



Administrative Services Committee Commission Chamber- 5/10/2016- 1:10 PM
Meeting

ADMINISTRATIVE SERVICES

1. Motion to approve a resolution supporting the Augusta Housing Authority and Walton Communities, LLC's application for low income housing tax credits to be named 15th Street Development – Phase 2.  [Attachments](#)

2. Motion to approve the minutes of the Administrative Services Committee held on April 26, 2016.  [Attachments](#)

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**Administrative Services Committee Meeting
5/10/2016 1:10 PM
15th Street Redevelopment Phase 2 - Resolution of Support**

Department: Housing and Community Development Department (AHCD)

Presenter: Hawthorne Welcher, Jr. (AHCD) & Dave Loeffel (of Walton Communities)

Caption: Motion to approve a resolution supporting the Augusta Housing Authority and Walton Communities, LLC's application for low income housing tax credits to be named 15th Street Development – Phase 2.

Background: 15th Street Redevelopment Phase 2 will be developed, built and managed through the joint efforts of Walton Communities and the Augusta Housing Authority. This development will consist of approximately 90 one-, two- and three-bedroom units. The community will be developed and constructed with low-income tax credits allocated by the Georgia Department of Community Affairs. As such, the units serve moderate-income families earning 60% or less of the area median income. These income restrictions allow for maximum household incomes approximately ranging from \$23,880 for a family of one to \$39,540 for a family of six. In order to reach these potential residents, marketing efforts will reach out to work-force employment centers such as the call centers in the area, retail and service industries, local government employees, teachers and seniors. 15th Street Redevelopment Phase 2 will offer a laundry facility, a community room set aside for resident use, a covered porch, furnished library as well as a playground. Programs will also be available for adults, which have traditionally included programs such as Moms & Tots and the Single Parent Night Out. Additional community amenities will include a pavilion with picnic tables and grills for residential use. Floorplans at 15th Street Redevelopment Phase 2 will include spacious one, two and three-bedroom homes with many interior features such as crown molding, 9-ft. ceilings, appliances, separate laundry rooms with pantry shelving and convenient raised vanities in the baths. Each home will be pre-wired for home office technology with high-speed internet capabilities. Walton Communities, Inc. serves the residents of all its communities with a number of special programs and social services.

Cover Memo

Item # 1

Analysis:

15th Street Redevelopment is a 30-acre mixed-use and master planned community developed and built by Walton Communities, LLC in association with the Augusta Housing Authority. The community will consist of multiple phases of both senior and family apartments. •Family Phases – 240 apartments (Affordable) •15th Street Redevelopment Phase 2 will include +/- 90 units •Senior Phases - 160 age-restricted (55+) apartments (Affordable) The mission of the developer in the creation of 15th Street Redevelopment is to utilize the support of civic organizations, governmental authorities and residential neighbors in providing neighborhoods that matter in a mixed income and mixed tenure housing environment with first-class amenities in an aesthetically superior combination of land planning, architectural elements and landscaping.

Financial Impact:

There is no financial commitment on the part of Augusta-Richmond County. Due to the success of Walton Communities to develop other low income housing tax credit projects in Augusta-Richmond County (i.e. Walton Oaks, Phase 1, 2 & 3) and due to the fact that these family units will be developed in the Laney Walker/Bethlehem area, creating additional housing choices/products in these progressively revitalizing historic areas, the City of Augusta's commitment through resolution will greatly increase the possibility of application approval.

Alternatives:

Not backing the project could result in the possible denial of the applicant's applications.

Recommendation:

Approve the resolution supporting the Augusta Housing Authority and Walton Communities, LLC's application for low income housing tax credits to be named 15th Street Redevelopment – Phase 2.

**Funds are Available
in the Following
Accounts:**

Not Applicable.

REVIEWED AND APPROVED BY:

Finance.

Law.

Administrator.

Clerk of Commission

15th STREET DEVELOPMENT

A RESOLUTION SUPPORTING AUGUSTA HOUSING AUTHORITY AND WALTON COMMUNITIES, LLC'S APPLICATION FOR LOW INCOME HOUSING TAX CREDITS FOR 15th STREET DEVELOPMENT, PHASE 2, LOCATED AT 1550 FIFTEENTH STREET, AUGUSTA, GA.

WHEREAS, the Georgia State Department of Community Affairs serves a vital role in its efforts in assisting with the development of housing in the State of Georgia by:

- Improving the living environment for residents of Georgia;
- Revitalizing areas and contributing to the improvement of neighborhoods; and
- Building sustainable communities; and

WHEREAS, the Department of Community Affairs has established certain regulations whereby low-income housing tax credit applications, to be competitive, should receive a Resolution of Support by the governing authority or the pertinent municipality or county; and

WHEREAS, the Augusta Housing Authority and Walton Communities, LLC are preparing to develop phase 2 of 15th Street Development consisting of affordable apartment communities at 1550 Fifteenth Street, Augusta, GA; and

WHEREAS, the project will consist of multiple phases; including the second phase of +/- 90 units for families of all ages; and

WHEREAS, the project is part of Augusta-Richmond County's holistic "place based" strategic initiative for rebuilding this portion of Augusta, including the former Cherry Tree Crossing neighborhood, being a severely stressed neighborhood; and

WHEREAS, the project will be required to include areas within the project set aside as greenspace; and

WHEREAS, the project is part of Augusta-Richmond County's Community-Driven Housing Strategy; and

WHEREAS, the project is designated as the highest affordable housing priority redevelopment in Augusta-Richmond County in the year 2016; and

WHEREAS, the Board and Commissioners understands and supports this projects efforts in the development of phase 2 of 15th Street Development.

NOW, THEREFORE BE IT RESOLVED: That the Board and Commissioners of Augusta Richmond County, Georgia, that this Resolution of Support is hereby adopted on behalf of Augusta Housing Authority and Walton Communities, LLC for property located at 1550 Fifteenth Street in Augusta Richmond County, effective the date set forth below.

15th Street Development (Phase 2)
Resolution of Support
 _____, 2016

ATTEST:

AUGUSTA, GEORGIA

By: _____
 Hardie Davis, Jr.
 Mayor

 Lena J. Bonner
 Clerk of Commission

 Witness to Mayor's Signature

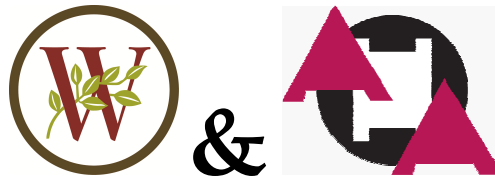
 Witness to Clerk's Signature

CERTIFICATION

I, Lena J. Bonner, Clerk of Commission, hereby certify that the above is a true and correct copy of a Resolution as adopted by said AUGUSTA-RICHMOND COUNTY COMMISSION in the meeting held on _____, 2016.

S E A L

Lena J. Bonner
 Clerk of Commission



15th Street Redevelopment Phase 2

**Of the
Cherry Tree Crossing Redevelopment
A Main Street Neighborhood
Augusta, Georgia**

Description of Proposed Project

**Submitted by
WALTON COMMUNITIES, LLC
2181 Newmarket Parkway
Marietta, GA 30067**



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Overview**

15th Street Redevelopment is a 30-acre mixed-use and master planned community developed and built by Walton Communities, LLC in association with the Augusta Housing Authority. The community will consist of multiple phases of both senior and family apartments.

- Family Phases – 240 apartments (Affordable)
 - 15th Street Redevelopment Phase 2 will include +/- 90 units
- Senior Phases - 160 age-restricted (55+) apartments (Affordable)

The attached site plan indicates all phases – both the Senior Phases and the Family Phases.

The mission of the developer in the creation of 15th Street Redevelopment is to utilize the support of civic organizations, governmental authorities and residential neighbors in providing neighborhoods that matter in a mixed income and mixed tenure housing environment with first-class amenities in an aesthetically superior combination of land planning, architectural elements and landscaping.



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
General Description**

15th Street Redevelopment Phase 2 will be developed, built and managed through the joint efforts of Walton Communities and the Augusta Housing Authority. This development will consist of +/- 90 one-, two- and three-bedroom units displaying exceptional interior appointments with the highest quality elevations. The community will be developed and constructed with low-income tax credits allocated by the Georgia Department of Community Affairs. As such, the units serve moderate-income families earning 60% or less of the area median income. These income restrictions allow for maximum household incomes approximately ranging from \$23,880 for a family of one to \$39,540 for a family of six. In order to reach these potential residents, marketing efforts will reach out to work-force employment centers such as the call centers in the area, retail and service industries, local government employees, teachers and seniors.

15th Street Redevelopment Phase 2 will offer a laundry facility, a community room set aside for resident use, a covered porch, furnished library as well as a playground. Programs will also be available for adults, which have traditionally included programs such as Moms & Tots and the Single Parent Night Out. Additional community amenities will include a pavilion with picnic tables and grills for residential use.

Floorplans at 15th Street Redevelopment Phase 2 will include spacious one, two and three-bedroom homes with a host of elegant interior features such as crown molding, 9-ft. ceilings, Whirlpool appliances with self-cleaning ovens, separate laundry rooms with pantry shelving and convenient raised vanities in the baths. Each home will be pre-wired for home office technology with high-speed internet and fax capabilities.



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Programs and Services**

Walton Communities, Inc. serves the residents of all its communities with a number of special programs and social services. Our Resident Service Programs help create an enriching environment for the families and individuals who choose Walton Communities as the place to call home. These opportunities include:

- Kids' Club program for children from kindergarten through 5th grade
- Moms & Tots program for mothers and small children
- Single Parents program offering trips, seminars, fun and fellowship
- Family Life Library and computer-equipped Media/Business Center
- Advanced Cardio Fitness Center
- State-of-the-art playground park
- Book-of-the-Month Club offering free books to residents
- Camp scholarships
- Individual & family counseling. Walton Communities pays for four visits per family.
- Cultural Enrichment Program offers local cultural opportunities to residents on a monthly basis. Walton Communities reimburses residents 90% of the cost of these activities. Recent venues have included Fernbank Science Center, Atlanta Botanical Gardens, the Center for Puppetry Arts and Zoo Atlanta.
- Partners in Education. Walton Communities partners with many of the schools that serve our apartment communities.



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Architectural and Landscaping**

Architectural Design

The project will be designed in an architectural style consistent with residential homes throughout historic Augusta, utilizing features which are present in neighboring properties. These include the use of brick and hardi exteriors, standing seam metal roof accents, and attractive decks and patios with enlarged columns.

Construction materials will include hardi siding in a neutral palette, accented with brick and masonry. Tilt-out insulated aluminum windows will provide an attractive exterior appearance as well as excellent energy efficiency. All ground floor units will be handicap accessible and as such will be fitted with all appropriate handicap features as required by local and federal building codes. Several apartment units will be handicap adaptable and some will have features specifically designed for those with audio &/or visual impairments.

Landscaping and Site Design

Walton Communities places great emphasis on landscaping to provide lush streetscapes, mature trees and shrubs, colorful seasonal annual and perennial beds and impressive community entrances. 15th Street Redevelopment will continue this tradition by insuring that all planted areas contain landscape materials of high-quality and above-average size. All trees will be a minimum caliper size of 2" in diameter and shrubs shall have a minimum height of 24". Ground covers shall be a minimum size of 1 gallon and placed a minimum of 18" on center.

Areas of central focal point will include the amazingly preserved large caliper oaks on the site, sodded lawns, seasonal planting beds and attractive fencing. High-end entry signage will be comparable to other Walton communities.



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Target Market**

The residents are offered the peace of mind that comes with living in a gated community, along with first-class amenities including fitness center, a state-of-the-art playground, and picnic areas conveniently positioned throughout the neighborhood.

15th Street Redevelopment will serve a workforce market and as such, these residents will derive a great value from the kid's clubs programs. These activities are specially planned with different age groups in mind and will include educational and enrichment programs, field trips and mentoring opportunities.

The community will also serve the adult residents by sponsoring programs such as Moms & Tots and the Single Parents Night Out. Family outings to local cultural activities will be encouraged through the reimbursement of 90% of the costs. Additionally, other field trips and social functions are sponsored throughout the year. Many of these residents will use these functions as their primary opportunity for social interaction.



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Unit Mix**

Unit Mix for 15th Street Redevelopment Phase 2

<u>Unit Mix</u>	<u>Units</u>	<u>Unit Size</u>
1-BR/1-BA	± 25	± 750 sq. ft.
2-BR/2-BA	± 40	± 1050 sq. ft.
3-BR/2-BA	± 25	± 1250 sq. ft.



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
DCA Required Amenities**

Standard Site Amenities

1. Community Room
2. Covered Porch Located in a central area
3. On-site laundry with a minimum of 3 washers and 3 dryers
4. Washer / Dryer Hookups in each unit
5. Equipped Playground
6. Furnished Library

Unit Amenities

1. HVAC Systems
2. Energy Star Refrigerators
3. Built in Energy Star Dishwasher
4. Stoves
5. Powder-based stovetop fire suppression canisters installed above the range cook top, or electronically controlled solid cover plates over stove top burners



**15th Street Redevelopment Phase 2
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Additional Amenities**

Additional Amenities Descriptions

- Furnished library
- Equipped Computer Center
- Fully-equipped kitchens featuring Whirlpool electric range, dishwasher, refrigerator with icemaker, and disposal
- Traditional oak cabinetry with generous counter space
- Breakfast bar
- Double bowl stainless steel kitchen sink with spray
- Spacious walk-in closets with double rods for maximum efficiency
- Roomy master bath with linen closet and dressing table
- Ceiling fans
- Six-panel doors and 9' ceilings
- Cable outlets in living room and all bedrooms
- Energy-efficient double-pane windows
- Computer desk with pre-wiring for home office technology and high-speed internet and fax capabilities



**Administrative Services Committee Meeting
5/10/2016 1:10 PM
Minutes**

Department: Clerk of Commission

Presenter:

Caption: Motion to approve the minutes of the Administrative Services Committee held on April 26, 2016.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:



Administrative Services Committee Meeting Commission Chamber - 4/26/2016

ATTENDANCE:

Present: Hons. M. Williams, Chairman; D. Williams, Vice Chairman;
Davis, member.

Absent: Hons. Hardie Davis, Jr., Mayor and Lockett, member.

ADMINISTRATIVE SERVICES

1. Motion to approve new salary scale for general workforce and SES I – III level employees based on the 2% COLA that was approved in the 2016 Budget effective as of the paycheck of April 1, 2016. **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner Mary Davis	Commissioner Dennis Williams	Passes

2. To provide an information report regarding approved Career Ladders. **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 3-0.	Commissioner Mary Davis	Commissioner Dennis Williams	Passes

3. Discuss employee exit interviews. (Requested by Commissioner Guilfoyle) **Item Action: Approved**

Item # 2

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 3-0.	Commissioner Dennis Williams	Commissioner Marion Williams	Passes

4. Motion to approve the minutes of the Administrative Services Committee held on April 12, 2016.
- Item Action:**
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner Dennis Williams	Commissioner Mary Davis	Passes

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