

WHO LIVES HERE:

DEMOGRAPHICS, INCOME & EMPLOYMENT

Resident Profile

The chart/summary graphic to the right provides a brief profile of those living in Allen Homes and the Choice Neighborhood as compared to residents of the Augusta/Richmond County. Of particular note is the median age of Allen Homes residents (14), which is very young compared to the Choice Neighborhood (40) and the city (35). This also reflects a high number of single parents living at Allen Homes (68% compared to approximately 23% for the Choice Neighborhood and city). There is also a sharp contrast in median household income, with city household incomes of \$56,695 nearly double Choice Neighborhood household incomes of \$27,944 (ESRI 2022 estimates), which are more than double Allen Homes household incomes of \$9,528 (Augusta Housing Authority at time of application).

POPULATION

AGE

RACE & ETHNICITY

POVERTY RATE

UNEMPLOYMENT

HOUSEHOLDS

HOUSING

FIGURE 4 | Resident Demographics

Demographics at a glance

	CITY OF AUGUSTA	CHOICE NEIGHBORHOOD	ALLEN HOMES
	202,081 **	9,396	388
MEDIAN AGE	35.3	40.1	14
UNDER 15	19%	14.7%	50.5%
15-24	14.5%	18.2%	16.2%
25-34	16.1%	12.1%	13.9%
35-64	34.9%	34.8%	16.8%
65+	15.5%	20.2%	2.6%
BLACK	58.4%	68.9%	97.9%
WHITE	34.3%	25.4%	0.3%
OTHER	2.0%	3.1%	0.0%
HISPANIC	5.3%	2.6%	1.8%
	20.6%	41.5%	NOT AVAILABLE
	7.6%	11.9%	NOT AVAILABLE
# HOUSEHOLDS	77,478	3,883	141
AVG. HOUSEHOLD SIZE	2.44	2.00	-
SINGLE-MOTHER HH (2010)	22.7% *	23.0% *	68.1%
MEDIAN HH INCOME	\$44,715	\$20,633	\$9,528
TOTAL # UNITS	88,332	5,061	150
HOMEOWNERSHIP RATE	44.0%	16.6%	NOT APPLICABLE
VACANCY	12.3%	23.3%	7.3%***
MEDIAN HOME VALUE	\$138,165	\$78,606	NOT APPLICABLE

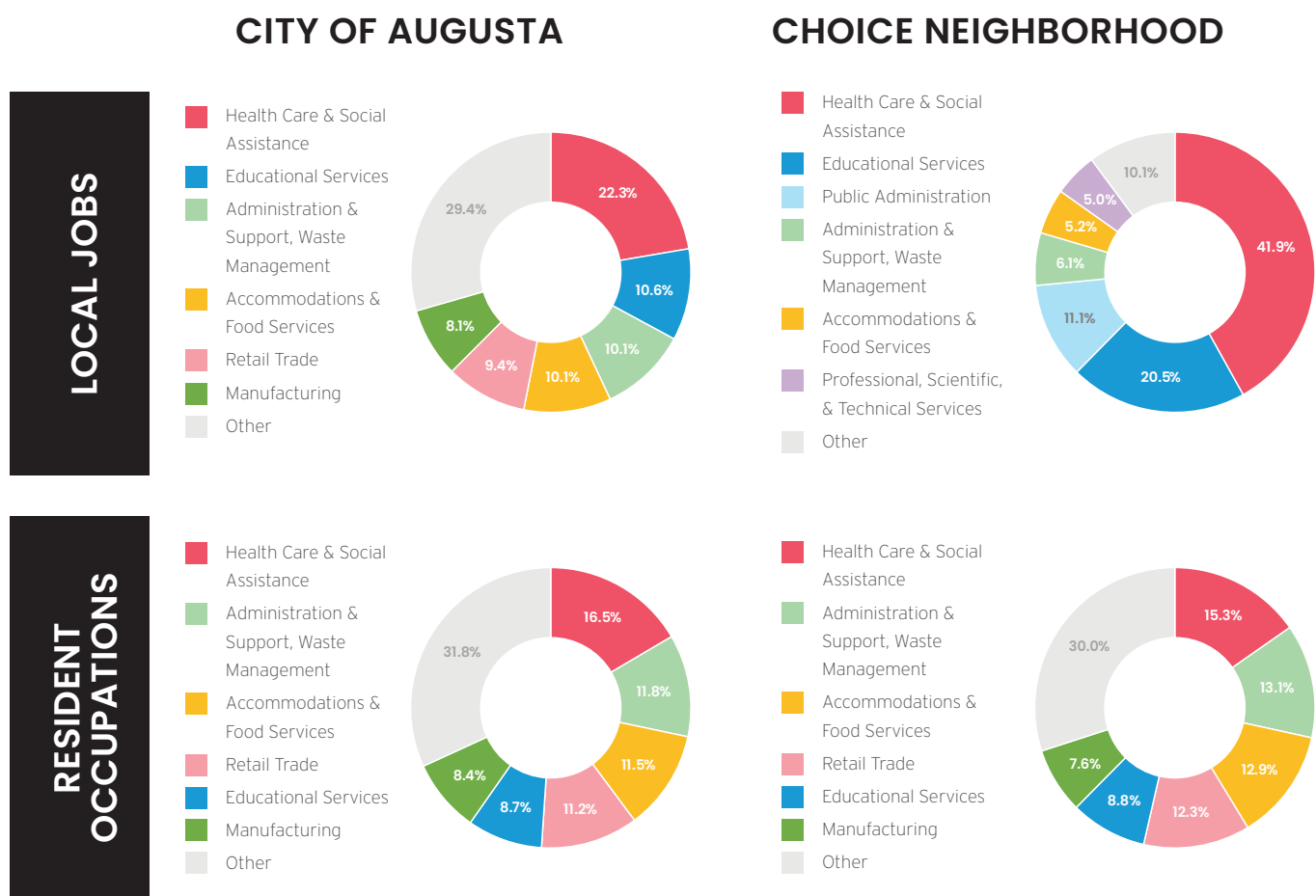


FIGURE 5 | Job Sectors

Employment Opportunities

The Laney Walker-Harrisburg Choice neighborhood provides a large number of jobs to the region. More than 30% of the jobs within Augusta stem from the neighborhood. Of the top ten largest non-manufacturing employers within the city (according to the Augusta Economic Development Authority), six are within the neighborhood including: Augusta University (6,775 jobs), Augusta University Hospitals (5,341 jobs), and Piedmont Augusta (3,000 jobs). Additionally, numerous Richmond County Schools, Augusta-Richmond County offices (City Hall and Augusta Health Department), as well as the Charlie Norwood VA Medical Center are located in the Choice neighborhood.

The majority of jobs within the neighborhood are Health Care & Social Services (41.9%) and Educational Services (20.5%). While some neighborhood residents work within those sectors (15.3% and 8.8% respectively), there is a lack of Manufacturing and Retail Trade positions within the neighborhood which collectively make up 20% of the residents' jobs.

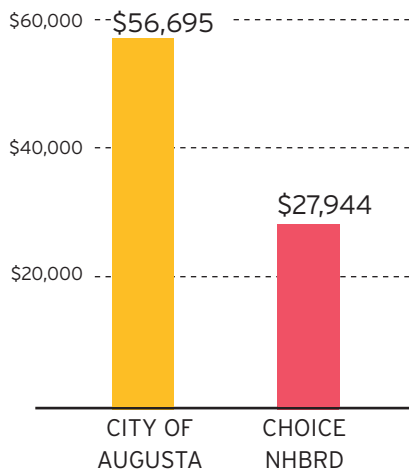


FIGURE 6 | Median Income

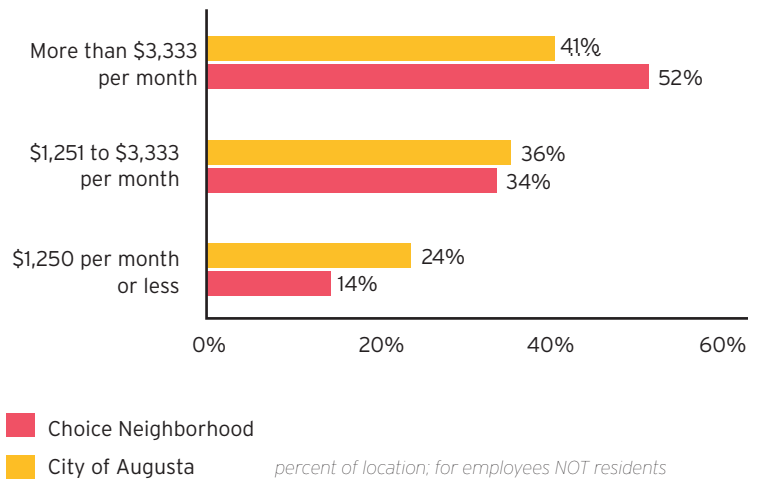


FIGURE 7 | Monthly Income

Rates of Employment

While Augusta's citywide unemployment rate is 5.1%, the rate for the Choice Neighborhood is much higher at 8.2% (ESRI 2022 estimates). And based on the Choice neighborhood survey, this rate is more than double for Allen Homes residents with 25% of survey respondents unemployed and looking for a job.

Unlike many other distressed neighborhoods across the country where residents are faced with low incomes and high rates unemployment, the Laney Walker-Harrisburg Choice Neighborhood is an employment hub for the city of Augusta. Jobs available within the Choice neighborhood are higher paying positions (than reflected by neighborhood resident incomes) with 52% of the jobs paying more than \$3,333 per month. Only 14% of the jobs within the Choice Neighborhood pay less than 1,250 per month.

The Choice Neighborhood is an employment hub, supplying more than 30% of Augusta's jobs and offering high paying positions. Yet, resident employment rates and incomes do not reflect this.



Source: Assets & Needs Assessment Survey

Challenge of Finding Educated Workers

There is a mismatch between jobs in the neighborhood and jobs of residents: most employed neighborhood residents (81%) work outside of the neighborhood boundary. Meanwhile there are 30,446 jobs within the neighborhood, but 98% of those are taken by workers from outside the neighborhood.

There is not a shortage of jobs within the Choice Neighborhood. But many of the jobs within the neighborhood likely require bachelors or advanced degrees. The number of people who have a bachelors or advanced degree is twice as high for people working in the Choice Neighborhood (26%) as completed to people living in the Choice Neighborhood (13%).

Only **2%** of jobs in the neighborhood are held by residents.

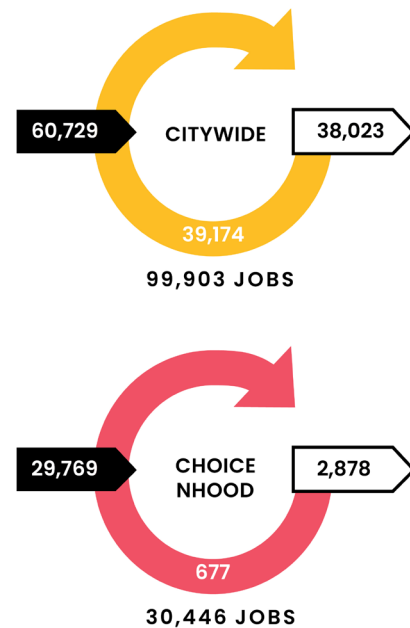


FIGURE 9 | Inflow / Outflow Employment

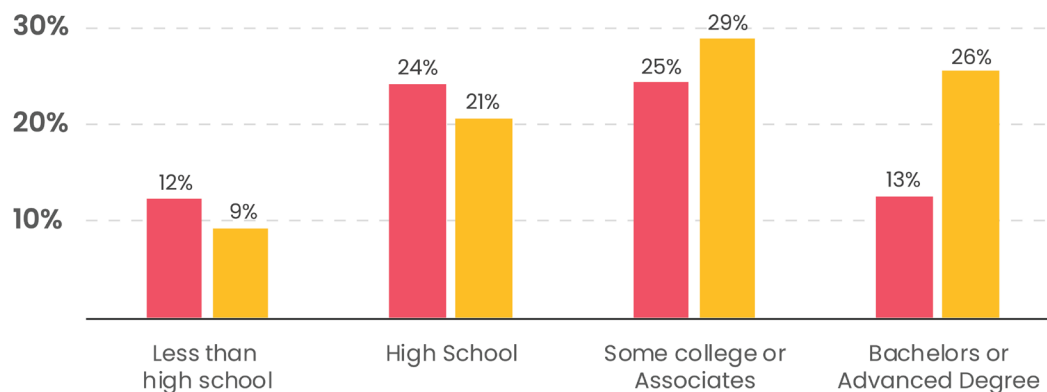


FIGURE 8 | Educational Attainment

■ Residents of the Choice Neighborhood
■ Workers of the Choice Neighborhood

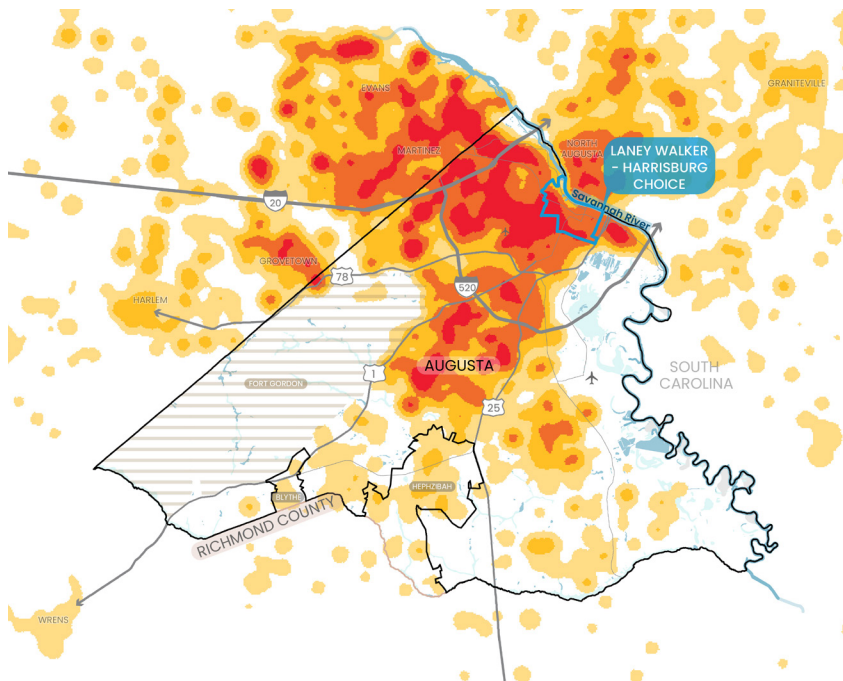


FIGURE 10 | Workers Distance to Home

Lowest
Highest

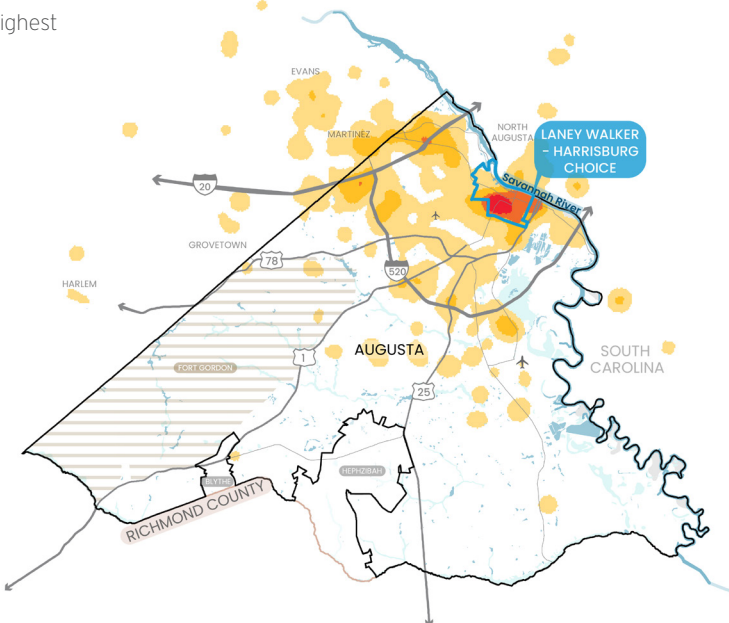


FIGURE 11 | Residents Distance to Home

Lowest
Highest

Getting to Work

Given that 81% of employed Choice Neighborhood residents are working outside of the neighborhood, where are they working? According to the Census, 61% of residents are traveling less than 10 miles, but there is a large percentage (28%) of residents who travel more than 50 miles to get to work.

“IF EMPLOYED, WHERE DO YOU WORK?”

in the Choice Neighborhood

0% **17%**

in Augusta

82% **68%**

outside Augusta

12% **10%**

Allen Homes Choice Neighborhood

Source: Assets & Needs Assessment Survey