

Project Name **AFFORDABLE HOUSING**

PROJECT SUMMARY SHEET

A. **Submitting Department, Agency, or Association:** Augusta Housing and Community Development Department

B. **Project Name / Brief Description:**

AFFORDABLE HOUSING PROJECT
 Augusta Housing and Community Development Department (HCD) seeks funding to support a diversified range of affordable and workforce housing project options in Augusta Richmond County (referred to as “affordable housing”) to include, but not limited to, single-family and multi-family developments/redevelopments, which can include commercial/retail components of mixed use developments.
 Further, HCD’s SPLOST request includes the following options and/or usage of funding, but not limited to; land acquisition, construction of public infrastructure (i.e. public roads, public sidewalks, water lines, & sewer lines) to support such housing options; and potential partnerships with public and private affordable housing developers, investors, contractors for development of affordable housing to include mixed income, mixed-use development(s) that may include affordable rental and/or home ownership opportunities.
 Additionally, pursuant to state/local law, funds may be used as matching funds for leveraging future grant opportunities.

Check box if project represents a continuation from a previous SPLOST:

C. **Project Location / Address:** Focus Areas of Affordable/Workforce Housing: a) Laney Walker Bethlehem, b) Harris

Check box if Site Selection required:

(If site selection is required, fill out section VI. Site Criteria & Standards)

Current Property Owner (if applicable): Various Property Owners

D. **District:** Select A District **Districts: 1, 2, 3, 9 & 10**

E. **Proposed Project Budget (round to nearest thousands):**

| | |
|---|--------------|
| Total SPLOST V Request: ¹ | \$34,525,000 |
| Annual Operating Cost: ² | \$ - |

¹ Figure from section III. Project Costs, first column (Total) for SPLOST V Project Total

² Figure from section V. Operating Costs, first column (Annual Costs) for Total Operating Costs for Project.

F. **Contact Person:** Hawthorne E. Welcher, Jr.
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G. **Project Classification** Quality of Life & Infrastructure

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I. PROJECT JUSTIFICATION:

A. **Project Mission Statement / Goals & Objectives:**

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

Goals and Objectives: HCD seeks to provide safe, decent and affordable housing and economic development opportunities through the following priorities:

- Encouraging citizen participation in the planning, implementation and evaluation of the community development program;
- Improving the existing housing stock for low and moderate income households;
- Increasing the number of jobs and amount of private capital invested in the city, particularly in the Central Business District and neighborhood commercial areas;
- Supporting public facilities and services that contribute to revitalization and provide public facility improvements that support physical development and revitalization;
- Promoting the preservation and restoration of historically significant structures and landmarks in the city; and
- Contributing to the elimination of slum and blight.

Project Mission Statement / Goals & Objectives:

Mission: To increase the supply of affordable and work force housing in Augusta Richmond County utilizing financial tools eligible to defray pre-development, hard and soft costs alike.

Goals & Objectives:

- 1) To address the significant gap between the supply of and demand for affordable rental/ownership housing units.
- 2) To provide attractive developmental areas (of focus) and ready buildable lots for potential financially induced leveraging partnerships with public and private affordable housing developers, investors, and contractors.

B. **How will this project help meet the Public Safety, Basic Facilities / Infrastructure, and/or Quality of Life needs in Augusta Richmond**

Good-quality affordable housing is an essential need for all citizens of Augusta-Richmond, GA. The lack of stable housing is associated with a host of community problems, including crime, poor health, and poor educational outcomes. By increasing access to affordable housing, Augusta-Richmond County citizens will be directly addressing priority needs in all three of these areas.

C. Why should this project be considered for SPLOST 2022 type funding?

Affordable housing is important to the overall economic vitality of communities. The time is now for Augusta Richmond County to take an aggressive approach to not only neighborhood revitalization, but with affordable and work force housing as a priority. In revitalizing communities (Laney Walker/Bethlehem, Harrisburg, Old Towne & Sand Hills), the development of affordable housing can help to stimulate economic growth, as a healthy mix of housing options, from market- rate and affordable rental housing, single- family homes, duplexes, as well as developments for seniors, ensures opportunities for all individuals to improve their economic situation and contribute to their communities.

Furthermore, decent, safe, affordable housing is important to families and fulfills a basic human need for shelter, but also contributes to the well-being of both parents and children. Studies show that children in stable housing do better in school and are less likely to experience disruption in their education due to unwanted moves. Decent, affordable housing reduces stress, toxins, and infectious disease, which leads to improvement in both physical and mental health. Affordable housing also frees up funds within families' tight budgets to spend on health care and food.

If this project is approved, Housing and Community Development immediately obtains another funding source necessary to complete various pre-development, hard and soft costs activities that can generally increase the total development costs of projects, thus making them unaffordable.

D. To meet the Project Goals & Objectives, when should this project be completed?

The need for more affordable housing is urgent but also long-standing, and it is important to adequately address the infrastructure within the arteries of our respective developmental areas. Further, in conversation with Engineering, there is no funding set as aide (current or future TIA Bands) to address artery streets in any of the four (4) denoted neighborhood areas. Therefore, this project should be funded annually for a total term of five (5) years.

E. Is this project recommended / included in any existing Augusta Richmond County Land Use Plan or Masterplan? If yes, please explain

The Envision Augusta Comprehensive Plan highlights, “There are many factors and issues associated with housing affordability both when trying to rent or buy. The numbers indicate a real need for affordable housing.” The Envision Plan states, “the age, quality, access to neighborhood amenities, and overall quality of life, all of which factor into the desirability of the housing environment. Comparing Columbia County with Richmond County, Columbia County has a newer housing stock due to significant growth in the past few decades.”

Although “The overall housing unit trends for Richmond County from 2000 to 2015 have increased slightly from 82,312 units to 86,939 units in a 15-year timeframe, around 48 % of the renting population in Augusta-Richmond County is paying over 30% of their monthly income on housing. Around 26% of homeowners in Augusta-Richmond County are spending over 30% of their monthly income on housing.”

There is a lack of housing for middle-income ranges, which results in little to no vacancy for affordable rental housing.

According to the Envision Augusta plan, Augusta needs:

- To address vacancy, dilapidation, and housing options
- An Alternative funding sources to make up for lost federal funds needed to help lower income residents
- A sustainable residential community
- More affordable housing

Based on these needs, HCD’s plan articulates the following goal: Housing options that reflect the diversity and meet the needs of the community, including housing for families and a diverse workforce.

Augusta must consider innovative new actions that address the quality, quantity and affordability of housing throughout the community in order to preserve and increase “Her” tax base.

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II. PROJECT DESCRIPTION:

A. Project Construction Program / Description:

(Provide within this space a Construction Program / Description for the project. Agencies and departments submitting requests should be prepared

Augusta Housing and Community Development Department (HCD) will utilize SPLOST funding to transform neighborhoods of interest back into thriving communities and free of substandard infrastructure and absent pedestrian friendly instruments necessary for a true sense of Quality of Life. HCD proposes mixed-income, mixed-use development(s) that may be inclusive of commercial and/or office retail spaces and/or market rate rental units but shall include affordable multi-family rental units (new construction and/or renovation) and may foster home ownership. SPLOST funds will be used to support acquisition of land, and the construction/development of infrastructure improvements to accommodate affordable housing development. SPLOST funds will be used for design, construction, land acquisition, and/or other development expenses. HCD will utilize a Community Economic Development approach (development plan, pattern booklet, node strategies etc.) to enhancing neighborhood Quality of Life centered around (4) pivot points to include: Housing, Small Business Development/Sustainment, Commercial/Retail Development, and Job Creation. Development Budgets, Performa's (against DCRs), and other pertinent financial construction documents provided upon request.

B.

Projected Useful Life of Project:

The useful life of the project(s) would be in perpetuity.

C. Site Specific Information: (address, tax map parcel #, etc.)

This project consist of four (4) neighborhood sites of focus to include:

- a) Laney Walker/Bethlehem boundaries (30901),
- b) Harrisburg boundaries (30904),
- c) Old Towne boundaries (30901), &
- d) Sand Hills boundaries (30904).

The intent of this project is to provide affordable housing, sense of community and an enhanced Quality of Life (in our denoted neighborhood areas of focus) near, and accessible to, multiple forms of transportation (i.e.: transit, bicycle lanes or paths (e.g.: Greenway, Firefly Trail), and sidewalks).

Check box if site currently owned by Augusta Richmond County:

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III. PROJECT COSTS:

A. Detailed project capital budget costs (to be funded from SPLOST V only):

| Project Costs (round to thousand) | Total | YR1 (06) | YR2 (07) | YR3 (08) | YR4 (09) | YR5 (10) | YR6 (11) |
|--|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 1. Land Acquisition / ROW / Easement: | \$8,000,000 | 1,333,333 | 1,333,333 | 1,333,333 | 1,333,333 | 1,333,333 | 1,333,333 |
| 2. Design Fees: | \$2,000,000 | 333,333 | 333,333 | 333,333 | 333,333 | 333,333 | 333,333 |
| 3. Miscellaneous Fees: | \$1,000,000 | 166,667 | 166,667 | 166,667 | 166,667 | 166,667 | 166,667 |
| 4. Fixtures, Furniture, and Equipment (for a facility) | \$0 | | | | | | |
| 5. Construction: | \$20,000,000 | 3,333,333 | 3,333,333 | 3,333,333 | 3,333,333 | 3,333,333 | 3,333,333 |
| 6. Testing: | \$300,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| 8. Construction Contingency | \$2,000,000 | 333,333 | 333,333 | 333,333 | 333,333 | 333,333 | 333,333 |
| 9. Project Management: | \$225,000 | 37,500 | 37,500 | 37,500 | 37,500 | 37,500 | 37,500 |
| 10. Capital Equipment | \$0 | | | | | | |
| 11. Other (Abatement/Demo/Relocation): | \$1,000,000 | 166,665 | 166,667 | 166,667 | 166,667 | 166,667 | 166,667 |
| SPLOST V Project Total: | \$34,525,000 | \$5,754,165 | \$5,754,167 | \$5,754,167 | \$5,754,167 | \$5,754,167 | \$5,754,167 |

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IV. PROJECT FINANCING:

A. Detailed project capital budget costs (to be funded from SPLOST V only):

| Project Sources (round to thousand) | Total | YR1 (06) | YR2 (07) | YR3 (08) | YR4 (09) | YR5 (10) | YR6 (11) |
|--|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 1. SPLOST V * | \$34,525,000 | \$5,754,165 | \$5,754,167 | \$5,754,167 | \$5,754,167 | \$5,754,167 | \$5,754,167 |
| 2. ARC General Fund: | \$0 | | | | | | |
| 3. State Grant: | \$0 | | | | | | |
| 4. Federal Grant: HOME, CDBG, HOPWA | \$4,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | | |
| 5. Previous SPLOST: | \$0 | | | | | | |
| 6. Testing: | \$0 | | | | | | |
| 7. Reimbursement Amount | \$0 | | | | | | |
| 8. Bond (describe): | \$4,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | | |
| 9. Other (describe): | \$0 | | | | | | |
| Total Sources: | \$42,525,000 | \$7,754,165 | \$7,754,167 | \$7,754,167 | \$7,754,167 | \$5,754,167 | \$5,754,167 |

* Amount from section III.A., "Detailed project capital budget costs" (SPLOST V Project Total).

B. Describe the current commitments for the other sources funding this project:

a) Laney Walker/Bethlehem -- BOND, b)U.S. Department of Housing and Urban Development (HUD) -- Federal

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V. OPERATING COSTS:

A. Total Annual Operating Costs when Project is complete: N/A

| Operating Cost (round to thousand) | Annual Costs |
|--|--------------|
| (Estimated) Operating Revenues | |
| 1. Personnel Costs: | |
| 2. Utilities: | |
| ■ Gas: | |
| ■ Electrical: | |
| ■ Water: | |
| ■ Sewer: | |
| ■ Phone: | |
| ■ Computers: | |
| 3. Operating Supplies: | |
| 4. Equipment Maintenance: | |
| 5. Facility Maintenance: | |
| 6. Non-Capital: | |
| 7. Other (describe): | |
| 8. Other (describe): | |
| TOTAL OPERATING COSTS OF PROJECT: | \$ - |
| NET INCOME (ESTIMATED): | \$ - |

B. Additional Personnel Information:

1. Identify the number of additional staff positions needed when project is completed:

- Full-Time:

| |
|---|
| 2 |
|---|
- Part-Time:

| |
|-----|
| N/A |
|-----|

2. Briefly describe the responsibilities of each additional staff position:

Project Construction Specialist: Manages multiple construction projects and ensures compliance and proper documentation for all projects. Monitors adherence to construction schedules for assigned projects: reviews contracted start, stop and milestone dates; compares dates and targets with activity at the site; and advises contractor and Development Manager of any deviations and the potential impacts on the project. Conducts daily on-site inspections of assigned construction projects: reviews and analyzes structural design plans; monitors work in progress;

Housing Inspector-Planning, developing and overseeing all construction activities. Establishing construction specifications and standards, quality control procedures and inspection criteria. Estimate cost, meet with architects and engineers to review and finalize drawings and specifications. Performs quality control inspection. Maintains knowledge of regulations and ensures compliance with all federal, state, and city codes and ordinances.

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3. Identify the projected salary and fringe benefit cost for each additional staff position:

| |
|---|
| Project Construction Specialist- Salary - \$48,024, Benefits - \$13,000 = \$61,024 Total Annually |
| Housing Inspector III Salary - \$38,186, Benefits - \$11,455 = \$49,641 Total Annually |

VI. Site Criteria and Standards (only applicable if site Selection is required):

A. General Criteria:

1. Acreage:

| |
|---|
| <ul style="list-style-type: none">• Size: Residential Sites should be approximately 80' x 120' (deep), and commercial/multi-family sites could range from 1 acre up to 10 acres respectively• Topography: This is unknown. There may be multiple sites yet to be identified.• Estimated cost per acre: Potential sites could be anywhere within Augusta, GA; residential lots will typically be less than an acre and approximately 80' wide and 120' deep while lots likely zoned for commercial/multi-family use, can be expected to be \$120,000/acre to \$650,000/acre. This was calculated by taking the average current land value for multifamily properties both outside and inside the loop respectively. |
| <p>2. Location / Accessibility: The intent of this project is to provide affordable housing. Such housing may be within a mixed income community that may also be combined with some commercial and/or office retail operations; therefore, prospective locations should be near, and accessible to, multiple forms of transportation (i.e.: transit, bicycle lanes or paths (e.g.: Greenway, Firefly Trail), and sidewalks).</p> |
| <ul style="list-style-type: none">• Relative to its service area: The intent of this project is to provide affordable housing. Such housing may be within a mixed income community that may also be combined with some commercial and/or office retail operations; therefore, prospective locations should be near, and accessible to, multiple forms of transportation (i.e.: transit, bicycle lanes or paths (e.g.: Greenway, Firefly Trail), and sidewalks). |
| <ul style="list-style-type: none">• Vehicular: Onsite vehicle access and parking will be necessary, either to accommodate residents who have vehicles and/or citizens using vehicles to access the sites for commercial and/or office retail or other purposes.• Pedestrians: Onsite pedestrian access will be necessary as well as connectivity to offsite pedestrian infrastructure, either to accommodate residents who (1) do not have vehicles and must walk to work and/or shopping, or (2) choose walking as their mode of transportation, or to accommodate off-site guests of the development(s) who may be walking to the site(s) to visit residents and/or shop at onsite commercial retail establishments.• Bicycle Access: Onsite pedestrian access will be necessary as well as connectivity to offsite pedestrian infrastructure, either to accommodate residents who (1) do not have vehicles and must walk to work and/or shopping, or (2) choose walking as their mode of transportation, or to accommodate off-site guests of the development(s) who may be walking to the site(s) to visit residents and/or shop at onsite commercial retail establishments. |
| <p>B. No further information on site criteria and standards is necessary for the project request form at this time. However, additional information may be requested during the administrative or technical review processes. If applicable, be prepared to furnish information regarding the following criteria:</p> |

- **Development / Adjacent Impacts** (visibility, compatibility with land use plan, buffering, etc.)

- **Economy / Financing** (on- and off-site development costs, joint development

- **Environmental** (historic standards, traffic impacts, aesthetic standards, air quality, noise impacts, drainage types, wetlands compatibility, etc.): Rehabilitated and newly constructed affordable housing and replacement of inefficient energy systems and appliances can reduce energy use, associated carbon emissions, and unnecessary water use. Residents will also benefit from reduced energy costs. Increased affordable housing units throughout the county, especially in transit corridors and in proximity to jobs and schools, can cut travel distances and reduce emissions. Positive environmental impacts also translate to healthier living environments and improved health outcomes for residents, especially when mold, lead, asbestos, toxic building materials, or other asthma-inducing conditions are remediated or eliminated.

- **Community Values** (displacements required, security needs, etc.)

Positive-Stability of housing is an important issue when addressing poverty. Increased quality rental housing for families in need also addresses a major obstacle to economic stability for low-income and minority families in Athens-Clarke County. By addressing this need, the living situation for families and neighbors of struggling rental developments will also be enhanced. Meeting the need for increased affordable rental housing also addresses the crime and blight that accompanies current substandard options with high vacancy rates and corresponding high crime in these areas. Housing options near employment improve outcomes for employers from higher worker productivity, fewer days missed from work, better employee loyalty, and reduced turnover. Appropriate housing options near employment with shorter commutes also result in happier and healthier employees.

Negative-Potential projects, including rehabilitation and redevelopment of existing low-income rental housing properties, must include a thoughtful strategy for the relocation of current residents to quality affordable housing alternatives, of which there is already a shortage.

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VII. OTHER IMPACTS:

A. Positive / Negative Impacts on ARC Departments, Agencies, or other Organizations:

B. Positive / Negative Impacts on existing Infrastructure / Systems:

None

C. Positive / Negative Impacts on Augusta Richmond County Tax Base:

Positive-Stability of housing is an important issue when addressing poverty. Increased quality rental housing for families in need also addresses a major obstacle to economic stability for low-income and minority families in Augusta, Georgia. By addressing this need, the living situation for families and neighbors of struggling rental developments will also be enhanced. Meeting the need for increased affordable rental housing also addresses the crime and blight that accompanies current substandard options with high vacancy rates and corresponding high crime in these areas. Housing options near employment improve outcomes for employers from higher worker productivity, fewer days missed from work, better employee loyalty, and reduced turnover. Appropriate housing options near employment with shorter commutes also result in happier and healthier employees.

Negative-None

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VIII. OTHER INFORMATION:

A. Provide other information that would assist in the review of this proposed project:

