

**Choice Neighborhoods
Planning Grant**

**U.S. Department of Housing
and Urban Development**

**OMB Approval No.
2577-0269
(exp. 9/30/2021)**

The public reporting burden for this collection of information for the Choice Neighborhoods Program is estimated to average ten minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information and preparing the application package for submission to HUD.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2577-0269. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

The information submitted in response to the Notice of Funding Availability for the Choice Neighborhoods Program is subject to the disclosure requirements of the Department of Housing and Urban Development Reform Act of 1989 (Public Law 101-235, approved December 15, 1989, 42 U.S.C. 3545).

**FY2020 CHOICE NEIGHBORHOODS PLANNING GRANT
APPLICATION CHECKLIST/TABLE OF CONTENTS**

NARRATIVE EXHIBITS

Page Number

Exhibit A: SUMMARY INFORMATION

A Executive Summary _____1_____

Exhibit B: REQUIREMENTS

B.1 Threshold Requirements Narrative _____5_____

Exhibit C: CAPACITY

C Capacity Narrative Response _____6_____

Exhibit D: NEED

D.1 Need- Structural Deficiencies _____16_____

D.2 Need- Design Deficiencies _____17_____

Exhibit E: SOUNDNESS OF APPROACH

E.1 Resident Engagement _____18_____

E.2 Community Engagement _____20_____

E.3 Assets and Needs Assessment _____21_____

E.4 Visioning and Decision-Making _____22_____

E.5 Partnerships _____23_____

E.6 Doing While Planning _____25_____

E.7 Staffing Plan _____26_____

E.8 Planning Schedule _____27_____

E.9 Budget _____27_____

Exhibit F: LIKELIHOOD OF IMPLEMENTATION

F.1 Alignment with Existing Efforts _____28_____

ATTACHMENTS

1. Key Eligibility Data Form (HUD-53152) _____29_____

2. Eligible Applicants Documentation (if applicable) _____EAD_____

3. Eligible Target Housing Doc. – Severe Distress of Targeted Project Cert. (HUD-53232)	31
4. Eligible Neighborhoods Documentation – Eligible Neighborhoods Data	END
5. Resident Involvement Certification (HUD-53151)	32
6. Documentation for Planning Partner or Planning Coordinator (if applicable)	DPP
7. Need – Immediate Project Capital Needs	34
8. Need – Structural Deficiencies Documentation	44
9. Need – Design Deficiencies Documentation	48
10. Need – Substandard Housing Documentation	N/A
11. Need – Part I Violent Crimes Documentation	54
12. Evidence of Partnerships	EP
13. Staffing Plan	57
14. Planning Schedule	58
15. Budget	59
16. Documentation to Support Consistency with Consolidated Plan and PHA/MTW Plan	CCP
17. Alignment with Existing Efforts	60
18. Evidence of Local Government and School District Support	67
19. Leverage documentation (HUD-53154)	LD
20. Preference Points, if applicable (HUD-2996, HUD-50153)	69
21. City and Neighborhood Maps	73
22. Current Site Plan	75
23. Photographs of the Target Housing and Neighborhood	76
24. Application Certifications – Planning Grants (HUD-53156)	CNAC
25. Standard Forms	
a. Application for Federal Assistance (SF-424)	
b. Disclosure of Lobbying Activities (SF-LLL)	
c. Applicant/Recipient Disclosure/Update Report (HUD-2880)	

Exhibit A. Executive Summary

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual narrative exhibit file: ExhAExecSummary.pdf

Exhibit A Executive Summary. The first significant seeds of revitalization were planted in the Laney Walker-Harrisburg Choice Neighborhood in 2008 when the Augusta Commission passed legislation establishing local bond financing to support the Laney Walker/Bethlehem Revitalization Initiative. Designed to reverse decades of blight and disinvestment and regenerate nearly 1,100 acres of Augusta's urban center, the funds have been used for building new homes and renovate existing homes, planning, land banking and property acquisition and commercial and retail development. This large-scale development has been the beneficiary of many awards including the HUD Secretary Opportunity & Empowerment Award in 2013.

Defining Characteristics. The Laney Walker-Harrisburg Choice Neighborhood falls within multiple National Register Historic Districts that form the distinct character of Old Augusta. Developed prior to World War II, the community comprises a mix of traditional neighborhoods with varying architectural styles that falls within the Central Business District and runs along the Savannah River. It features all of the enviable characteristics of urban living—a wide variety of housing types, access to public transit, sidewalks and street trees, interspersed with small businesses and civic and institutional anchors connected by the original street grid pattern. Despite these building blocks, the neighborhood continues to battle decades of disinvestment, poverty, crime, and unemployment with large concentrations of public housing (including Allen Homes—Target Housing) that are amongst the poorest in Georgia.

Challenges. The target neighborhood suffers from significant blight and vacant parcels, making it difficult to attract private investment to support new commercial, residential, governmental, and other uses. Much of the area lost population through the closing of mills and suburban migration, leading in turn to high rates of unemployment, poverty, and crime. At the time of a blight study in 2012, 33% of housing in the Laney Walker neighborhood was in poor to dilapidated condition with over 20% of parcels vacant; and 70% of housing in Bethlehem was in poor to dilapidated with over 30% parcels vacant. Harrisburg is similarly associated with 22% of homes vacant/abandoned and stifling high crime.

Allen Homes' greatest challenge entails environmental injustice stemming from the site's previous use as a chemical manufacturing facility for over 80 years, which affects the health, safety and well-being of residents. Additionally, the site is isolated by two active railroads, an 8-track railyard, industrial manufacturing facilities, high-tension power lines, and 6-lane highway.

Image of Neighborhood: The Choice Neighborhood reflects Old Augusta's rich history as an urban riverfront community, interspersed with many historic structures, institutional anchors, theaters and museums, and is bisected by the Augusta Canal National Historic Area. The historic grid offers a pedestrian-oriented, walkable and sustainable framework for revitalization yet much of this is overshadowed by a high rate of blight and vacancies that continue to hinder reinvestment.

Neighborhood Assets. The Laney Walker/Harrisburg neighborhood is rich with assets. *Developmental assets* run the gamut from the Augusta University Health Science Campus including the Medical College of Georgia, University Hospital and Veterans Administration Hospital, Paine College (HBCU), and John Milledge Elementary School. Because the neighborhood encompasses much of the Central Business District, there are many diverse *commercial assets* including the health care industry, public sector employers (City-County government, Board of Education, etc.) and local large industrial companies. *Recreational assets* also vary widely and include the Augusta Canal Heritage Area, Augusta Riverwalk, Dyess Park, the Kroc Center, and the Boys and Girls Club of the Central Savannah River Area. *Physical assets* include many historic homes and structures, King and Sibley Mills, the James Brown Arena, Lucy Craft Laney Museum, Augusta Museum of History, Imperial Theatre, and Miller Theater, all set amid a walkable street grid. *Social assets* include organizations such as the Greater Augusta Arts Council that fosters community-driven public art projects, Antioch Ministries Inc. Development Corporation that helps build healthy, socio-economically diverse neighborhoods in distressed communities, multiple faith-based institutions, and Richmond County Sheriff's Office.

Objective of Choice Grant. The Augusta Housing Authority (AHA) respectfully requests a \$450,000 Choice Planning Grant to bring together a passionate network of local organizations and committed

partners to develop an implementable strategy and cohesive vision to reintegrate the residents of Allen Homes into the community and to build on the innovative efforts turning the tide in the traditionally African-American communities of historic Laney Walker, Bethlehem, Harrisburg, and downtown Augusta. Through the lens of CNI’s focus on housing, people, and neighborhood, the planning team will guide a holistic approach to transformation. To right the wrong of environmental injustice towards Allen Homes residents, a focus of the Choice housing plan will be to explore equitable replacement sites within the neighborhood. This grant is fully leveraged, and the planning team and residents are ready.

Neighborhood demographics	Neighborhood (2020 Estimate)	City of Augusta (2018)
Total Population / No. of Households	9,426 / 3,955	196,807 / 70,390
Average Household Size	2.00	2.66
% Owner-Occupied / % Renter-Occupied	20.2% / 79.8%	52.7% / 47.3%
Median Age	39.7	33.8
Median Household Income	\$18,798	\$ 40,545
White alone / Black alone / Hispanic	26.3% / 67.8% / 2.6%	39.0% / 58.6% / 4.8%

Source: ESRI, ACS estimates

Overview of Process and Key Partners. Augusta Housing Authority (AHA) (Lead Applicant) and the City of Augusta (Co-Applicant) will direct the planning effort with a committed team of partners, residents, and stakeholders to create an innovative yet achievable plan for transformation. Serving as the Planning Partner is the Laney Walker-Harrisburg Community Partnership (LWHCP), a consortium of 3 highly experienced local organizations—the Medical College of Georgia Foundation (MCGF), the Community Foundation for the Central Savannah River Area (CFCSRA), and the Boys and Girls Club of the Central Savannah River Area (BGC). AHA, its Planning Partner and the City of Augusta will be joined by Allen Homes residents on the Steering Committee to offer leadership throughout the planning process. These organizations will lead the Housing, People, Neighborhood Task Forces, to foster

constructive dialogue among local organizations, businesses, community anchors and residents.

Together, they will shape a cohesive vision that reflects the hopes and aspirations for the future of the neighborhood and that builds upon the hard work completed to date. Residents of Allen Homes and the larger community will be invited to serve as members on all of the Task Forces and be invited to attend all community workshops and special events. Resident ambassadors will be enlisted to share information with their peers and encourage participation, and to ensure transparency.

Preliminary Market Potential. A 2017 Housing Market Analysis (HMA) for the Augusta-Richmond County MSA, highlights the education and health services sector as the second-largest private economic sector in the HMA and exhibiting the most growth, making it a major driver of the market. This sector added 700 jobs annually from 2013 to 2016, 1,100 jobs the following year and is anticipated to continue to expand over the next several years, particularly with the recent expansion of Augusta University Health, which anchors the Choice neighborhood. The government is the largest sector, stabilizing the market. In the 12 months ending May 2017, government jobs expanded by 400. Since 2013, demand for homes has increased faster than available supply. Fort Gordon (US Army base 10 miles from Downtown Augusta) has a large effect on the rental market, with military households estimated to comprise approximately 15 percent of all renter households in the region. Most apartments within 10 miles of Fort Gordon and are affected by expansions or contractions of the base. Fort Gordon is the process of expanding staffing of 1,200 employees, affecting the region's rental market positively.

Neighborhood boundary. The neighborhood boundary was established to harness the momentum of recent investments in the target neighborhood and anchor institutions within the central business district/downtown. The eastern boundary follows interstate 78 to the riverfront, a barrier that cuts off Allen Homes and the area from Old Town. To the north the Savannah River forms a natural boundary. The western boundary follows Milledge Road which delineates the Sand Hills neighborhood (world famous Augusta National Golf Club). The southern boundary follows Wrightsboro Road – an east west corridor in the city.

Exhibit B. Requirements

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual narrative exhibit file: ExhBRequirements.pdf

B1. Outstanding Civil Rights Matters. Neither the Applicant nor Co-Applicant are involved in any outstanding civil rights matters.

B2. Timely Submission of Applications. This application is submitted within the deadline stated in the NOFA and is not considered late.

B3. Choice Neighborhoods Application Certifications. A completed HUD-53156 form is provided in Attachment 25. It is signed by the mayor of the City of Augusta and the Executive Director of the Augusta Housing Authority and chairperson of AHA board of Commissioners. Augusta Housing Authority attests to meeting the Match Requirements in the grant.

B4. Number of Applications and Public and/or Assisted Housing Projects. (a) Laney Walker-Harrisburg Community Partnership (LWHCP) as the Planning Partner is not participating in more than two applications under this NOFA. (b) This is the only application from the City of Augusta.

B5. Relation to Prior HOPE VI Revitalization Grants. Allen Homes, as the target housing site, was not a recipient of prior HOPE VI grants.

B6. Relation to American Recovery and Reinvestment Act (ARRA) Capital Fund Recovery Competition (CFRC) Grants. Allen Homes, as the target housing site, was not a recipient of prior ARRA CFRC grants.

B7. Relation to Prior Choice Neighborhoods Grants. Allen Homes, as the target housing site, was not a recipient of prior Choice Neighborhoods grants.

B8. Relation to Rental Assistance Demonstration (RAD) Applicants. Allen Homes has not received a RAD Conversion Commitment (RCC) at the time of the application deadline of this NOFA.

B9. Resident Involvement. Written notice was provided to all households of Allen Homes on August 28, 2020, apprising residents of the CNI planning process, general timeline, contact information, and welcoming questions and comments. A copy of the notice is included in Attachment 6.

Exhibit C. Capacity

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual narrative exhibit file: ExhCCapacity.pdf

C.1. Capacity to Lead the Planning Process. Augusta Housing Authority (AHA) (Lead Applicant) and the City of Augusta (City) (Co-Applicant) are well-positioned to lead the Laney Walker-Harrisburg neighborhood through an inclusive, community-driven planning process. Laney Walker-Harrisburg Community Partnership (LWHCP) will serve as the Planning Partner and assist AHA and the City in directing a thorough planning effort that brings together residents of Allen Homes and the surrounding community with city partners and local stakeholders committed to meaningful and lasting improvement.

Experience with Comprehensive Neighborhood Planning: AHA's relevant expertise is visible in projects such as the Legacy of Walton Oaks, Walton Green and Powell Point (Twiggs Circle Redevelopment). Walton Oaks entailed a two-year planning process that envisioned a 26-acre mixed-use, mixed-income community on the site of an obsolete public housing site—Underwood Homes—along the Savannah river. In support of the City's Urban Area Master Plan, Walton Oaks led to an approximate \$42 million investment into the development of 318 units of new housing including 137 senior units, 16% of units public housing and the remaining a mix of low-income tax credit, project-based voucher and market-rate units. During the planning phase, AHA held multiple charrettes with the. Resident needs assessments identified household requirements, preferences, and relocation concerns. In response, the design features: an oversized gazebo, billiard room, lending library, fitness center, patios, open floor plans, picnic area with tables and grills, community laundry facilities, EarthCraft Certification, abundant greenspace, after-school enrichment program, covered playground, energy-efficient appliances, sport court, on-site sheltered bus stop, and off-street parking.

Formerly known as Cherry Tree Crossing, Walton Green is a four-phase mixed-income housing community on a 30-acre site along the 15th Street Corridor. It is part of the larger Laney Walker/Bethlehem Revitalization Initiative (described below), involving multiple public and private partners, which won the 2013 HUD Secretary's Opportunity and Empowerment Award. AHA met with residents multiple times to gather feedback before the submission of the demolition/disposition application and later during the redevelopment process. In response, the design features: efficient

appliances, Legacy Center (community gathering space), outside courtyard gathering space, high ceilings, bright open floor plans, spacious bathrooms, controlled/gated access, fitness center, laundry facilities, and EarthCraft Certification. With an investment of approximately \$27 million in the first two phases, the remaining phases are planned to be complete over the next few years. Both the Walton Oak and the Walton Green properties recently underwent RAD conversion for all public housing units.

The City of Augusta's (Co-Applicant) experience and leadership is exemplified by the Laney Walker/Bethlehem Revitalization Initiative, a pioneering effort to reverse decades of blight and disinvestment by regenerating nearly 1,100 acres in two historic African-American neighborhoods in Augusta's urban center. At the time the initiative launched, 33% of housing in Laney Walker was in poor to dilapidated condition with over 20% of parcels vacant, and 70% of housing in Bethlehem was in poor to dilapidated condition with over 30% of parcels vacant. A 16-month neighborhood planning process resulted in a long-term (50 years) vision for revitalization anticipated to provide housing for approximately 10,000 residents with a total investment of \$2.8 billion, create 38,000 new jobs, and result in total investment into the local economy of \$4.5 billion over the next five decades.

The project draws upon local bond financing (established in 2008) supplemented with HUD NSP, HOME and CDBG funds as seed capital to catalyze mixed-income/mixed-tenure housing and mixed-use, sustainable development with a goal of 5 to 1 leverage of private investment that parallels many of HUD's CNI goals. The project also addresses a number of objectives outlined in the Augusta-Richmond County Comprehensive Plan (2008) and more recent Comprehensive Plan, Envision Augusta (2018), including affordable housing, access to jobs and services, open space, blight abatement, infill development, and preservation of local heritage. Valuable lessons learned include meeting physical challenges (land acquisition, zoning, nuisance buildings, infrastructure); financial constraints (lender financing for mortgages, construction loans, appraisals, etc.); and managing community awareness, engagement, and acceptance of change (revitalization vs. gentrification).

Results of the Neighborhood Planning Process: Both AHA and the City have seen positive quantifiable results from their neighborhood planning processes. The four-phased, \$42M Legacy at Walton Oaks was completed opened in November 2015; and the first of four phases of Walton Green was completed in 2017 and generated \$27million in housing improvements. Both properties more recently underwent RAD conversion in 2020, resulting in 398 units of housing converted from public housing to the section 8 platform. Phase II of Walton Green is nearing completion of construction.

The very deliberate planning process leading to the Laney Walker/Bethlehem Revitalization Initiative resulted in a master plan and site plans for seven priority development areas; market studies assessing how best to attract a broad mix of residential and commercial users; layered financing; a policy framework; development and homebuyer incentives; collaborative community programs; a pattern book and green building guide to ensure that historic designs and sustainability principles inform new construction; and selection of private development partners to assist the city's housing department with design, engineering, construction, marketing, and program development.

Working closely with the Augusta Land Bank Authority, the City has ongoing efforts to acquire and reuse vacant land, especially for the use of affordable housing for low- and moderate-income households. Of the 357 properties acquired by the Land Bank, the majority have and continue to be used for housing within the Laney Walker neighborhood where housing stock is in the poorest of conditions. To date, this revitalization effort has led to over \$2M in blighted property acquisition and the demolition of over 50 abandoned homes. Led by the Department of Housing and Community Development, the City has since constructed over 70 new units within the Laney Walker-Harrisburg neighborhood – units that are a blend both of market rate and affordable. Additionally, and in partnership with Antioch Missionary Baptist Church, the City has constructed over 35 new homes in some of the most distressed parts of the community. These homes each include \$25,000 in equity to low and moderate-income families to assist with affordability.

The efforts of the AHA and City have since attracted significant new private investment to the area. Beginning in 2016 and completed in 2019, the new \$26M Beacon Station development, led by the City's Housing and Community Development Department, includes 221 mixed rate units and retail on over 7.5 acres in the Laney Walker-Harrisburg community. Additionally, the City, in partnership with a local developer, has broken ground on a new \$15M mixed-use multi-family and retail development.

C.2. Resident and Community Engagement. The City (co-applicant) uses community engagement extensively in its planning and revitalization efforts. In 2018 as a part of its Comprehensive Plan, the City arranged a series of public meetings held largely within the Laney Walker-Harrisburg community. These sessions featured a "Planners of the Day" Gallery Hop where citizens could discuss needs and opportunities at a series of stations. A second round of public meetings presented the compiled needs and opportunities for additional comment. Results were shared publicly via social media and on the *Envision Augusta* website. As a follow up, the City engaged citizens in Augusta's Annual Action Plan development process. Public Notice was posted in each of the city's local publications (Augusta Chronicle and Metro Courier) and on the city's website. A public meeting obtained input on housing and community development needs, provided an overview of the CDBG, ESG, and HOME programs, and solicited project proposals for the FY2019 Action Plan. Residents attending the meetings had the opportunity to receive additional information and comment on the content of the Plan, including activities to be proposed, the amount of assistance to be received, and plans to minimize displacement.

The *Reclaiming Historic Harrisburg* project illustrates the City's ability to lead an effective resident and community engagement process to realize a cohesive vision. The City worked closely with the Georgia Conservancy and Georgia Tech's College of Architecture along with dozens of municipal partners and community residents to build on previous planning efforts and harness the potential of the historic mill community. *Visioning Workshops:* The process centered around three large-scale community workshops. The first began with a presentation of initial findings and then stakeholders were divided into small work groups to discussion strengths, challenges, and opportunities. These findings

directly informed draft recommendations that were presented to the community for discussion and feedback during the second workshop. Final recommendations were presented during the third workshop to ensure a transparent and inclusive process. Community input led directly to the plan's four areas of focus: Neighborhood Identity and Revitalization, Connectivity, Public Safety and Crime, and Inadequately Designed Commercial Corridors.

Following the *Blueprints* effort, the City, Georgia Conservancy, and community partners held a series of *Lifelong Communities Design* charrettes to create an actionable development plan for Harrisburg. Based on resident input, the City agreed to pursue a small grocery store to address the food desert issue, to provide a farmer's market and raised vegetable beds, to increase police visibility in the area, and to begin making improvements for pedestrian traffic—targeting lighting and walkability. Residents also requested funding for a park or greenspace in the area, the development of a community garden, the addition of a Boys and Girls Club location closer to the neighborhood, and potentially the ability to develop new housing for seniors and families. Many of these aspirations have since been incorporated into the Medical College of Georgia Foundation and Augusta University's master development plan at the center of the Laney Walker-Harrisburg community.

The City's work with the Augusta Canal Authority also demonstrates its ability to partner with agencies in revitalizing a distressed community. As a part of the Authority's *Third Level Canal* project, the City and Canal Authority hosted many of the Laney Walker community's residents in a series of interactive public sessions to ask them how we could best improve the areas surrounding the canal. These sessions included a Community Preference Survey and survey questionnaire to help the Authority determine preferences for various styles of development. The resulting vision was that of a vibrant community that celebrates the values of historic preservation, quality housing, community-building institutions, accessible services, economic opportunities, and ultimately, an enhanced quality of life. The resulting effort—led by the City's Department of Housing and Community Development—saw the complete renovation of Dyess Park, the development of new housing units adjacent to the park, and the

relocation of the Mother Trinity Christian Methodist Episcopal Church. Safe from demolition, an effort is underway to transform the local treasure into a community center.

C.3. Capacity of a Planning Partner AHA and the City have partnered with the Laney Walker-Harrisburg Community Partnership (LWHCP), which will serve as Planning Partner (PP) for the Laney Walker-Harrisburg Choice Neighborhood Plan. This partnership consists of the Medical College of Georgia Foundation (MCGF), the Community Foundation for the Central Savannah River Area (CFCSRA), and the Boys and Girls Club of the Central Savannah River Area (BGC). These partners have individually and collectively built capacity within the greater community for the development and redevelopment of capital and human-capital infrastructure meant to grow and sustain residents in the most thoughtful and equitable ways possible. The Partnership maintains active relationships with each of the communities and stakeholders involved in the Laney Walker-Harrisburg Choice Neighborhood Plan. The LWHCP has engaged WRT, a nationally recognized planning and design firm that specializes in transforming distressed public housing and neighborhoods into successful, mixed-income, mixed-use neighborhoods of choice. WRT has the ability to draw upon its broad experience and many lessons learned leading the CNI planning process for past grantees such as the City of Newport News, Camden, Philadelphia, and Trenton, and thrives in developing place-based strategies tailored to a community's distinct character, history, and set of challenges.

Laney Walker-Harrisburg Community Partnership (LWHCP) In response to our community's desire to see long-promised transformative community investment, the MCGF, CFCSRA and BGC—each of which is headquartered within the Laney Walker-Harrisburg neighborhood—joined together to catalyze such an investment by establishing the LWHCP. To demonstrate this commitment, each has agreed to serve as significant leverage partners in the planning process and to leverage their collective relationships and influence to serve this effort.

Medical College of Georgia Foundation (MCGF): The MCGF, whose mission is to support the clinical and educational purpose of the Medical College of Georgia and Augusta University, has a long

history of supporting development projects on behalf of its parent institution, Augusta University, and for the university-related academic medical center, Augusta University Health System. A significant part of its service to the institution stems from the foundation's broad real estate portfolio, and its ability to secure financing unavailable to the State. The MCGF most recently served as funding partner for the construction of two research and academic buildings—the Georgia Cancer Center (\$2M committed), and the J. Harold Harrison Education Commons Building (\$11M committed).

The MCGF is currently leading the redevelopment effort of approximately 55 acres adjacent to the Augusta University's Health Sciences Campus, at the center of the Laney Walker-Harrisburg community. The development will deliver a mix of commercial retail, residential and university assets, and is estimated at over \$150M. As a part of the first phase of development, the MCGF will construct two brand new community assets that first brought the MCGF together with CFCSRA and BGC. These assets—a new Community Center and Boys & Girls Club—total roughly \$12M for these vital neighborhood organizations at little or no cost to them.

Additionally, the MCGF has partnered with the City of Augusta, the Augusta Land Bank Authority and the Economic Development Authority to deliver as a part of its retail development, a new, neighborhood-scale grocery store through a collaborative effort with the Laney Walker-Harrisburg community and its residents. The vision is a partnership between this store and the Community Center – and specifically with Augusta Locally Grown – that delivers high quality, fresh, and healthy foods to the Laney Walker/Harrisburg neighborhood. Working with the CFCSRA, the MCGF will assist the AHA and City in securing properties needed for the expansion of housing throughout the CNI process.

Community Foundation of the Central Savannah River Area (CFCSRA): The CFCSRA has been embedded in the community for over 25 years and uses its resources, both financial and human, to fulfill its mission to engage, inform and inspire donors and nonprofits to build a stronger and more vibrant community. As of the end of 2019, CFCSRA had \$106 million in total assets. As one of the largest grantmakers in the region, CFCSRA raised \$6.3 million and distributed \$6.7 million in grants in 2019.

The organization awards hundreds of grants to more than 50 organizations a year through its Community Grants Fund, which are evaluated by community members. CFCSRA's four focus areas are Education/Youth Empowerment, Health/Environment, People in Need, and Arts/Culture/History. In addition, CFCSRA conducts free training seminars, networking events, community meetings, and funds continuing education for staff and trustees of nonprofits working in the 6-county region.

In 2017, the CFCSRA engaged the Georgia Center for Nonprofits to conduct asset mapping and a trend analysis of the 30901, 30904 and 30906 zip codes of Richmond County, which includes the Laney Walker-Harrisburg neighborhoods. Building on a United Way study of community needs in these highly underserved and often marginalized areas of the City's urban core, the CFCSRA sought to understand the capacity and capability of the community nonprofits serving this area to meet these significant challenges. The resulting information has guided the Community Foundation's grantmaking, convening and leadership work in multiple ways. One of the most important aspects of that work is CFCSRA's decision to develop a program using current best practices in grantmaking to address tough, often intractable, community challenges, applying place-based and multi-generational strategies that addresses needs throughout a person's life from birth to adult.

Through a partnership with a statewide effort, Literacy for All, our team focused this new program on literacy and the many barriers to productive learning that face families living in poverty. CFCSRA's Literacy Initiative's pilot program awarded grants in July of 2019 and will continue annual funding in 2020 and 2021. These grants were awarded to organizations willing to focus their work on the Harrisburg neighborhood as defined by the children who attend Lamar Milledge Elementary and their families. The hope is that by intentional funding a cohort of educators and service providers that provide programming and support across the entire life cycle, we can have measurable improvements to literacy and a positive impact on the entire neighborhood. If successful, CFCSRA would look to duplicate this model in additional neighborhoods/schools.

The President and CEO as well as the Director of Grants and Community Engagement of the CFCSRA have experience with convening and facilitation of community conversations as well as involvement at the leadership level with many local organizations such as Augusta Tomorrow, Augusta Economic Development Authority, Westobou Arts Festival, Education Resource Fund of the Augusta Richmond County Chamber of Commerce, and the Task Force on 1970 Race Riots (Laney Walker).

Boys & Girls Club of the Central Savannah River Area (BGC): The BGC has been providing youth development opportunities in the Laney Walker-Harrisburg community for the past 69 years, through impactful after school and summer programming. It serves youth ages 6-18 through its mission “to inspire and enable all young people, especially those who need us most, to reach their full potential as productive, caring, and responsible citizens” – a mission that is realized when youth achieve 4 outcomes: Academic Success, Healthy Lifestyles, Good Character and Citizenship, and Career Development and Job Readiness. BGC has a total of 9 club locations in the Central Savannah River Area, 3 of which serve the Laney Walker/Harrisburg community and surrounding neighborhoods.

The BGC has developed strategic partnerships with other community-based organizations to strengthen its impact on families and the community. Written partnership agreements exist between BGC and the Richmond County School System, and other city/county agencies such as the Augusta Housing Authority, Department of Family and Children Services, Department of Public Health, and the Richmond County Parks & Recreation. City leaders, law enforcement leaders, and local corporate executive leaders are well represented on BGC’s Board of Directors. The BGC’s CEO also serves on the Executive Committee of the board of Leadership Augusta, connecting the organization to community leaders in a substantive way. Leadership Augusta’s mission is to inform and inspire existing and emerging leaders of the greater Augusta area to build a stronger community.

The BGC wrote (in-house) and was recently awarded five (5) 21st Century Learning Centers grants totaling \$1.7M from the Georgia Department of Education. The application process includes coalescing community stakeholders of youth development and forming Advisory Councils that lend

expertise and support to the goals and objectives of the grant. Advisory Councils consist of public-school leaders and teachers, private school leaders, other community-based organizations, parents, students, and faith-based leaders to get their input and build accountability around program execution, data management, and evaluation. Data collected from public reports, school performance and surveys of teachers, students, and parents guided a comprehensive identification of needs, the development of the program model, and served as the foundation for measuring and evaluating success. Formal Memorandums of Understanding (MOUs) were signed between BGC and over 30 community partners.

BGC has constructed two (2) facilities in the last three years as part of an expansion effort totaling \$10M. The organization successfully managed the capital campaign, raising 100% of the funds from a combination of New Markets Tax Credits, local and state foundations, city SPLOST allocations, corporations, and individuals. Bridge financing was secured for outstanding pledges during the project period and subsequently satisfied. During the same timeframe, the BGC completed a \$1M renovation to another facility, funded by a Community Development Block Grant. The increase in budget size over the last 5 years and the early success in silently launching an Endowment Campaign in 2020 are demonstrative of BGC's capacity to raise funds. The BGC operates on a \$5MM annual operating budget, of which 97% is secured by local fundraising efforts annually, led by the organization's CEO and executive team.

Exhibit D. Need - Structural and Design Deficiencies

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual narrative exhibit file: ExhDNeed.pdf

D.1.(a) Immediate Project Capital Needs. Allen Homes, constructed in 1961, has immediate capital needs of \$23M (81% of TDC). The property features systemic structural and design deficiencies. Additionally, the property presents an environmental justice travesty based upon previous operation as a chemical manufacturing facility for 80 years. The chemical facility was demolished, and the land repurposed for public housing. Exxon Mobil conducted remediation efforts in 2003, however, based upon provided documentation, environmental risks remain to the residents of the property. Additionally, the property is hedged by two (2) active railroads, an 8-track railyard, industrial manufacturing facilities, high-tension power lines, and a 6-lane highway.

D.1.(b) Structural Deficiencies. Foundations and Structural Walls: The original brick wall assemblies and concrete foundations demonstrate significant evidence of both existing deterioration and past repairs to structural cracks and displaced mortar beds. Areas of former wooden-batten siding on second floor assemblies were covered in exterior insulation finishing system (EIFS) circa-2005; which is a demonstrated problematic building material. Window assemblies are noted to be failing at an advanced rate and have insufficient noise attenuation and energy properties. Cooling and Heating System including Domestic Hot Water: The buildings feature a hydronic system, which is past its published EUL, has significant heating limitations, and replacement concerns. Bath ventilation is insufficient, creating environmental health issues (mold and mildew). Site Infrastructure and Utilities: Lateral site sewer piping and cement-transit water supply piping are original and in poor condition. Water main leaks are a constant concern and the source of unnecessary utility expense. Past Exxon remedial efforts compromised the condition of the buried water piping. Parking, walks, and hardscape are all in poor physical condition. Environmental Site Concerns: The site features multiple environmental conditions that affect the health, safety and wellbeing of residents. Prior to multifamily use, the site was an industrial chemical manufacturing facility for more than 80 years. The industrial neighbors of the property have multiple active hazardous waste releases, which are upgradient of the site. In addition, there are 10 buildings on-site that are situated within the fall zone distance of the western adjacent high-

tension power line easement; 6 buildings are subjected to excessive noise from the adjacency to a 6-lane highway; and railroads/crossings at two property boundaries present noise and safety concerns.

D.1.(c) Design Deficiencies. Site Design Deficiencies: The circa-1961 property demonstrates fundamental site design flaws including unit/use density, lack of community amenities, general site inaccessibility, inadequate unit visitability, and lack of property security and defensible space. The buildings include design deficiencies and functional obsolescence relative to energy efficiency, health of homes, inadequate room size, and inadequate unit configuration. The following are observed design deficiency concerns: (i) The buildings feature lack of definition between front and rear entrances, in essence barrack-style structures. In addition, many of the patios and porches serving the entrances have no territory of space, missing guardrails, and feature large fall and trip hazards with some porches having unsecured drops of over 18". (ii) The site lacks adequate handicap accessibility, including sufficient UFAS compliant units, ADA parking spaces, ramps, curb-cuts, and accessible dumpster locations. Site visitability is hindered by incomplete sidewalk installations post completion of soil remediation by Exxon Mobil. (iii) The lack of congruity of roads, a haphazard block design, fragmented roads/parking areas, and small driveways make the property difficult for emergency vehicles and first responders. The site lacks adequate emergency vehicle access. (iv) Site security is a concern with poor or lack of perimeter fencing, un-restricted access to the railroads by tenants, and insufficient perimeter site lighting – creating safety hazards for residents and visitors alike.

D.2.(a) Neighborhood Poverty. The poverty rate in the target neighborhood is 47.11.

D.2.(b) Long-Term Vacancy. The long-term vacancy rate in the target neighborhood is 15.60.

D.2.(c) Part 1 Violent Crime Rate. The 3-year average Part I Violent Crime rate of the target neighborhood in comparison to the City is 2.557869.

D.3. Need for Affordable Housing in the Community. The shortage ratio of units affordable to VLI renter households in Richmond County is 1.78.

Exhibit E. Soundness of Approach

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual narrative exhibit file: ExhESoundnessofApproach.pdf

E1. The most important aspect of developing a transformative Choice Neighborhoods Plan is involving residents of the target housing site in the planning process, hearing their insight into the challenges and obstacles they face each day, and working together to identify priorities and develop implementable strategies. AHA, the City, the Planning Partner, and the planning team will tailor the engagement strategy to involve residents from the outset and consistently throughout the process. The strategy will draw upon multiple tools, from no-tech to virtual, with the flexibility to adapt to conditions such as COVID-19 and engage harder-to-reach residents through informative, inclusive, and inviting activities that build skills, friendships, trust and community.

AHA will work with the Allen Homes Resident Council that will meet monthly during the Choice planning process and set aside time at each meeting to focus on Choice. The Council will play an important role as a conveyor of information to and from fellow residents. Resident Council members will participate in the Steering Committee and Task Forces, and serve as ambassadors for the project, sharing updates and encouraging fellow residents to take part in the planning process. Allen Homes residents will be invited to share their ideas, express concerns, and offer input to directly shape the Transformation Plan in many ways, including: 1) *Steering Committee* – A minimum of two residents of Allen Homes will be members of the committee; 2) *Task Forces and Working Groups* – At a minimum these will include Housing, People and Neighborhood Task Forces. All residents will be invited to join a task force and to attend all meetings to shape the vision, goals, and strategies for the Plan; 3) *Needs Assessment Survey* – A comprehensive survey will invite residents to share candid feedback about the challenges they face and to identify programs, services, and/or other changes that could help them thrive; 4) *Four Community Meetings* will bring residents of Allen Homes *and* the neighborhood together at key milestones during the process to provide feedback and refine the Plan’s priorities and strategies; 5) *Focus Groups* – At least three focus group discussions will dive more deeply into issues that emerge from the survey, community meetings, and Task Force discussions such as literacy or mental health, to develop substantive strategies for improvement; 6) *Youth Ambassadors* – Each Task Force will be

encouraged to include two young resident ambassadors to gather their unique insight and foster youth leadership. They could also be encouraged to set up a youth task force; 7) *Community Ambassadors* – Up to six Allen Homes and/or neighborhood residents will be invited and paid a stipend to share information about the plan and related events, advocate for plan recommendations, and champion the planning process; 8) *Special Events* – Smaller pop-up events will provide alternative ways to increase interest and build momentum for the project throughout the planning process. They will include synergistic events with committed partners – downtown events with Augusta Tomorrow; community get-togethers with Antioch Baptist; farmers market events with Augusta Locally Grown; health fairs with Augusta University Health System; and “walkshops” with Historic Augusta. ***Resident Communications*** – One of the challenges of engaging residents is understanding how best to share information with them. Understanding how residents tend to get their news and learn about area events will be critical to shaping an effective engagement plan and one of the first questions asked of the Resident Council and residents. A central hub will be established to collect and share all meeting announcements, minutes, photos, and related materials. This will be integrated into AHA’s website as a separate section. Information about the Choice effort will also be featured prominently in the monthly newsletter. Ambassadors will also regularly hand out flyers and spread the word to circulate information about the planning process. The use of social media such as Facebook, Instagram, and the NextDoor app will also be explored to share information about upcoming meetings, the planning process, and ways to get involved. AHA also has a text messaging system in place to broadcast information about upcoming meetings. ***Resident Capacity Building*** – To build capacity among residents of Allen Homes, AHA and the planning team will explore hosting a Planning 101 Workshop, a bus trip to see similar transformed neighborhoods, and a monthly series centered around asset-based development, leadership skills, working with local government, and good citizenship. Communities in Schools is a well-respected local partner that will lead this capacity-building component of the planning process.

E2. The Laney Walker-Harrisburg neighborhood has a number of anchor institutions that will play a critical part in the planning process as partners, sharing direct insight into area needs and opportunities. The planning process will take advantage of this unique opportunity to streamline the programs and hone the capabilities of these organizations on a unified vision and set of strategies to maximize their overall impact on the community.

In addition to the Steering Committee members and Task Force lead organizations identified in E7 Staffing Plan below, representatives of other community organizations, faith-based institutions, local businesses, and neighborhood residents will be invited to join the Steering Committee, and Housing, People, and Neighborhood Task Forces. The Steering Committee and Task Forces will meet monthly or bi-monthly throughout the planning process to identify and prioritize needs and opportunities, review and ground truth the findings of the needs assessment, establish overarching goals, develop potential strategies, and then identify partners and define metrics towards a sound plan for transformation.

To build community capacity, neighborhood residents and organizations will be invited to take part in the Focus Group meetings, which also provide important opportunities for local organizations and business owners to exchange experiences and ideas, and develop complementary strategies tailored to neighborhood needs. Community partners will also be invited to host events such as the Community or Task Force meetings, providing additional ways to highlight their services and facilities to the neighborhood. Partners will also be asked to participate in capacity-building activities for Allen Homes and neighborhood residents.

Clear and regular communication with the Laney Walker-Harrisburg neighborhood will be critical to the plan's success. AHA's planning team will take advantage of community events (festivals, workshop, health fairs, food / backpack giveaways) to connect with neighbors, promote the planning process and enable residents to participate and follow the plan's progress. Meeting times, locations, and formats will vary to make them as convenient as possible while allowing a wide range of voices to be heard. Up to six Allen Homes and/or neighborhood residents will be invited to serve as Ambassadors to

share information with their neighbors, friends, and peer groups. Meeting and event announcements and presentation materials will be listed on the project website, community calendar, radio broadcast, and/or social media. Email blasts and flyers will also be widely circulated.

E3. The needs assessment will be used to gather important data – both quantitative and qualitative – from Allen Homes residents to understand and evaluate the community’s needs, assets, and opportunities, and to set a baseline to measure progress. Planning team partners will work together to tailor questions to specific programs and services offered throughout the Laney Walker-Harrisburg neighborhood to evaluate their effectiveness, resident awareness and participation, and how they may or may not be reaching the intended audiences. Questions will aim to identify barriers such as cost, safety, transportation, and availability. The AHA planning team will be responsible for assembling and administering the Allen Homes resident survey with assistance from Paine College and with input from the Steering Committee. Topics will address employment, health, education, safety, housing, youth, mobility, access to technology and community aspirations. AHA and its planning partners have extensive experience to draw upon, having administered similar surveys in conjunction with Legacy of Walton Oaks, Walton Green and Powell Point. This experience offers valuable insight into the structure, format, wording and order of questions, to strategies that foster high participation that might include one-on-one survey sessions, events with childcare and activities, and special incentives.

The AHA planning team will launch the needs assessment during a family-friendly kick-off event with refreshments and childcare. Surveys will also be offered in conjunction with special events, in a variety of locations and at various times to ensure a high rate of response over the course of 6-8 weeks. Incentives will also be considered (from leverage dollars). Allen Homes resident ambassadors will assist in encouraging their residents to take part in the survey and provided with stipends (from leverage dollars) for their effort. The planning team will strive to collect a minimum of 87 completed surveys (60% of Allen Homes residents). A condensed version of the survey will gather feedback from neighborhood residents. These surveys will be available at special events and at partner locations across

the neighborhood such as the Boys and Girls Club of the Central Savannah Area, Antioch Baptist, and neighborhood schools. Electronic versions of both surveys will be available online.

Additional information about existing conditions will be gathered from community partners such as educational performance data from the Richmond County School System; community health data from the Augusta University/MCG/Augusta University Health System; employment data from the Augusta Economic Development Authority, mobility information from the Augusta Transit Authority, public safety data from the Richmond County Sheriff's Office, and AHA will provide resident demographics from its internal tracking system to provide a more complete narrative.

Needs Assessment findings will be presented and discussed with the Steering Committee and Task Forces and shared as the starting point of discussions to further explore and understand existing conditions and opportunities. Survey administrators will also be trained to encourage informal dialogue during survey administration sessions to gather and record additional information.

E4. The most important component to the success of our planning process is bringing residents of Allen Homes and the surrounding neighborhood together with key stakeholders and planning partners regularly in conversation. With residents serving on the Steering Committee and every Task Force, and invited to attend all Task Force meetings as well as community workshops and events, the planning team aims to shape a collective vision for the neighborhood. These meetings will be based on Asset-Based Community Development principles to identify, celebrate, and build upon the unique strengths of the neighborhood, including the historic fabric, faith-based institutions, waterfront access, walkability, etc. By bringing all stakeholders together, residents and planning partners will be able to explore the possibilities while understanding potential constraints in order to create an aspirational yet implementable plan.

A minimum of two Allen Homes residents will sit on the Steering Committee so that they feel comfortable participating and expressing their opinions. In addition, we would like to invite an Allen Homes resident or neighborhood resident to co-chair each of the Task Forces along with the

professional identified in the Staffing Plan to ensure the visioning and decision-making process is inclusive, transparent, and reflective of the community's preferences. It is hoped that this experience will also build local capacity and strong advocates to help steer the plan to fruition.

The Task Forces (Housing, People, and Neighborhood) will be responsible for identifying goals and strategies that respond directly to the findings of the needs assessment. Strategies will be analyzed and refined through the lens of evidence-based research into best practices. Using this analysis and with input from the community-wide meetings, the Task Forces will prioritize goals and strategies for the Housing, People and Neighborhood components of the Plan. This process will also determine partners to realize the plan and establish metrics to measure progress short- mid- and long-term. The Steering Committee will review and approve the Task Force recommendations to ensure the plan includes a cohesive set of goals and clearly defined actions for implementation.

E5. As shown in Attachment 12, AHA and the City of Augusta have assembled a strong group of knowledgeable local partners committed to the planning process and transforming the Laney Walker-Harrisburg neighborhood. Many have committed financial and supporting resources to contribute to the effort. AHA and the City will lead the process with the assistance of its Planning Partner. Other partners committed to the process are described below with additional partners that we plan to engage. **Housing Plan** – AHA will direct the Housing Task Force, integrating the housing strategies with the goals for the community's revitalization. AHA will draw upon its successful experience developing the Legacy of Walton Oaks and Walton Green. National developer Pennrose Properties and BLOC Global Development Group (Pennrose-BLOC), local non-profit Turn Back the Block, and Antioch Baptist will also play important roles on the Housing Task Force. Pennrose-BLOC has committed \$40,000 in pre-development funds for a potential mixed-income development within the target neighborhood. Turn Back the Block is an innovative local organization focused on the revitalization of historic Harrisburg by increasing home ownership and reducing blight. The organization fosters change and community through community partnerships and enables individuals and families the opportunity to participate in

the rehabilitation of their future homes via sweat equity. Antioch Baptist and its non-profit developer Antioch Ministries Inc. Community Development Corporation will also play a vital role on the Housing Task Force, lending its expertise with rebuilding distressed communities such Laney Walker where it has constructed over 35 new homes.

People Plan – The People Task Force will be co-chaired by the Community Foundation of the Central Savannah River Area (CFCSRA) and the Boys and Girls Club of the Central Savannah River Area (CSRA), which will coordinate the efforts of multiple partners to develop a cohesive and targeted People Plan. CFCSRA is committed to engaging, informing, and inspiring donors and nonprofits to build a stronger and more vibrant community by addressing some of the area’s most dire issues; issues such as literacy, educational attainment, food access, health and wellness (leverage: \$50,000). The Boys and Girls Club of the CSRA has been providing youth development opportunities for the past 69 years through after school and summer programming that include career development, job readiness, and financial management. *Health Working Group:* Augusta University/MCG/Augusta University Health System, Augusta Locally Grown, and the Harrisburg Health Clinic will spearhead the health-related goals and strategies. The Medical College of Georgia (MCG) studies and recognizes the correlation between health, nutrition, education, unemployment and inadequate housing, and the unparalleled opportunity the CN effort represents to address these issues in the Laney Walker-Harrisburg Choice Neighborhood. To that end it has committed \$25,000 in funds plus in-kind contributions to include professional assistance, materials, equipment, and human capital to help with collecting and analyzing health data, health screening for residents of Allen Homes, and other efforts. *Education Working Group:* Paine College (HBCU) and Augusta University Literacy Center will explore educational strategies and initiatives from early childhood through adult education and training. *Employment Working Group:* The Augusta Economic Development Authority and E3 Foundation will lead discussions and coordinate strategies for the Employment Working Group. *Youth Working Group:* Communities in Schools, along with the Boys and Girls Club of CSRA will focus on youth-related

issues spanning leadership, wellness, and recreation. **Neighborhood Plan** – The City of Augusta Department of Planning will chair the Neighborhood Task Force and lead the development of the overall Neighborhood Plan. It will draw upon large-scale complex planning efforts such as the Laney Walker/Bethlehem Revitalization Initiative that has brought together dozens of city partners with area residents to reverse decades of disinvestment in these historic African-American communities and address some of the City’s most pressing issues such as affordable housing, access to jobs and services, preservation of local heritage, and sustainable redevelopment. Other key partners will include Augusta Tomorrow, Augusta Canal Authority, Medical College of Georgia Foundation, Historic Augusta, Lucy Craft Laney Museum of Black History, and Greater Augusta Arts Council. The Richmond County Sheriff’s Office will also work closely with Allen Homes residents to develop a public safety plan.

E6. The planning team will focus on two main initiatives to build trust, awareness, and momentum for the Laney Walker/Harrisburg plan. The first entails a collaboration with the Greater Augusta Arts Council, the public art agency for the City of Augusta, which has led a series of successful community-based installations in the Laney Walker and Harrisburg neighborhoods. These projects have brought together artists and residents to celebrate and explore local history including the Golden Blocks Project, a collaboration with the Lucy Craft Laney Museum of Black History that delved into the history of federal redlining policies and discrimination. The nationally-recognized art project resulted in a mural, manuscript of poetry, an original choral work, and digital walking tour. The agency is committed to working with AHA, Allen Homes, and neighborhood residents on a series of locally-envisioned public art projects within the Choice neighborhood (\$10,000 leverage).

The second initiative will be led by local nonprofit and planning partner Augusta Locally Grown (ALG), which is dedicated to growing the local food community through farmers markets and educational programming. As part of ALG’s commitment to the planning process, it will lead community residents in creating 20 ADA-compliant raised community garden beds and a greenhouse on the grounds of the Harrisburg Community Center (\$10,000 leverage).

E7. A detailed organizational chart identifying the organizations participating in the planning effort and their respective roles and relationships is included in Attachment 13. AHA, Lead Applicant, and the City of Augusta, Co-Applicant, will be responsible for the management of the overall planning process, including timely reporting to HUD on CNI grant activities and funding, and overseeing the work of the Planning Coordinator. AHA's Douglas Freeman will serve as the overall project manager, providing grant management and directing the planning process, including coordination of other AHA staff and departments—community supportive services, recreation, security, and operations. The Planning Director for the City of Augusta's Division of Planning will coordinate with other City departments including Housing and Economic Development, Police, Public Works, and Health and Human Services.

The Planning Partner, with assistance from a planning consultant, will assist in organizing and staffing the various planning activities including the Steering Committee and Task Forces. The AHA planning team will be responsible for developing and administering the Allen Homes resident survey with assistance from Paine College and input from the Steering Committee. The planning team will work closely with AHA and the Steering Committee to develop and refine the vision, goals and strategies that emerge from the Housing, People and Neighborhood Task Forces, and to develop draft and final versions of the Transformation Plan.

The planning team and committee partners represent leaders from the City government, AHA, Augusta Tomorrow, local organizations, and residents. The Steering Committee will serve as the ultimate decision-making body and comprise representatives of AHA, the City of Augusta, Allen Homes Resident Council, Medical College of Georgia Foundation, Community Foundation of the Central Savannah River Area, Boys and Girls Club, Augusta Tomorrow, Augusta Economic Development Authority, and Augusta University/MCG/Augusta University Health System, and others to be determined.

Three Task Forces have been established. The Housing Task Force will be chaired by AHA. The People Task Force will be co-chaired by the Community Foundation of the Central Savannah River

Area and Boys and Girls Club of the Central Savannah Area, and the Neighborhood Task Force will be chaired by the City of Augusta.

E8. A detailed Planning Schedule is included in Attachment 14. The Planning Schedule strives to maximize the participation of Allen Homes residents, community members, and stakeholders, and optimize the resources and investments of key partners. The needs assessment will be completed within the first six months to allow time for analysis, additional exploration of key findings, prioritization of goals and development of strategies. Four (4) community meetings will be interspersed throughout the 2-year planning process to ensure Allen Homes residents and the broader community are kept abreast of the plan's development and have opportunities to provide meaningful input. Meetings will be held to launch the effort and explain the CNI planning process; to present the findings of the needs assessment; to engage the community in a visioning workshop; and present the draft transformation plan. With so many recent investments in the city, a Market Study completed within the first year will be critical to understand current demand and inform the plan strategies.

Major milestones are based on a standard HUD CNI schedule. The Outline with Content will be submitted to HUD at the 12-month mark, the Draft Transformation Plan approximately six months later, and the final plan submission and presentation six months after that.

E9. A detailed budget listing sources and uses and additional narrative is included in Attachment 15. AHA will lead a 24-month planning process that will expend \$375,000 in leverage commitments towards planning activities and the requested HUD CNI grant. \$100,000 of Choice funds (leveraged) will be used towards Early Action Activities. As the lead applicant, AHA will review the budget on a monthly basis and provide an accounting of expenditures by planning partners in Quarterly Reports submitted to HUD. AHA and the City of Augusta are committed to raising additional leverage to support the two-year planning process.

E10. Documentation is provided in Attachment 16.

E11. Documentation is provided in Attachment 16.

Exhibit F. Likelihood of Implementation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual narrative exhibit file: ExhFLikelihoodofImplmnt.pdf

Exhibit F: As the City of Augusta expanded, mills closed, the economy shifted, and residents moved towards the suburbs, the historic Laney Walker neighborhood encountered disinvestment leading to vacancies, unstable housing, blighted conditions, and crime. To reverse these downward trends, the City launched the pioneering long-term Laney Walker/Bethlehem Revitalization Initiative in 2008 with the goal of regenerating nearly 1,100 acres of Augusta's urban core. This 50-year revitalization effort is anticipated to provide housing for approximately 10,000 residents for a total investment of \$2.8 billion, create 38,000 new jobs, and result in total investment into the local economy of \$4.5 billion.

On April 1, 2010, the Augusta Commission activated the Urban Redevelopment Agency of Augusta to exercise Augusta's urban development project powers under the Urban Redevelopment Law. On the same day (April 1, 2010), the Commission voted to approve the Laney Walker/Bethlehem Urban Redevelopment Plan by resolution, to focus on utilizing appropriate private and public resources to eliminate and prevent development or spread of slums, to encourage needed urban rehabilitation, and to provide for the redevelopment of slum areas. Complementing the revitalization efforts, the Laney Walker Enterprise Zone was first amended on September 10, 2009 to foster business and services enterprises. The Laney-Walker Bethlehem Urban Redevelopment Area (URA) designation is a strategic tool to prioritize investments in the historic African-American neighborhood, specifically: to provide new affordable single family housing and homes for homeownership on vacant lots; eliminate blight; create rental housing for senior citizens; support the rehabilitation of vacant houses; create more green space; develop neighborhood retail and job opportunities; and celebrate the neighborhood's culture and African American heritage. These goals are squarely aligned with the goals of the Choice Neighborhoods Initiative. The boundaries of the Laney-Walker Bethlehem Urban Redevelopment Area fall entirely within and occupy a significant portion of the Laney Walker-Harrisburg Choice Neighborhood. The URA boundary also includes the target housing site – Allen Homes.

Documentation of the resolution is included in Attachment 17. The boundaries of the Laney-Walker Bethlehem URA are indicated on the Neighborhood Map in Attachment 21.

Attachment 1. Key Eligibility Data Form

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att1KeyEligibilityForm.pdf

CHOICE NEIGHBORHOODS PLANNING GRANTS APPLICATION INFORMATION

ELIGIBLE NEIGHBORHOOD

Name of Neighborhood Laney-Walker Harrisburg

ELIGIBLE APPLICANT

You must provide the following information for the Lead Applicant and, if applicable, the Co-Applicant

Lead Applicant: Augusta Housing Authority

Type of Eligible Applicant ☒ Public Housing Agency ☐ Local Government ☐ Tribal Entity
(check one) PHA Code: _____

☐ Nonprofit

Mailing Address: 1435 Walton Way

Executive Officer Name & Title: Jacob Oblesby, Executive Director

Telephone: (706) 312-3158 Fax: 288-1711 Email: joglesby@augustapha.org

Primary Contact Name & Title: Douglas Freeman, Deputy Executive Director

Telephone: (706) 724-5466 Fax: 288-1667 Email: dfreeman@augustapha.org

Co-Applicant (if any): Augusta-Richmond County

Type of Eligible Applicant ☐ Public Housing Agency ☒ Local Government ☐ Tribal Entity
(check one) PHA Code: _____

☐ Nonprofit

Mailing Address: 535 Telfair St Ste 910, Augusta, GA 30901

Executive Officer Name & Title: Jarvis Sims, Interim Administrator

Telephone: (706) 821-2400 Fax: 821-2819 Email: jsims@augustaga.gov

Primary Contact Name & Title: Jarvis Sims, Interim Administrator

Telephone: (706) 821-2400 Fax: 821-2819 Email: jsims@augustaga.gov

Co-Applicant DUNS and EIN/TIN: _____ DUNS: 96-666-869; EIN: 58-1418202

If you have selected an outside Planning Coordinator, provide the following information:

Planning Coordinator: Wallace, Roberts & Todd, LLC

Mailing Address: 1700 Market Street, Suite 2800, Philadelphia PA 19103

Executive Officer Name & Title: Woo Kim, Principal

Telephone: 215-430-5060 Fax: _____ Email: wkim@wrtdesign.com

Primary Contact Name & Title: Nancy O'Neill, Associate

Telephone: 215-772-1478 Fax: _____ Email: noneill@wrtdesign.com

ELIGIBLE TARGET HOUSING

Your application must focus on severely distressed public and/or HUD-assisted housing. See section I.A.3 for definitions of "public housing," "assisted housing," and "severely distressed housing." Provide the following information for each target housing project. List each site separately.

Project #1**Project Name:** Allen Homes**Type of Eligible Housing**

(check one) ☒ Public Housing (section 9) ☐ section 202 ☐ section 236
☐ Project-based section 8 ☐ section 811 ☐ Indian Housing
☐ Project-based vouchers ☐ section 221(d)(3)

If Public Housing PIC AMP Number: GA001000080

If Assisted Housing Contract Number: _____
 REMS Number: _____
 If FHA Insured, FHA #: _____

Physical Street Address526 Hines Street

(include city, state and ZIP)

Augusta, Georgia, 30901**Unit Information as of Application Date**

Total Number of Units in Project	<u>150</u>	Number Occupied	<u>144</u>
Number of Public and/or Assisted Units in Project	<u>150</u>	Number Vacant	<u>6</u>

Project #2 (if applicable)**Project Name:** _____**Type of Eligible Housing**

(check one) ☐ Public Housing (section 9) ☐ section 202 ☐ section 236
☐ Project-based section 8 ☐ section 811 ☐ Indian Housing
☐ Project-based vouchers ☐ section 221(d)(3)

If Public Housing PIC AMP Number: _____

If Assisted Housing Contract Number: _____
 REMS Number: _____
 If FHA Insured, FHA #: _____

Physical Street Address

(include city, state and ZIP)

Unit Information as of Application Date

Total Number of Units in Project	_____	Number Occupied	_____
Number of Public and/or Assisted Units in Project	_____	Number Vacant	_____

Attachment 2. Eligible Applicants Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att2EligibleAppDoc.pdf

MEMORANDUM OF UNDERSTANDING
BETWEEN THE AUGUSTA HOUSING AUTHORITY
AND AUGUSTA, GEORGIA
REGARDING A JOINT APPLICATION FOR
A CHOICE NEIGHBORHOODS PLANNING GRANT

This Memorandum of Understanding (MOU) is made and entered into this 4th day of September, 2020, by and between the Augusta Housing Authority (hereinafter referred to as "AHA"), and Augusta, Georgia, a political sub-division of the State of Georgia and a Consolidated Government (hereinafter referred to as "City"), is intended to show a strong commitment of both parties to the development of a Transformation Plan for the Laney Walker and Harrisburg Neighborhoods, as provided for in Exhibit 1 to this MOU.

WHEREAS, on July 14, 2020, the U.S. Department of Housing and Urban Development ("HUD") issued the Choice Neighborhoods Planning Grants Notice of Funding Availability (NOFA) for Fiscal Year 2020. Choice Neighborhoods Planning Grants are multi-year grants that assist communities with severe distressed public or HUD-assisted housing to develop successful neighborhood transformation plans and build the support necessary for plans to be successfully implemented; and

WHEREAS, the AHA's HUD-approved 5-year Public Housing Authority Plan and Annual Public Housing Plan and Strategic Plan, affirm the AHA's commitment to evaluate all AHA-owned properties for modernization, development, demolition and/or disposition and prioritize as to highest and best use. The AHA commits to ongoing public input into any redevelopment plans by soliciting input from residents, advocates, neighborhood groups and other stakeholders; and

WHEREAS, the AHA is an innovative public housing authority, managing housing for approximate 5,519, households in Augusta (including Rental Choice Housing Vouchers and site-based assistance programs). Other stakeholders such as the AHA's residents and individuals in the neighborhoods and the overall communities were involved with the planning of these projects; and

WHEREAS, the AHA also has experience in relocating residents as was needed in the above projects; and

WHEREAS, the City has significant experience in neighborhood planning and plan implementation with a long history of working with HUD programs such as the Laney-Walker Bethlehem Revitalization Project that leveraged government bond finances against CDBG Home and NSP Grants to improve low-income neighborhoods in the City, the Permanent Supportive Housing Program and Emergency Solution Grants that have helped improve the quality of life for the communities of City.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. PURPOSE

The AHA and the City will cooperate for the purposes of applying for FY 2020 Choice Neighborhoods Planning Grant funds and undertaking or assisting in undertaking eligible activities identified in the application for Planning Grant funds if awarded a grant. These eligible activities include the development of a comprehensive Neighborhood Transformation Plan and Early Action Activities for the Allen Homes public housing property and the larger East Central planning area. Eligible Planning activities will also include: completion of comprehensive needs assessments related to housing, people and the neighborhood; technical planning studies; involvement of stakeholders including public housing residents, neighborhood residents, public and private organizations, businesses, neighborhood associations and other relevant stakeholders; planning for the collection and strategic use of relevant data; and strengthening the management and decision-making capacity of participating organization. Eligible Early Action Activities are physical improvement, community development, and economic development projects that enhance and accelerate the transformation of the neighborhood and include, but are not limited to, the following: reclaiming and recycling vacant property; beautification, place making, community art projects; homeowner and business façade improvement programs; neighborhood broadband/Wi-Fi, and gap financing for economic

development projects.

2. SCOPE OF WORK

The AHA and the City have a commitment to work collaboratively throughout the entirety of the grant, for up to two years, to develop a Transformation Plan and lead Early Action Activities. The AHA shall serve as the Lead Applicant for the purposes of the Choice Neighborhoods Planning Grant application and the City shall serve as Co-Applicant for the purposes of Planning Grant application.

3. AUGUSTA HOUSING AUTHORITY ("AHA") RESPONSIBILITY

In its role as Lead Applicant, the AHA shall have overall responsibility to administer and implement the Choice Neighborhood Planning grant if awarded by HUD. The AHA will be responsible for: a) submitting all pertinent documents and reports to HUD as required by the grant agreement; b) accessing funding through HUD's Line of Credit Control system (LOCCS); and c) determining the adequacy of performance under project agreements and procurement contracts. The AHA will provide capacity and expertise in neighborhood planning and implementation, including analysis of and coordination with the Comprehensive Plan, and other relevant planning documents. The AHA will coordinate provision of necessary expertise from relevant City departments, e.g., Planning, Community Development, Public Works, Police, Parks and Recreation, and other applicable departments for consultation and information sharing. The AHA will also engage in communication and coordination with community stakeholders within the planning process. The AHA will inform the City of plans and projects undertaken by the AHA that will impact and influence the Choice Neighborhoods Initiative. Finally, the AHA will review analysis of data gathered during the plan as a necessary component of the Neighborhood Transformation Plan.

4. CONSOLIDATED GOVERNMENT OF AUGUSTA RICHMOND COUNTY ("City") RESPONSIBILITY

In its role of Co-Applicant, the City will support the AHA to ensure; a) that the planning project is carried out in compliance with all HUD requirements (grant agreement) in substantial compliance with the information provided in the grant application; b) determine the adequacy of performance under project agreements and procurement contracts; and c) be responsible for the environmental review and any decision-making and action required by City properties.

5. MODIFICATION

No waiver, alteration, modification or termination of the MOU shall be valid unless made in writing and signed by the authorized parties hereof.

6. TERMINATION

This agreement shall terminate upon completion of all obligations of the parties, or after the twenty- four (24) month grant period of the Choice Neighborhoods Planning Grant, or after the forty-two (42) month grant period of the Choice Neighborhoods Planning Grant, or in the event that the grant is not awarded to the AHA and the City, whichever comes first. This Agreement may be amended at any time in writing and by mutual consent of the parties. The Agreement may be cancelled by either party upon sixty (60) days written notice except where the cancellation is for cause, i.e., a material and significant breach of the provisions of this Agreement, it may be cancelled upon delivery of written notice to the other party.

7. SIGNATORIES

The Augusta Housing Authority

By: _____

Jacob Oglesby, Executive Director



Date: _____

9-7-2020

Augusta, Georgia

By: _____

Hardie Davis, Jr., as Mayor

Date: _____

9-4-2020

**Attachment 3. Eligible Target Housing Documentation - Severe Distress of Targeted
Project Certification**

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att3EligibleTargetHousingDoc.pdf

CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS

I hereby certify that:

1. I am a licensed engineer ☒ architect ☐ (check one).
2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any), Public Housing Authority, or unit of local government in which the housing project identified below is located.
3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.

Check one:

- A. ☒ I have conducted a physical inspection of the subject property and the development currently meets the above definition of severe physical distress;

Or

- B. ☐ The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Mike Ferguson, P.E., PMP, BPI-MFBA

Signature:  Date: 08-31-2020

License number: 0402040110 State of Registration: Virginia

Lead Applicant: Augusta Housing Authority (AHA)

Name of Targeted Public and/or Assisted Housing Site(s):

ALLEN HOMES (GA001000080)

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Attachment 4. Eligible Neighborhood Documentation - Eligible Neighborhood Data

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att4EligNeighDoc.pdf

MAPPING TOOL DATA FOR FY2020 CHOICE NEIGHBORHOODS APPLICANTS

Version – 07/15/2020

Target Name: **Laney Walker - Harrisburg**

Target Area ID: 6421710

Email of User: dfreeman@augustapha.org

Name of Lead Applicant: Augusta Housing Authority

Address of Lead Applicant: 526 Hines Street Augusta GA 30901

Email of Lead Applicant: dfreeman@augustapha.org

Name of Target Geography: Laney Walker - Harrisburg

Name(s) of Target Development(s) and type of eligible housing, as submitted by user to the mapping tool:

Development-1: Allen Homes (Public Housing)

Development-2:

Development-3:

Development-4:

Estimated number of all housing units in Target Area (Census 2010): 5166

Estimated population in Target Area (Census 2010): 9930

Is the Target Area within non-metropolitan county or CBSA with population below 500,000 (OMB 2018, PEP 2018): No

Eligible Neighborhood Threshold:

Section III.A.3 of the NOFA states that an eligible neighborhood for Choice Neighborhoods grant funds is a neighborhood with at least 20 percent of the residents estimated to be in poverty or have extremely low incomes. This tool provides the neighborhood poverty/ELI rate for the target neighborhood.

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 47.11

Distress of the Target Neighborhood Rating Factors:

This Mapping Tool provides the data used for two of the rating factors under this subheading. See NOFA for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:

Concentration of Persons in Poverty in Target Area (ACS 2018) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2016).

Maximum of poverty and ELI rate: 47.11

Long-term Vacancy:

Long-term vacancy rate (greater of USPS 2019 / ACS 2018)

In Target Area: 15.60

In Surrounding County/Parish: 9.00

Need for Affordable Housing in the Community Rating Factor:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2016)

Target Area County ratio: 1.78

National ratio: 1.71

Eligibility to Include Tenant Based Vouchers as Replacement Housing:

Refer to section III.F.2.b of the NOFA for information related to the one-for-one replacement of housing requirements.

(i) located in a county/parish with a soft rental market: Yes

(ii) located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods: No

Eligible for exception based on factors (i) and (ii): No

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2010) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas.

If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on weighted averages of the estimates of the overlapping areas. The portion of the 2010 housing units located in each Census area serves as the weight for vacancy estimates, while 2010 population serves as the weight for poverty/income estimate calculations. The 2010 housing unit and population data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance in calculating estimates for combined areas

For example, based on a user defined geography, 80 percent of the population in the locally defined neighborhood/community lives in a block group with a poverty rate of 40 percent and 20 percent of the population is in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: $(80\% \times 40\%) + (20\% \times 10\%) = 34\%$.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2018** refers to the US Census American Community Survey 2014-2018 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2010 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.
2. **CHAS 2016** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2012-2016 five-year estimates see huduser.gov/portal/datasets/cp.html for more information.
3. **Census 2010** refers to block-level 2010 decennial counts of housing units and population.
4. **USPS 2019** refers to the United States Postal Service long-term vacancy data as of December, 2019.
5. **PEP** refers to the US Census Population Estimates Program data that includes annual estimates of population at the county level. These annual estimates are used to calculate the average change in population over the previous four years. The most recent PEP estimates are from 2018.
6. **PSH 2019** refers to the Picture of Subsidized Housing dataset, which provides counts of assisted households by HUD program and location. This data can be found at:
https://www.huduser.gov/portal/datasets/assthsg.html#2009-2019_query.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2018 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2016. The final number included in this report for "poverty rate" is the greater of these two indicators.

Long-term vacancy rates are calculated with data at the block group level with ACS 2018 and the USPS 2019, whichever source produces the greatest percentage.

For the USPS data, HUD calculates the percent of residential addresses (excluding "no-stat" addresses) that are vacant. In the USPS data, a "vacant" address is one that has not had mail picked up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2013-2018 rate. For more information on HUD's USPS dataset, see:

<https://www.huduser.gov/portal/datasets/usps.html>

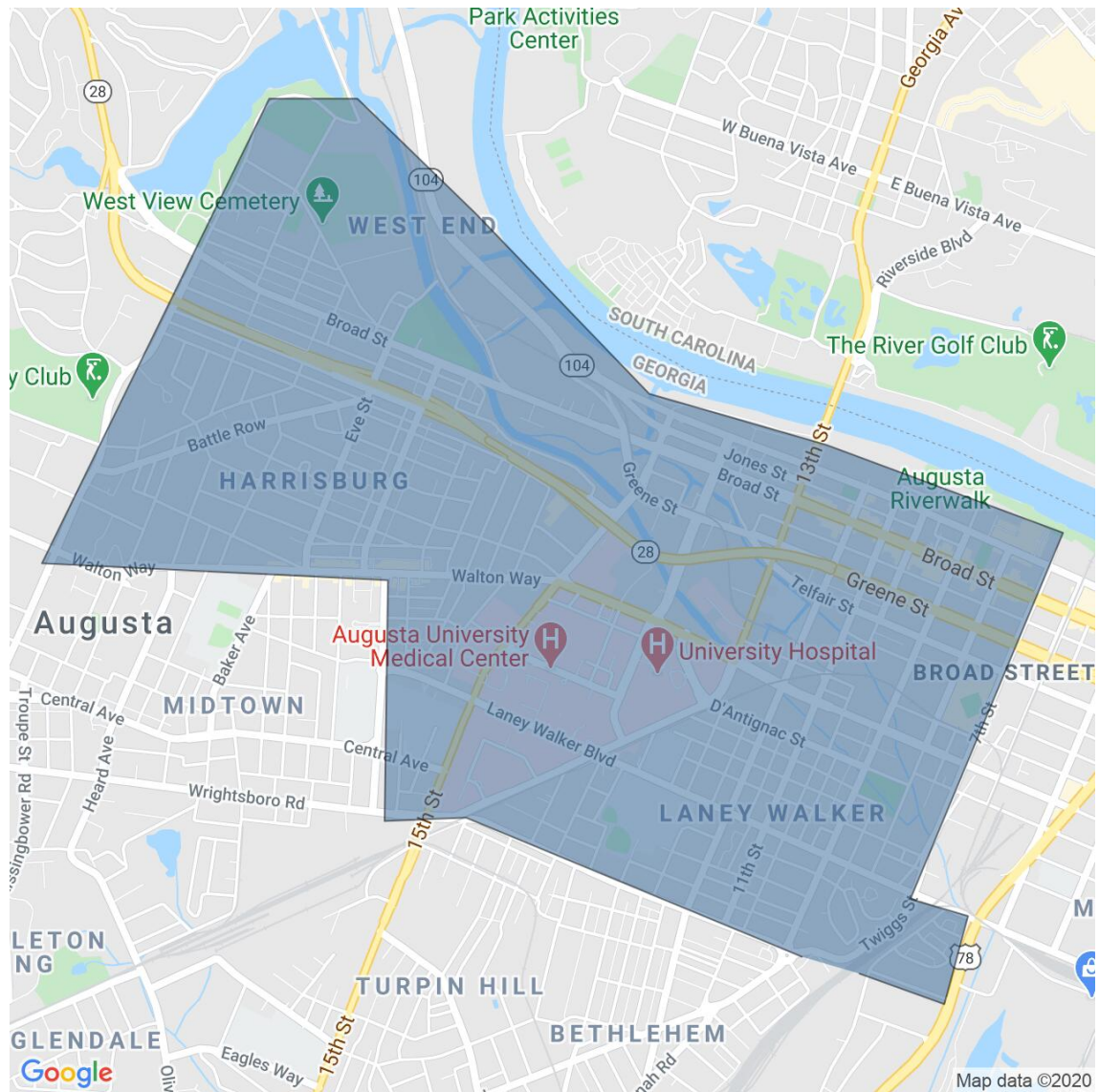
Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2016. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

For Eligibility to Use Tenant Based Vouchers as Replacement Housing:

Under Factor 1, a "loose" rental market is a county/parish with a rental vacancy rate that exceeds the HUD conventional range for a "balanced" rental market by a percentage point or more. The threshold rental vacancy rate for a market depends on the rate of population growth. A slow growth county (<1% per year) would be considered to have a loose rental market if its rental vacancy rate is greater than 5.9%. For moderate (1-2.9% per year) and rapid (>3% per year) growth markets, counties would be classified as having loose rental markets if rental vacancy rates exceed 7.4% or 9.0%, respectively. Data for this calculation come from PEP (population change) and ACS 2018 (rental vacancy). The rate of population change is calculated as the average annual change over with last four years (i.e. 2017 to 2018, 2016 to 2017, and 2015 to 2016.)

Under Factor 2, voucher dispersion is calculated using counts of voucher holders from PSH 2018, while poverty and extremely low income rates are from ACS 2018 and CHAS 2016, respectively. Voucher counts are aggregated at the Census Tract level and CBSA level (or County level for non-CBSA counties.) To qualify for this standard, at least 50 percent of all voucher holders within a CBSA (or non-CBSA county) must reside in Census Tracts with poverty rates (or extremely low income rates) at or below 20 percent.

Project Map Snapshot for 6421710



Attachment 5. Resident Involvement Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att5ResidentInvolveDoc.pdf



THE J. MADDEN REID
ADMINISTRATION BUILDING

1435 WALTON WAY
AUGUSTA, GEORGIA 30901

(706) 724-5466

(706) 724-5620 TDD

(706) 724-2342 FAX

www.augustapha.org
phaaug@augustapha.org

The HOUSING AUTHORITY Of The City of Augusta, Georgia

August 28, 2020

[REDACTED]
Augusta, GA 30901

EntityID: [REDACTED]
Unit ID: 108077

The Housing Authority of the City of Augusta (AHA) is pleased to announce that, in cooperation with the City of Augusta, AHA intends to apply for a Choice Neighborhoods Planning Grant. The Choice Neighborhoods program is a competitive grant program that provides resources for local communities to help transform communities with affordable housing, safe streets, and good schools that every family needs.

If awarded, the Choice Neighborhoods Planning Grant will allow for the development of a comprehensive neighborhood revitalization plan for the combined Laney Walker – Harrisburg District. Local leaders, residents, and other stakeholders, such as the housing authority, the City of Augusta, Richmond County Board of Education, the Sheriff's Department, business owners, nonprofits, and private developers, will come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. The revitalization of the Allen Homes development will be a crucial component of this plan.

Due to the ongoing COVID-19 crisis, a much-shortened timeline has been given to us by HUD. The application is due to HUD by September 14, 2020, and should HUD award the City of Augusta and AHA the planning grant, detailed community planning and engagement will begin at the end of 2020 and into 2021.

At this time, AHA is requesting your input. It is your right to ask questions and provide comments. The City of Augusta and AHA must consider your questions and comments as we put together our grant application.

You may ask questions or make comments in several ways:

Email: choiceneighborhood@augustapha.org

Online: <https://www.augustapha.org/public-housing/choice-neighborhood-grant-feedback/>

In-Person: Drop off this form at the Allen Homes office.

Thank you,

Douglas Freeman
Deputy Executive Director
Augusta Housing Authority
(706) 312-3167

Jarvis Sims
Interim Administrator
Augusta-Richmond County
(706) 821-2400

Comments/Questions:

Your Name: _____

Address: _____

Phone: _____

Comments or Questions: _____

Attachment 6. Documentation for Planning Partner or Planning Coordinator

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att6DocforPlanningPartnr.pdf



August 28, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: Planning Partner for Choice Neighborhoods Initiative (CNI) Planning Grant Application

Dear Mr. Oglesby:

On behalf of its three founding organizations, the Medical College of Georgia Foundation, the Community Foundation of the CSRA, and the Boys & Girls Club of the CSRA, the *Laney Walker-Harrisburg Community Partnership* (LWHCP) is proud to serve in the capacity of Planning Partner in support of the Augusta Housing Authority (AHA) and City of Augusta's (City) application for a FY2020 HUD Choice Neighborhood Initiative Planning Grant.

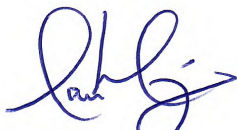
As Planning Partner, LWHCP will work closely with the principal team members including the Augusta Housing Authority (AHA), the City of Augusta (City), together with the residents and many stakeholders living and working within the Laney Walker-Harrisburg community, to develop a Transformation Plan that achieves the goals of this Grant. LWHCP will draw from its vast network of local service providers, anchor institutions, industry/business leaders, faith-based institutions, and state/county agencies to enrich and guide the planning process towards implementation. LWHCP has also engaged WRT, a nationally recognized planning and design firm that specializes in transforming distressed public housing and neighborhoods into successful, mixed-income, mixed-use neighborhoods of choice. WRT will draw upon its broad experience and many lessons learned coordinating the CNI planning process for past successful Choice grantees. Together, LWHCP and WRT will develop place-based strategies that will allow the team to tailor a transformation plan to Laney Walker-Harrisburg's distinct character, history, and challenges.

As you know, LWHCP was the result of the core partners' desire to see long-promised positive transformation in this community – especially in the areas of health, education, and neighborhood revitalization – and their willingness to demonstrate commitment by leveraging a significant commitment of capital and human-capital assets to encourage investment in Laney Walker-Harrisburg. The partners, collectively and individually, have developed and continue to construct capital assets that support these areas of focus, including a 55-acre, \$150M community-centered

housing and retail development, and 9 Boys & Girls Club centers – three of which are located within the Laney Walker-Harrisburg neighborhood. They also manage over \$400M in assets exclusively earmarked for the improvement health, educational, and community outcomes in the neighborhood, City, State and beyond. It is through the relationships and partnerships of the LWHCP that the AHA and City were able to pull together such an important but challenging project in such a short period of time.

We look forward to serving Laney Walker-Harrisburg with you and celebrating its transformation in the coming days.

Sincerely,



Ian S. Mercier
President & CEO
Medical College of Georgia
Foundation, Inc.



Shell K. Berry
President & CEO
Community Foundation
of the CSRA



Kim Evans
Chief Executive Officer
Boys & Girls Club
of the CSRA

Attachment 7. Immediate Project Capital Needs

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att7ImmediateProjCapNeeds.pdf

**CAPITAL NEEDS ASSESSMENT (CNA)
ALLEN HOMES APARTMENTS
526 HINES STREET
AUGUSTA, GEORGIA 30901**

**D3G PROJECT NUMBER:
2020-1678**

**REPORT ISSUE DATE:
SEPTEMBER 02, 2020**

**INSPECTION DATES:
AUGUST 11 AND 25, 2020**

Robert Hazelton, LEED-AP
Principal



Signature

Mike Ferguson, P.E., BPI-BA
Vice President of Technical Services



Signature

1.0 EXECUTIVE SUMMARY

1.1 General Description

Project Name: Allen Homes Apartments
Address: 526 Hines Street, Augusta, Georgia 30901
Property Type: Multi-Family; Public Housing (Section 9 Subsidies)
Date of Construction: 1961
Land Size: 16.84 Acres
Building Size/Type: 38 Residential Buildings / Total Gross area = 158,945 SF
Number/Type of Units: One-hundred and fifty (150) Dwelling Units

1.2 General Physical Condition and Summary

The property was inspected by a qualified needs assessor on August 11 and August 25, 2020. Pursuant to the NOFA requirements, 10% of each unit type as well as a minimum of 50% of common areas and maintenance/support/mechanical areas were accessed during the physical needs inspection. A Capital Needs Assessment (CNA) identified that the 1961 structures are in fair to poor physical condition and require significant rehabilitation and environmental site remediation to render the structures viable for on-going safe and sanitary housing. Our CNA concluded:

a. Demolition Review Criteria for Obsolescence

Pursuant to 24 CFR 970 and Notice PIH 2012-7, in our professional opinion the Subject Property qualifies for Functional Obsolescence, based upon a multitude of design factors and documentation of extreme Environmental Justice (EJ) issues. The following are observed design deficiency concerns:

- Environmental Concerns – A multitude of environmental conditions pre-existed prior to construction in 1961 including past industrial land use, and railroads on two boundaries (including a sizeable 8-track railroad yard). Post development, additional adjacent land development included a 6-lane highway (I-278), a high-tension power line, and many industrial business operations to the south and east. The property features:
 - o elevated road and train noise;
 - o approximately 10 buildings on the western side of the property are within the fall-zone of high-tension Georgia Power lines;
 - o primary egress and entrance on the northside of the property is subjected to two (2) railroad crossings;
 - o the maintenance shop is a location of both previous and current underground storage tanks;
 - o a multitude of immediate vicinity problematic sites with documented chemical releases and waste generation; and
 - o site characterization and documentation of remedial efforts by Exxon Mobil at the property in 2003 are insufficient to protect human health and the environment.

- The buildings feature a lack of definition between front and rear entrances, in essence barrack-style structures. In addition, many of the patios and porches serving the entrances have no territory of space, missing guardrails, and feature large fall and trip hazards with some porches have unsecured drops of over 18".
- The site lacks adequate handicap accessibility, including sufficient UFAS compliant units, ADA parking spaces, ramps, curb-cuts, and accessible dumpster locations. Site visitability is hindered by incomplete sidewalk installations post completion of soil remediation by Exxon Mobil.
- The lack of congruity of roads, a hap-hazard block design, fragmented roads/parking areas, small driveways and two railroad crossings at the primary entrance makes for the property to be difficult for emergency vehicles and first responders. The site feature inadequate emergency vehicle access.
- Site security is a concern with poor or lack of perimeter fencing, un-restricted access to the railroads by tenants, and insufficient perimeter site lighting – creating safety hazards for residents and visitors alike.
- The property features very limited off-street parking (137 private lot spaces) and relies heavily upon on-street parking.

b. Demolition Review Criteria for Cost Ineffectiveness

Pursuant to 24 CFR 970 and Notice PIH 2012-7 the Subject Property qualifies for Cost Ineffectiveness, based upon an analysis of the rehabilitation costs to correct deficiencies and aged systems. **The Immediate Project Capital Needs were identified to be \$23,295,094.** A comparison of the Total Development Cost (TDC) to the estimated 16-Division construction/rehabilitation cost resulted in a ratio of **81.47%**. A needs assessment identified immediate needs in the structural elements and on-site infrastructure; including:

- Foundations and Structural Walls: The original brick walls and concrete foundations demonstrate significant evidence of deterioration and past repairs to structural cracks. Evidence of stairstep cracking, structural distress and differential settlement was observed both in brick assemblies as well as replacement white sim-stone assemblies. Select at grade sim-stone is noted to have deterioration of the building material. Areas of exterior structural distress has manifested itself into plaster/GWB cracks in select units. A concern is that it is reported in 2003 the site had approximately 1 to 3 feet of surface soil removed to remediate lead and arsenic in soil. It is apparent during soil replacement, not all areas were compacted or adequately graded, as mortar beds at grade at largely deteriorating, warranting extensive parging, water proofing and additional compacted soil near foundations to provide positive drainage away from the building envelope and footers. In addition, areas of former wooden-batten siding on second floor assemblies were covered in exterior insulated finishing system (EIFS) circa-2005. This repair was done improperly, and with a recalled building material under an expired class action lawsuit. The installation of EIFS over wood siding has been demonstrated to trap moisture and create ideal termite conditions. Past termite and pest infestation issues have been noted at the property. Window assemblies are noted to be failing at an advanced rate and have insufficient Sound Transmission Class (STC) needed for noise.

- Cooling and Heating System including Domestic Hot Water: The buildings feature a hydronic system installed circa-2005, which rely upon an Aqua-therm unit connected to 40-gallon gas-fired domestic water heater. A notorious problem with the Aqua-Therm units is the inability to supply sufficient heating during the coldest months, which can be exacerbated by poor thermal envelope construction, also indicative at Allen Homes. Additionally, today's efficient natural gas fired water heater is larger than units 15 years ago, which do not fit in the existing utility closets. Units have central HVAC connected to exterior condensing units; however, as evidenced in some units the capacity is not sufficient and many residents supplement the air conditioning with window mounted units. Ventilation to the bathrooms is insufficient, hence mold and mildew growth at shower assemblies and near window condensation points.
- Site Infrastructure and Utilities: Lateral site sewer piping at the site was reported to be in poor condition warranting multiple annual service repairs for blockage, root infiltration and general deterioration. Standing water concerns were observed in select low lying areas. Transit water supply piping providing service to the buildings is original and in poor condition. Much of the piping is greater than 4' deep but was apparently disturbed and damaged by excavation trucks during the previously mentioned soil remediation. Frequent leaks occur, and when repairs are made the existing pipe often disintegrates creating more extensive repairs. Complete replacement is warranted, including new building shut off-values for water supply to ease maintenance burdens. Accessible (unsecured) high pressure gas main valves at the northeast corner of the property should be better isolated and protected. Site hardscapes are all in poor physical condition, warranting significant replacement.
- Environmental Site Concerns: Historic environmental concerns, including the presence of an industrial chemical manufacturing facility for more than 80 years on the site. Limited investigation and remediation by Exxon Mobil (successor to Virginia Carolina Chemical Corp) did occur in 2003, however the work does not appear to be completed per today's standards. A professional geologist, licensed in the State of Georgia, has done an evaluation of the site and recommends advanced remediation methods to render the property safe for residential land use. The cost of the vapor mitigation system in all structures and geomembrane capping is approximately \$1.53million. In addition, there are 10 site buildings that are situated within the fall zone distance of the western adjacent high-tension power line easement, and there are 6 buildings subjected to excessive noise from the proximity of a 6-lane highway. The presence of railroads and two railroad crossings at two boundaries creates additional noise and safety concerns for residents.

Assuming the property undergoes the year 1 repairs and recommended significant rehabilitation, a 20-year R4R schedule has been created of the project post rehabilitation:

1-20 YEAR TERM	TOTAL RESERVE	AVERAGE ANNUAL COST PER UNIT
Uninflated Cost	\$ 1,113,999	\$ 371
Inflated Cost (2.5%/year)	\$ 2,537,791	\$ 846

8.0

CERTIFICATION

The Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. We understand that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development the current physical condition and needs of the property. The Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we have no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

Robert E. Hazelton, LEED-AP
Principal and Site Inspector



Signature

Mike Ferguson, P.E.
Vice President of Technical Services



Signature

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$ 10,000 or imprisoned for not more than five years or both.

Immediate Needs - Year 1

Calculated Using RS Means 2020 Data

Date: 08/27/2020
Project: Allen Homes
Address: 529 Hines Street
City, State: Augusta, Georgia

Residential Gross SF:
Number of Units:
R.S. Means Location Factor (Building):
DBWR Type (Residential or Commercial):
Construction Cost Adjustment Factor:

189,251
150
0.866
Residential
1.0000

Line	RS Means Line Number	Trade Item	Trade Item Description	Trade Unit	Unit Cost- National Average *	Total Quantity	Total Cost	Total Cost Adjusted for Location
1	3	Concrete	Concrete Repair Interior - flooring, walls, ceilings				\$ 1,657,143.84	\$ 1,505,436.57
		Industry Average	Concrete Repair, per unit - Interior cutting and patching - sewer line replacement	Apt	\$ 3,500.00	150	\$ 525,000.00	\$ 525,000.00
		035413500400	Poured gypsum underlayment, self-leveling, pumped, 2500 psi, 1/2" thick	SF	\$ 0.70	54,802	\$ 38,361.35	\$ 33,220.93
			Concrete Repair Exterior - Within 5' of Building Perimeter					
		031113651000	Concrete forming, slab on grade, bulkhead forms - dwelling unit porches & patios within 5'	LF	\$ 6.20	7,256	\$ 44,989.81	\$ 38,961.17
		033053404650	Concrete slab on grade, (3500 psi) - dwelling unit porches - front & rear	CY	\$ 276.48	300	\$ 82,944.00	\$ 71,829.50
		033053404710	Thickened slab edge, 8" x 8" reinforced - dwelling unit porches - front & rear	LF	\$ 112.37	7,256	\$ 815,403.95	\$ 706,139.82
		033113704300	Placing concrete, slab on grade direct chute - dwelling unit patios - front & rear	CY	\$ 30.53	330	\$ 10,074.90	\$ 8,724.86
		033513300150	Finishing floors, float, broom finish - dwelling unit patios - front & rear	SF	\$ 0.95	22,374	\$ 21,255.26	\$ 18,407.06
		030505100150	Demolition Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping (dwelling unit porches and patios within 5')	EA	\$ 129.50	330	\$ 42,735.00	\$ 37,008.51
		321123230100	Base course, drainage layer, crushed 3/4" stone, 6" deep - front & rear	SY	\$ 7.35	2,486	\$ 18,272.07	\$ 15,823.61
		320610102165	Load, dump, and spread stone w/skid steer, 200' haul - front & rear	CY	\$ 105.65	550	\$ 58,107.50	\$ 50,321.10
2	4	Masonry	Brick Veneer				\$ 1,208,104.90	\$ 1,046,218.84
		042113132000	Brick veneer masonry, standard sel. Common, 4"x2-2/3"x8" (20% replacement)	SF	\$ 18.00	16,350	\$ 294,293.20	\$ 254,857.91
		040505105000	Selective demolition, veneers, brick, soft old mortar (20% replacement)	SF	\$ 3.78	16,350	\$ 61,801.57	\$ 53,520.16
		079213203655	Caulking around exterior doors and windows, polyurethane	LF	\$ 2.71	13,732	\$ 37,213.09	\$ 32,226.54
		B20101431300	Repoint existing brick, high pressure cleaning, soft old mortar, brick common bond	SF	\$ 11.76	61,500	\$ 723,240.00	\$ 626,325.84
		B20101432100	Add to above price for alternate cleaning system, chemical brush and wash	SF	\$ 0.80	61,500	\$ 49,200.00	\$ 42,607.20
		034843900650	Precast window sill, concrete, tapered, 11" wide	LF	\$ 56.35	752	\$ 42,357.04	\$ 36,681.20
3	5	Metals	Misc. Site Elements - within 5' of building and life safety elements				\$203,044.76	\$175,836.76
		055213502050	2-line pipe rail with pickets and attached handrail, steel, primed, 1-1/2" pipe, 1/2" pickets @ 4-1/2" O.C., 42" high, shop fabricated, straight & level	L.F.	\$ 188.88	982	\$ 185,480.16	\$ 160,625.82
		055213502010	Railing, shop fabricated, for sloped rails for stairs, add 30%	L.F.	\$ 56.66	310	\$ 17,564.60	\$ 15,210.94
4	6	Rough Carpentry	Typical Framing Requirements				\$ 608,451.06	\$ 541,993.62
		Industry Average	Blocking @ kitchen cabinets & specialties	Unit	\$ 750.00	150	\$ 112,500.00	\$ 112,500.00
		092116330500	Stud wall, 8" to 12" high, 1/2" interior gypsum board, std. tape & finish 2 sides, installed on and incl. 2" x 4" wood studs, 16" O.C. (miscellaneous modifications required for mechanical closets)	SF	\$ 5.67	18,645	\$ 105,716.97	\$ 91,550.90
			Framing - roof repair					
		061110302000	Wood framing, roofs, rough fascia boards, 2" x 8"	LF	\$ 6.97	10,834	\$ 75,514.64	\$ 65,395.68
		060505106130	Selective demolition, wood framing, fascia boards, 2" x 8"	LF	\$ 0.94	10,834	\$ 10,184.18	\$ 8,819.50
			Framing - flooring repair					
		061110182155	Wood framing, joists, 2" x 10", pneumatic nailed (10% replacement)	LF	\$ 2.13	19,191	\$ 40,876.57	\$ 35,399.11
		060505104250	Selective demolition, wood framing joists, 1" x 10" (10% replacement)	LF	\$ 1.16	19,191	\$ 22,261.42	\$ 19,278.39
		061623100202	Subfloors, plywood, CDX, 3/4" thick (2nd floor replacement)	SF	\$ 2.10	54,802	\$ 115,084.05	\$ 99,662.79
		090505204000	Flooring demolition, wood, subfloor, plywood, nailed	SF	\$ 1.11	54,802	\$ 60,830.14	\$ 52,678.90
			Framing - exterior facade repair					
		061636100602	Sheathing, plywood on walls, CDX, 1/2" thick (replacement at vinyl siding and mansards)	SF	\$ 1.88	20,451	\$ 38,447.27	\$ 33,295.34
		060505103500	Selective demolition, wood framing, wood framing, sheathing from walls, 1/2", from walls	SF	\$ 1.32	20,451	\$ 27,035.79	\$ 23,413.00
5	6	Finish Carpentry	Typical Finish Carpentry Requirements				\$ 627,426.04	\$ 543,350.95
		Industry Average	Apartment punch-out, cleaning, prelease procedures - Industry Average	EA	\$ 500.00	150	\$ 75,000.00	\$ 64,950.00
		062213505950	Moldings, window & door, window trim sets, 2-1/2" wide, includes casings, header, stops, stool & apron, average	Opng.	\$ 109.00	2,043	\$ 222,729.27	\$ 192,883.55
		064316100020	Moldings, trim, handrail, pine, single piece, stock, 1-1/2" x 2-1/2", exc. Hardware (dwelling unit stairs)	LF	\$ 31.50	1,105	\$ 34,815.70	\$ 30,150.40
		064313400790	Wood stair parts, treads, oak, 1-1/32" x 11-1/2" long, no returns	EA	\$ 53.00	1,105	\$ 58,578.80	\$ 50,729.24
		060505106300	Selective demolition, wood framing, stair components, tread	EA	\$ 4.81	1,105	\$ 5,316.30	\$ 4,603.92
		074633104210	Vinyl soffit and fascia, solid panels, 2" overhang	LF	\$ 20.40	10,834	\$ 221,018.47	\$ 191,401.99
		070505102720	Selective demolition, thermal and moisture protection, roof ventilation, soffit vent and/or fascia vent	LF	\$ 0.92	10,834	\$ 9,967.50	\$ 8,631.85
6	7	Waterproofing	Masonry Coatings - above and/or below grade				\$ 206,299.50	\$ 179,641.88
		071919100300	Silicone water repellants, sprayed on masonry, 2 coats	SF	\$ 1.09	61,500	\$ 67,035.00	\$ 58,052.31
			Exterior Sheathing					
		074646100065	Fiber Cement Lap Siding - Replace areas of EIFS	SF	\$ 5.26	20,450	\$ 107,567.00	\$ 93,153.02
		070505105225	Selective demolition, thermal and moisture protection, siding, horizontal	SF	\$ 1.19	20,450	\$ 24,335.50	\$ 21,074.54
		072510103000	Weather barriers, building paper, spun bonded polyethylene	SF	\$ 0.36	20,450	\$ 7,362.00	\$ 7,362.00
7	7	Insulation	Interior Wall & Ceiling Insulation				\$ 381,951.09	\$ 330,769.64
		072116102220	Blanket insulation for floors/ceilings, 12" thick, R38 - attic	SF	\$ 2.57	104,143	\$ 267,647.69	\$ 231,782.90
		061613100030	Insulating sheathing, expanded polystyrene, 1" thick, R3.85, 1#/CF density, fastening excluded (at siding)	SF	\$ 1.50	20,451	\$ 30,676.01	\$ 26,565.43
		072116200020	Blanket insulation for walls, kraft faced fiberglass, 3-1/2" thick, R11	SF	\$ 0.82	101,985	\$ 83,627.39	\$ 72,421.32
8	7	Roofing	Asphalt Shingle Roofing				\$ -	\$ -
			None Required at this time					

Immediate Needs - Year 1

Calculated Using RS Means 2020 Data

Date: 08/27/2020
Project: Allen Homes
Address: 529 Hines Street
City, State: Augusta, Georgia

Residential Gross SF:
Number of Units:
R.S. Means Location Factor (Building):
DBWR Type (Residential or Commercial):
Construction Cost Adjustment Factor:

189,251
150
0.866
Residential
1.0000

Line	RS Means Line Number	Trade Item	Trade Item Description	Trade Unit	Unit Cost- National Average *	Total Quantity		Total Cost	Total Cost Adjusted for Location
9	7	Sheet Metal						\$ -	\$ -
			<u>Gutters & Downspouts</u>						
			None Required at this time						
10	8	Doors						\$ 1,294,901.50	\$ 1,121,384.70
			<u>Dwelling Unit Entry Doors</u>						
	081313200030	Doors	Doors, residential, steel, insulated, exterior, embossed, full panel, 2'-8" x 6'-8"	EA	\$ 533.50	248	A	\$ 132,308.00	\$ 114,578.73
	081163231540	Doors	Aluminum screen and storm door, white, painted	EA	\$ 435.00	248	A	\$ 107,880.00	\$ 93,424.08
	081213130025	Doors	Frames, steel, knock down, hollow metal, single, up to 5'-3/4" jamb depth (dwelling unit entry doors)	EA	\$ 251.50	248	A	\$ 62,372.00	\$ 54,014.15
	060505103260	Demolition	Selective demolition, wood framing, door buck (exterior entry door frames)	EA	\$ 16.55	248	A	\$ 4,104.40	\$ 3,554.41
	087120650800	Doors	Thresholds, rubber, 2-3/4" wide x 1/2" thick	EA	\$ 90.00	235	A	\$ 21,150.00	\$ 18,315.90
	087120652300	Doors	Thresholds, ADA compliant, 4" wide, 36" long (accessible units - 2 each)	EA	\$ 83.50	8	A	\$ 668.00	\$ 578.49
			<u>Entry Door Hardware</u>						
	087120401400	Doors	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, residential, minimum	EA	\$ 278.50	248	A	\$ 69,068.00	\$ 59,812.89
	087120411010	Doors	Door hardware, deadlock, tubular, standard duty, outside key	EA	\$ 143.00	248	A	\$ 35,464.00	\$ 30,711.82
	087120452020	Doors	Peepholes, wide view, 2 per entry door	EA	\$ 33.20	248	A	\$ 8,233.60	\$ 7,130.30
			<u>Interior Doors</u>						
	081723104620	Doors	Doors, prehung, interior, passage, luan, flush, hollow core, 4'-5/8" solid jamb, 1'-3/8"x6'8"x2'8" wide	EA	\$ 228.50	1,126	A	\$ 257,291.00	\$ 222,814.01
	C10201121200	Doors	Interior closet door, panted, bi-fold door, louvered pine, 6'-0" x 6'-8"	Set	\$ 800.00	150	A	\$ 120,000.00	\$ 103,920.00
	C10201121100	Doors	Interior closet door, panted, bi-fold door, louvered pine, 3'-0" x 6'-8"	Set	\$ 626.00	150	A	\$ 93,900.00	\$ 81,317.40
			<u>Interior Door Hardware</u>						
	087120401100	Doors	Door hardware, non-keyed, heavy duty, cylindrical, with sectional trim, residential, interior door, minimum	EA	\$ 233.50	1,126	A	\$ 262,921.00	\$ 227,689.59
	087120501300	Doors	Door stops, wall bumper, 4" dia., w/rubber pad	EA	\$ 36.25	1378	A	\$ 49,952.50	\$ 43,258.87
	087120900012	Doors	Hinges, full mortise, steel base	PR	\$ 50.50	1378	A	\$ 69,589.00	\$ 60,264.07
11	8	Windows						\$ 864,710.88	\$ 748,839.62
			<u>Dwelling Unit Windows</u>						
	085113203920	Windows	Aluminum windows, incl. frame and glazing, STC Rated, awning, 3' x 4' opening, insulating glass	EA	\$ 985.00	750	A	\$ 738,750.00	\$ 639,757.50
	085113206200	Windows	For installation in concrete/masonry openings add 8%	EA	\$ 62.72	416	A	\$ 26,091.52	\$ 22,595.26
	080505200240	Demolition	Window demolition, aluminum, to 25 S.F.	EA	\$ 48.00	750	A	\$ 36,000.00	\$ 31,176.00
	085166100900	Windows	Window screens, security screen, aluminum frame, stainless steel cloth	SF	\$ 15.88	4,022	A	\$ 63,869.36	\$ 55,310.87
12	8	Glass						\$0.00	\$0.00
			<u>NONE NOTED</u>						
13	9	Lath and Plaster						\$ 60,782.60	\$ 52,637.73
	092813100180	Lath and Plaster	Cementitious backerboard, on wall, 3' x 4' x 5/8" sheet - kitchen and bath wet walls	SF	\$ 4.89	12,430	A	\$ 60,782.60	\$ 52,637.73
14	9	Drywall						\$ 628,314.18	\$ 544,120.08
	092910300710	Drywall	Gypsum wallboard, on walls, mold resistant, taped & finished, 1/2" thick	SF	\$ 1.90	149,160	A	\$ 283,403.53	\$ 245,427.45
	092910301050	Drywall	Gypsum wallboard, on ceilings, taped & finished, standard, 1/2" thick	SF	\$ 2.17	158,945	A	\$ 344,910.65	\$ 298,692.62
15	9	Ceramic Tile						\$ 190,193.71	\$ 164,707.75
			<u>Ceramic Tile Tub/Shower Surrounds</u>						
	093131102200	Ceramic Tile	Ceramic tile, bathtub, adhesive set, 5' w x 8' h, with 4'-1/4" x 4'-1/4"	EA	\$ 744.00	156	A	\$ 116,064.00	\$ 100,511.42
			<u>Ceramic Tile Flooring</u>						
	093133103255	Ceramic Tile	Ceramic tile, floors, glazed, thin set, color group 1, 6" x 6" (assume 50 sf each)	SF	\$ 9.44	7,853	A	\$ 74,129.71	\$ 64,196.33
16	9	Acoustical						\$0.00	\$0.00
			<u>NONE NOTED</u>						
18	9	Resilient Flooring						\$ 1,471,891.41	\$ 1,274,657.96
			<u>Vinyl Flooring, Baseboard, & Accessories</u>						
	096519197400	Resilient Flooring	Resilient flooring, vinyl composition tile, solid, 12" x 12" x 1/8"	SF	\$ 3.11	158,945	A	\$ 494,318.95	\$ 428,080.21
	096510103600	Resilient Flooring	Latex underlayment, cementitious for resilient flooring, 1/8" thick	SF	\$ 5.14	158,945	A	\$ 816,977.30	\$ 707,502.34
	096513130700	Vinyl molding	Wall base, vinyl, straight or cove, 4" high, 1/8" thick	LF	\$ 3.21	31,075	A	\$ 99,750.58	\$ 86,384.01
			<u>Stair Treads and Risers</u>						
	096513232500	Resilient Flooring	Stair treads and risers, vinyl, tread and riser combined, 1/8" thick	LF	\$ 18.35	3,316	A	\$ 60,844.58	\$ 52,691.41
19	9	Painting						\$ 1,003,380.68	\$ 868,927.67
			<u>Painting Interior</u>						
	C30102100400	Painting and Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats	SF	\$ 1.33	556,309	A	\$ 739,890.65	\$ 640,745.30
	099123350140	Painting and Decorating	Priming/ painting of doors, interior latex	EA	\$ 127.65	1,292	A	\$ 164,886.78	\$ 142,791.95
			<u>Painting Exterior</u>						
	099113700370	Painting and Decorating	Exterior painting, doors, panel both sides, incl. frame and trim, primer & 2 finish coats	EA	\$ 238.15	300	A	\$ 71,445.00	\$ 61,871.37
	099113602600	Painting and Decorating	Painting of exterior siding	SF	\$ 0.83	20,451	A	\$ 16,974.06	\$ 14,699.54
	099113800150	Painting and Decorating	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	LF	\$ 0.94	10,834	A	\$ 10,184.18	\$ 8,819.50
20	10	Specialties						\$ 137,826.20	\$ 122,874.99
	102813130200	Specialties	Toilet accessories, curtain rod, stainless steel, 1" diameter x 5' long	EA	\$ 81.50	166	A	\$ 13,529.00	\$ 11,716.11
	102813136500	Specialties	Toilet accessories, towel bar, stainless steel, 30" long	EA	\$ 87.50	166	A	\$ 14,525.00	\$ 12,578.65
	102813134300	Specialties	Toilet accessories, robe hook, regular, single	EA	\$ 28.95	166	A	\$ 4,805.70	\$ 4,161.74
	102816200020	Specialties	Bath accessories, medicine cabinet, with mirror, stainless steel frame, unlighted, 16" x 22"	EA	\$ 153.50	166	A	\$ 25,481.00	\$ 22,066.55
	105523100300	Specialties	Mail boxes, horizontal, key lock, 5"H x 6"W x 15"D, aluminum, front load	EA	\$ 112.50	150	A	\$ 16,875.00	\$ 14,613.75
	105613100100	Specialties	Vinyl coated wire shelving @ closets (assume 22 lf per unit)	LF	\$ 9.26	2,800	A	\$ 25,928.00	\$ 22,453.65
	Industry Average	Specialties	Range Queens, pair	EA	\$ 100.00	150	A	\$ 15,000.00	\$ 15,000.00
	Industry Average	Specialties	Stainless-steel splash guards @ ranges	EA	\$ 75.00	150	A	\$ 11,250.00	\$ 11,250.00

Immediate Needs - Year 1

Calculated Using RS Means 2020 Data

Date: 08/27/2020
Project: Allen Homes
Address: 529 Hines Street
City, State: Augusta, Georgia

Residential Gross SF:
Number of Units:
R.S. Means Location Factor (Building):
DBWR Type (Residential or Commercial):
Construction Cost Adjustment Factor:

189,251
150
0.866
Residential
1.0000

Line	RS Means Line Number	Trade Item	Trade Item Description	Trade Unit	Unit Cost- National Average *	Total Quantity		Total Cost	Total Cost Adjusted for Location
	101423131050	Specialties	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 6" x 6"	EA	\$ 69.55	150	A	\$ 10,432.50	\$ 9,034.55
21	10	Special Equipment	NONE NOTED					\$0.00	\$0.00
22	11	Cabinets	NONE NOTED					\$ 1,266,764.00	\$ 1,097,017.62
	123223109600	Cabinets	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances	LF	\$ 543.50	1,864	A	\$ 1,013,084.00	\$ 877,330.74
	123623130020	Cabinets	Counter Tops, stock, plastic laminate, 24" wide, includes backsplash	LF	\$ 41.25	1,864	A	\$ 76,890.00	\$ 66,586.74
	123223308050	Cabinets	Bathroom vanity base,	EA	\$ 568.50	166	A	\$ 94,371.00	\$ 81,725.29
	123661170060	Cabinets	Solid surface vanity top	EA	\$ 496.50	166	A	\$ 82,419.00	\$ 71,374.85
23	11	Appliances	NONE NOTED					\$247,500.00	\$247,500.00
	Industry Average	Appliances	Refrigerator	EA	\$ 800.00	150	A	\$ 120,000.00	\$ 120,000.00
	Industry Average	Appliances	Gas Range	EA	\$ 550.00	150	A	\$ 82,500.00	\$ 82,500.00
	Industry Average	Appliances	Vented Rangehood	EA	\$ 300.00	150	A	\$ 45,000.00	\$ 45,000.00
24	12	Blinds and Shades, Artwork	NONE NOTED					\$88,650.00	\$76,770.90
	122113130020	Blinds and Shades	Blinds, Interior, horizontal, 1" aluminum slats, solid color	EA	\$ 118.20	750	A	\$ 88,650.00	\$ 76,770.90
25	12	Carpets	NONE NOTED					\$0.00	\$0.00
26	13	Special Construction	NONE NOTED					\$ 3,864,974.44	\$ 3,676,037.86
			Typical Demolition Requirements						
	024119210580	Demolition	Selective Demo, Gutting Residential Building	SF	\$ 7.88	158,945	A	\$ 1,252,486.60	\$ 1,084,653.40
	024119193000	Demolition	Selective demolition, rubbish handling, loading & trucking, including 2 mile haul, cost to be added to demolition cost	C.Y.	\$ 63.35	2,486	A	\$ 157,487.84	\$ 136,384.47
			Environmental Requirements						
	Geologist Letter	Advanced Remediation	Soil and Soil Vapor Remediation with Soil Cap and restrictions	LS	\$ 1,500,000.00	1	A	\$ 1,500,000.00	\$ 1,500,000.00
	Industry Average	Radon Mitigation	Installation of radon mitigation systems	Apt	\$ 1,500.00	150	A	\$ 225,000.00	\$ 225,000.00
	Industry Average	Hazardous Materials	Bulk Hazardous Materials Removal and disposal (Asbestos, Lead, and Mold)	Apt	\$ 3,000.00	150	A	\$ 450,000.00	\$ 450,000.00
			Accessibility Requirements						
	Industry Average	Existing Conditions	Conversion of dwelling units for UFAS compliance	EA	\$ 35,000.00	8	A	\$ 280,000.00	\$ 280,000.00
27	14	Elevators	NONE NOTED					\$0.00	\$0.00
28	15	Plumbing and Hot Water	NONE NOTED					\$ 1,333,750.00	\$ 1,155,027.50
			Typical Plumbing Systems- By System						
	D20109591700	Plumbing	Three fixture bathroom - Lavatory, bathtub & water closet - System includes rough-in (supply, waste and vent) to connect to supply branches and waste mains	EA	\$ 6,225.00	156	A	\$ 971,100.00	\$ 840,972.60
	D20109222220	Plumbing	Two fixture bathroom - Lavatory & water closet - System includes rough-in (supply, waste and vent) to connect to supply branches and waste mains	EA	\$ 3,850.00	10	A	\$ 38,500.00	\$ 33,341.00
	D20104101800	Plumbing	Kitchen sink system - Kitchen sink w/trim, countertop, 32" x 21" double bowl - Systems are complete w/trim and rough-in (supply, waste and vent) to connect supply branches and waste mains	EA	\$ 1,750.00	150	A	\$ 262,500.00	\$ 227,325.00
	Industry Average	Plumbing	Replace 40-gallon DHW tanks (50%)	EA	\$ 822.00	75	A	\$ 61,650.00	\$ 53,388.90
29	15	Heat and Ventilation	NONE NOTED					\$ 484,335.43	\$ 419,434.48
			Unit HVAC - Forced Air Components						
	235416133040	Heat and Ventilation	ENERGYSTAR Gas Furnace ≥ 90 AFUE (45,000 BTU)	EA	\$ 2,500.00	150	A	\$ 375,000.00	\$ 324,750.00
			Ventilation & Air Quality						
	233423106670	Heat and Ventilation	Fans, residential, bath exhaust, grille, back draft damper, 110 CFM	EA	\$ 195.50	166	A	\$ 32,453.00	\$ 28,104.30
	233113165410	Heat and Ventilation	Duct, round, spiral, galv., 4" dia., 26 ga.	LF	\$ 5.90	3,141	A	\$ 18,532.43	\$ 16,049.08
	113013194150	Heat and Ventilation	Range hood, vented, 2 speed, 30" wide	EA	\$ 389.00	150	A	\$ 58,350.00	\$ 50,531.10
30	15	Air Conditioning	NONE NOTED					\$ 687,247.50	\$ 595,156.34
			Unit Conditioned Air						
	232316160950	Air Conditioning	Refrigerant line sets, combination, 1/2" & 3/4" tubes, 50' set	EA	\$ 368.00	150	A	\$ 55,200.00	\$ 47,803.20
	238143101030	Air Conditioning	Electric Heat Pump 2.5-ton (13-SEER), outside condensing unit only	EA	\$ 3,015.00	150	A	\$ 452,250.00	\$ 391,648.50
	033053403540	Air Conditioning	Equipment pad, 3'x3'x6" thick	EA	\$ 137.65	150	A	\$ 20,647.50	\$ 17,880.74
	230953105050	Air Conditioning	Control component, thermostats, electric, timed, 2 set back	EA	\$ 346.00	150	A	\$ 51,900.00	\$ 44,945.40
	230505102840	Air Conditioning	Air conditioner, heat pump, split unit, 3 ton, selective demolition	EA	\$ 715.00	150	A	\$ 107,250.00	\$ 92,878.50
31	16	Electrical	NONE NOTED					\$ 918,684.02	\$ 802,615.36
			Electrical Service						
	260590107080	Electrical	Smoke detector, ceiling type - dwelling units	EA	\$ 206.00	714	A	\$ 147,084.00	\$ 127,374.74
	260590107080	Electrical	Carbon monoxide detector all units	EA	\$ 135.00	150	A	\$ 20,250.00	\$ 17,536.50
	262726202470	Electrical	Duplex receptacle, grounded, 120 volt, 20 amp	EA	\$ 38.00	820	A	\$ 31,160.00	\$ 26,984.56
	260590104350	Electrical	Receptacle devices, residential, decorator style, GFI, incl cover plate	EA	\$ 94.00	280	A	\$ 26,320.00	\$ 22,793.12
			Lighting						
	262726200500	Electrical	Toggle Switch, quiet type, 3-way, 15 amp	EA	\$ 30.76	497	A	\$ 15,287.72	\$ 13,239.17
	262726200200	Electrical	Toggle Switch, quiet type, single pole, 15 amp	EA	\$ 19.02	1740	A	\$ 33,094.80	\$ 28,660.10
	260590106210	Electrical	Light fixtures, residential, canopy style, economy grade	EA	\$ 43.50	1620	A	\$ 70,470.00	\$ 61,027.02
	260590106250	Electrical	Light fixtures, residential, dining room chandelier, economy grade	EA	\$ 130.50	150	A	\$ 19,575.00	\$ 16,951.95
	260590106310	Electrical	Light fixtures, residential, kitchen fixture (fluorescent), economy grade	EA	\$ 103.00	300	A	\$ 30,900.00	\$ 26,759.40
	260590106350	Electrical	Light fixtures, residential, outdoor, wall mounted, economy grade	EA	\$ 57.00	300	A	\$ 17,100.00	\$ 14,808.60
	265636550130	Electrical	LED Floodlights, with ballast and lamp, 288 watt	EA	\$ 2,285.00	80	A	\$ 182,800.00	\$ 158,304.80
			Mechanical						

Immediate Needs - Year 1

Calculated Using RS Means 2020 Data

Date: 08/27/2020
Project: Allen Homes
Address: 529 Hines Street
City, State: Augusta, Georgia

Residential Gross SF: 189,251
Number of Units: 150
R.S. Means Location Factor (Building): 0.866
DBWR Type (Residential or Commercial): Residential
Construction Cost Adjustment Factor: 1.0000

Line	RS Means Line Number	Trade Item	Trade Item Description	Trade Unit	Unit Cost- National Average *	Total Quantity		Total Cost	Total Cost Adjusted for Location
	260590108260	Electrical	Bathroom vent fan, residential, hook-up, (use w/above hook-up), economy model, 50 CFM	EA	\$ 200.00	166	A	\$ 33,200.00	\$ 28,751.20
	260590108660	Electrical	Hot water heater, residential, hook-up, #10/2, NM cable, 20', incl 1-2 pole circuit breaker, box, 3' of flexible	EA	\$ 179.00	150	A	\$ 26,850.00	\$ 23,252.10
	260590109060	Electrical	Furnace/boiler, residential, hook-up, emergency switch & NM cable, 40'	EA	\$ 243.00	150	A	\$ 36,450.00	\$ 31,565.70
	260590109230	Electrical	Heat pump, residential, hookup, 40' #8/2 & 30' #3/2, NM cable, incl 1-40A & 1-100A 2 pole breaker, local disc switch, 3' sealtite	EA	\$ 1,125.00	150	A	\$ 168,750.00	\$ 146,137.50
	260590109530	Electrical	Thermostat hook-up, low voltage	EA	\$ 45.95	150	A	\$ 6,892.50	\$ 5,968.91
			Communication & Security						
	Industry Average	Electrical	CATV/ Internet	Unit	\$ 350.00	150	A	\$ 52,500.00	\$ 52,500.00
32	0	Subtotal (Structures)						\$ 19,436,327.73	\$ 17,290,958.82
33	0	Accessory Structures						\$0.00	\$0.00
34	0	Total (Lines 32 and 33)	NONE NOTED					\$ 19,436,327.73	\$ 17,290,958.82
35	31	Earthwork					A	\$311,500.00	\$273,511.00
	Industry Average	Earthwork	Fine Grading green areas - sewer & water line replacement	SY	3.50	8,000	A	\$ 28,000.00	\$ 28,000.00
	329113233850	Earthwork	Spread conditioned Topsoil 4" - sewer & water line replacement	MSF	810.00	350	A	\$ 283,500.00	\$ 245,511.00
36		Site Utilities						\$648,208.01	\$561,348.14
	331413201120	Water	Water supply, polyethylene pipe, 160 psi, 4" diameter - main distribution supply line replacement	LF	\$ 8.84	16,650	A	\$ 147,186.00	\$ 127,463.08
	331413201120	Water	Water supply, polyethylene pipe, 160 psi, 1" diameter - water supply line replacement	LF	\$ 2.64	8,200	A	\$ 21,648.00	\$ 18,747.17
	221119421020	Water	Backflow preventer, includes valves, 3/4" pipe size - water supply line replacement	EA	\$ 295.00	150	A	\$ 44,250.00	\$ 38,320.50
	221119382080	Water	Water supply meters, 3/4" diameter, to 30 GPM - water supply line replacement	EA	\$ 159.00	150	A	\$ 23,850.00	\$ 20,654.10
	333111254000	Sewer	Polyvinyl chloride pipe, 20' lengths, 4" diameter - sewer line replacement	LF	\$ 8.90	7,458	A	\$ 66,376.09	\$ 57,481.69
	333111253040	Sewer	PVC fittings, bends, or elbows, 4" diameter - sewer line replacement	EA	\$ 69.25	150	A	\$ 10,387.50	\$ 8,995.58
	333111252080	Sewer	Polyvinyl chloride pipe, 13' lengths, 8" diameter - sewer line replacement	LF	\$ 12.55	1,541	A	\$ 19,341.43	\$ 16,749.67
	333111253080	Sewer	PVC fittings, bends, or elbows, 8" diameter - sewer line replacement	EA	\$ 91.50	150	A	\$ 13,725.00	\$ 11,885.85
	312316136130	Sewer	Excavating trench, 1/2 CY excavator, 4' - 6' deep - water line replacement	BCY	\$ 10.01	3,500	A	\$ 35,035.00	\$ 30,340.31
	312316136140	Sewer	Excavating trench, 1/2 CY excavator, 6' - 10' deep - sewer line replacement	BCY	\$ 8.07	3,500	A	\$ 28,245.00	\$ 24,460.17
	329113161600	Sewer	Pea gravel - sewer & water line replacement	CY	\$ 183.50	2,100	A	\$ 385,350.00	\$ 333,713.10
37		Roads & Walks						\$819,403.10	\$819,403.10
	Industry Average	R&W	Roads	SF	6.59	108,840	A	\$ 717,255.60	\$ 717,255.60
	Industry Average	R&W	Walks and flatwork	SF	4.55	22,450	A	\$ 102,147.50	\$ 102,147.50
38	32	Exterior Improvements						\$156,000.00	\$156,000.00
	Industry Average	Ext. Improv	Play Equipment	EA	35,000.00	1	A	\$ 35,000.00	\$ 35,000.00
	Industry Average	Ext. Improv	Dumpster Enclosures	EA	3,500.00	6	A	\$ 21,000.00	\$ 21,000.00
	Industry Average	Ext. Improv	Landscaping	LS	100,000.00	1	A	\$ 100,000.00	\$ 100,000.00
39	32	Lawns and Plantings						\$0.00	\$0.00
40		Unusual Site Conditions						\$0.00	\$0.00
			NONE NOTED						
41		Total Land Improvements						\$1,935,111.11	\$1,810,262.24
		Combined Structure and Land Improvement Cost							\$19,101,221.06
		Contingency (7.5%)							\$1,432,591.58
		Soft Costs and Fees							\$2,761,280.88
			General Conditions		5.00%		A		\$1,026,690.63
			Builder's Profit (Mechanical, Electrical, Plumbing, Elevator)		10.00%		A		\$297,223.37
			Architectural Design Fees		5.00%		A		\$1,026,690.63
			PHA Administration Fee		2.00%		A		\$410,676.25
		TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:							\$23,295,093.52
		TOTAL DEVELOPMENT COST							\$ 28,593,000.00
		Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =							81.47%
		Rehabilitation Cost Per Unit (Estimated Cost of Rehabilitation/Number of Units)							\$ 155,300.62

REPLACEMENT RESERVE ANALYSIS (NEAR TERM COSTS 1-20 YEARS)
MULTI-FAMILY HOUSING * ASSUMES YEAR 1 REPAIRS OF APPROX \$24MILLION BE COMPLETED)

Date: 8/31/2020
 Project: Allen Homes, Augusta, GA
 Address: 529 Hines Street
 City, State Augusta, Georgia

Gross Square Feet: 173,752
 Year Built: 1961
 # of Units: 150

ITEM DESCRIPTION	Estimated Useful Life	Effective Age	Total Number	Unit Cost	Total Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	1-20 Year Total	
EXTERIOR																											
Seal-Coat parking lot and restrip	8	0	108840	1.25	\$ 136,050										\$ 136,050											\$ 136,050	
Provide 1" overlay of asphalt and restripe	20	0	22450	6.78	\$ 152,211																					\$ -	
Repair flatwork/sidewalks	10	0	22450	2.50	\$ 56,125										\$ 14,031	\$ 14,031	\$ 14,031									\$ 42,094	
Repaint exterior surfaces	10	0	38	1,500	\$ 57,000										\$ 19,000	\$ 19,000	\$ 19,000									\$ 57,000	
Replace composition roof shingles	20	13	885	263	\$ 232,755					\$ 46,551	\$ 46,551	\$ 46,551	\$ 46,551	\$ 46,551												\$ 232,755	
COMMON																											
Renovate community areas	12	0	2650	25	\$ 66,250													\$ 66,250								\$ -	
MEP																											
Replace HVAC - condenser unit	20	0	150	1,880	\$ 282,000																			\$ 18,800	\$ 18,800	\$ 37,600	
Replace hot water heaters (40-gallon tanked)	15	0	150	1,200	\$ 180,000																\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 180,000	
INTERIOR - UNITS																											
Ranges	15	0	150	500	\$ 75,000																\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	
Range exhaust hood	15	0	150	115	\$ 17,250																\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 17,250	
Refrigerators	15	0	150	800	\$ 120,000																\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 120,000	
Replace vinyl flooring	15	0	150	885	\$ 132,750																\$ 26,550	\$ 26,550	\$ 26,550	\$ 26,550	\$ 26,550	\$ 132,750	
Replace kitchen counters/cabinets	35	0	150	3200	\$ 480,000																					\$ -	
Replace bathroom ventilation fans	15	0	150	115	\$ 17,250																\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 17,250	

UNINFLATED COSTS:

TOTAL RESERVE REPLACEMENT	\$	-	\$	-	\$	-	\$	-	\$	46,551	\$	46,551	\$	46,551	\$	46,551	\$	215,632	\$	33,031	\$	33,031	\$	-	\$	66,250	\$	-	\$	-	\$	108,450	\$	108,450	\$	108,450	\$	127,250	\$	127,250	\$	1,113,999
TOTAL COST PER UNIT PER YEAR	\$	-	\$	-	\$	-	\$	-	\$	310	\$	310	\$	310	\$	310	\$	1,438	\$	220	\$	220	\$	-	\$	442	\$	-	\$	-	\$	723	\$	723	\$	723	\$	848	\$	848	\$	371

2.5% PER YEAR INFLATED COSTS:

2.5% INFLATION FACTOR	\$ -	\$ -	\$ -	\$ -	\$ 52,370	\$ 53,534	\$ 54,697	\$ 55,861	\$ 264,150	\$ 41,289	\$ 42,115	\$ -	\$ 87,781	\$ -	\$ -	\$ 151,830	\$ 154,541	\$ 157,253	\$ 187,694	\$ 190,875	\$ 2,537,791
INFLATED COST PER UNIT/YEAR	\$ -	\$ -	\$ -	\$ -	\$ 349	\$ 357	\$ 365	\$ 372	\$ 1,761	\$ 275	\$ 281	\$ -	\$ 585	\$ -	\$ -	\$ 1,012	\$ 1,030	\$ 1,048	\$ 1,251	\$ 1,273	\$ 846

Attachment 8. Structural Deficiencies Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att8StructuralDefDoc.pdf

ATTACHMENT #8: STRUCTURAL DEFICIENCIES

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 1: EIFS over former wood batten siding. Poor installation of a faulty produce (CSPC recall on EIFS)



Photo 2: Typical stairstep structural cracking at brick



Photo 3: Typical stair step cracking in corners of buildings

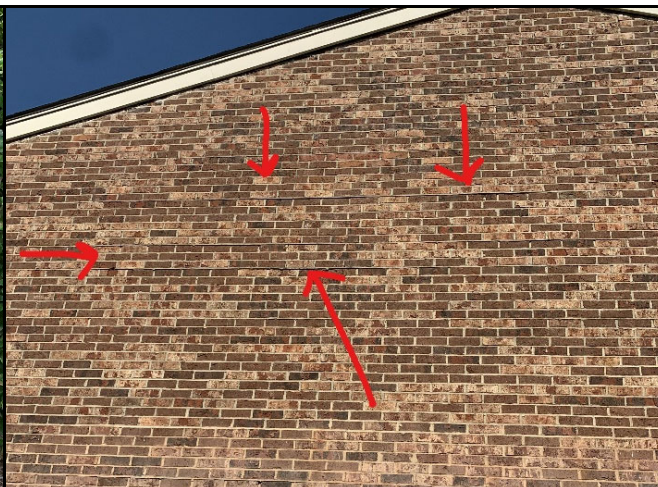


Photo 4: Example of damaged is displaced mortar beds in all end/side walls of buildings (red arrows denote damage)



Photo 5: Transit pipe water mains continually rupture and leak, creating excessive maintenance costs



Photo 6: Example of poor sidewalks (inadequate width and drainage) and unused laundry line poles

ATTACHMENT #8: STRUCTURAL DEFICIENCIES

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 7: Original bathroom sink, fixtures and ceramic flooring (note toilet is a replaced water saving device)



Photo 8: Typical condition of kitchens with 20+ year old cabinetry and appliances.



Photo 9: Aquatherm HVAC units need redesign and replacement. They do not operate well for the property.



Photo 10: example of structural displacement damage on plaster ceilings and walls of select units



Photo 11: Typical brittle plaster conditions throughout.



Photo 12: Example of ceiling damage due to moisture infiltration (roofing)

ATTACHMENT #8: STRUCTURAL DEFICIENCIES

Allen Homes Apartments, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative

Excerpts from the Capital Needs Assessment (CNA) for Allen Homes Apartments, prepared by Dominion Due Diligence Group (D3G), dated August 31, 2020. These excerpts from the CNA report detail significant structural and building system deficiencies at the Paterson Court Apartments, which were originally reported to have been constructed in 1961. As-built construction drawings dated 1965 were reviewed during this study. Immediate needs equal over \$23million (73% of TDC value), and 20-year reserves have been calculated based upon the condition post rehabilitation.

Foundations and Structural Walls: The original brick wall assemblies and concrete foundations demonstrate significant evidence of both existing deterioration and past repairs to structural cracks and displaced mortar beds. Areas of stairstep cracking, evidence of structural distress and differential settlement, was observed both in brick assemblies as well as replacement white sim-stone assemblies. Select at grade sim-stone areas are noted to have deterioration of the building material. Areas of exterior structural distress has manifested itself into plaster/GWB cracks in select units. A concern is that it is reported in 2003 the site had approximately 1 to 3 feet of surface soil removed to remediate lead and arsenic in soil. It is apparent during soil replacement, not all areas were compacted or adequately graded, as mortar beds at grade at largely deteriorating, warranting extensive parging, water proofing and additional compacted soil near foundations to provide positive drainage away from the building envelope and footers. In addition, areas of former wooden-batten siding on second floor assemblies were covered in EIFS circa-2005. This repair was done improperly, and with a CSPC recalled building material under an expired class action lawsuit. The installation of EIFS over wood siding has been demonstrated to trap moisture and create ideal termite conditions. Past termite and pest infestation issues have been noted at the property. Window assemblies are noted to be failing at an advanced rate and have insufficient Sound Transmission Class (STC) needed for noise.

Cooling and Heating System including Domestic Hot Water: The buildings feature a hydronic system installed circa-2005, which rely upon an Aqua-therm unit connected to 40-gallon gas-fired domestic water heater. A notorious problem with the Aqua-Therm units is the inability to supply sufficient heating during the coldest months, which can be exacerbated by poor thermal envelope construction, also indicative at Allen Homes. Additionally, todays efficient natural gas fired water heater is larger than units 20 years ago, which do not fit in the existing utility closets, presenting

ATTACHMENT #8: STRUCTURAL DEFICIENCIES

Allen Homes Apartments, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative

installation and supply concerns. Units have central HVAC, connected to exterior condensing units, however, as evidenced in some units the capacity is not sufficient and many residents supplement the air conditioning with window mounted units. Ventilation to the bathrooms are insufficient and they rely upon operable windows, hence many bathrooms feature mold and mildew growth at shower assemblies and near window condensation points.

Site Infrastructure and Utilities: Lateral site sewer piping at the site was reported to be in poor condition warranting multiple annual service repairs for blockage, root infiltration and general deterioration. Standing water concerns were observed in select low lying areas, largely being produced by condensate water pooling at the rear of most buildings. Transit water supply piping providing service to the buildings is original and in poor condition. Much of the piping is greater than 4' deep but was apparently disturbed and damaged by excavation trucks during the previously mentioned soil remediation. Subsequently leaks occur, and when repairs are made the existing pipe often disintegrates creating more extensive repairs. Complete replacement is warranted, including new building shut off-values for water supply should be replaced to ease maintenance burdens. Accessible (unsecured) high pressure gas main valves at the northeast corner of the property should be better isolated and protected for NEPA explosion pipeline separation distance. Parking, walks, and hardscape are all in poor physical condition, warranting significant replacement.

Environmental Site Concerns: Historic environmental concerns, including the presence of an industrial chemical manufacturing facility for more than 80 years on the site. Limited investigation and remediation by Exxon Mobil (successor to Virginia Carolina Chemical Corp) did occur in 2003, however the work does not appear to be completed per today's standards. A professional geologist, licensed in the State of Georgia, has done an evaluation of the site and recommends advanced remediation methods to render the property safe for residential land use. The cost of the vapor mitigation system in all structures and geomembrane capping is approximately \$1.53million. In addition, there are 10 site buildings that are situated within the fall zone distance of the western adjacent high-tension power line easement, and there are 6 buildings subjected to excessive noise from the proximity of a 6-lane highway. The presence of railroads and two railroad crossings at two boundaries offers additional noise and safety concerns for residents.

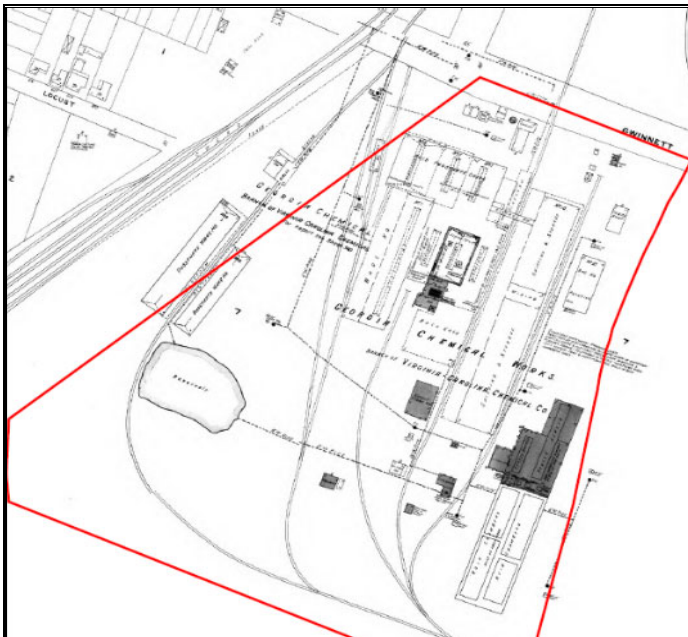
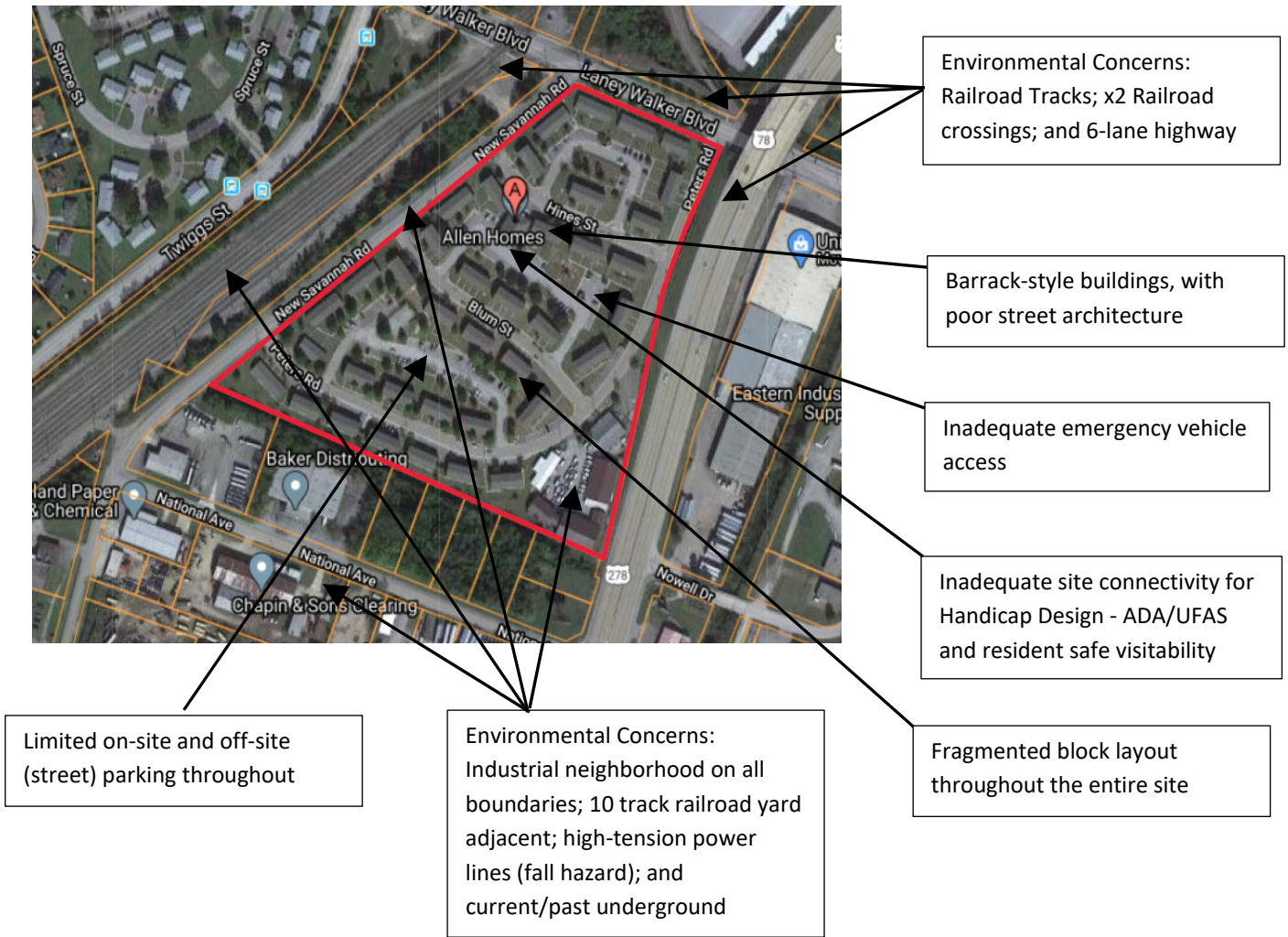
Attachment 9. Design Deficiencies Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att9DesignDefDoc.pdf

ATTACHMENT #9: DESIGN DEFICIENCIES

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Historical Mapping: Site was a chemical manufacturer from 1880 to 1960, Redline denotes current property boundary. Entire site was former Georgia Chemical, and then Virginia Carolina Chemical Co. for 80+ years.



Historical Aerial Photograph: 1957 Aerial shows site as the former chemical company, until demolition in 1960 and reconstruction of Allen Homes in 1961. Note entire site of Allen Homes was a former chemical facility.

ATTACHMENT #9: DESIGN DEFICIENCIES

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



EIFS siding and sim-stone additions in 1996 faulty, but also add generic 1-dimensional look to the facades



Lack of handicap accessible site design, including lack of adequate curb cuts, ramps, or sufficient sidewalk width



Red arrow denotes 6-lane highway on eastern boundary, adversely subjecting 7 buildings to elevated DNL noise



Parking insufficiency and noted dumpster enclosure issues



Note proximity of CSX railroad and track, and highway, to entrance of property.



Note chemical tanker on boundary road coming out of industrial area to the south. High tension power lines on property, subjecting 10 buildings to "fall hazards"

AGENDA ITEM #3 and 3a

The Housing Authority of the City of Augusta Interoffice Memorandum

To: Jacob L. Oglesby
Executive Director

Date: November 1, 2002

From: Richard Arfman *RA*
Director of Planning
and Development

RE: Allen Homes
GA06P001008

Earlier this year, we were notified by the Environmental Protection Agency (EPA) of possible soil contamination at Allen Homes resulting from a fertilizer plant operating on the site from 1880 to 1957. EPA has concluded preliminary soil testing at Allen Homes and has determined high levels of lead and arsenic in the sub-soil. The detected levels do not present an immediate health hazard, however, EPA requires the contaminated soil be removed to eliminate any potential health effects from long term exposure to the soil.

Additional soil testing is needed to determine the specific areas and depth of the contaminated soil. Prior to further testing, Access Authorization documents are required for Exxon Mobil Corporation and EPA. Our attorney has reviewed both forms and recommends approval.

A Public Availability Meeting has been scheduled for November 14, 2002, at Allen Homes to inform the residents of the issue and to answer any questions. Further testing will be performed in November and December 2002 and actual soil removal is scheduled to start in early 2003.

Recommend Board approval to execute the enclosed Access Authorization forms for Exxon Mobil Corporation and EPA.

ACCESS AUTHORIZATION

1. I, _____, am an authorized representative of the Augusta Housing Authority, the owner of the Allen Homes property located in Augusta, GA (the "Property") and as such I have the authority to sign this authorization.

2. I grant authorization to EXXON MOBIL CORPORATION ("ExxonMobil"), its environmental consultants (one or more independent contractors hired by ExxonMobil, together with their subcontractors), together with the Environmental Protection Agency ("EPA"), Georgia Department of Natural Resources, Environmental Protection Division ("EPD") and their agents, employees, contractors and other authorized agents, to enter the Allen Homes property located in Augusta, GA. This authorization allows ExxonMobil, its officers, employees, contractors, other authorized representatives, together with EPA, NCDENR, and their agents, employees, contractors and other authorized agents, to have access to the Property to conduct sampling and a time-critical removal action. ExxonMobil's activities at the Property may include, but not be limited to, the following:

- a. the taking of such soil, water, and air samples as may be determined to be necessary;
- b. the drilling of holes;
- c. other actions related to the investigation of surface or subsurface contamination;
- d. the taking of a response action including excavation and stockpiling of contaminated soil;
- e. transportation and disposal of all wastes to a facility approved by the EPA;
- f. performing confirmation soil sampling and treatment or disposal of soil;
- g. site restoration activities;
- h. transporting equipment onto and about the Site as necessary to accomplish the above activities.

3. The consent for access and use granted herein will commence in October 2002, and will continue until remedial activities are completed.

4. I realize that these actions by ExxonMobil are expected to be undertaken pursuant to EPA's requests, under an Administrative Order on Consent ("AOC") or other similar document, issued by the EPA, and its response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (Superfund), 42 U.S.C. Section 960) et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA) (Public Law 99-499).

5. I understand that the contemplated actions may involve excavation or other temporary disturbance of the physical property. It is my further understanding that it is the intent of

ExxonMobil to return the surface appearance and condition of the Property to the same conditions as existed prior to the initiation of the activities contemplated herein, to the extent reasonably achievable.

6. This Authorization is binding upon and inures to the benefit of Grantor and ExxonMobil and their respective heirs, executors, administrators, personal representatives, successors, transferees and assigns.

7. This Authorization constitutes the parties' entire agreement on this subject. There are no written or oral representations or understandings that are not fully expressed in this Agreement. No change, waiver, or discharge is valid unless in writing and signed by the party against whom it is sought to be enforced.

8. This Authorization is not and shall not be construed as an admission of any issue of fact or law or as an admission or adjudication of any liability and shall not be admissible in any other suit or proceeding except a suit or proceeding to enforce the terms contained herein.

9. Grantor represents and agrees that the only party having present ownership interest in the Property is Grantor, and that no other person or entity has any present legal or equitable title to or any leasehold interest in such Property or any causes of action in reference thereto, except for the leasehold tenancies in the individual housing units held by the residents of Allen Homes, a government owned housing complex.

10. Grantor and ExxonMobil acknowledge that this Authorization has been negotiated at arm's-length and, therefore, agree that any rule of construction of contracts resolving any ambiguities against the drafting party is waived and shall be inapplicable to this document.

11. If any part of this Authorization is for any reason found to be unenforceable, all other portions nevertheless remain enforceable.

12. The waiver of any breach of any term or condition of this Authorization does not waive any other breach of that term or condition or of any other term or condition.

13. This Authorization must be construed - and its performance enforced - under Georgia law.

14. Please return this signed and dated Access Authorization to:

Kyle Harris, Superfund Response Consultant
Exxon Mobil Corporation
601 Jefferson Street, Room 1221
Houston, Texas 77002

Date: _____

Signature: _____



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4

ATLANTA FEDERAL CENTER

61 FORSYTH STREET

ATLANTA, GEORGIA 30303-8960

ACCESS AUTHORIZATION

1. I, Richard Arfman, am the Director of Planning and Development of the Augusta Housing Authority and as such I have the authority to sign this authorization.
2. I grant authorization to the United States Environmental Protection Agency (EPA), its officers, employees, contractors and other authorized representatives to enter the Allen Homes housing complex property located adjacent to New Savannah Road, Peters Road, Gordon Highway, and Laney Walker Road (the "Site"). The Site is currently owned by Augusta Housing Authority. This authorization allows EPA, its officers, employees, contractors and other authorized representatives to have access to the Site to conduct a time-critical removal action. EPA's activities at the Site will include, but not be limited to, the following:
 - a) Conduct a sampling investigation to determine the extent of contamination throughout the housing complex and potential off-site migration pathways. OSC will make a determination if concentrations of hazardous substances on the property pose a risk-based imminent and substantial threat to human health and the environment. If an imminent and substantial threat exists, a clean up strategy will be developed with the responsible party and implemented.
 - b) Excavate the contaminated soils until the established risk-based cleanup goals have been met.
 - c) Restore areas which are disturbed by the removal action to their pre-removal state to the maximum extent practicable.
3. The consent for access and use granted herein will commence on November 1, 2002 and will continue until completion of the removal action.
4. I realize that these actions by EPA are undertaken pursuant to its response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (Superfund), 42 U.S.C. Section 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA) (Public Law 99-499).
5. Please return this signed and dated Access Authorization to:

Tim Neal, On-Scene Coordinator
Emergency Response and Removal Branch
Environmental Protection Agency, Region 4
61 Forsyth Street
Atlanta, GA 30303

Signature of Richard Arfman, P.E.
Director of Planning & Development
Augusta Housing Authority

Date

Attachment 10. Substandard Housing Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att10SubstandardHousingDoc.pdf

NOT APPLICABLE

Attachment 11. Part I Violent Crimes Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att11PtIViolentCrimesDoc.pdf



RICHMOND COUNTY SHERIFF'S OFFICE

Sheriff Richard Roundtree

Law Enforcement Center

400 Walton Way

Augusta, GA 30901

Phone: 706.821.1000 Fax: 706.821.1064

www.RCSOGA.org

September 1, 2020

Aliegha I. Brigham, Project Manager
Richmond County Tax Commissioner's Office
535 Telfair Street - Suite 100
Augusta, GA 30901

Dear Ms. Brigham,

Per your request, attached are the Part I violent crime statistics for the Laney Walker – Harrisburg Market Area and the County of Richmond for years 2017 – 2019.

All Incidents reported conform to the Federal Bureau of Investigations Uniform Crime Reporting standards for 2017 – 2019. Population counts for the County and Laney-Walker Harrisburg target area is based on the US Census Bureau data.

The Richmond County Sheriff's Office certifies that this information is true and accurate. If you have any questions, please contact our office at (706) 821-1068.

Regards,

A blue ink signature of Richard Roundtree is written over the name and title.

Richard Roundtree
Sheriff

Part I Violent Crime Data
Laney-Walker Harrisburg Market Target Neighborhood and City of Augusta
2017-2019

LANEY-WALKER HARRISBURG MARKET TARGET NEIGHBORHOOD

Neighborhood Population: 9,930

PART 1 VIOLENT CRIMES	2017	2018	2019	2017-19 Total	2017-19 Average
HOMICIDE	4	2	2	8	2.67
RAPE & ATTEMPTED RAPE	16	5	10	31	10.33
ROBBERY & ATTEMPTED ROBBERY	45	57	36	138	46
AGGRAVATED ASSAULT	15	23	37	75	25
TOTAL PART 1 VIOLENT CRIMES	80	87	85	252	84
PART 1 CRIMES PER 1,000	8.056395	8.761329	8.559919		

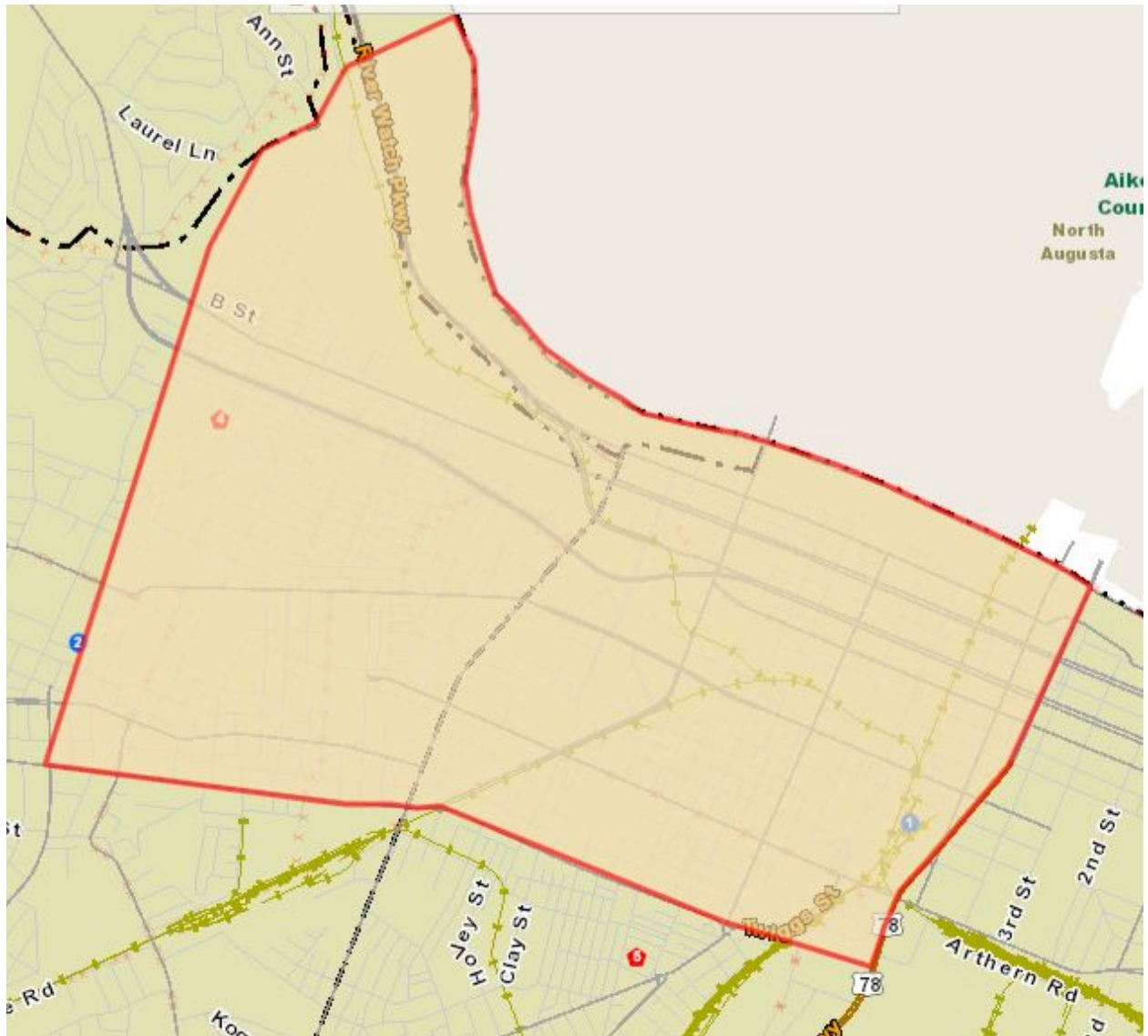
Laney-Walker Harrisburg Market
Target Neighborhood 3 Year Average 8.459215

CITY OF AUGUSTA, GA

City Population: 184,349

PART 1 VIOLENT CRIMES	2017	2018	2019	2017-19 Total	2017-19 Average
HOMICIDE	29	33	34	96	32
RAPE & ATTEMPTED RAPE	55	54	36	145	48
ROBBERY & ATTEMPTED ROBBERY	283	298	287	868	289
AGGRAVATED ASSAULT	201	217	302	720	240
TOTAL PART 1 VIOLENT CRIMES	568	602	659	1829	610
PART 1 CRIMES PER 1,000	3.081112	3.265545	3.574741		

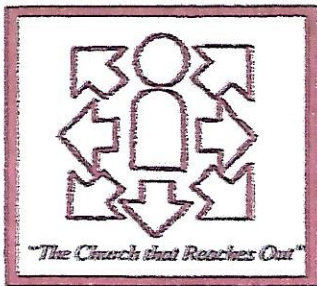
Laney-Walker Harrisburg Market
Target Neighborhood ÷ City 2.557869



Attachment 12. Evidence of Partnerships

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att12EvidenceofPartnerships.pdf



ANTIOCH MISSIONARY BAPTIST CHURCH
P.O. Box 6
1454 Florence Street
Augusta, Georgia 30903-0006
(706) 724-2809
Rev. Kenneth B. Martin, Pastor

September 1, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: FY2020 Laney Walker-Harrisburg Choice Planning Grant Application

Dear Mr. Oglesby:

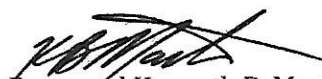
As Pastor of the Antioch Missionary Baptist Church, I fully support the Augusta Housing Authority (AHA) and City of Augusta's application for a FY2020 Choice Neighborhoods Planning grant to develop a comprehensive plan for the transformation of the Laney Walker-Harrisburg neighborhood. We are pleased to serve on the Community Advisory Committee and the Neighborhood Task force for the duration of the two-year grant period. Our church would also like to commit funding to the planning effort.


At Antioch, our mission is "to reconcile persons to God through Jesus Christ and to restore their lives, through worship, ministries, and fellowship, to working order in harmony with God's design and will, enabling them to become witnesses of Christ to the least, the less, and the lost." Our ministry work not only goes out into this community to spread the gospel, but our congregation donates regularly to initiatives that support the health and welfare of its residents. Since the 1990s, Antioch has made donations to the Medical College of Georgia to support Sickle Cell and other research that benefits the population in and around our church.

Antioch has demonstrated leadership in a holistic ministry, bringing forth changes and growth religiously, economically, educationally, politically, and socially throughout the community. The church created Antioch Ministries, Inc., (a 501(c) (3) non-profit community developer) in 1992, and has acquired more than 80 blighted and vacant properties for redevelopment over the past several years. Additionally, we led the effort to completely gut and restore over 25 housing units in the Laney Walker-Harrisburg community. In parallel to the City of Augusta's efforts, we have constructed over 40 new single-family homes which have been sold to eligible low and moderate-income families. We also led the design and construction of the 5000 square foot, Laney Walker Enterprise Center, which houses 5 emerging businesses and serves as a community-based training facility.

We are excited to learn that our friends at the Housing Authority and City have taken on this planning effort, and we look forward to working with you all along with members of the Laney Walker-Harrisburg community in planning for the transformation of this neighborhood.

Sincerely,


Reverend Kenneth B. Martin
Pastor-Antioch Baptist Church


Scylance B. Scott Jr.
Executive Director - Antioch Ministries



September 1, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: Laney Walker-Harrisburg Choice Neighborhood Planning Grant Proposal

Dear Mr. Oglesby:

On behalf of the Augusta Canal Authority, I would like to extend our full support of the Augusta Housing Authority and City of Augusta's application for a FY2020 Choice Neighborhoods Planning grant to develop a comprehensive plan for the transformation of the Laney Walker-Harrisburg neighborhood.

As you know, the Augusta Canal Authority has done extensive work within the Laney Walker-Harrisburg community as the canal itself runs directly through the neighborhood. Specifically, and through our *Third Level Canal* study, the Authority hosted many of the community's residents in a series of interactive public sessions to ask them how we could best improve the areas surrounding the canal. These sessions also included a Community Preference Survey as well as a survey questionnaire to help the Authority determine the community's preference for various styles of development. The resulting vision is of a vibrant community that celebrates the values of historic preservation, quality housing, community-building institutions, accessible services, economic opportunities, and ultimately an enhanced quality of life – all which align perfectly with the Choice Neighborhoods program.

The efforts of the Authority have extended from these sessions and work is underway in the Laney Walker-Harrisburg community. The Authority has worked very closely with the City's Department of Housing and Community Development to build new homes and renovate Dyess Park adjacent to the canal in an area that was recently covered in blight and vacant lots. Additionally and of the most significant commitments of the Canal Authority was the relocating of the Mother Trinity Christian Methodist Episcopal (Trinity CME) Church – an effort that saved this community treasure from demolition – moving it from the contaminated Atlanta Gas Light property to a site adjacent to the third level of the canal on Eight Street.



The Canal Authority has committed to extend these efforts within the Laney Walker-Harrisburg neighborhood and has requested funding through the 2020 special purpose local option sales tax (SPLOST) program, the National Park Service, GA DOT & DNR, and the African American Cultural Heritage Action Fund, among several others. Funding will include renovation of the Trinity CME church into a community center, cleaning and maintenance of the third level canal in the Laney Walker-Harrisburg neighborhood, and support of trail and bridge construction, signage, and additional canal improvements.

The Canal Authority also agrees to participate on the *People* committee as an extension of our educational mission. The Authority – through its Discovery Center – also provides educational instruction to students living in the Laney Walker-Harrisburg neighborhood. Curricula and lesson plans in a range of subjects – including science, history, economics, and language arts - have been created to meet Georgia educational standards for pre-kindergarten through grade 12. Our Educational Program Coordinator, hired in 2008, hires and trains our tour guides, creates materials for the educational programs, and conducts presentations at schools and community programs in and around the Laney Walker-Harrisburg area.

The Augusta Canal Authority is proud to have been a partner with the Laney Walker-Harrisburg community and we look forward to doing great work in partnership with the Augusta Housing Authority and City of Augusta through the Choice Neighborhoods planning process.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Isdell". The signature is fluid and cursive, with the first name "Richard" and last name "Isdell" clearly distinguishable.

Richard Isdell
Board Chairman
Augusta Canal Authority



PO Box 31063
Augusta GA 30901
AugustaLocallyGrown.org

September 8, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of Augusta Locally Grown, I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker Harrisburg neighborhoods. Additionally, I am pleased to serve on the People subcommittee for the duration of the planning period.

Augusta Locally Grown (ALG) is a 501c3 nonprofit organization dedicated to growing the local food community throughout the Central Savannah River Area through farmers markets and educational programming. In 2012, we forged strategic long-term partnerships in the Harrisburg community. The Veggie Park Farmers Market (VPFM) was born from these efforts, and six years later runs several healthy food access programs, including SNAP doubling at the market and Georgia's first vegetable prescription program, Georgia Food for Health (GF4H). GF4H provides nutritional coaching, cooking classes, and household vegetable prescriptions for individuals with diet related diseases. Participants are able to redeem prescriptions at the VPFM. Since the GF4H inception, over \$300,000 income has been generated for local farmers, and an additional twenty jobs created in the community.

In 2020, ALG signed an agreement with the City of Augusta that allocates vacant land and properties for the use of farmers markets and community gardens. ALG will use it's proven farmers market model to daisy-chain markets throughout the Laney Walker area doubling SNAP and vegetable prescription access. The first of these markets has begun in the Laney Walker neighborhood with a firm commitment of \$10,000 per year of operating costs. There are two others in the planning stages for 2021-2022, each with an annual cost of \$10,000.

In 2021, ALG, in partnership with the MCG Foundation, the Community Foundation for the CSRA and multiple nonprofit partners in the Harrisburg neighborhood, will help plan and move into the Harrisburg Community Center which will enable us to operate the VPFM and GF4H programs on a double-effort scale. ALG has committed \$10,000 for creation of twenty ADA compliant raised garden beds and a greenhouse on the property grounds.



PO Box 31063
Augusta GA 30901
AugustaLocallyGrown.org

The Board of Augusta Locally Grown and I are excited to work with the Housing Authority, the City of Augusta, and all of its partners to revitalize and grow a healthier Laney Walker Harrisburg neighborhood.

Sincerely,

Rebecca van Loenen
Executive Director
Augusta Locally Grown, INC



Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

1450 GREENE STREET
SUITE 85
AUGUSTA, GEORGIA 30901-5226

TEL: 706-722-9100
FAX: 706-722-9102
www.augustatomorrow.org

Dear Mr. Oglesby,

On behalf of Augusta Tomorrow, Inc., we fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Harrisburg and Laney Walker neighborhoods. Additionally, we are pleased to serve on the Steering Committee as well as the Downtown Neighborhood Task Force subcommittee during the planning period.

Since the early 1980s, Augusta Tomorrow has steadily planned and promoted economic development in downtown Augusta, and has been at the forefront of master planning efforts aimed at Augusta's urban core. As a non-profit consortium of local business leaders, our organization in conjunction with the City of Augusta funded and oversaw a 20-year urban area master plan that was completed in 2008 linking Augusta's downtown historic neighborhoods to the Savannah River. After a year of planning in 2009, a second 20-25 year master plan spearheaded by Augusta Tomorrow was endorsed by the Augusta Commission. This current plan links Augusta to neighboring North Augusta, SC, and thoughtfully proposes ideas to elevate all areas of the urban core including the Laney Walker and Harrisburg neighborhoods.

A previous project of interest within the grant's catchment area includes Springfield Village Park, which celebrates the legacy and aspirations of the oldest African American congregation in the United States and the community from which it sprang. Through private investment as well as SPLOST funding, Augusta Tomorrow and the Springfield Village Foundation constructed the park, a reflecting pool, interpretive plaques, and a 45-foot stainless steel sculpture by Richard Hunt to highlight the park. Fortunately, the beautiful park is well kept and serves as a city attraction to celebrate the church's legacy while also showcasing a successful public-private partnership at work.

Augusta Tomorrow, Inc. will commit to supporting the Choice Neighborhood Grant through its service on the above committees, as well as through in-kind support, with a value of \$50,000 during the planning process in 2021 and 2022 through the following:

- With the City of Augusta and housing departments, convening meetings of interested parties at regular intervals to keep the Master Plan projects on track to be executed, particularly in *The Westobou Vision* area in the Central Downtown Core, from 15th Street to 5th Street, and to the Savannah River.
- Assisting the City of Augusta and Steering Committee in forging contacts and identifying developers.
- Helping to acquire land parcels for development.
- Updating *The Westobou Vision* through downtown business surveys, development research, and maps.

- Maintaining Springfield Village Park in tandem with the Springfield Village Foundation to include general liability, utilities, monthly maintenance, and repairs in the amount of \$15,000 annually.

Augusta Tomorrow's Executive Director, the initiative's committee's co-chairs, and its Board of Directors will work diligently to ensure the success of the program in tandem with the Steering Committee and Neighborhood Task Force.

We look forward to working on this important project and are excited for the possibilities to improve upon the Laney Walker and Harrisburg neighborhoods. We fully anticipate this program and grant can serve as the example and guide for other communities that are facing similar challenges.

Sincerely,

A handwritten signature in black ink, appearing to read 'BRH' or similar initials.

Brian Rhodes
President, Board of Directors
Augusta Tomorrow, Inc.

A handwritten signature in black ink, clearly legible as 'Lauren Dallas'.

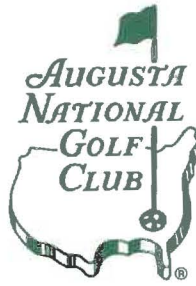
Lauren Dallas
Executive Director
Augusta Tomorrow, Inc.

ROBERT TYRE JONES, JR.
President in Perpetuity

CLIFFORD ROBERTS
Chairman in Memoriam

WILLIAM PORTER PAYNE
Chairman Emeritus

FRED S. RIDLEY
Chairman



September 10, 2020

Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of the membership and employees of Augusta National Golf Club, I write to you to today to express our full support for the Augusta Housing Authority and the City of Augusta's application for a Choice Neighborhoods Planning Grant.

Central to the mission of Augusta National is our responsibility to serve this community, which has so generously and consistently supported us for decades. We are, therefore, honored to join our longtime partners at the Community Foundation for the CSRA, among others, in pursuing this generational opportunity to transform the Laney-Walker Harrisburg neighborhood.

As an expression of our support, Augusta National will match the Community Foundation's commitment of \$50,000, to be directed exclusively to the planning for this important initiative.

We welcome this opportunity to improve and enrich the city we proudly call home, and we look forward to assisting in the success of this exciting project. Thank you for your thoughtful consideration of this application and your efforts to make Augusta a better place to live for everyone.

Sincerely,

A handwritten signature in black ink, reading "Fred Ridley".

Fred S. Ridley
Chairman



September 12, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: Supportive Services, Laney Walker-Harrisburg Choice Neighborhood Planning Grant Proposal

Dear Mr. Oglesby:

The Medical College of Georgia (MCG) is pleased to offer its full partnership and support to the Augusta Housing Authority (AHA) and City of Augusta's application for a HUD FY2020 Choice Neighborhoods (CN) Planning Grant to develop a comprehensive neighborhood transformation plan for the Laney Walker/Harrisburg community.

MCG is the only public medical school in Georgia and the 8th largest medical school in the United States. We are geographically situated adjacent to the Laney Walker/Harrisburg Community. Our Departments of Population Health Sciences, Family Medicine, and Internal Medicine, and our Institute of Public and Preventive Health, have extensively studied and recognize the array of social determinants of health including inadequate food and nutrition, lack of education, unemployment, and inadequate housing in our area. The convergence of interests locally and nationally has created an opportunity for HUD to use housing and community development policy to improve population health. Specifically, the Choice Neighborhood (CN) program appears to bring a neighborhood/community-based approach to redevelopment, which allows partners like yourselves to address health and educational disparities holistically.

Completed in 2019 and led by our Department of Population Health Sciences, MCG published in the *Journal of Hospital Management Health Policy* a paper titled "A logic framework for evaluating social determinants of health interventions in primary care." Our researchers determined, after evaluating a population of individuals distinctly similar to the residents of Laney Walker-Harrisburg, that several clear challenges greatly (and negatively) affected health outcomes: food insecurity, lack of education/income/employment, inadequate housing, and social support. Each of these challenges, we believe, are central to HUD's CN thesis and are set to be addressed by the AHA, City, and its planning partners.

We believe that primary care enhances health equity because its functions (first contact access, patient-focused care over time, comprehensiveness, and coordination of care) are especially beneficial to disadvantaged populations. Primary care also figures prominently in the patient-centered medical home, which aims to personalize, prioritize and integrate care to improve the health of whole people, families, communities and populations (our health system, Augusta University Health, is the area's only National Committee for Quality Assurance recognized Level 3 Patient Centered Medical Home).

Medical College of Georgia

To this end, the Medical College of Georgia and Augusta University Health wish to serve as a partner to the AHA and City's Choice Neighborhood transformation planning process and commit to serving as members of the Steering Committee and the People (Health) Task Force. We will allocate resources to include \$25,000 in funds and resources of in-kind contributions to include professional assistance, materials, equipment, and other human capital. Specifically, our Department of Population Health Chair agrees to partner with the AHA to assist it with the collection and analysis of health and other data and will commit a faculty member to assisting with these efforts. Our Department of Family Medicine Chair agrees to provide faculty or staff support for screening or other health services to the residents of Allen Homes in partnership with Harrisburg Family Health Services – throughout the planning process. These partners will also coordinate their efforts with Augusta Locally Grown to continue their “Food RX” program within the neighborhood.

Lastly, MCG will continue to commit residents and faculty to the student-run community outreach clinics located in the Laney Walker-Harrisburg neighborhood, as they have since 1989, and we will encourage our medical students – who will obtain community outreach credit – to participate in this effort.

We are grateful to be a partner in this effort and are excited to witness the great benefit the Choice Neighborhood planning and transformation process will have to our partners, patients, and friends in the Laney Walker-Harrisburg community.

Sincerely,



David C. Hess M.D.
Dean, Medical College of Georgia
Executive Vice President for Medical Affairs
Presidential Distinguished Chair
Augusta University

Medical College of Georgia



September 1, 2020

OFFICERS

Steven Kendrick | President
Daryl Rolle | Vice President
Will Caywood | Secretary
Adam Williams | Treasurer

BOARD OF DIRECTORS

Jimmy Atkins
TJ Barton
Christy Beckham
Jordan Bowling
Kathryn Pollock Braxton
Dr. Ronald Brown
Trip Brown
Kevin Bozada
Brett Bull
Ginger Carrington
Al Dallas
Mark Doyle
Alexia Paine
Laverne Lewis Gaskins
Will Hagler
Millie Klosinski
Brad Kyzer
Ramone Lamkin
Ryan Mahoney
Daniel Metzel
John Mills
Trey Nixon
Rick Pinnell
Brian Rhodes
Dr. Rick Richards
Katie Sterba
Terry Treadwell
Carolyn Tynan
Brett Wilson

CHIEF EXECUTIVE OFFICER

Kim Evans

BOYS & GIRLS CLUBS OF THE CSRA

206 Milledge Road
Augusta, Ga. 30904
706.504.4071
www.bgccsra.org

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA. 30901

Re: Laney Walker-Harrisburg Choice Neighborhoods Planning Grant

Dear Mr. Oglesby:

Boys & Girls Clubs of the CSRA is pleased to serve as a planning partner with the Medical College of Georgia Foundation and the Community Foundation of the CSRA, on the application for a 2020 Choice Neighborhoods Planning Grant for the revitalization of the Laney Walker-Harrisburg community, during the grant period January 2021-December 2022. Receipt of a Choice Neighborhoods grant would greatly benefit the quality of life for Laney Walker-Harrisburg residents and residents of the surrounding neighborhoods, including downtown Augusta.

Boys & Girls Clubs of the CSRA has been providing youth development opportunities for the past 69 years, through impactful after school and summer programming. We serve youth ages 6-18, and our mission "to inspire and enable all young people, especially those who need us most, to reach their full potential as productive, caring, and responsible citizens" is realized when our youth achieve 4 outcomes: Academic Success, Healthy Lifestyles, Good Character and Citizenship, and Career Development and Job Readiness. We have a total of 9 club locations in the Central Savannah River Area, 3 of which serve the Laney Walker-Harrisburg community and surrounding neighborhoods.

We are firmly committed to being an active partner in the planning process and are looking forward to engaging with the Housing Authority, the City of Augusta, other strategic partners, and the community as a whole to realize this transformational project that seeks, in part, to improve the educational, social, and emotional outcomes for youth.

In support of the grant application, Boys & Girls Clubs of the CSRA will provide the following services in support of the planning for the People component of the Laney Walker-Harrisburg Choice Neighborhoods Plan:

- I. Serve as the Co-Chair of the People Task Force.
- II. Provide bi-weekly financial management and soft-skills workforce training, for teens ages 14-18 to support the workforce readiness strategies in the Choice Neighborhoods Plan.
- III. Provide youth development opportunities through quality after school and summer programs, to include subject matter tutoring, academic enrichment in math, reading, and science, and mentoring, at 3 club locations serving the Laney Walker-Harrisburg neighborhood, to support the education strategies outlined in the Choice Neighborhoods Plan.
- IV. Provide teen mentoring opportunities focused on skill building, relationship building, career exploration, and high school graduation, at 3 club locations serving the Laney Walker-Harrisburg Neighborhood, to support the workforce readiness strategies in the Choice Neighborhoods Plan.

Boys & Girls Clubs of the CSRA welcomes the opportunity to partner with the Medical College of Georgia Foundation and the Community Foundation of the CSRA on this Choice Neighborhoods Initiative and looks forward to working together with the community in its revitalization efforts.

Sincerely,



Kim Evans, CEO

GREAT FUTURES START HERE.

Boys & Girls Clubs of the CSRA | 206 Milledge Rd. Augusta, GA. 30904 | bgccsra.org



Community
FOUNDATION

for the
Central Savannah
River Area

September 8, 2020

Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of the Community Foundation for the CSRA (CFCSRA) and its Board of Directors, I am pleased to provide our commitment to serve, in partnership with the MCG Foundation and the Boys & Girls Club of the CSRA, as a Planning Partner to the Augusta Housing Authority (AHA) and the City of Augusta's application for its HUD FY2020 Choice Neighborhoods Planning Grant and offer our full support to the development of a comprehensive neighborhood transformation plan for the Laney-Walker Harrisburg community.

The mission of the Community Foundation is to engage, inform, and inspire donors and nonprofits to build a stronger and more vibrant community. To that end, we are embedded in our community in ways that help convene, connect, and grow our collective impact on issues that matter to us all. It is these skills as well as our commitment to the Laney Walker and Harrisburg neighborhoods that we believe will make for a substantive and productive partnership during the transformation planning process.

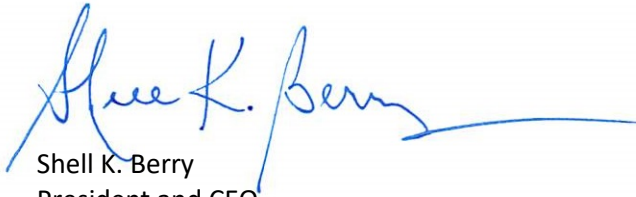
For example, in 2018, the Foundation made a commitment to addressing long-term cyclical challenges to educational achievement. Funds have been allocated to provide focused grants in Augusta's Harrisburg neighborhood for a minimum of three years. This specific initiative addresses access to effective literacy programming for all ages.

Additionally, the Community Foundation has partnered with the Medical College of Georgia Foundation and the Boys & Girls Club of the CSRA to develop and program a neighborhood community center which will be located in the heart of the planning grant's defined area for transformation. The nonprofits who will reside in the center will be focused on health, wellness, access to food, literacy, and educational support services. We are committed to providing leadership, philanthropic dollars, and staff support to this project over the development time frame (2020-2021) and beyond.

To further demonstrate our support, the Community Foundation will commit \$50,000 to the Laney-Walker Harrisburg Choice Neighborhood planning process and will serve on the Steering Committee as well as co-lead the People Task Force.

We are excited about the opportunity to invest in the transformation of the Laney Walker/Harrisburg community, and looks forward to being a catalytic partner in realizing the goals of the Choice Neighborhoods Planning Grant.

Sincerely,



Shell K. Berry
President and CEO
Community Foundation for the CSRA



Communities In Schools of
Augusta-Richmond County
P.O. Box 1604
Augusta, GA 30903

www.cisaugusta.org

September 8, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of Communities In Schools of Augusta Richmond County, Inc., I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker Harrisburg neighborhoods. Additionally, I would be honored to serve on the *People's* subcommittee for the duration of the planning period.

Communities In Schools is a nonprofit organization and relies on an extraordinary network of community individuals and businesses to accomplish our mission to surround students with a community of support empowering them to be successful in school and achieve in life. We believe that a viable, successful, sustainable Richmond County school system is a critical component to our community's continued growth and future workforce development. Our model of *Integrated Student Support* has proven to be an effective solution for many students and schools struggling with large numbers of low income and disadvantaged students as evidenced by the success we have seen with the students and local schools involved with our programs like Hornsby Elementary and Middle and Lamar Milledge Elementary that are located in the Harrisburg Laney Walker corridors.

The overall goal of the Communities In Schools is to remove the barriers and obstacles that keep disadvantaged kids from being successful in school or makes learning for them too difficult. Children are not immune to the stresses, issues, and instability of their families whether they outwardly react or not. Our Helping Hands program is a unique multi-faceted approach to helping children that combines tangible items that are needed by kids like clothes, food, eyeglasses, and healthcare while also providing mentoring and tutoring services to help them overcome academic deficits and problems with behavior and social interactions. Our work is geared toward disadvantaged children living in poverty homes. Our services integrate the family, the school, educators, and the community in a partnership to insure the successful education and well-being of children in our community schools.


Although, we serve fulltime in three schools and have stand-a-lone programs in four others, we are known throughout the county to be a resource for school administrators, counselors, and other agencies. Normally they reach out to us for assistance to help students and families struggling with wrap-around supports like basic needs, healthcare access, eyeglasses, food, clothing, and transportation. In the Laney Walker Harrisburg

The mission of Communities In Schools is to surround students with a community of support, empowering them to stay in school and achieve in life.

corridor, we support every school with some wrap-around support or programming, but our ultimate goal is to serve in all of these schools full-time as our funding allows.

The award of the Choice Neighborhood Planning grant would be such an incredible opportunity for the community to truly focus and leverage efforts on a neighborhood buckling under the blight of crime, education inequality, and poverty with the ultimate goal of creating a future for it that is safe and thriving. Communities In Schools would be thrilled to contribute what we can to a plan that would help so many while being a catalyst for meaningful change. Together, we can do amazing things!

Sincerely,

A handwritten signature in black ink that reads "Laurie L. Cook". The signature is fluid and cursive, with the first name "Laurie" being more prominent than the last name "Cook".

Laurie L. Cook
Executive Director

Augusta Economic Development

Georgia's Business Address

AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY

Suite 3500, Historic Enterprise Mill, 1450 Greene Street, Augusta, GA 30901

www.AugustaEDA.org

September 3, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

I am writing to express my strong support for the Augusta Housing Authority's 2020 Choice Neighborhoods Initiative (CNI) Planning Grant for the Laney Walker Harrisburg Community. This Community has large concentrations of public housing and are amongst the poorest in the State of Georgia. As such, the Development Authority of Augusta, GA has a distinct interest in the citizens of this area and looking to find ways to encourage their participation in the workforce and to develop training programs for both adults and school-aged children to begin to improve their quality of life and marketable skills.

The City of Augusta and its nonprofit partners are making several improvements in the Harrisburg, Laney-Walker and Bethlehem Choice Neighborhoods Community and a CNI Planning Grant would leverage the existing investments. Our organization is in the final stages of an in-depth labor study of the community and will look to leverage this study to find actionable items to improve the area and give access to workforce programs to citizens specifically in this area. We have attached the "draft" full report and executive summary for your review.

The Development Authority of Augusta, GA is fully committed to explore our inclusive workforce needs as it relates to Advanced Manufacturing, Nuclear Sciences, HealthCare, Cyber Security, and other federal needs. We see a need for new programs, in-depth study, and implementation of programs to address our labor shortages. This is essential to the further improvement and growth of our communities.

The Development Authority of Augusta, GA is an innovative organization working to recruit new Retail and Commercial related businesses along with technology, cyber security, manufacturing, distribution, assembly and related industrial facilities to Augusta, Richmond County, Georgia.

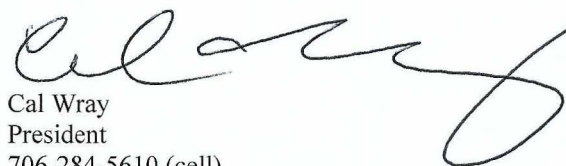
Our efforts strive to contribute to the success of the City of Augusta & Richmond County, make a positive impact on public/private ventures, serve your community by promoting new capital investment and job creation, and further new partnerships.

One of the biggest needs is to improve our workforce participation rate in our area which is especially lower in neighborhoods such as those targeted by this CNI Planning Grant. To this effort, we will firmly commit \$10,000 in funding for workforce participation planning that will target this neighborhood.

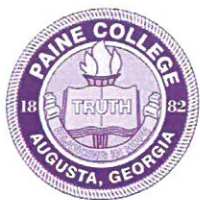
Further, we will commit staff hours, our full network, and other resources to make this effort a success, including playing a prominent role in the People/Employment Task Force during the anticipated Choice planning timeframe of 2021-2022.

Please count on our full commitment. I encourage you to give this application full and fair consideration within all applicable rules and regulations.

Sincerely,



Cal Wray
President
706-284-5610 (cell)
cwray@augustaeda.org



September 11, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: FY2020 Laney Walker-Harrisburg Choice Planning Grant Application

Dear Mr. Oglesby:

On behalf of the leadership, students, and faculty of Paine College, we would like to extend our full support of the Augusta Housing Authority (AHA) and City of Augusta's (City) application for a FY2020 Choice Neighborhoods planning grant, and to engage in the transformation planning process within and around the Laney Walker-Harrisburg community.

At Paine College, we emphasize academic excellence, ethical and spiritual values, and social responsibility, and commit to the personal development of our students to prepare them to be spiritually centered men and women for positions of leadership and service. Among our institutional objectives, we believe there are many that align with the goals of the *Choice Neighborhoods Initiative (CNI)*, and specifically within the Laney Walker-Harrisburg community:

- To maintain strong ties and interaction with the Augusta community regarding mutually beneficial educational and cultural goals.
- To educate students in the use of emerging technologies, problem-solving, and expanding the horizon of knowledge.
- To foster an understanding and appreciation of the Black heritage, its contribution to contemporary American culture, and its relationship with other people.
- To stimulate students to develop the spirit of inquiry and enhance their ability to think critically to be productive self-sufficient citizens.

As an institution that is both physically and relationally connected to this community, we would like to commit our resources to the planning process. Specifically, our students will volunteer to assist the AHA and the City with the

engagement of the residents of the Laney Walker-Harrisburg neighborhood during the planning process. We will also commit to be a partner to the residents of Allen Homes in determining both their needs and their desires for better housing, health, neighborhood, and education through direct interaction, data collection, and analysis. We are happy to commit a member of our leadership team to serve on the Steering Committee, as well as the Housing, People and Neighborhood task forces of the *CN* planning process. Our representative would bring to this effort the spirit and knowledge of Paine's resources and programs, and how they can be best leveraged to address the unique needs of the residents within this community.

We appreciate the opportunity to partner with you and look forward to seeing the resident-led revitalization of the Laney Walker-Harrisburg community. Best wishes with your application!

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Evans Jones".

Cheryl Evans Jones, Ph.D.
President



September 2, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

As Chairman of the E3 Leadership Foundation, I am writing to express my strong support for the Augusta Housing Authority's 2020 Choice Neighborhoods Initiative (CNI) Planning Grant for the Laney Walker Harrisburg Community. The E3 Foundation was created in 2005 and we strive to build bridges to connect our community to knowledge, resources and growth opportunities. We believe it is our social responsibility to **educate, enlighten and empower** the community we love. Our hope is that through our continuous work, we aid in growing a thriving and more vibrant Augusta and believe that our missions run parallel.

The E3 foundation takes a two-pronged approach in achieving our mission. First, we achieve primary work through what we described as "programs and projects". Programs for us are groups of dedicated people and unique ideas, a targeted population and a simple mission. We also do "projects" which are usually carefully planned efforts that extend, support or enhance the programs and mission of E3. We do both in collaboration with other organizations that align with our mission, values, and goals. We provide administrative services, funding, and professional services to organizations who we collaborate with.

More specifically, we currently have our Talented Tenth program working on a project that addresses many of the action activities described in the CNI Planning Grant. The project is called "Augusta's Agenda". Augusta's Agenda was created as a project to examine ways to improve the socio-economic status of those in the most need by creating an agenda that can be used to lead our community and improve Augusta. Community leaders were asked, "What do you think are the biggest problems facing our local community?" which resulted in an initial list of concerns. The list was tweaked, massaged, adjusted and eventually evolved into subject matter that serves as the basis for the primary topics of the project and the basis for our agenda. The final list includes topics like, poverty, economic development, gentrification, neighborhood revitalization and affordable housing just to name a few. Talented Tenth participants have been asked to author a narrative that explains, creates awareness, makes recommendations and in some instances offers solutions to their identified topic.

We also have a youth program, Project IMPACT that we feel may be beneficial to the families in the community. Project IMPACT is a twice a month program for 50 high school males during the academic school year. Students are provided both breakfast and lunch along with a program shirt and there is no cost to students in the program. Project Impact students, many who live in the targeted area, collectively receive over 800 hours each month of direct advisor and support contact including, regularly scheduled sessions, multiple field trips, weekly counseling with a psychotherapist, private tutoring with certified teachers, group tutoring and social programming.

The Harrisburg, Laney-Walker and Bethlehem Choice Neighborhoods Community project has enormous potential for transforming the area. The E3 Leadership Foundation would be honored to be involved in this transformation and we look forward to possibly working with you and the Augusta Housing Authority.

Sincerely,



Steven B. Kendrick,
E3 Leadership Foundation, Chairman



September 8, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

As Chairman of the Board Of Directors of Good Neighbor Ministries, Inc, I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker Harrisburg neighborhoods. Additionally, I am pleased to serve on the Neighborhood subcommittee for the duration of the planning period.

Good Neighbor Ministries (GNM) was established in 2008 with a mission to "Strengthen Harrisburg by Loving Our Neighbors". Using Saint Luke United Methodist Church as our headquarters, we have sponsored Kids With A Future Program for 8 years. This after school program was for Harrisburg children to provide a safe place to learn and play and be loved. This program changed into Boys with a Future in 2019 when it became obvious that middle school and high school boys were in crisis. 2020 has made that need even more dramatic. GNM has sponsored children to attend private schools, payed school fees, bought clothing and arranged transportation. The support GNM has given to the residents of Harrisburg has been deep and varied.

Good Neighbor Ministries stands in the gap for many Harrisburg adults who are in desperate situations. Many Harrisburg residents live in abject poverty with few safety nets.

To demonstrate GNM's commitment to the Harrisburg community, it has purchased three lots in Harrisburg. It was the founder of Veggie Park Food Market and continues to support it financially.

The Board and I look forward to working with Housing Authority of the City of Augusta and members of the Laney Walker and Harrisburg communities every step of the way in planning for the transformation of these historic areas of Augusta.

Sincerely,

Gloria W. Norwood
Good Neighbor Ministries Board Chair



September 6, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of the Greater Augusta Arts Council, I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker and Harrisburg neighborhoods. Additionally, I am pleased to serve on the Neighborhood committee for the duration of the planning period.

The mission of the Greater Augusta Arts Council is to enrich the quality of life for citizens and visitors in the Augusta River Region by advancing vibrant cultural arts. As the public art agency for the City of Augusta, we facilitate the flourishing of art in public spaces throughout the Augusta area.

The public art projects we facilitate and fund are selected to follow the City's Public Art Master Plan, which was adopted in May 2017. The Arts Council is guided in this work by the Public Art Advisory Panel, a team of seven Richmond County residents with a passion for the arts, assisted by Arts Council Board members and staff, and leadership from City of Augusta Departments, including Recreation & Parks, Traffic Engineering, Planning & Development, and the Augusta Georgia Land Bank Authority.

We have focused many of our public art projects on the geographical area outlined in the Housing Authority's Choice Neighborhood Planning grant application. Our reasons for focusing on this area include a stated need for community expression by residents and groups working there, property controllers who are supportive of public art, and a multitude of public and private entities who will readily partner with us to make positive change happen in those areas.

What we have found is that the more art we place in public spaces, the more people imagine can happen in those places and everywhere. We are getting calls from other private developers seeking to make their locations speak to the public through murals and sculptures on their sites, including the newly rebranded Downtowner apartments, which are within the geographic area of the Choice Neighborhood Planning grant map. We have a Georgia Council for the Arts grant to create art on storm drains in the highest foot traffic areas of Downtown. *It All Flows Into the Savannah* will launch in 2021 with matching funds from Augusta's Traffic Engineering Department. We are advocating heavily for multiple public art projects in the Richmond County SPLOST 8 budget.

We would be honored, excited, and more than capable of bringing locally envisioned public art projects of the highest caliber to the transformational work that the Housing Authority of Augusta is planning.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Durant". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Brenda Durant
Executive Director

Harrisburg Family Health Care

423 Crawford Ave.

Augusta, GA. 30904

706.496.3885

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA. 30901

Dear Mr. Oglesby,

On behalf of Harrisburg Family Health Care, I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker Harrisburg neighborhoods. Additionally, I am pleased to serve on the Neighborhood subcommittee for the duration of the planning period.

The mission of Harrisburg Family Health Care is to provide free quality health care and educational opportunities to the under-insured and uninsured residents of the Central Savannah River Area. Currently, we provide free medical care to approximately 3,000 CSRA residents. We are open three days a week and have an MOU with the Medical College of Georgia to provide a practice site for Family Practice Residency Program two days a week.

Harrisburg Family Health Care was the clinical site for Wholesome Wave's Fruit & Veggie Southeastern U.S. Pilot Program and for the past six years we have continued to partner with Augusta Locally Grown to implement the Fruit & Veggie Rx Program. This very successful program increases access and affordability of healthy food and provides a practical framework for patients who have either heart disease, diabetes or are obese to improve their health. Participants are required to be seen on a monthly basis at HFHC, attend monthly healthy cooking classes and shop weekly (during Market Season) at our Veggie Park Farmer's Market, which is located in the Harrisburg neighborhood.

Additionally, Harrisburg Family Health Care provides a free monthly Women's Wellness Clinic, a Bi-Annual Eye Care Clinic. In 2021 we will provide at least two Pop-up Health Screenings for Lamar Milledge Elementary School and one Pop-Up Health Screening for the residents of Lake Olmstead Homes (located in the Harrisburg neighborhood). Additionally, we are a practice site for a LCSW who works with Spanish speaking families.

We estimate that over the past ten years Harrisburg Family Health Care has invested \$1,000,000.00 in our community to provide Primary Health Care for adults. For 10 years volunteer Physicians have provided over 7,000 volunteer hours of free care and a Nurse Practitioner has provided 2,400 plus hours of free care within the past four years.

This coming year Harrisburg Family Health Care, through its MOU with the Family Practice Residency Program at MCG, will begin developing and implementing a Pediatric/Adolescent Health Initiative. The program will begin by targeting elementary aged children who attend Lamar Milledge Elementary School, Westabou Montessori School and Toddler Thyme Child Care both housed at St. Luke UMC. Our goal is to provide excellent Family Medical Care to low-income families living in the CSRA.

Since 2010 Harrisburg Family Health Care has invested in and cared for our community through a holistic approach to health care. We are delighted and encouraged to be part of the creative group of individuals and agencies working to improve the health and wellness of our community.

Sincerely,

A handwritten signature in cursive script that reads "Marsha Jones".

Marsha Jones

Chairperson, Harrisburg Family Health Care Board of Directors
423 Crawford Ave.
Augusta, GA. 30904



OFFICERS

Mr. Heard Robertson
President
Dr. Benjamin P. Casella
First Vice President
Mrs. Elizabeth Knox Hopkins
Second Vice President
Mr. Nathan Vick
Secretary
Mr. B. Branford Thompson
Treasurer

HONORARY TRUSTEES

Mrs. Jacquelyn Murray Blanchard
Mr. Patrick G. Blanchard
Mrs. Ann B. Boardman
Mr. Clayton P. Boardman III
Mrs. Ronald W. Bowers
Dr. Lee Ann Caldwell
Mrs. Joe D. Christian
Mrs. Marian Carter Clark
Mr. D. Hugh Connolly
Mr. Bryan M. Haltermann
Mr. George S. Harrison
Mr. W. Tennent Houston
Mr. Paul G. King
Mrs. W. L. M. Knox, Jr.
Mr. W. Cameron Nixon
Mr. Robert C. Osborne
Mr. H. M. Osteen, Jr.
Mr. Thomas H. Robertson
Mrs. Paul S. Simon
Mrs. Randolph R. Smith

TRUSTEES

Mrs. Kate Sasnett Bailey
Mr. Davis H. Beman
Mrs. Carol M. Bennett
Mr. Robert D. Bovard
Mrs. Jan Hodges Burch
Mr. George D. Bush
Mrs. Rachel Cagle
Mr. John D. Cates V
Mr. Brandon K. Dial
Mr. Mark S. Donahue
Mr. John A. Donsbach
Mrs. Pamela Dorminey-Uros
Mrs. Ann W. Ewell
Hon. Edward John Flythe
Dr. Faye Hargrove
Mr. Benjamin R. Harrison
Mrs. Greg Osteen Howard
Laura Irwin, MD
Mr. Nathan M. Jolles
Mr. Bradley King
Mrs. Ann Butler Knox
Dr. Joshua Lane
Mr. John R.B. Long
Mrs. William L. Macouch
Mr. Robert L. Mauldin
Mr. John McBrayer
Mrs. Elizabeth Jackson McGee
Mr. James O'Neal
Hon. J. Carlisle Overstreet
Ms. Ellen Neal Pruitt
Mr. Scott Rhodes
Mrs. Joye Richards
Mrs. Lauren Patterson Robbins
Mr. Chris Rucker
Mr. Scylance B. Scott, Jr.
Ms. Ashley Hock Smith
Mr. Jeff Paul Spears
Mrs. Emily C. Stevenson
Mrs. Megan Dean Sutton
Mr. Samuel E. Tyson, Jr.
Mr. J. Maxwell Vallotton, Jr.
Dr. Tina Whitehouse
Mr. John H. Williams
Mr. Robert S. Wynn
Mr. Kirby T. Yawn

EX OFFICIO

Mrs. Anne S. Floyd
Mrs. Christine Miller-Betts

STAFF

Mr. Erick D. Montgomery
Executive Director
Mrs. Robyn A. Anderson
Preservation Services Director
Ms. Robyn V. Macey
Programs and Marketing Director

September 9, 2020

Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Jake,

On behalf of Historic Augusta, Inc., I am pleased to learn that the Housing Authority of the City of Augusta will be applying for the FY2020 Choice Neighborhoods Planning grant. I understand the goal is to develop a comprehensive plan for the transformation of the Laney Walker and Harrisburg neighborhoods. I will be happy to serve on the neighborhood committee for the duration of the planning period.

The mission of Historic Augusta is to preserve historic sites and structures in Augusta and Richmond County. We provide technical assistance to public and private property owners that seek to preserve residential, commercial, and institutional properties of historic significance as well as historic neighborhoods. One of our current projects is the preservation of the home of the Rev. C. T. Walker at 1011 Laney-Walker Boulevard. It was in honor of the Rev. Walker that both the street and the neighborhood were renamed in the 20th Century, along with educator Lucy Craft Laney.

In reviewing the map of the proposed study area, designated National Register historic districts that are included are Laney-Walker North, Augusta Downtown, Harrisburg-West End, and the Augusta Canal Industrial District. Much of Downtown is also a locally designated historic district, and the canal is both a National Historic Landmark District, and a National Heritage Area. We can assist in utilizing these designations in ways that could be useful in planning for the improvement of the target area.

I look forward to meaningful participation during the planning process.. Please let me know if I can assist in any way.

Sincerely,

Erick D. Montgomery
Executive Director



The Lucy Craft Laney
MUSEUM OF BLACK HISTORY
And Conference Center

www.LucyCraftLaneyMuseum.com

1116 Phillips Street ■ Augusta, GA 30901
Ph: 706-724-3576 ■ Fax: 706-724-2866

September 8, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of the Lucy Craft Laney Museum of Black History, I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning Grant to develop a comprehensive plan for the transformation of the Laney Walker, Harrisburg neighborhoods. Additionally, we are pleased to serve on the Neighborhood subcommittee for the duration of the planning period.

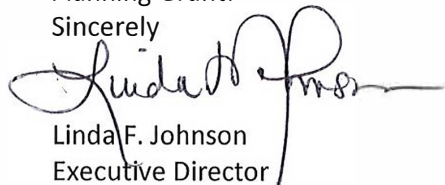
The mission of the Lucy Craft Laney Museum of Black History is to promote the legacy of Ms. Lucy Craft Laney through art, history, and the preservation of her home.

The Lucy Craft Laney Museum enjoys a strong working relationship within the Laney Walker District with the Laney Walker Neighborhood Association, The Lucy Craft Laney Comprehensive High School, Tabernacle Baptist Church, A.R. Johnson Magnet School, and the Augusta Partnership for Children, and provides enrichment and outreach programs such as summer and fall camps, exhibits, educational & cultural field trips for children and adults, monthly senior luncheons and other special events.

We are pleased to report that the Lucy Craft Laney Museum plans to undertake several projects during the grant period that we hope will further leverage your efforts to re-invigorate the Laney Walker District. We plan to hold our Lucy Craft Laney Museum Children's Academy programs, which supports state mandated curriculum, senior programs, health fairs, and other outreach programs that benefit this community. We are also working on public arts projects in partnership with the Greater Arts Council and Housing and Community Development.

We look forward to working with the Housing Authority of the City of Augusta and would be honored to be involved in the planning for the FY2020 Choice Neighborhood Planning Grant.

Sincerely



Linda F. Johnson
Executive Director



Medical College of Georgia
FOUNDATION
AUGUSTA UNIVERSITY

OFFICERS

J. Ben Deal | Chairman
Paul Turk | Vice Chair
Sam Richwine | Past Chair
Lloyd Schnuck | Sec/Treasurer

BOARD OF DIRECTORS

Buffi Boyd
Benjamin Cheek
H. Gordon Davis
Jim Davis
Rick Franza
Murray Freedman
Sandra Freedman
Ellen Goodrich
Don Grantham
Charlie Green
Carole Hanes
J. Daniel Hanks
David Hess
Judy Hodnett
Jim Hull
Brooks Keel
Josh Lane
Alva Mayes
Sylvester McRae
Tripp Simpson
Ron Spearman
Tat Thompson
Debbie Vaughn
Cecil Whitaker

September 1, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: Support of the Laney Walker-Harrisburg Choice Neighborhood Planning Grant

Dear Mr. Oglesby:

The Medical College of Georgia (MCG) Foundation is pleased to partner with the Community Foundation of the Central Savannah River Area (CFCSRA) and the Boys & Girls Club of the Central Savannah River Area (BGC) to serve as Planning Partner for the Augusta Housing Authority (AHA) and the City of Augusta's HUD FY2020 Choice Neighborhoods (CN) Planning Grant application, and to offer our full support to the development of a comprehensive neighborhood transformation plan for the Laney Walker-Harrisburg community. We are also excited to participate as a member of the Steering Committee and serve as a part of the Neighborhood Task Force.

The Foundation, whose mission is to improve the quality of life of the people of Georgia, the nation, and the world by supporting the advancement of education, research, and patient care at the Medical College of Georgia, believes this mission begins within the community. This belief has been greatly enriched over the past many months through our recent partnerships with the Housing Authority, the City of Augusta, our Community Foundation, the Boys & Girls Club, and the many friends and residents from the Laney Walker-Harrisburg community.

To further demonstrate our support, the MCG Foundation and its Board of Directors commit \$105,000 to the Laney Walker-Harrisburg Choice Neighborhood planning process.

We also believe that the MCG Foundation's own redevelopment project, which includes approximately 55 acres at the direct center of the Laney Walker-Harrisburg community, will greatly benefit the neighborhood revitalization. This project, which includes both public and private investment, brings many of the amenities our neighborhood needs.

As a part of the first phase of this development plan, the MCGF will construct two brand new community assets that will ground the commercial development in community. As you know and to accomplish this, the MCGF has partnered with the Community Foundation of the Central Savannah River Area (CFCSRA) and the Boys & Girls Club of the CSRA (B&GC), and we collectively expect to deliver the roughly \$12 million assets – a Community Center and Boys & Girls Club to the neighborhood and its many supporting organizations at no cost to them.

Additionally, the MCGF has partnered with the Augusta Land Bank Authority and the Economic Development Authority to deliver as a part of its retail development, a new, neighborhood-scale grocery store to this site in collaboration with the community, neighborhood residents, and the Housing Authority. We envision a partnership with the Community Center – and specifically with Augusta Locally Grown – that delivers high quality, fresh, and healthy foods to the Laney Walker/Harrisburg neighborhood.

We are proud to be a part of this tremendous effort and look forward to seeing this transformation to its completion.

Yours most sincerely,

A handwritten signature in black ink, appearing to read 'Ian Mercier', with a stylized flourish extending from the end.

Ian Mercier
President & CEO
Medical College of Georgia Foundation, Inc.
Vice President for University Foundations
Augusta University

September 9, 2020

Jacob Oglesby
Executive Director
Augusta Housing Authority
1435 Walton Way
Augusta, GA 30901

Re: HUD FY2020 Choice Neighborhoods Planning Grant Application for
Laney-Walker Harrisburg Communities

Dear Mr. Oglesby:

The joint venture team of Pennrose, LLC and BLOC Global Development Group, collectively Pennrose-BLOC, LLC (Pennrose-BLOC), is thrilled to submit this commitment of funding leverage to the Augusta Housing Authority (AHA) to support the Choice Neighborhoods Planning Grant and the redevelopment of Laney-Walker Harrisburg Communities.

As you know, Pennrose-BLOC has been involved in other Choice Planning and Implementation Grants, and our team has served as Housing Implementation Entity for many of those projects. As part of the overall community planning effort, Pennrose-BLOC is planning to develop nearly 8.5 acres of land in this community along Chafee Avenue. The development would provide about 200 new senior apartments in the community.

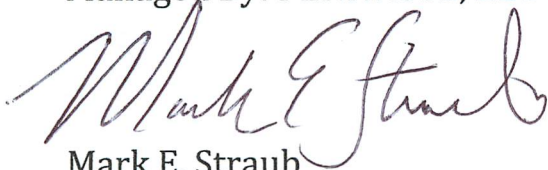
This letter is provided to demonstrate our firm commitment and funding support to this project. Pennrose-BLOC commits to \$40,000 to the Laney-Walker Harrisburg Choice Neighborhood redevelopment effort. This funding will provide for preliminary planning and predevelopment activities including schematic design, geotechnical studies, environmental studies, and market analysis. This predevelopment activity will begin and be accomplished over the next two years concurrent with the Choice Neighborhoods planning activities.

We are looking forward to working with AHA to redevelop the Laney-Walker Harrisburg Communities.

Sincerely,

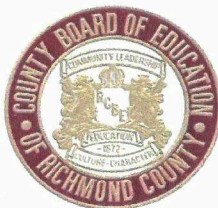
PENNROSE-BLOC, LLC

Managed By: PENNROSE, LLC

A handwritten signature in dark ink, appearing to read "Mark E. Straub". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark E. Straub
Regional Vice President

RICHMOND COUNTY



BOARD OF EDUCATION

864 Broad Street – 4th Floor
Augusta, Georgia 30901-1215
(706) 826-1124 – Fax: (706) 826-4613

MR. JIMMY V. ATKINS, JR.
President

KENNETH BRADSHAW, Ed.D.
Superintendent of Schools

MRS. VENUS CAIN
Vice-President

September 11, 2020

To: Ian Mercier, President & CEO
Medical College of Georgia Foundation, Inc.

Re: HUD Choice Neighborhoods Grant

Dear President Mercier:

The Richmond County School System supports the Medical College of Georgia Foundation's application for a FY2021 Choice Neighborhoods Planning and Action grant to develop a comprehensive plan for the transformation of the Harrisburg and Laney-Walker communities. The Richmond County School System will work with the Medical College of Georgia Foundation, the Community Foundation, the Boys and Girls Club, the City of Augusta, and the Augusta Housing Authority to develop a strategy that will improve the educational outcomes for children living in those areas and served by our local schools, including increasing the number of children that enter kindergarten ready to learn; are proficient in core academic subjects; and graduate from high school, college and career ready.

The mission of the Richmond County School System is to build a globally competitive school system that educates the whole child through teaching, learning, collaboration, and innovation. This collaboration will certainly enable us to better serve a large portion of our 32,000+ students and to improve the learning culture in the Harrisburg and Laney-Walker communities. We are one of the larger school systems in Georgia and serve a diverse population. Of the students we serve in our 56 schools, 75% are African American, 5% are Hispanic, and 16% are white. Currently 49% of our students qualify as economically disadvantaged and 12% are students with disabilities.

Richmond County School System has a strong working relationship with all of our community partners, most recently in the Community Foundation's literacy program. To that end, Richmond County Schools appoints Nathan Benedict, Assistant Superintendent of Administrative Services to serve on the Steering Committee for the Choice Neighborhoods planning process, and Principal Shetina Roulhac (Lamar-Milledge Elementary) and Principal Dr. Marquez Hall (Laney High School) to be active participants in the education task force. This grant will uplift the Harrisburg and Laney-Walker communities and support our schools and the broader community by improving the quality of life in those neighborhoods.

We look forward to working with Medical College of Georgia Foundation, the Community Foundation, the Boys and Girls Club, the City of Augusta, and the Augusta Housing Authority in planning for the transformation of this important historical area of Augusta.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken B", with a stylized flourish at the end.

Dr. Kenneth Bradshaw
Superintendent of Schools



September 9, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Subject: FY2020 Laney Walker-Harrisburg Choice Planning Grant Application

Dear Mr. Oglesby:

On behalf of Tabernacle Baptist Church, I fully support the Augusta Housing Authority (AHA) and City of Augusta's (City) application for a FY2020 Choice Neighborhoods Planning grant to develop a comprehensive plan for the transformation of the Laney Walker-Harrisburg neighborhood. We are pleased and willing to serve on the Steering Committee and the Neighborhood Task force for the duration of the grant period.

Our mission is to I.M.P.A.C.T. (Intersecting Maturing People and Christ Together) the body of Christ through Innovation, Ministry, Passion, Attracting, Consistency and Teaching. Our church has a rich history of serving our community, and we have always prided ourselves in ministry excellence and community growth. Making a positive impact with the "least of these" has been at the heart of this ministry since its earliest existence – beginning with the work of founding Pastor C.T. Walker on behalf of his African American brothers and sisters starting in the late 1800s.

Reverend C.T. Walker, was born into chattel slavery in 1858 on a plantation about fourteen miles outside of Augusta in Hephzibah, GA. For the first seven years of his life he would wear the cold chains of enslavement to finally be freed at the final shot fired in the American Civil War. As a young free man, Walker moved to Augusta to study divinity at the Augusta Institute (now Morehouse College), receiving his ordination and establishing Tabernacle Church in 1885. Although he received appointments by U.S. Presidents, hosted John Rockefeller, William Howard Taft at Tabernacle, and welcomed Booker T. Washington and George Washington Carver at the Walker Baptist Institute, he made his home in the heart of the Laney Walker-Bethlehem neighborhood – living at 1101 Gwinnett Street (now Laney Walker Blvd) until his death in 1921.

On 21st of May 1882, Rev. Walker delivered the annual address before the Atlanta Baptist and Spelman Seminary on the needs and responsibilities of the African American Race. It was an effort that has significant meaning to this day. In opening, Rev. Walker said: "When our minds like the swiftly passing scene of a panorama take a retrospective view of the past history of our race, and when we remember

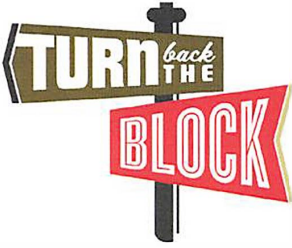
that for over two centuries, ignorance, the mother of bigotry and superstition, the bane of society, the prolific mother of weakness, held our people with its slavish chains, we must admit that many of our people have made commendable progress, and that the influence of religion morality and intelligence is increasingly felt." In his address, Rev. Walker addressed poverty, when he pleaded for his fellow man, "don't ignore him on account of his poverty, he has no rich ancestors to bequeath him landed estates." And admonishing government's supporting role, Walker added that "a bright day is dawning – citizens of every rank and section of this country are uniting hand in hand to advocate such legislation as to remove illiteracy...and making appropriations for public education."

We believe that the great work you have started here, with this program, aligns with the heart of what Rev. Walker wished to express to that congregation in 1882, and what we live and believe today – that we can be better together. The Choice Neighborhoods program, with its focus on people, neighborhood, and housing, addresses the most vital and core pieces of any community, and we will serve side-by-side with you and this community family desiring to serve the residents of this important neighborhood.

Most sincerely,

A handwritten signature in black ink, appearing to read "C. Goodman, Jr.", with a stylized flourish at the end.

Rev. Dr. Charles E. Goodman, Jr.
Pastor/Teacher, Tabernacle Baptist Church



September 4, 2020

EXECUTIVE DIRECTOR

Ashley Brown

OFFICERS

Garon Muller
President

Bert Harbin
Vice President

Clay Boardman
Secretary

Jim Bennett, Jr.
Treasurer

**BOARD MEMBERS &
COMMITTEE CHAIRS**

Jim Bennett
Finance

Brannon Sell
Site Selection

Kelly Thorpe
Family Selection & Shepherding

Mike Gardner
Construction

Nick Blume
Volunteer Outreach

Phin Hitchcock
Compliance Liason

At Large Members:

Anne Catherine Murray
Christel Snyder
Chad Benton
Phillip Vera

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

Turn Back the Block supports the Augusta Housing Authority's and the City of Augusta's co-application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker-Harrisburg neighborhoods. Additionally, we are pleased to serve on the Housing subcommittee during the planning period.

Turn Back the Block is a faith-based nonprofit organization whose mission is to revitalize the Harrisburg neighborhood through housing rehabilitation, new construction, and the promotion of homeownership therein. We recognized that change would occur on a house by house, block by block basis, and only with the strong support of this community. However, there is a vacancy and abandonment rate of 22% and less than 20% of the homes are owner-occupied. Given this, creating home ownership opportunities as an axis for community transition is difficult at best. A major impact project is needed to return the Harrisburg community to the once -thriving place to live, shop, worship, and learn. We believe that the collaborative effort of the Choice Neighborhood Planning Grant will further our mission to revitalize Harrisburg.

We would be honored to serve on the Housing Task Force and Steering Committee.

If there is any additional information that we can provide to support this application, please do not hesitate to contact us.

Sincerely,

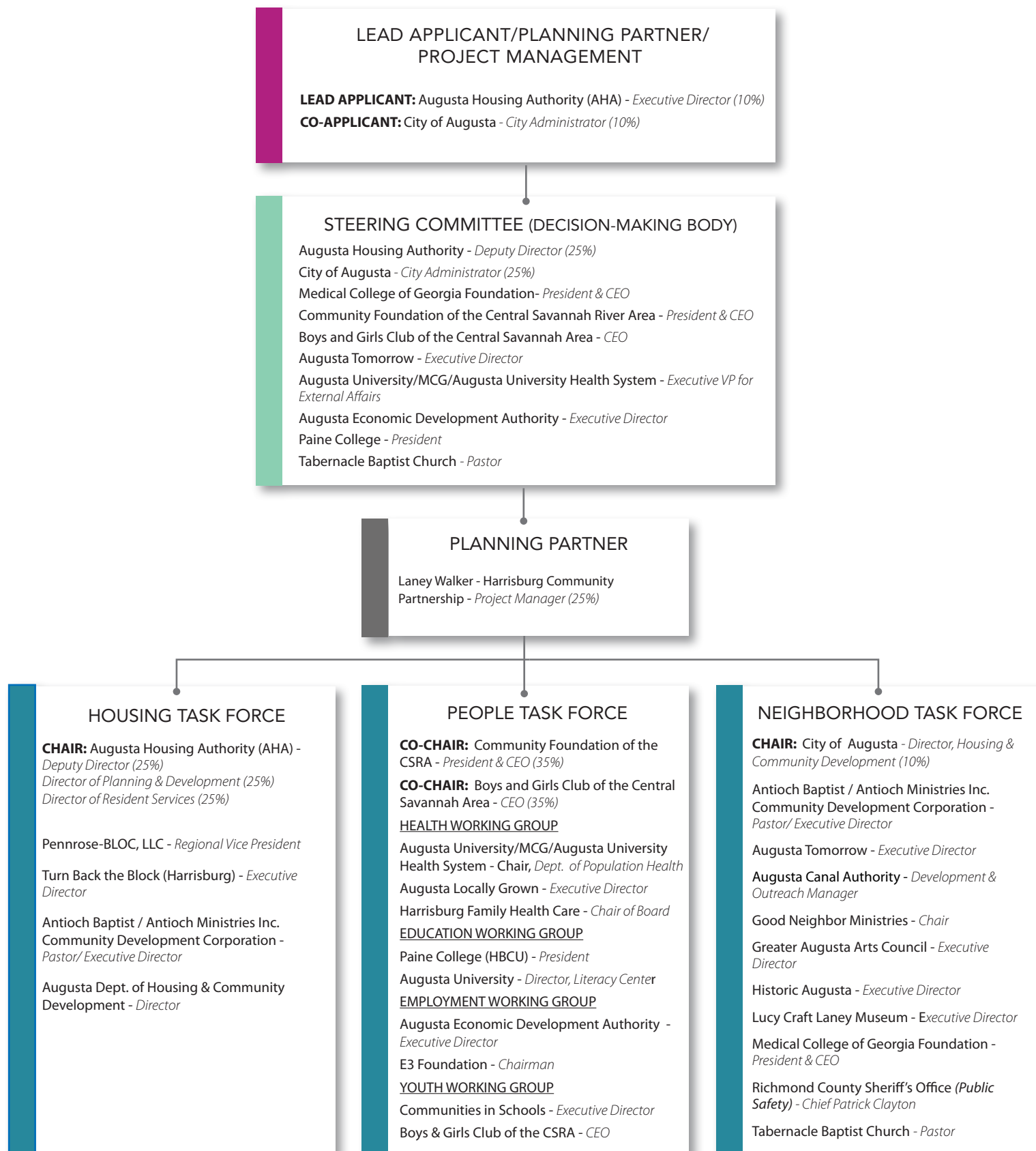
Ashley Brown
Executive Director

P.O Box 3366
Augusta, GA 30914-3366
(706) 262-4000
turnbacktheblock@gmail.com
www.turnbacktheblock.com

Attachment 13. Staffing Plan

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att13StaffingPlan.pdf



Attachment 14. Planning Schedule

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att14PlanningSchedule.pdf

TASKS	SUBTASKS	PLANNED		PRE-CNI	2021												2022												2022-2023 WEEKS 25-42
		START	COMPLETION		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
1	Pre-Planning and Coordination																												
1.1	Continue to identify organizations to engage in planning process	9/20	3/21																										
1.2	Identify and confirm steering committee members and task force leads	9/20	3/21																										
2	Identify and Assess Existing Conditions																												
2.1	Review focus and status of prior planning efforts	1/21	3/21																										
2.2	Review geography, history, economic development, and housing market data	1/21	3/21																										
2.3	Analyze and summarize demographic, land use, and housing data	1/21	3/21																										
2.4	Review housing stock, education, infrastructure, commercial markets, and neighborhood assets	1/21	3/21																										
2.5	Collect and review previous and ongoing community-related surveys	1/21	3/21																										
2.6	Collect, review, and evaluate other relevant data including data from census, police reports, healthcare providers, school reports, and other to determine if more comprehensive assessments are required at neighborhood level	1/21	3/21																										
3	Identify Issues and Needs - Housing, People, Neighborhood																												
3.1	Develop Needs Assessment Survey Tool	2/21	3/21																										
3.2	Administer Needs Assessment Survey to Allen Homes and neighborhood residents	4/21	5/21																										
3.3	Analyze of data and survey results	6/21	7/21																										
3.4	Present findings of the needs assessment	8/21	8/21																										
3.5	Conduct independent, third-party market study for non-replacement housing and commercial corridors	4/21	6/21																										
4	Stakeholder Engagement / Capacity Building																												
4.1	Create community engagement plan	1/21	2/21																										
4.2	Assist with identifying capacity building programs	1/21	3/21																										
4.3	Community Capacity Building: HUD Convening	3/21	3/21																										
4.4	Community Capacity Building: TBD	3/21	TBD																										
4.5	Develop outreach materials for meetings, events, visioning sessions	1/21	12/22																										
4.6	Set up and maintain central hub for public to access all plan-related materials, meetings dates, presentations, minutes	1/21	12/22																										
4.7	Create and update materials for stakeholder input, including photos, graphics, display boards, status updates	1/21	12/22																										
4.8	Community-wide meetings / workshops	3/21	6/22																										
4.9	Focus group meetings	9/21	3/22																										
4.10	Pop-up / Special events	4/21	12/22																										
4.11	Steering Committee Meetings	2/21	12/22																										
4.12	Allen Homes Resident Council Meetings	1/21	11/22																										
4.13	Task Force/Working Group Meetings	2/21	12/22																										
5	Develop Strategies and Plans - Housing, People, Neighborhood																												
5.1	Analyze data gathered to date, identify challenges, and develop initial strategies for Housing, People, and Neighborhood	7/21	12/21																										
5.2	Provide short- and long-term implementation strategies	11/21	5/22																										
5.3	Develop a one-for-one housing replacement plan for Allen Homes	11/21	5/22																										
5.4	Create relocation strategy	4/22	11/22																										
5.5	Consult with State Historic Preservation Officer to determine effects of demolition on historic properties	7/21	3/22																										
5.6	Analyze housing options including feasibility, cost, impacts	1/22	6/22																										
5.7	Ensure consistency with HUD Livability Principles and affirmatively further fair housing	2/22	6/22																										
5.8	Develop viable financing plans for housing replacement plan	5/22	11/22																										
5.9	Recommendations for People goals, vision, supportive services	8/21	6/22																										
5.10	Recommendations for quality education access and developmental outcomes, including early childhood education	8/21	6/22																										
5.11	Recommendations for employment, job training, and economic development	8/21	6/22																										
5.12	Recommendations for health and access to healthcare	8/21	6/22																										
5.13	Recommendations for youth supportive services that help increase intergenerational mobility	8/21	6/22																										
5.14	Recommendations for Neighborhood goals and vision	8/21	6/22																										
5.15	Prepare public safety plan	8/21	6/22																										
5.16	Prepare conceptual neighborhood plans	2/22	6/22																										
5.17	Early phase site due diligence (Phase I environmental assessment)	1/22	3/22																										
6	Early Action Activities																												
6.1	Identify Early Action Activities	8/21	3/22																										
6.2	Plan, design, and coordinate implementation of Early Action Activities	2/22	7/22																										
6.3	Implement Early Action Activities	7/22	12/22																										
7	Transformation Plan / Project Management																												
6.1	Prepare and submit Outline with Content	12/21	1/22																										
6.2	Develop and Submit Draft of Transformation Plan	1/22	6/22																										
6.3	Prepare and Submit Final Transformation Plan	4/22	12/22																										
6.4	Select Master Developer/Housing Developer by end of grant term	7/22	12/22																										
6.5	Monthly HUD Conference Calls	1/21	12/22																										
6.6	HUD Quarterly Reports	3/21	12/22																										

• Milestone
□ Meeting/Workshop

Attachment 15. Budget

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att15Budget.pdf

LANEY WALKER/HARRISBURG CHOICE NEIGHBORHOOD PLANNING GRANT
Attachment 15: Budget

SOURCES					
ORGANIZATION	HUD CNI GRANT	CASH	SUPPORTING	TOTAL	DESCRIPTION
HUD Choice Neighborhood Plannning Grant	\$450,000			\$450,000	
Augusta Housing Authority		\$25,000		\$25,000	Resident engagement
Augusta National		\$50,000		\$50,000	Planning and engagement
Community Foundation for CSRA		\$50,000		\$50,000	Planning and engagement
Medical College of Georgia Foundation		\$105,000		\$105,000	Planning and engagement
Medical College of Georgia / Augusta University			\$25,000	\$25,000	Human capital planning
Pennrose-BLOC, Inc.			\$40,000	\$40,000	Phase 1 Environmental, Geotechnical, Market Study
Augusta Tomorrow			\$50,000	\$50,000	Business surveys, neighborhood planning
Augusta Economic Development Authority			\$10,000	\$10,000	Workforce participation planning
Augusta Locally Grown			\$20,000	\$20,000	Early Action Activity
Total	\$450,000	\$230,000	\$145,000	\$825,000	
USES					
Capacity Building / Management Improvements					
Resident Leadership Training	\$10,000			\$10,000	
Choice Convenings / Conferences for Principal Team Members and Allen Homes Residents	\$10,000			\$10,000	
Administration					
CN Grant Administration (AHA)	\$40,000			\$40,000	
Fees and Costs					
Consultant Services	\$165,000	\$205,000		\$370,000	
Needs Assessment Survey Development, Administration & Analysis	\$25,000			\$25,000	
Independent Market Study			\$20,000	\$20,000	
Community Engagement Services	\$40,000			\$40,000	
Housing Transformation Plan Consulting and Facilitation	\$10,000			\$10,000	
People Transformation Plan Consulting and Facilitation	\$40,000		\$35,000	\$75,000	
Neighborhood Transformation Plan Consulting and Facilitation	\$10,000		\$50,000	\$60,000	
Site Specific Due Diligence			\$20,000	\$20,000	
Early Action Activities (TBD)	\$100,000	\$25,000	\$20,000	\$145,000	
Total	\$ 450,000	\$ 230,000	\$ 145,000	\$ 825,000	

**Attachment 16. Documentation to Support Consistency with Consolidated Plan
and PHA/MTW Plan**

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att16ConsistencywConsolPlan.pdf

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: The Housing Authority of the City of Augusta, Georgia

Project Name: Laney-Walker-Harrisburg

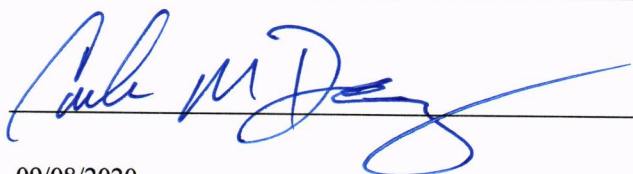
Location of the Project: Augusta, Georgia

Name of the Federal
Program to which the
applicant is applying: FY 2020 HUD Choice Neighborhoods Planning

Name of
Certifying Jurisdiction: Augusta-Richmond County

Certifying Official
of the Jurisdiction
Name: Carla Delaney

Title: Deputy-Director of Planning and Development

Signature: 

Date: 09/08/2020



The **HOUSING AUTHORITY** of The City of Augusta, Georgia

THE J. MADDEN REID
ADMINISTRATIVE BUILDING

1435 WALTON WAY
AUGUSTA, GEORGIA 30901-2609

(706) 724-5466

(706) 724-0130 TDD

(706) 724-2342 FAX

www.augustapha.org
phaaug@augustapha.org

September 2, 2020

RE: 2020 Choice Neighborhoods Planning Grant

The Housing Authority of the City of Augusta, Georgia's Annual Plan is currently being revised to include the following language:

AHA intends to co-apply with the City of Augusta, Georgia for Choice Neighborhoods grant funding in 2020 to assist with developing and/or implementing a redevelopment program for one or more AHA sites, including 149 public housing units at Allen Homes and the sites' surrounding neighborhoods. Funding awarded via a Choice Neighborhoods Planning - or Planning and Action – Grant would support the development of a comprehensive neighborhood transformation plan for the targeted site and neighborhood, and a Choice Neighborhoods Implementation Grant would assist with the implementation of that transformation plan for the targeted site and neighborhood.



Jacob L. Oglesby
Executive Director

Attachment 17. Alignment with Existing Efforts

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att17AlignWithExistEfforts.pdf



Housing & Community Development Department

Hawthorne E. Welcher, Jr.
Director

Shauntia Lewis
Deputy Director

September 11, 2020

Housing Authority of the City of Augusta
Attn: Jacob Oglesby
Executive Director
1435 Walton Way
Augusta, GA 30901

Subject: Laney Walker Neighborhood __ Urban Redevelopment Area (URA) Designation

Dear Mr. Oglesby:

Like many communities around the country, the Laney Walker neighborhood has experienced decades of disinvestment, significant number of vacant and abandoned properties, unstable habitable conditions, and declining values for those properties still occupied. These elements, as you know, often discourage private investment that might be used as leverage to revitalize distressed areas. By the early 2000s, the area, which covers over 1,100 acres and includes over 3,500 parcels, saw 33 percent of its north-side housing in poor to dilapidated condition, and over 70 percent of its southern housing in the same condition to the south. Over 25 percent of these homes were vacant.

Thus, Augusta, GA, realizing that previous plans and interventions had not been enough to address these problems and reverse the neighborhood decline, engaged in a transformative revitalization effort (2008) focused on transforming this historic neighborhood back into a thriving community; strategically centered around a Community Economic Development Philosophy (housing, small business development/retention, healthy support services, & job creation) formally known as the Laney Walker/Bethlehem Revitalization Project.

Therefore, as process, the Augusta, GA Commission voted (April 1, 2010) to activate the Urban Redevelopment Agency (of Augusta) to transact business and exercise powers under the provisions of the Urban Redevelopment Law by resolution. Also on the same day (April 1, 2010), the Augusta, GA Commission voted to approve the Laney Walker/Bethlehem Urban Redevelopment Plan (by resolution) focused on utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums, to encourage needed urban rehabilitation, and to provide for the development of slum areas. Also in support of said revitalization efforts, the Laney Walker Enterprise Zone was first amended (September 10, 2009) to compliment said revitalization efforts and serve as a recruiting tool in the recruitment/solicitation of business and service enterprises.



**Laney Walker Neighborhood_
Urban Redevelopment Area Designation
Attn: Jacob Oglesby
September 11, 2020**

Our Redevelopment Plan efforts included community engagement, or twenty-four months of discussion with residents about their vision for the community, and followed by quarterly meetings that continue up to the present day. The principal goals identified through these sessions and following key inputs from residents that shape the Laney Walker master plan includes:

- Providing new affordable/workforce single-family housing for home ownership/rental on vacant lots;
- Eliminating blight and abandonment;
- Creating rental housing for senior citizens/low-moderate residents;
- Supporting the rehabilitation/historic restoration of vacant houses;
- Creating more green space;
- Creating neighborhood retail and job opportunities;
- Celebrating the neighborhood's culture and African American heritage.

The urban redevelopment area (URA) designation is an excellent tool that allows Augusta, GA to strategically direct limited resources to communities that can see the greatest impact while creating the greatest opportunity to leverage additional public and private investment. Our experiences working this plan over the past several years also provides a great framework from which future transformation plans can flow. The Augusta Housing Authority and Augusta, GA's application for a Choice Neighborhood Planning Grant perfectly aligns with the spirit of the URA process, and we are excited to potentially integrate the plans into another.

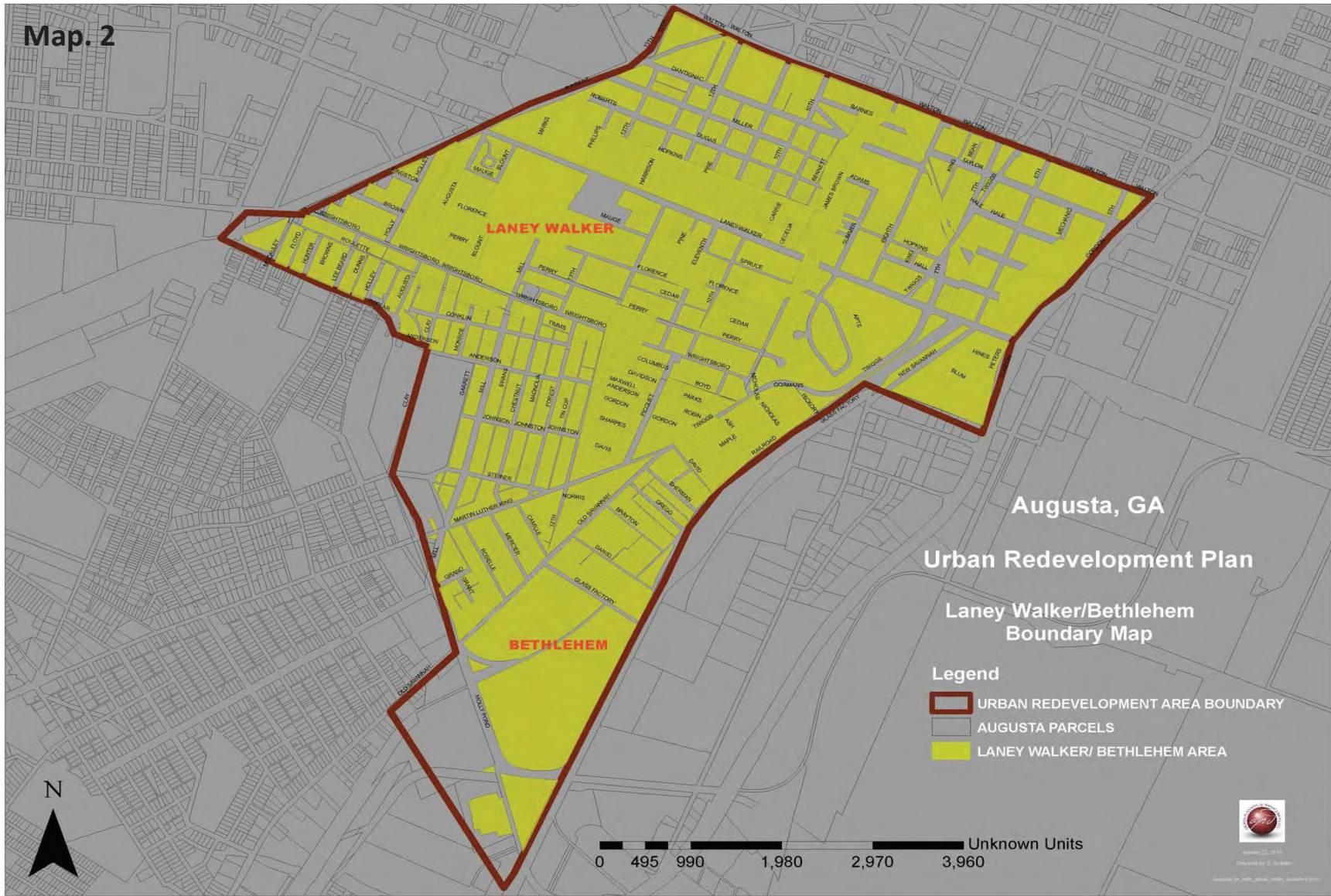
We look forward to the tremendous opportunities awaiting this community and our City and look forward to replicating our past successes on a much larger scale through the Choice Neighborhood transformation process.

Sincerely,



Hawthorne E. Welcher, Jr.
Director, Housing and Community Development

cc: Jarvis Sims, Interim Administrator
Shauntia Lewis, Deputy Director



**STATE OF GEORGIA
AUGUSTA-RICHMOND COUNTY**

RESOLUTION

RESOLUTION DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes Augusta, Georgia (sometimes referred to herein as "Augusta") to designate an "urban redevelopment area," which is defined to mean a "slum area" which the Board of Commissioners of Augusta, Georgia designates as appropriate for an urban redevelopment project; and

WHEREAS, the Urban Redevelopment Law defines "slum area" to mean an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of Augusta, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, after careful study and investigation, Augusta desires to designate the area described in Exhibit A attached to this resolution as an urban redevelopment area;


NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Augusta, Georgia that the area described in Exhibit A attached to this resolution is hereby determined to be a "slum area," by reason of the presence of a substantial number of deteriorating structures, predominance of defective or inadequate street layout and deterioration of site or other improvements, which substantially impairs or arrests the sound growth of Augusta or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 16th day
of March, 2010.

AUGUSTA, GEORGIA

(SEAL)

By: 
Mayor

Attest:


Clerk of Commission

EXHIBIT A

The geographic area including all land lying and being within the boundaries of the Laney-Walker/Bethlehem Urban Redevelopment Area located in Augusta, Georgia ("Augusta") as described in Map 2 located in the Laney Walker/Bethlehem Blight Findings Report a copy of which is on file in the official records of Augusta; and as more particularly described as all land which is located in the eastern portion of the Augusta, south of the downtown area, which area is generally defined by Walton Way to the north, Gordon Highway, Old Savannah Road and Twiggs Street to the east, the existing railroad line to the northwest and R.A. Dent Boulevard to the west.

CLERK OF COMMISSION'S CERTIFICATE

I, **Lena J. Bonner**, the duly appointed and qualified Clerk of Commission of Augusta, Georgia ("Augusta"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on March 16, 2010, by the Board of Commissioners of Augusta, Georgia in a meeting duly called and assembled in accordance with applicable laws and with the procedures of Augusta, by a vote of 10 Yea and 0 Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of Augusta, which is in my custody and control.

GIVEN under my hand and the seal of Augusta, this 24 day of May, 2010.



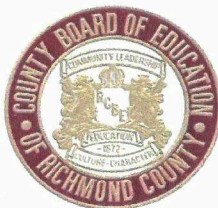
Lena J. Bonner
Clerk of Commission, Augusta, Georgia

Attachment 18. Evidence of Local Government Support and School District Support

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att18EvidenceofLocalSupport.pdf

RICHMOND COUNTY



BOARD OF EDUCATION

864 Broad Street – 4th Floor
Augusta, Georgia 30901-1215
(706) 826-1124 – Fax: (706) 826-4613

MR. JIMMY V. ATKINS, JR.
President

KENNETH BRADSHAW, Ed.D.
Superintendent of Schools

MRS. VENUS CAIN
Vice-President

September 11, 2020

To: Ian Mercier, President & CEO
Medical College of Georgia Foundation, Inc.

Re: HUD Choice Neighborhoods Grant

Dear President Mercier:

The Richmond County School System supports the Medical College of Georgia Foundation's application for a FY2021 Choice Neighborhoods Planning and Action grant to develop a comprehensive plan for the transformation of the Harrisburg and Laney-Walker communities. The Richmond County School System will work with the Medical College of Georgia Foundation, the Community Foundation, the Boys and Girls Club, the City of Augusta, and the Augusta Housing Authority to develop a strategy that will improve the educational outcomes for children living in those areas and served by our local schools, including increasing the number of children that enter kindergarten ready to learn; are proficient in core academic subjects; and graduate from high school, college and career ready.

The mission of the Richmond County School System is to build a globally competitive school system that educates the whole child through teaching, learning, collaboration, and innovation. This collaboration will certainly enable us to better serve a large portion of our 32,000+ students and to improve the learning culture in the Harrisburg and Laney-Walker communities. We are one of the larger school systems in Georgia and serve a diverse population. Of the students we serve in our 56 schools, 75% are African American, 5% are Hispanic, and 16% are white. Currently 49% of our students qualify as economically disadvantaged and 12% are students with disabilities.

Richmond County School System has a strong working relationship with all of our community partners, most recently in the Community Foundation's literacy program. To that end, Richmond County Schools appoints Nathan Benedict, Assistant Superintendent of Administrative Services to serve on the Steering Committee for the Choice Neighborhoods planning process, and Principal Shetina Roulhac (Lamar-Milledge Elementary) and Principal Dr. Marquez Hall (Laney High School) to be active participants in the education task force. This grant will uplift the Harrisburg and Laney-Walker communities and support our schools and the broader community by improving the quality of life in those neighborhoods.

We look forward to working with Medical College of Georgia Foundation, the Community Foundation, the Boys and Girls Club, the City of Augusta, and the Augusta Housing Authority in planning for the transformation of this important historical area of Augusta.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Bradshaw", with a stylized, flowing script.

Dr. Kenneth Bradshaw
Superintendent of Schools

Attachment 19. Leverage Documentation

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att19LeverageDoc.pdf

Public Reporting Burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Choice Neighborhoods Planning Grant Leverage Resources - Planning Process

List all funds that will be used for leverage for the Planning Grant only. For each resource you list, you must provide a commitment document behind this cover sheet that meets the standards described in the match and leveraging sections of the Planning Grant NOFA. The amounts listed on this form must be consistent with the amounts identified in the application and the amounts in each resource commitment document.

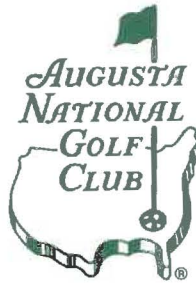
Source of Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
Augusta National Golf Club	\$ 50,000.00	LD -- 2	\$
Community Foundation for the Central	50,000.00	LD -- 3	
Medical College of Georgia Foundation	105,000.00	LD -- 5	
Pennrose-BLOC	40,000.00	LD -- 7	
Augusta Tomorrow	50,000.00	LD -- 9	
Augusta Economic Development Authority	10,000.00	LD -- 11	
Augusta Locally Grown	20,000.00	LD -- 12	
Augusta University MCG	25,000.00	LD -- 14	
Augusta Housing Authority	25,000.00	LD -- 16	
Page Total	\$ 375,000.00		\$

ROBERT TYRE JONES, JR.
President in Perpetuity

CLIFFORD ROBERTS
Chairman in Memoriam

WILLIAM PORTER PAYNE
Chairman Emeritus

FRED S. RIDLEY
Chairman



September 10, 2020

Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of the membership and employees of Augusta National Golf Club, I write to you to today to express our full support for the Augusta Housing Authority and the City of Augusta's application for a Choice Neighborhoods Planning Grant.

Central to the mission of Augusta National is our responsibility to serve this community, which has so generously and consistently supported us for decades. We are, therefore, honored to join our longtime partners at the Community Foundation for the CSRA, among others, in pursuing this generational opportunity to transform the Laney-Walker Harrisburg neighborhood.

As an expression of our support, Augusta National will match the Community Foundation's commitment of \$50,000, to be directed exclusively to the planning for this important initiative.

We welcome this opportunity to improve and enrich the city we proudly call home, and we look forward to assisting in the success of this exciting project. Thank you for your thoughtful consideration of this application and your efforts to make Augusta a better place to live for everyone.

Sincerely,

Fred S. Ridley
Chairman



Community
FOUNDATION

for the
Central Savannah
River Area

September 8, 2020

Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of the Community Foundation for the CSRA (CFCSRA) and its Board of Directors, I am pleased to provide our commitment to serve, in partnership with the MCG Foundation and the Boys & Girls Club of the CSRA, as a Planning Partner to the Augusta Housing Authority (AHA) and the City of Augusta's application for its HUD FY2020 Choice Neighborhoods Planning Grant and offer our full support to the development of a comprehensive neighborhood transformation plan for the Laney-Walker Harrisburg community.

The mission of the Community Foundation is to engage, inform, and inspire donors and nonprofits to build a stronger and more vibrant community. To that end, we are embedded in our community in ways that help convene, connect, and grow our collective impact on issues that matter to us all. It is these skills as well as our commitment to the Laney Walker and Harrisburg neighborhoods that we believe will make for a substantive and productive partnership during the transformation planning process.

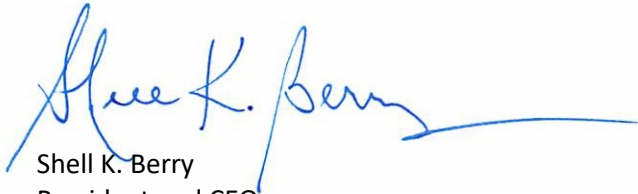
For example, in 2018, the Foundation made a commitment to addressing long-term cyclical challenges to educational achievement. Funds have been allocated to provide focused grants in Augusta's Harrisburg neighborhood for a minimum of three years. This specific initiative addresses access to effective literacy programming for all ages.

Additionally, the Community Foundation has partnered with the Medical College of Georgia Foundation and the Boys & Girls Club of the CSRA to develop and program a neighborhood community center which will be located in the heart of the planning grant's defined area for transformation. The nonprofits who will reside in the center will be focused on health, wellness, access to food, literacy, and educational support services. We are committed to providing leadership, philanthropic dollars, and staff support to this project over the development time frame (2020-2021) and beyond.

To further demonstrate our support, the Community Foundation will commit \$50,000 to the Laney-Walker Harrisburg Choice Neighborhood planning process and will serve on the Steering Committee as well as co-lead the People Task Force.

We are excited about the opportunity to invest in the transformation of the Laney Walker/Harrisburg community, and looks forward to being a catalytic partner in realizing the goals of the Choice Neighborhoods Planning Grant.

Sincerely,

A handwritten signature in blue ink, reading "Shell K. Berry", with a long horizontal flourish extending to the right.

Shell K. Berry
President and CEO
Community Foundation for the CSRA



Medical College of Georgia
FOUNDATION
AUGUSTA UNIVERSITY

OFFICERS

J. Ben Deal | Chairman
Paul Turk | Vice Chair
Sam Richwine | Past Chair
Lloyd Schnuck | Sec/Treasurer

BOARD OF DIRECTORS

Buffi Boyd
Benjamin Cheek
H. Gordon Davis
Jim Davis
Rick Franza
Murray Freedman
Sandra Freedman
Ellen Goodrich
Don Grantham
Charlie Green
Carole Hanes
J. Daniel Hanks
David Hess
Judy Hodnett
Jim Hull
Brooks Keel
Josh Lane
Alva Mayes
Sylvester McRae
Tripp Simpson
Ron Spearman
Tat Thompson
Debbie Vaughn
Cecil Whitaker

September 1, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: Support of the Laney Walker-Harrisburg Choice Neighborhood Planning Grant

Dear Mr. Oglesby:

The Medical College of Georgia (MCG) Foundation is pleased to partner with the Community Foundation of the Central Savannah River Area (CFCSRA) and the Boys & Girls Club of the Central Savannah River Area (BGC) to serve as Planning Partner for the Augusta Housing Authority (AHA) and the City of Augusta's HUD FY2020 Choice Neighborhoods (CN) Planning Grant application, and to offer our full support to the development of a comprehensive neighborhood transformation plan for the Laney Walker-Harrisburg community. We are also excited to participate as a member of the Steering Committee and serve as a part of the Neighborhood Task Force.

The Foundation, whose mission is to improve the quality of life of the people of Georgia, the nation, and the world by supporting the advancement of education, research, and patient care at the Medical College of Georgia, believes this mission begins within the community. This belief has been greatly enriched over the past many months through our recent partnerships with the Housing Authority, the City of Augusta, our Community Foundation, the Boys & Girls Club, and the many friends and residents from the Laney Walker-Harrisburg community.

To further demonstrate our support, the MCG Foundation and its Board of Directors commit \$105,000 to the Laney Walker-Harrisburg Choice Neighborhood planning process.

We also believe that the MCG Foundation's own redevelopment project, which includes approximately 55 acres at the direct center of the Laney Walker-Harrisburg community, will greatly benefit the neighborhood revitalization. This project, which includes both public and private investment, brings many of the amenities our neighborhood needs.

As a part of the first phase of this development plan, the MCGF will construct two brand new community assets that will ground the commercial development in community. As you know and to accomplish this, the MCGF has partnered with the Community Foundation of the Central Savannah River Area (CFCSRA) and the Boys & Girls Club of the CSRA (B&GC), and we collectively expect to deliver the roughly \$12 million assets – a Community Center and Boys & Girls Club to the neighborhood and its many supporting organizations at no cost to them.

Additionally, the MCGF has partnered with the Augusta Land Bank Authority and the Economic Development Authority to deliver as a part of its retail development, a new, neighborhood-scale grocery store to this site in collaboration with the community, neighborhood residents, and the Housing Authority. We envision a partnership with the Community Center – and specifically with Augusta Locally Grown – that delivers high quality, fresh, and healthy foods to the Laney Walker/Harrisburg neighborhood.

We are proud to be a part of this tremendous effort and look forward to seeing this transformation to its completion.

Yours most sincerely,

A handwritten signature in black ink, appearing to read 'Ian Mercier', with a stylized flourish extending from the end.

Ian Mercier
President & CEO
Medical College of Georgia Foundation, Inc.
Vice President for University Foundations
Augusta University

September 9, 2020

Jacob Oglesby
Executive Director
Augusta Housing Authority
1435 Walton Way
Augusta, GA 30901

Re: HUD FY2020 Choice Neighborhoods Planning Grant Application for
Laney-Walker Harrisburg Communities

Dear Mr. Oglesby:

The joint venture team of Pennrose, LLC and BLOC Global Development Group, collectively Pennrose-BLOC, LLC (Pennrose-BLOC), is thrilled to submit this commitment of funding leverage to the Augusta Housing Authority (AHA) to support the Choice Neighborhoods Planning Grant and the redevelopment of Laney-Walker Harrisburg Communities.

As you know, Pennrose-BLOC has been involved in other Choice Planning and Implementation Grants, and our team has served as Housing Implementation Entity for many of those projects. As part of the overall community planning effort, Pennrose-BLOC is planning to develop nearly 8.5 acres of land in this community along Chafee Avenue. The development would provide about 200 new senior apartments in the community.

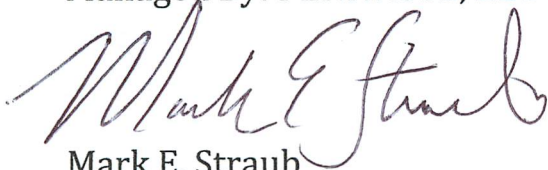
This letter is provided to demonstrate our firm commitment and funding support to this project. Pennrose-BLOC commits to \$40,000 to the Laney-Walker Harrisburg Choice Neighborhood redevelopment effort. This funding will provide for preliminary planning and predevelopment activities including schematic design, geotechnical studies, environmental studies, and market analysis. This predevelopment activity will begin and be accomplished over the next two years concurrent with the Choice Neighborhoods planning activities.

We are looking forward to working with AHA to redevelop the Laney-Walker Harrisburg Communities.

Sincerely,

PENNROSE-BLOC, LLC

Managed By: PENNROSE, LLC

A handwritten signature in dark ink, appearing to read "Mark E. Straub". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark E. Straub
Regional Vice President



Mr. Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

1450 GREENE STREET
SUITE 85
AUGUSTA, GEORGIA 30901-5226

TEL: 706-722-9100
FAX: 706-722-9102
www.augustatomorrow.org

Dear Mr. Oglesby,

On behalf of Augusta Tomorrow, Inc., we fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Harrisburg and Laney Walker neighborhoods. Additionally, we are pleased to serve on the Steering Committee as well as the Downtown Neighborhood Task Force subcommittee during the planning period.

Since the early 1980s, Augusta Tomorrow has steadily planned and promoted economic development in downtown Augusta, and has been at the forefront of master planning efforts aimed at Augusta's urban core. As a non-profit consortium of local business leaders, our organization in conjunction with the City of Augusta funded and oversaw a 20-year urban area master plan that was completed in 2008 linking Augusta's downtown historic neighborhoods to the Savannah River. After a year of planning in 2009, a second 20-25 year master plan spearheaded by Augusta Tomorrow was endorsed by the Augusta Commission. This current plan links Augusta to neighboring North Augusta, SC, and thoughtfully proposes ideas to elevate all areas of the urban core including the Laney Walker and Harrisburg neighborhoods.

A previous project of interest within the grant's catchment area includes Springfield Village Park, which celebrates the legacy and aspirations of the oldest African American congregation in the United States and the community from which it sprang. Through private investment as well as SPLOST funding, Augusta Tomorrow and the Springfield Village Foundation constructed the park, a reflecting pool, interpretive plaques, and a 45-foot stainless steel sculpture by Richard Hunt to highlight the park. Fortunately, the beautiful park is well kept and serves as a city attraction to celebrate the church's legacy while also showcasing a successful public-private partnership at work.

Augusta Tomorrow, Inc. will commit to supporting the Choice Neighborhood Grant through its service on the above committees, as well as through in-kind support, with a value of \$50,000 during the planning process in 2021 and 2022 through the following:

- With the City of Augusta and housing departments, convening meetings of interested parties at regular intervals to keep the Master Plan projects on track to be executed, particularly in *The Westobou Vision* area in the Central Downtown Core, from 15th Street to 5th Street, and to the Savannah River.
- Assisting the City of Augusta and Steering Committee in forging contacts and identifying developers.
- Helping to acquire land parcels for development.
- Updating *The Westobou Vision* through downtown business surveys, development research, and maps.

- Maintaining Springfield Village Park in tandem with the Springfield Village Foundation to include general liability, utilities, monthly maintenance, and repairs in the amount of \$15,000 annually.

Augusta Tomorrow's Executive Director, the initiative's committee's co-chairs, and its Board of Directors will work diligently to ensure the success of the program in tandem with the Steering Committee and Neighborhood Task Force.

We look forward to working on this important project and are excited for the possibilities to improve upon the Laney Walker and Harrisburg neighborhoods. We fully anticipate this program and grant can serve as the example and guide for other communities that are facing similar challenges.

Sincerely,

A handwritten signature in black ink, appearing to read 'BRH' or similar initials.

Brian Rhodes
President, Board of Directors
Augusta Tomorrow, Inc.

A handwritten signature in black ink, appearing to read 'Lauren Dallas'.

Lauren Dallas
Executive Director
Augusta Tomorrow, Inc.

Augusta Economic Development

Georgia's Business Address

AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY

Suite 3500, Historic Enterprise Mill, 1450 Greene Street, Augusta, GA 30901

www.AugustaEDA.org

September 3, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

I am writing to express my strong support for the Augusta Housing Authority's 2020 Choice Neighborhoods Initiative (CNI) Planning Grant for the Laney Walker Harrisburg Community. This Community has large concentrations of public housing and are amongst the poorest in the State of Georgia. As such, the Development Authority of Augusta, GA has a distinct interest in the citizens of this area and looking to find ways to encourage their participation in the workforce and to develop training programs for both adults and school-aged children to begin to improve their quality of life and marketable skills.

The City of Augusta and its nonprofit partners are making several improvements in the Harrisburg, Laney-Walker and Bethlehem Choice Neighborhoods Community and a CNI Planning Grant would leverage the existing investments. Our organization is in the final stages of an in-depth labor study of the community and will look to leverage this study to find actionable items to improve the area and give access to workforce programs to citizens specifically in this area. We have attached the "draft" full report and executive summary for your review.

The Development Authority of Augusta, GA is fully committed to explore our inclusive workforce needs as it relates to Advanced Manufacturing, Nuclear Sciences, HealthCare, Cyber Security, and other federal needs. We see a need for new programs, in-depth study, and implementation of programs to address our labor shortages. This is essential to the further improvement and growth of our communities.

The Development Authority of Augusta, GA is an innovative organization working to recruit new Retail and Commercial related businesses along with technology, cyber security, manufacturing, distribution, assembly and related industrial facilities to Augusta, Richmond County, Georgia.

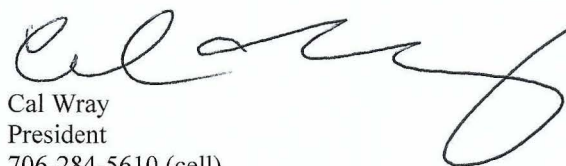
Our efforts strive to contribute to the success of the City of Augusta & Richmond County, make a positive impact on public/private ventures, serve your community by promoting new capital investment and job creation, and further new partnerships.

One of the biggest needs is to improve our workforce participation rate in our area which is especially lower in neighborhoods such as those targeted by this CNI Planning Grant. To this effort, we will firmly commit \$10,000 in funding for workforce participation planning that will target this neighborhood.

Further, we will commit staff hours, our full network, and other resources to make this effort a success, including playing a prominent role in the People/Employment Task Force during the anticipated Choice planning timeframe of 2021-2022.

Please count on our full commitment. I encourage you to give this application full and fair consideration within all applicable rules and regulations.

Sincerely,



Cal Wray
President
706-284-5610 (cell)
cwray@augustaeda.org



PO Box 31063
Augusta GA 30901
AugustaLocallyGrown.org

September 8, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Dear Mr. Oglesby,

On behalf of Augusta Locally Grown, I fully support the Housing Authority of the City of Augusta's application for the FY2020 Choice Neighborhood Planning grant to develop a comprehensive plan for the transformation of the Laney Walker Harrisburg neighborhoods. Additionally, I am pleased to serve on the People subcommittee for the duration of the planning period.

Augusta Locally Grown (ALG) is a 501c3 nonprofit organization dedicated to growing the local food community throughout the Central Savannah River Area through farmers markets and educational programming. In 2012, we forged strategic long-term partnerships in the Harrisburg community. The Veggie Park Farmers Market (VPFM) was born from these efforts, and six years later runs several healthy food access programs, including SNAP doubling at the market and Georgia's first vegetable prescription program, Georgia Food for Health (GF4H). GF4H provides nutritional coaching, cooking classes, and household vegetable prescriptions for individuals with diet related diseases. Participants are able to redeem prescriptions at the VPFM. Since the GF4H inception, over \$300,000 income has been generated for local farmers, and an additional twenty jobs created in the community.

In 2020, ALG signed an agreement with the City of Augusta that allocates vacant land and properties for the use of farmers markets and community gardens. ALG will use it's proven farmers market model to daisy-chain markets throughout the Laney Walker area doubling SNAP and vegetable prescription access. The first of these markets has begun in the Laney Walker neighborhood with a firm commitment of \$10,000 per year of operating costs. There are two others in the planning stages for 2021-2022, each with an annual cost of \$10,000.

In 2021, ALG, in partnership with the MCG Foundation, the Community Foundation for the CSRA and multiple nonprofit partners in the Harrisburg neighborhood, will help plan and move into the Harrisburg Community Center which will enable us to operate the VPFM and GF4H programs on a double-effort scale. ALG has committed \$10,000 for creation of twenty ADA compliant raised garden beds and a greenhouse on the property grounds.



PO Box 31063
Augusta GA 30901
AugustaLocallyGrown.org

The Board of Augusta Locally Grown and I are excited to work with the Housing Authority, the City of Augusta, and all of its partners to revitalize and grow a healthier Laney Walker Harrisburg neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "RVL", is written over a faint, light gray circular background.

Rebecca van Loenen
Executive Director
Augusta Locally Grown, INC



September 12, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: Supportive Services, Laney Walker-Harrisburg Choice Neighborhood Planning Grant Proposal

Dear Mr. Oglesby:

The Medical College of Georgia (MCG) is pleased to offer its full partnership and support to the Augusta Housing Authority (AHA) and City of Augusta's application for a HUD FY2020 Choice Neighborhoods (CN) Planning Grant to develop a comprehensive neighborhood transformation plan for the Laney Walker/Harrisburg community.

MCG is the only public medical school in Georgia and the 8th largest medical school in the United States. We are geographically situated adjacent to the Laney Walker/Harrisburg Community. Our Departments of Population Health Sciences, Family Medicine, and Internal Medicine, and our Institute of Public and Preventive Health, have extensively studied and recognize the array of social determinants of health including inadequate food and nutrition, lack of education, unemployment, and inadequate housing in our area. The convergence of interests locally and nationally has created an opportunity for HUD to use housing and community development policy to improve population health. Specifically, the Choice Neighborhood (CN) program appears to bring a neighborhood/community-based approach to redevelopment, which allows partners like yourselves to address health and educational disparities holistically.

Completed in 2019 and led by our Department of Population Health Sciences, MCG published in the *Journal of Hospital Management Health Policy* a paper titled "A logic framework for evaluating social determinants of health interventions in primary care." Our researchers determined, after evaluating a population of individuals distinctly similar to the residents of Laney Walker-Harrisburg, that several clear challenges greatly (and negatively) affected health outcomes: food insecurity, lack of education/income/employment, inadequate housing, and social support. Each of these challenges, we believe, are central to HUD's CN thesis and are set to be addressed by the AHA, City, and its planning partners.

We believe that primary care enhances health equity because its functions (first contact access, patient-focused care over time, comprehensiveness, and coordination of care) are especially beneficial to disadvantaged populations. Primary care also figures prominently in the patient-centered medical home, which aims to personalize, prioritize and integrate care to improve the health of whole people, families, communities and populations (our health system, Augusta University Health, is the area's only National Committee for Quality Assurance recognized Level 3 Patient Centered Medical Home).

Medical College of Georgia

To this end, the Medical College of Georgia and Augusta University Health wish to serve as a partner to the AHA and City's Choice Neighborhood transformation planning process and commit to serving as members of the Steering Committee and the People (Health) Task Force. We will allocate resources to include \$25,000 in funds and resources of in-kind contributions to include professional assistance, materials, equipment, and other human capital. Specifically, our Department of Population Health Chair agrees to partner with the AHA to assist it with the collection and analysis of health and other data and will commit a faculty member to assisting with these efforts. Our Department of Family Medicine Chair agrees to provide faculty or staff support for screening or other health services to the residents of Allen Homes in partnership with Harrisburg Family Health Services – throughout the planning process. These partners will also coordinate their efforts with Augusta Locally Grown to continue their “Food RX” program within the neighborhood.

Lastly, MCG will continue to commit residents and faculty to the student-run community outreach clinics located in the Laney Walker-Harrisburg neighborhood, as they have since 1989, and we will encourage our medical students – who will obtain community outreach credit – to participate in this effort.

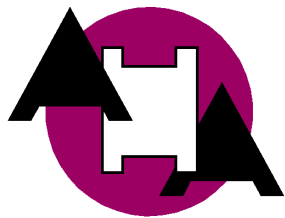
We are grateful to be a partner in this effort and are excited to witness the great benefit the Choice Neighborhood planning and transformation process will have to our partners, patients, and friends in the Laney Walker-Harrisburg community.

Sincerely,



David C. Hess M.D.
Dean, Medical College of Georgia
Executive Vice President for Medical Affairs
Presidential Distinguished Chair
Augusta University

Medical College of Georgia



THE J. MADDEN REID
ADMINISTRATION BUILDING

1435 WALTON WAY
AUGUSTA, GEORGIA 30901

(706) 724-5466
(706) 724-5620 TDD
(706) 724-2342 FAX

www.augustapha.org
phaaug@augustapha.org

The HOUSING AUTHORITY Of The City of Augusta, Georgia

September 12, 2020

Dr. Benjamin S. Carson, Sr., M.D.
Secretary of the U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Re: Augusta Choice Neighborhoods Planning Grant

Dear Dr. Carson:

This letter is to confirm that The Housing Authority of the City of Augusta is pleased to commit \$25,000 dollars to the planning effort. These funds will be sourced from non-federal sources.

Sincerely,

Jacob L. Oglesby
Executive Director
Augusta Housing Authority

Attachment 20. Preference Points

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att20PreferencePoints.pdf



The **HOUSING AUTHORITY** of The City of Augusta, Georgia

THE J. MADDEN REID
ADMINISTRATIVE BUILDING

1435 WALTON WAY
AUGUSTA, GEORGIA 30901-2609

(706) 724-5466

(706) 724-0130 TDD

(706) 724-2342 FAX

www.augustapha.org
phaaug@augustapha.org

September 8, 2020

Dr. Benjamin S. Carson, Sr., M.D.
Secretary of the U.S. Department of Housing and Urban
Development
451 7th Street S.W.,
Washington, DC 20410

Re: Augusta Choice Neighborhoods Planning Grant

Dear Dr. Carson:

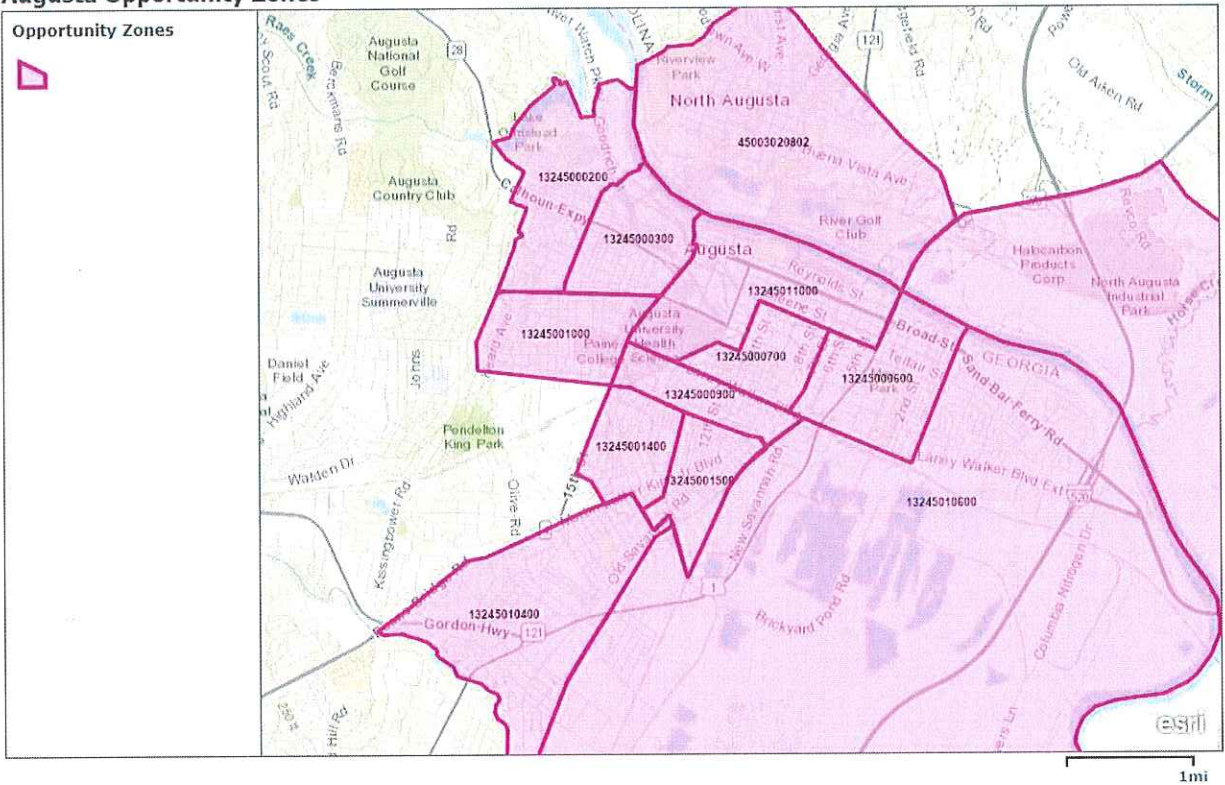
This letter is to confirm that Allen Homes (target site) and Laney-Walker Harrisburg (target neighborhood) in this Choice Neighborhoods application are located in Georgia, Richmond County, in census tracts 13245011000, 13245001000, 13245010600, 13245000700, 13245000300, 13245000200, 13245000900. Augusta Housing Authority affirms that the investments are in a qualified Opportunity Zone as supported by the appended map.

Sincerely,

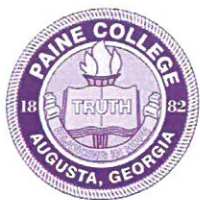
Jacob L. Oglesby
Executive Director

U.S. Dept. of the Treasury map showing Opportunity Zones as noted in the attached letter.

Augusta Opportunity Zones



Aiken County Government, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA



September 11, 2020

Jacob Oglesby
Executive Director
Housing Authority of the City of Augusta
1435 Walton Way
Augusta, GA 30901

Re: FY2020 Laney Walker-Harrisburg Choice Planning Grant Application

Dear Mr. Oglesby:

On behalf of the leadership, students, and faculty of Paine College, we would like to extend our full support of the Augusta Housing Authority (AHA) and City of Augusta's (City) application for a FY2020 Choice Neighborhoods planning grant, and to engage in the transformation planning process within and around the Laney Walker-Harrisburg community.

At Paine College, we emphasize academic excellence, ethical and spiritual values, and social responsibility, and commit to the personal development of our students to prepare them to be spiritually centered men and women for positions of leadership and service. Among our institutional objectives, we believe there are many that align with the goals of the *Choice Neighborhoods Initiative (CNI)*, and specifically within the Laney Walker-Harrisburg community:

- To maintain strong ties and interaction with the Augusta community regarding mutually beneficial educational and cultural goals.
- To educate students in the use of emerging technologies, problem-solving, and expanding the horizon of knowledge.
- To foster an understanding and appreciation of the Black heritage, its contribution to contemporary American culture, and its relationship with other people.
- To stimulate students to develop the spirit of inquiry and enhance their ability to think critically to be productive self-sufficient citizens.

As an institution that is both physically and relationally connected to this community, we would like to commit our resources to the planning process. Specifically, our students will volunteer to assist the AHA and the City with the

engagement of the residents of the Laney Walker-Harrisburg neighborhood during the planning process. We will also commit to be a partner to the residents of Allen Homes in determining both their needs and their desires for better housing, health, neighborhood, and education through direct interaction, data collection, and analysis. We are happy to commit a member of our leadership team to serve on the Steering Committee, as well as the Housing, People and Neighborhood task forces of the *CN* planning process. Our representative would bring to this effort the spirit and knowledge of Paine's resources and programs, and how they can be best leveraged to address the unique needs of the residents within this community.

We appreciate the opportunity to partner with you and look forward to seeing the resident-led revitalization of the Laney Walker-Harrisburg community. Best wishes with your application!

Sincerely,

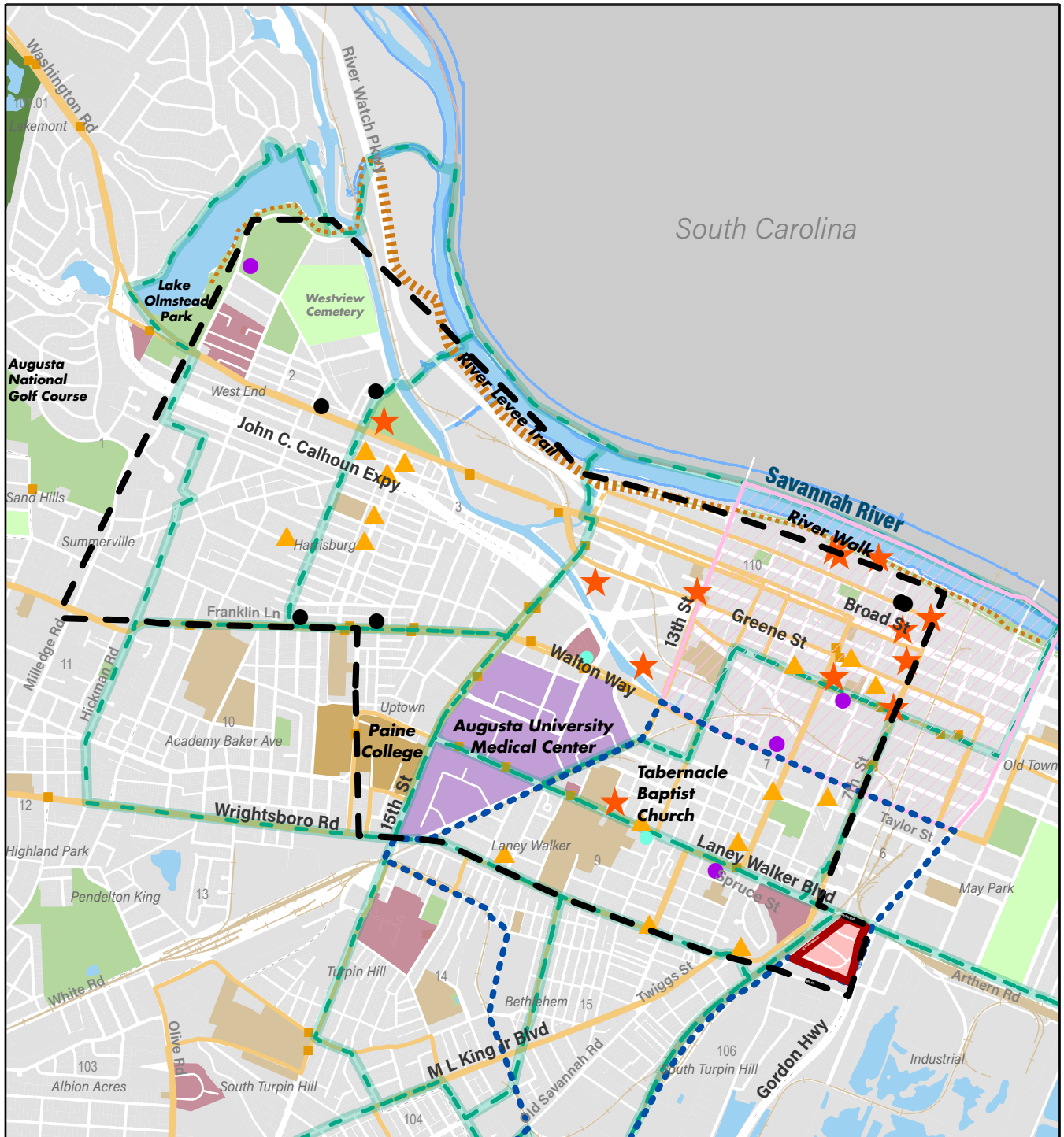
A handwritten signature in cursive script that reads "Cheryl Evans Jones".

Cheryl Evans Jones, Ph.D.
President

Attachment 21. City and Neighborhood Maps

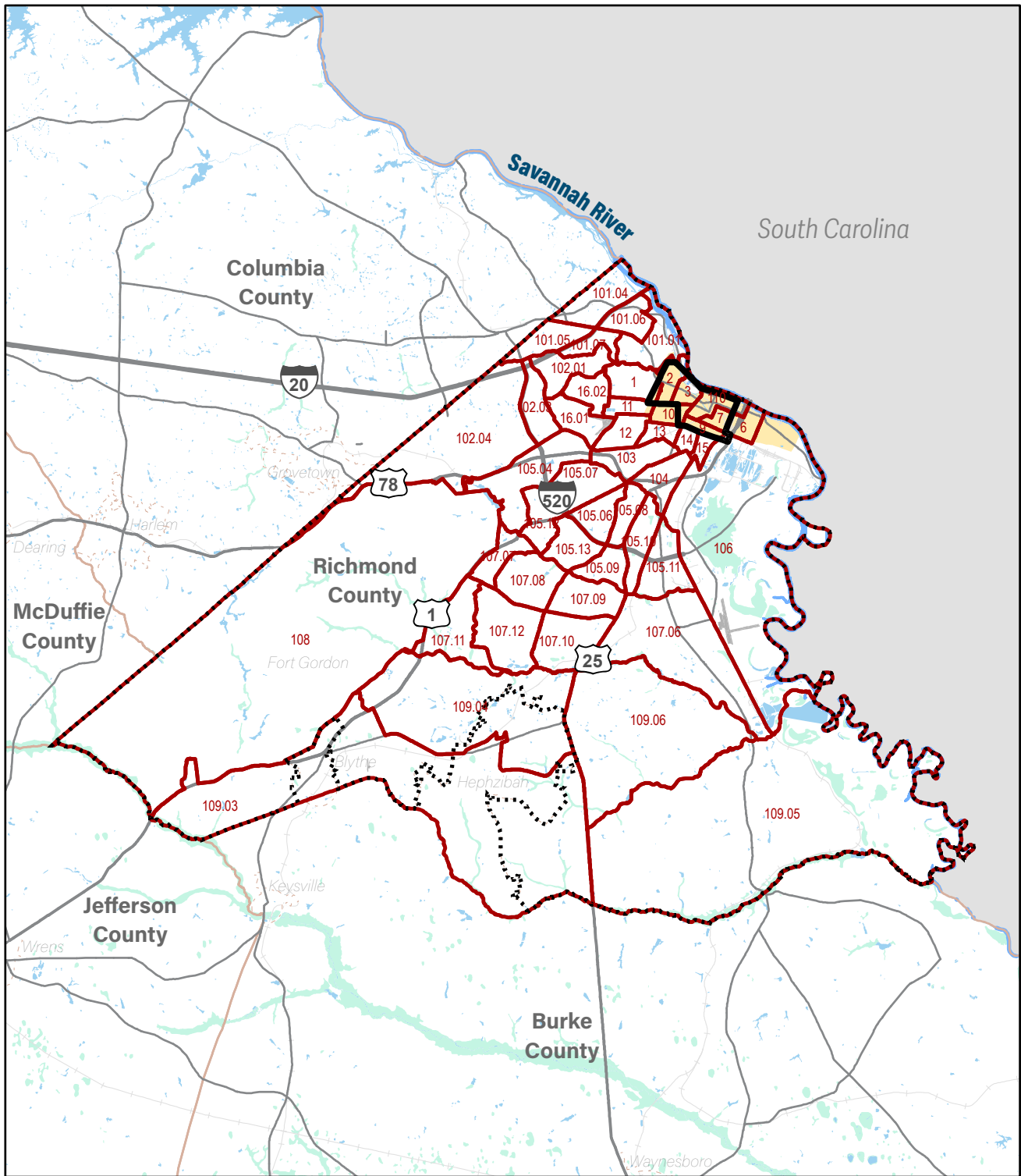
THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att21CityNeighborhoodMaps.pdf

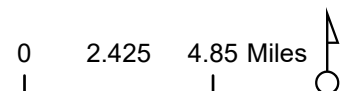


Laney Walker - Harrisburg Neighborhood | Neighborhood Map

Augusta, GA



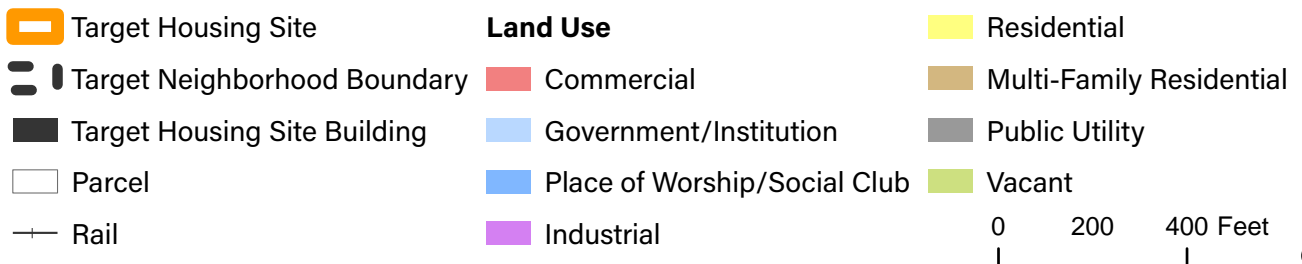
- Target Neighborhood Boundary
- Augusta Boundary
- Census Tract
- County Boundary
- Municipal Boundary
- Railroad
- Water
- Swamp/Marsh
- Airport
- Central Business District



Attachment 22. Current Site Plan

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att22CurrentSitePlan.pdf



Attachment 23. Photographs of the Target Housing and Neighborhood

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att23Photographs.pdf

ATTACHMENT #23: TARGET HOUSING & NEIGHBORHOOD PHOTOLOG

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 1: Physical deterioration of occupied homes along Broad Street Corridor



Photo 2: Abandoned and boarded up Harrisburg “bungalow” style homes adding to neighborhood security concerns



Photo 3: Harrisburg neighborhood street with damaged and narrow sidewalks presenting poor visitability and access



Photo 4: Broad Street in Harrisburg looking east, note no discernible streetscape



Photo 5: Sporadic “in-fill” development creates a “broken-tooth” appearance



Photo 6: Extensive vacant land assets under City control within 0.25 miles of existing Allen Homes site

ATTACHMENT #23: TARGET HOUSING & NEIGHBORHOOD PHOTOLOG

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 7: Augusta Historic Canal trailhead and development opportunity within 0.18 miles of the Allen Homes Site – opportunity for better integration of residents to neighborhood



Photo 8: Abated PBR8-contract property within Harrisburg District in foreclosure by HUD (221d4 load). Prime for mixed income development and repositioning of Faircloth Units



Photo 9: Aerial photograph of vacant /abandoned land in Photo 7 along canal walk, within .18 miles of Allen Homes



Photo 10: Defunct storefront businesses near Olmstead Park and Olmstead Homes prime for redevelopment



Photo 11: Laney Walker abandoned homes, piles of refuse, unsightly conditions which impact remaining property values



Photo 12: Example of aged Harrisburg neighborhood streets and infrastructure

ATTACHMENT #23: TARGET HOUSING & NEIGHBORHOOD PHOTOLOG

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 13: Paine College, Historic Black College and University (HBCU) within neighborhood of effect established in 1882



Photo 14: Riverwalk Park waterfront asset along the Savannah River is a priceless asset of the neighborhood



Photo 15: New Laney-Walker High School



Photo 16: Historic Tabernacle Church, one of many neighborhood churches as institutional anchors



Photo 17: New Boys and Girls club building in neighborhood



Photo 18: Salvation Army new Kroc Center Campus in neighborhood, including restored cottage homes featuring adult life skills and GED training

ATTACHMENT #23: TARGET HOUSING & NEIGHBORHOOD PHOTOLOG

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 19: Springfield Baptist Church, birthplace of Morehouse College adds to the historic richness of the neighborhood



Photo 20: Springfield Village Park – A new 2.5-acre art park celebrating the legacy and aspirations of the oldest black church in the United States



Photo 21: Historic King Mill and Sibley Mill, abandoned sites primed for mixed-use, mixed-income development



Photo 22: Downtown Historic Broad Street, a classic American main street district, within neighborhood limits

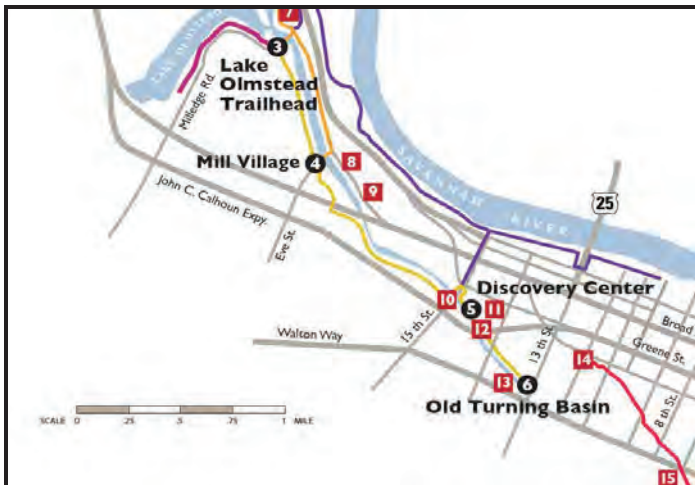


Photo 23: Historic Augusta Canal trails; three (3) AHA public housing sites, multiple large tracts of vacant land, and the targeted PBR8 site all have immediate access to the trail



Photo 24: Peabody Towers (one of three AHA senior tower properties within neighborhood of effect)

ATTACHMENT #23: TARGET HOUSING & NEIGHBORHOOD PHOTOLOG

Allen Homes, Augusta, Georgia
HUD Choice Neighborhood Planning Initiative



Photo 25: Medical College of Georgia is in the middle of the combined Laney Walker – Harrisburg Neighborhood District



Photo 26: Historic Trinity Church moved to new location on River Levee Trail National Heritage Site (under restoration)



Photo 27: Augusta: Home of James Brown. The James Brown Arena property presents ~16 acres of prime downtown real estate ready for mixed-used redevelopment



Photo 28: Abandoned gas filling station prevents area development, but a brownfield scenario



Photo 29: Georgia Medical College in background, undeveloped land is the future location of the “Dream Center”



Photo 30: The Boyhood Home of Woodrow Wilson,

Attachment 24. Choice Neighborhoods Application Certifications

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att24CNApplicationCert.pdf

CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for Choice Neighborhoods funding:

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA, prescribed by HUD for the Choice Neighborhoods Program.

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all Choice Neighborhoods grant funds are expended by the statutory deadline in accordance with 31 U.S.C. § 1552. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with section 24(c)(1)(A) of the 1937 Act (42 U.S.C. 1437v(c)(1)(A)) and as incorporated in the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: The Housing Authority of the City of Augusta, Georgia

Co-Applicant (if any): City of Augusta, Georgia

Name of Targeted Public and/or Assisted Housing Site(s):

Allen Homes, GA001000080

I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: Jacob L. Oglesby

Title: Executive Director

Signature: 

Date: 9-1-2020

Name of Co-Applicant's (if any) Executive Officer: Hardie Davis, Jr.

Title: Mayor, Augusta, Georgia

Signature: 

Date: 9-4-2020

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: Rodger B. Murchison

Board Chairman's Signature: 

Date: 9-1-2020

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1612, 32 U.S.C. 3729, 3802)



Attachment 25. Standard Forms

THE AUGUSTA HOUSING AUTHORITY (AHA)

Individual attachment file: Att25StandardForms.pdf