
| <b>Local Hires on City Contracts</b>                       | tbd      |

| COMMUNITY DEVELOPMENT BENCHMARKS*                                    | Quantity |
|--|----------|
| <b>Vacant and/or abandoned properties cleared through demolition</b> | tbd      |
| <b>Public Facilities Constructed/Improved</b>                        | tbd      |

\*Land Use and Infrastructure

## Conclusion

The needs assessment and planning process for the East Albany Redevelopment Plan Update demonstrated a variety of assets, needs, and opportunities in the East Albany neighborhood. The goals, actions, and funding strategies included in this plan provide a strategic approach to addressing key community needs by building upon existing community assets through key opportunities. Targeting of City and other resources to the East Albany Redevelopment Plan



target area will support improvements to public facilities and infrastructure; rehabilitation of housing and commercial areas; new commercial and residential development, including affordable housing; job creation through development and support of small businesses; and workforce development programs, among other strategies. Leadership from and collaboration with residents, community organizations, stakeholders, and local government will be key to successful implementation of best practices for economic development, housing, public facilities and infrastructure, and land use to support neighborhood revitalization in the East Albany neighborhood.