

# HOUSING & COMMUNITY DEVELOPMENT

---

## DEPARTMENTAL INTRODUCTION

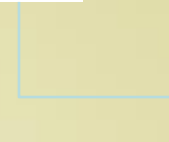
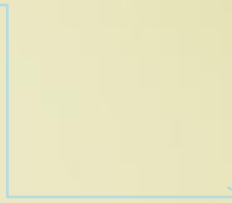
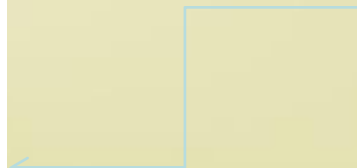
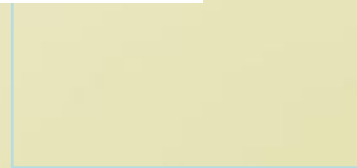
# MISSION

To create positive change by promoting self-sufficiency through partnership in Economic Development, Quality Housing, and Neighborhood Reinvestment.

Community Economic Development  
Grass root Philosophy



# FEDERAL allocation / Recommendation Process



# U.S. Department of Housing & Urban Development

## Four (4) Federally-Funded Programs

**CDBG**

**ESG**

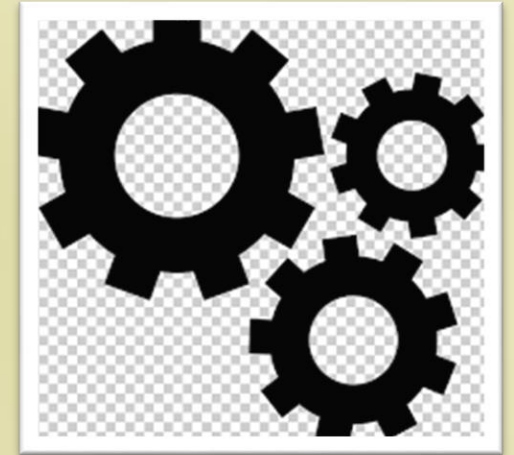
**HOME**

**HOPWA**

Community Development Block Grant  
Emergency Solutions Grant  
HOME Investment Partnerships  
Housing Opportunities for Persons With AIDS

# 5 PIVOTS OF HCD

- PIVOT #1: Quality Housing (Affordable and Workforce)
- PIVOT #2: Small business development and Sustainment
- PIVOT #3: Healthy Food & Support Services
- PIVOT #4: Creation of Jobs
- PIVOT #5: Transportation & Infrastructure



# LANEY WALKER/BETHEHEM CONTEXT MAP

## A. LWB REVITALIZATION PROJECTS (BOND FINANCING)

- A-1 HERITAGE PINE
- A-2 HOLLEY STREET COMMONS
- A-3 POWELL POINT
- A-4 EAST MILL VILLAGE
- A-5 TWIGGS CIRCLE
- A-6 FOUNDRY PLACE
- A-7 PENNY SAVINGS BANK
- A-8 FAMOUS DOOR
- A-9 THE BOULEVARD

## B. OTHER AREA EXISTING AND PROPOSED PROJECTS (PRIVATE/GOVERNMENT)

- B-1 ARMSTRONG GALLERIA
- B-2 LINDEN SQUARE SENIOR CITIZEN FACILITY
- B-3 SCHOOL OF DENTISTRY, GHSU
- B-4 UNITED HOUSE OF PRAYER HOUSING
- B-5 VISION VILLAGE, 30901 DC
- B-6 JUDGE JOHN H. RUFFIN JUDICIAL CENTER
- B-7 THE ENCLAVE, ANIC
- B-8 WALTON WAY TRIANGLE
- B-9 ST. BENEDICT BOARDING SCHOOL
- B-10 IMMACULATE CONCEPTION

### LEGEND

- GATEWAY/MAJOR DEVELOPMENT NODE
- ONGOING DEVELOPMENT
- MINOR DEVELOPMENT NODE
- UNDER NEGOTIATION
- FUTURE
- MAJOR CORRIDOR
- MINOR CORRIDOR
- CONNECTORS
- LANEY WALKER/BETHEHEM BOUNDARY



# TWIGGS ST CORRIDOR

## HISTORIC RESTORATION

Constructed in 1921 – 100 Years Later

Adapted as Rental Duplex

(2) Bedroom Units Each

Affordable Housing

Developer: Antioch Ministries Inc.

BOND Funds: \$109,000

CDBG Funds: \$200,000



Former home of Dr. Scipio S. Johnson

# TWIGGS ST CORRIDOR

21 Workforce and 15 Affordable  
Housing Units

Development Partners:

Capitalrise

Laney Walker Development Corp.

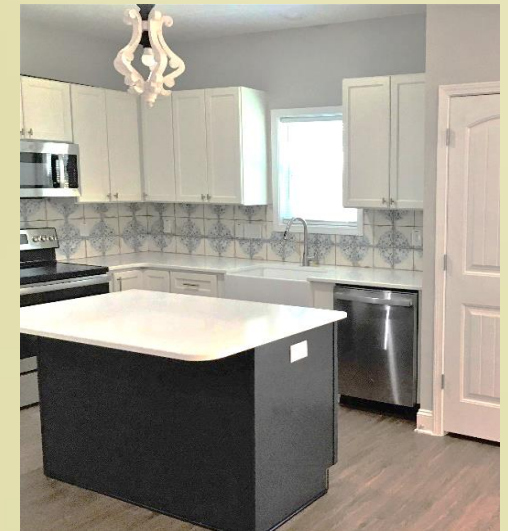
Lovett Homes and Construction

Antioch Ministries, Inc.

**Public / Private Investment:**

**\$1,795,687.06**

PIVOT #1: Quality Housing (Affordable and Workforce)





# PERRY AVENUE

10 Affordable Units and  
2 Affordable Rental Units

## Development Partners:

Antioch Ministries Inc.  
WD Communities  
Community Collaborative  
Georgia Dept. of Community  
Affairs

## Public / Private Investment:

\$1,147,249.96

PIVOT #1: Quality Housing (Affordable and Workforce)



# Armstrong Galleria Façade Improvements

PIVOT #2: Small business development and Sustainment

## ECONOMIC DEVELOPMENT

Small Business Focus/Development

Job Creation

Façade Improvement

Funding Sources: CDBG

Investment: \$390,000



# BEACON STATION

2019 – Completed 4<sup>th</sup> Qtr.

- 7 Acres of Blighted Properties transformed into 221 Market Rate Apartments
- 7% Vacancy
- Class A Amenities
- Inner Bean Café (3 Year Lease) Now Open!

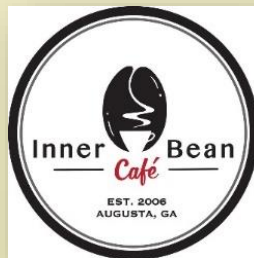
2021 - Property Sold

NEW OWNERS –

Momentum Real Estate Partners

PIVOT #1: Quality Housing

Food Desert Eradication  
Method #2





FRIDAY, JULY 9

# LANEY WALKER FARMERS MARKET

LOCATED AT 850 LANEY WALKER BLVD  
OPEN 4:30-7PM

Shop your favorite local produce, meat and dairy. This market accepts and doubles SNAP benefits. For more information:  
[augustalocallygrown.org/farmers-markets](http://augustalocallygrown.org/farmers-markets)



# LANEY WALKER FARMERS MARKET

ACROSS FROM ARMSTRONG GALLERIA

PIVOT #5: Healthy Food & Support Services

Partnership ~  
**American Heart Association**  
**Augusta Locally Grown**

- Food Desert Eradication Method #1
- Alternative Food Access
- SNAP Double Value Program
- Fresh Produce



American Heart Association®



Augusta Locally Grown

*Augusta*  
G E O R G I A



# FRESH MART – MINI CONCEPT

## PIVOT #3: Healthy Food & Support Services

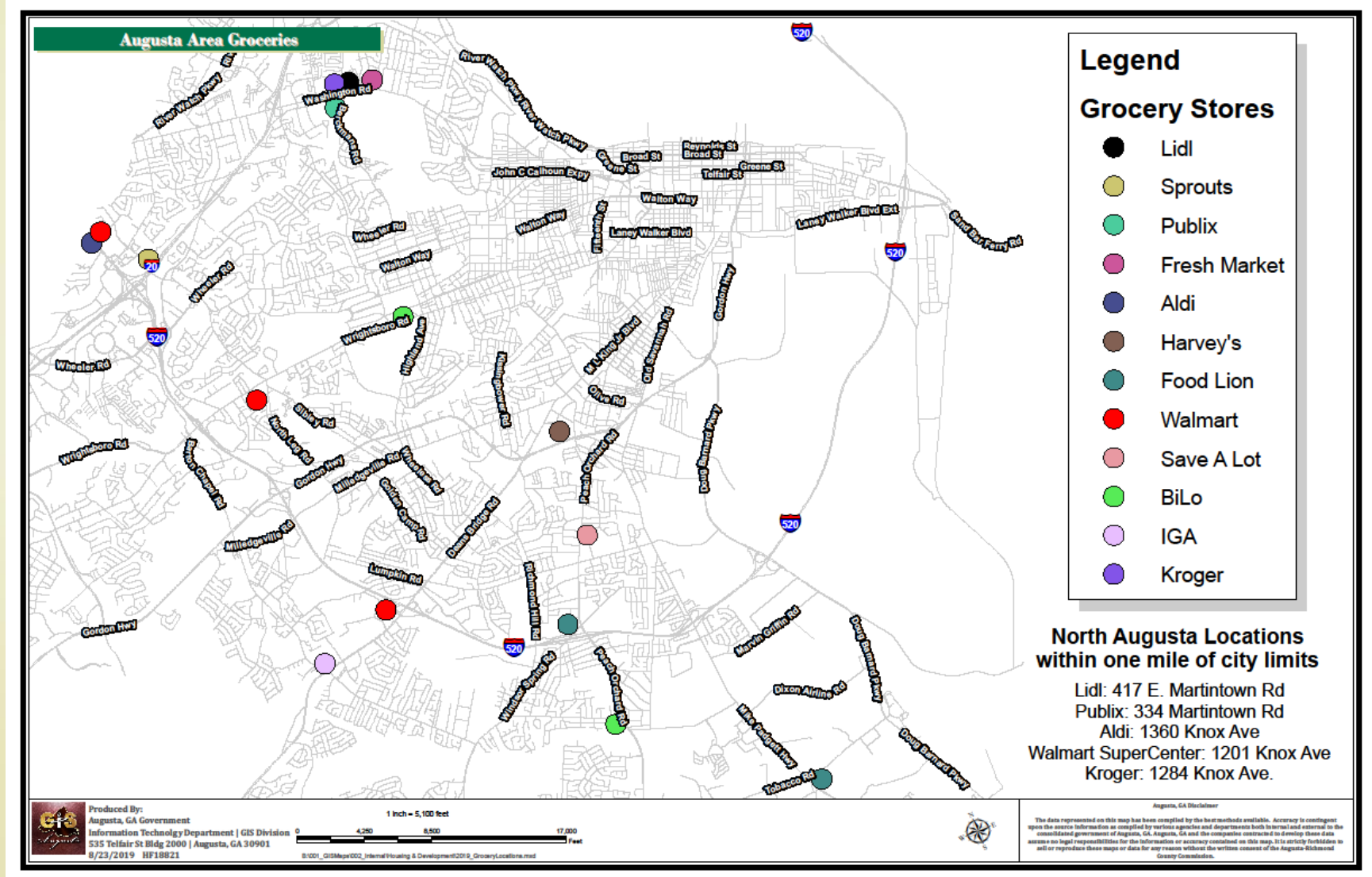
- Economic Development Activity
- Food Desert Eradication Method #2
- Urban Market Model
- Healthy Food Choices
- Locations in Laney Walker / Bethlehem identified
- Approx. 1500-3000 square feet



# MAJOR CHAIN GROCERY STORES IN RICHMOND COUNTY

Team Working to Recruit Grocer-

- Downtown Development Authority
- Economic Development Authority
- Housing and Community Development
- Augusta Georgia Land Bank Authority
- MCG Foundation



	 LIDL	 SPROUTS	 PUBLIX	 THE FRESH MARKET	 ALDI	 HARVEY'S	 FOOD LION	 WALMART NEIGHBORHOOD GROCERY	 SAVEALOT	 BILO	 IGA	 KROGER
Number of People Within 1 Mile Radius	5,000 - 10,000		Submit trade area map and 1,3,5 mile populations	40+ median age/\$65,000 income	20,000 daily traffic count	No Information Provided	No Information Provided	No Information Provided	15,000 daily traffic count	No Information Provided	No Information Provided	No Information Provided
Number of People Within 3 Mile Radius	40,000 - 60,000	100,000		65,000	dense trade area				35,000 primary trade area			
Building Size (square feet)	15,000 - 36,000	30,000+	28,000 - 61,000	21,000+	22,000+				12,000 - 18,000			
Parking Spaces	120+	140+	dependant on store	70+	95							
Total Minimum Property Size (acres)	1 to 2 acres	1.5 to 2 acres	2 acre minimum	2.5 acres	2.5 acres							
Company Particulars 1	Purchase or existing space lease	Easy road access with high traffic counts	Complete real estate questionnaire	Stand alone - end cap or in-line	End cap or in-line 103' of frontage	Subsidiary of Southeastern Grocers	Requires Pursuit Package	Requires Pursuit Package	Existing retail space preferred	Subsidiary of Southeastern Grocers	Requires Pursuit Package	Requires Site Submission Document
Company Particulars 2				High traffic access	Preferred intersection	Requires Pursuit Package			Excellent street visibility	Requires Pursuit Package		
Company Particulars 3									Owner opportunities			

# CREATION OF JOBS

Bays at Armstrong Galleria

- The Shop
- Fielding Bros. BBQ –
- Walker Group Sports Bar – Coming Soon
- SUDS Laundromat

PIVOT #4: Creation of Jobs







QUESTIONS?

# APPENDICES

# CSRA Statistics/Nutrition Security



## Food Desert and Food Insecurity in GA.

### Food Desert

Food deserts are defined by the U.S. Department of Agriculture as low-income communities located more than one mile from a reliable source of fresh produce and other healthy foods.

**American Heart Association**

### CSRA NUTRITION SECURITY DATA

- FOOD INSECURITY IN GEORGIA**
  - Burke County: 16.8%
  - Richmond County: 17.3%
  - Columbia County: 9%
  - McDuffie County: 17%
- FOOD INSECURITY IN SOUTH CAROLINA**
  - Aiken County: 10.6%
  - Barnwell County: 17.1%

In Georgia, 1,318,500 people are struggling with hunger - and of them 405,380 are children.

1 in 8 people  
struggles with hunger.

1 in 6 children  
struggles with hunger.

People facing hunger in Georgia are estimated to report needing **\$667,166,000** more per year to meet their food needs.

16