



Administrative Services Committee Commission Chamber- 4/28/2014- 12:55 PM
Meeting

ADMINISTRATIVE SERVICES

1. Discuss the EEO Director and General Counsel matter. ☐ Attachments
(Requested by Commissioner Marion Williams)
2. Receive report from HR Director regarding ARC open/vacant positions. ☐ Attachments
(Requested by Commissioner Mary Davis)
3. Discuss as information amending the 2010 - 2014 Action Plans to reprogram \$93,403.04 in Community Development Block Grant (CDBG) funds. ☐ Attachments
4. Consider changing the ordinance dealing with the compensation for the Airport Director. (Requested by Commissioner Donnie Smith) ☐ Attachments
5. Approve Laney Walker/Bethlehem Revitalization Project – Bridge Loan Request of \$2,500,000.00 to continue existing/future development projects until the next bond issuance in middle to late 2015. ☐ Attachments
6. Motion to approve the minutes of Administrative Services Committee held on March 24, 2014. ☐ Attachments
7. Discuss the authority/power of the Augusta-Richmond County Personnel Board. ☐ Attachments
(Requested by Mayor Pro Tem Corey Johnson)
8. Motion to 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 1**. ☐ Attachments



**Administrative Services Committee Meeting
4/28/2014 12:55 PM
EEO Director/General Counsel**

Department:

Caption: Discuss the EEO Director and General Counsel matter.
(Requested by Commissioner Marion Williams)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:



**Administrative Services Committee Meeting
4/28/2014 12:55 PM
Open/vacant positions**

Department:

Caption: Receive report from HR Director regarding ARC open/vacant positions. **(Requested by Commissioner Mary Davis)**

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:



**Administrative Services Committee Meeting
4/28/2014 12:55 PM**

**Amending the 2010 - 2014 Action Plans to Reprogram Community Development Block Grant (CDBG)
Funds**

Department:	Housing and Community Development Department (AHCDD)
Caption:	Discuss as information amending the 2010 - 2014 Action Plans to reprogram \$93,403.04 in Community Development Block Grant (CDBG) funds.
Background:	The primary purpose of this submittal is to provide information to you (Commission) to review and discuss the reprogramming of Program Income \$93,403.04 in CDBG funds. This change will trigger amending the Action Plans for the years the funds were allocated. In an effort to stay in compliance with the U.S. Department of Housing and Urban Development's (HUD's) regulatory requirements, any amendments to the Consolidated Plan constituting a "substantial change" must be presented to the public for a 30-day comment period. A "substantial change" is defined as a change that affects the purpose, scope, location, beneficiaries, and administrator of an activity or the transfer of \$50,000 or more from any activity identified in the Consolidated Plan. Further, please find attached a copy of our Public Notice which includes our project listing which entails our anticipated estimates and actual allocations. It was anticipated that the City would receive \$150,000 each year in program income for years 2010-2014. However, the actual collections exceeded this anticipated amount thus the reason we are before you today.
Analysis:	Realizing this Program Income enables the Housing and Community Development Department to The additional funds will allow the department to fund and proceed with more projects.
Financial Impact:	Additional funding available for more projects.
Alternatives:	Not Any.
Recommendation:	Accept the Housing and Community Department's (HCD) information presented AS INFORMATION and at the end of the Cover Memo of the Item # 3

public comment period, HCD will come back before you asking you (the Commission) to approve the anticipated estimates/actual allocations. Additionally, any comments received will be presented to Commission for consideration and approval as well.

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

No Funds Required.

REVIEWED AND APPROVED BY:

Finance.

Law.

Administrator.

Clerk of Commission

NOTICE TO PUBLIC

CITY OF AUGUSTA

AUGUSTA HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

On Monday, April 28, 2014, the Commission will discuss amending the City's 2010 through 2014 Action Plans because of the need to reprogram certain CDBG funds. The primary purpose of the discussion is the reprogramming of Program Income \$93,403.04 in CDBG funds. This change will trigger amending the Action Plans for the years the funds were allocated.

In compliance with the U.S. Department of Housing and Urban Development regulatory requirements, any amendments to the Consolidated Plan constituting a "substantial change" must be presented to the public for a 30-day comment period. A "substantial change" is defined as a change that affects the purpose, scope, location, beneficiaries, and administrator of an activity or the transfer of \$50,000 or more from any activity identified in the Consolidated Plan.

Below is a listing of projects to be discussed by the Commission:

It was anticipated that the City would receive \$150,000 each year in program income for years 2010-2014. However, the actual collections exceeded this anticipated amount as listed below:

Fiscal Year 2010-2014 - Program Income Anticipated estimates and Actual allocations.

Program Year	Anticipated Program Income	Actual Program Income	Excess Program Income to be Allocated	Program Income Allocated to		
				Program Year	Activity	Amount
2010	\$ 150,000.00	\$ 158,953.13	\$ 8,953.13			
2011	\$ 150,000.00	\$ 155,106.58	\$ 5,106.58			
2012	\$ 150,000.00	\$ 208,652.49	\$ 58,652.49			
2013	\$ 150,000.00	\$ 486,761.47	\$ 336,761.47			
2014	\$ 150,000.00	\$ 233,929.37*	\$ 83,929.37			
				2012	Fair Housing	\$ 35,000.00
				2013	Clearance & Demolition (Twiggs Circle)	\$ 242,850.00
				2013	Holley Commons - Street Improvements	\$ 36,367.00
				2013	Clearance & Demolition (Scattered Sites)	\$ 140,000.00
				2014	CDBG Housing Rehabilitation Program	\$ 39,186.04
		Totals:	\$ 493,403.04			\$ 493,403.04
* 2014 Program Income received through March 26, 2014.						

Notice to Public

We are proposing to change the current Citizen Participation Plan definition of a substantial change amendment as follows:

Current definition:

In compliance with the U.S. Department of Housing and Urban Development regulatory requirements, any amendments to the Consolidated Plan constituting a “substantial change” must be presented to the public for a 30-day comment period. A “substantial change” is defined as a change that affects the purpose, scope, location, beneficiaries, and administrator of an activity or the transfer of \$50,000 or more from any activity identified in the Consolidated Plan.

Proposed definition:

In compliance with the U.S. Department of Housing and Urban Development regulatory requirements, any amendments to the Consolidated Plan constituting a “substantial change” must be presented to the public for a 30-day comment period. A “substantial change” is defined as a change that affects the purpose, scope, location, beneficiaries, and administrator of an activity or the transfer of 30% or more from any activity identified in the Consolidated Plan.

Persons desiring to comment on the changes should submit their written comments no later than 5:00 p.m., May 2, 2014 to Karan Carter or Vicki C. Johnson, in care of:

Chester A. Wheeler, III, Director
Augusta Housing and Community Development Department
925 Laney-Walker Blvd., 2nd Floor, Augusta, Georgia 30901
(706) 821-1797 – TDD (706) 821-1797

Public Comment Period: ***April 3, 2014 to May 2, 2014***

Any comments received will be presented to the Commission on Tuesday, May 6, 2014. At that time, Commission will consider approving the changes being proposed.

AUGUSTA-RICHMOND COUNTY COMMISSION

By: David S. Copenhaver
 Mayor

Corey Johnson
 Mayor Pro Tempore

William Lockett
 Admin. Svcs. Chairman

& Members of the Augusta-Richmond County Commission

Publish: AC- 04/04/2014; MC 04/03/2014



**Administrative Services Committee Meeting
4/28/2014 12:55 PM
Compensation for Airport Director**

Department: Clerk of Commission

Caption: Consider changing the ordinance dealing with the compensation for the Airport Director. (Requested by Commissioner Donnie Smith)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:



Administrative Services Committee Meeting

4/28/2014 12:55 PM

Laney Walker/Bethlehem (LW/B) Revitalization Project – Bridge Loan Request

Department: Housing and Community Development Department (AHCDD)

Caption: Approve Laney Walker/Bethlehem Revitalization Project – Bridge Loan Request of \$2,500,000.00 to continue existing/future development projects until the next bond issuance in middle to late 2015.

Background:

On October 1, 2013 the Commission voted to assemble a review team and report back in 60 days regarding Bridge Loan. Continue the redevelopment of the Laney Walker and Bethlehem Historic Districts respectively, additional capital is needed to keep existing momentum and to assist with an array of project development related expenses(see attached: ORIGINAL Budget and UPDATED Budget) critical to continuing the redevelopment work and our commitments (to partners) in several developmental nodes to include most notably:

- Pine Street/11th Street/12th Street
 - New Construction and Restoration of Single Family Homes on Pine Street and Eleventh (11th) Street,
 - Homeowner Rental Rehabilitation Projects on Eleventh (11th) Street,
 - Market Rate Rental Projects on Twelfth (12th) Street.

- Twiggs Circle
 - Phase 2 – Acquisition/Demolition/Construction/Restoration/Other of the 1400 block of Twiggs Street;
 - These Phase 2 actions will compliment Phase 1, a partnership with the Augusta Housing Authority, in which we are newly constructing sixteen (16) duplexes and eight (8) single family housing units in Phase I. Phase 1 has already begun.

- Holley Street Commons
 - New Construction of Single Family Homes,
 - Sound Wall Barrier – design (of) and construction (of).

Note: See Budgets for Detailed Listing of All

Projects

To date, our success is the result of a strategy that has been very carefully implemented, that has yielded noticeable neighborhood improvements which have been appreciated by citizens of each respective neighborhood, and acknowledged by redevelopment and planning professionals both regionally and nationally.

Therefore to continue to build upon this success without pause, we (Housing and Community Development Department) need your understanding, commitment and most importantly your support.

The details of the Laney Walker /Bethlehem development for the period of July 2013 through October 2015 is attached. The details of the Twiggs Circle project is provided under separate cover.

Analysis: If supported by the Augusta City Commission, the Housing and Community Development Department will be able to continue the transformation of Augusta's Urban Core (Laney Walker & Bethlehem Historic Districts) into a model city for the 21st century.

Financial Impact: If approved by the City Commission, the Laney Walker/Bethlehem Revitalization Project will be financially supported by \$2,500,000.00 from a source to be determined by the interim Administrator and Finance Director One hundred percent of the borrowed funding (\$2,500,000.00) will be paid at the time of the 2015 bond issuance closing.

Alternatives: None Recommended.

Recommendation: Accept this Bridge Loan Request (and terms) as presented and as substantiated via the Community Planning Assistance Team's Final Report (attached) completed on February 19, 2014.

**Funds are
Available in the
Following**

Not Applicable -- Due to the nature of this request.

Cover Memo

Item # 5

Accounts:

REVIEWED AND APPROVED BY:

Finance.

Law.

Administrator.

Clerk of Commission

COMMUNITY PLANNING ASSISTANCE TEAMS

Laney Walker/Bethlehem Neighborhood
Augusta, GA
Final Report
February 19, 2014



American Planning Association

Making Great Communities Happen

Item # 5

EXECUTIVE SUMMARY

Introduction

As a priority of the American Planning Association (APA) and its professional institute, the American Institute of Certified Planners (AICP), the Community Planning Assistance Team (CPAT) program focuses broadly on addressing issues of social equity, inclusion accessibility and sustainability in planning and development. CPAT projects seek to foster community education and civic engagement. The program is designed to bring planning resources and opportunities to communities with a demonstrated need for assistance and to strengthen the ability of local residents and other community stakeholders to influence or determine decisions that affect their quality of life.

In December 2013, the APA, through its (CPAT) program, was engaged by the Augusta-Richmond County, Georgia, to evaluate the City's work and progress to date on the Laney Walker/Bethlehem Neighborhood revitalization effort, and to make recommendations regarding future funding support for the project. Specifically, this CPAT was asked to perform the following relative to the Laney Walker/Bethlehem Neighborhood revitalization project:

- Analyze the current bond structure to determine the best structure to be used when the bonds are refinanced in 2015;
- Identify long-term funding streams that will take the project out another 10-15 years;
- Analyze the current request for a \$2.5 million bridge loan to determine how best to sustain the effort until the 2015 refinancing;
- Analyze the staffing structure of the Department of Housing and Community Development as it relates to the Laney Walker/Bethlehem effort, and how best to utilize the services of APD Urban Planning and Management and Melaver-McIntosh, the project's two primary consultants; and
- Provide an overall assessment of the project including day-to-day management and financing strategies.

Summary of Recommendations

The Community Planning Assistance Team was extremely impressed with how much progress has been made in such a short period of time and feels this is a worthy endeavor on behalf of the City and region. Therefore, we recommend the following actions to continue its success:

- Financing
 - Fund Bridge Loan
 - Allocate General Funds to Project
 - Identify Additional Community Development Funding Streams
 - Strengthen Community Partnerships
- Regulatory
 - Revise Land Development Regulations
 - Streamline Permitting Process
- Management Structure

- Complete Current Projects in Heritage Pine and Twiggs Circle
- Transition Development Responsibilities to Private Sector
- Transition to Internal Staffing for Project Management

PROJECT BACKGROUND

Laney Walker/Bethlehem Revitalization Plan

Laney Walker/Bethlehem is an initiative of the consolidated city-county government of Augusta-Richmond County, Georgia, for long-term redevelopment of approximately 1,100 acres in the heart of the community's urban core. The project area encompasses two historic African-American neighborhoods, Laney Walker and Bethlehem and is located in close proximity to the Augusta Medical District (to the northwest) and the Central Business District (to the north).

The revitalization plan, initially completed in 2008 and reinforced with the Urban Redevelopment Plan completed in 2010, envisions the recreation of a mixed-income, mixed-use, and sustainable neighborhood that attracts residents, jobs and commerce and connects the downtown to the nearby medical district (the home of 14,000 jobs). A significant number of the plans' strategies focus on construction and rehabilitation of housing.

Funding

The project to date has been funded by a new hotel/motel fee approved by the Augusta Commission in 2008. This fee was leveraged to create a revenue stream estimated to generate a total of \$37.5 million over a 50-year period, which allowed the City to issue an \$8 million bond to fund the Laney Walker/Bethlehem Revitalization Project. From this bond, the Laney Walker/Bethlehem project has received an annual allocation of \$750,000, of which \$550,000 was dedicated to paying on the debt service. The remaining \$200,000 annual balance has been used for project support such as planning, land acquisition, gap financing and down payment assistance.

Project Management

The local government has served as the master developer for the Lane Walker/Bethlehem project, and taken all of the investment liability for the project. To date, other than the few projects developed independently by the non-profit partners, the builders and developers that have participated in the project have done so as contractors, on a direct fee basis.

Oversight of the project has been the responsibility of the Department of Housing and Community Development. The day-to-day management of the project has been outsourced through a contract with a private consulting firm, APD Urban Planning and Management, headquartered in Atlanta, Georgia and Jacksonville, Florida. APD has maintained a local office in Augusta, dedicating, at any given time during the project, 5-8 professional staff, mostly full-time. APD has provided services that include all areas of property acquisition, project management, construction management and urban planning and regulatory management. Since 2010, another private consulting firm, Melaver-McIntosh, out of Savannah, Georgia, has provided marketing, outreach and communications for the project.

OBSERVATIONS

Progress to Date

In a very short time, the City has achieved a great deal on the Laney Walker/Bethlehem initiative. Key accomplishments included:

- Completing a neighborhood redevelopment plan, housing and retail market analyses, development and construction guidelines, and identity and branding strategies;
- Assembling a significant amount of land, either through direct purchase/land banking or through community partners;
- Development activity in 4 project areas—Heritage Pine, Twiggs Circle, Holly Street Common and East Mill Village—through direct construction and by leveraging its resources to attract non-profit development partners such as Antioch Community Development Corporation, United House of Prayer, and the Housing Authority;
- Creating homebuyer and homeowner assistance that successfully attracted engaged residents back into the area; and
- Increasing the taxable value of the area by \$4.3 million.

Additionally, the project has received national recognition for its creative approach, including receiving the 2013 HUD Secretary's Opportunity and Empowerment Award from the U.S. Department of Housing and Urban Development (HUD) and the American Planning Association (APA).

Current Challenges

Regulatory. The neighborhood revitalization plans and guidelines encourage, and at times require, setbacks and site layout designs consistent with those of traditional neighborhoods. However, the city's land development/zoning code has not been updated accordingly. The city has been addressing this through requests for variances, which often results in delays in building permits, increased building costs and staff time.

Sustainable Management Structure. Many benefits exist from utilizing contract staff support. In the case of the Laney Walker/Bethlehem project, the outsourcing to private firms for the initial phases of the project has brought a much needed level of expertise to the project in a fiscally responsible approach. The CPAT team is impressed by both of the two primary contractors and the quality of their contributions to the project.

Yet, as the project has evolved, and become more complex in nature, due to limited internal staffing, the City has continued to lean more heavily on the primary contractors, particularly APD, for just about every aspect of the project. Many of these tasks are very time consuming and have begun to wear on the budget, for the contractors as well as the project as a whole.

The complexity of the project combined with limited funding will necessitate a revised management structure in the near future. Additionally, it will be critical to provide some local consistency and continuity through internal coordination to support the successful completion of such a long term project.

Financing

The project has depleted the original \$8 million of funds more quickly than expected. This has been mostly due to the Department of Housing and Community Development and its consultant APD being able to assemble significant parcels of land and begin construction much more quickly than scheduled, or imagined. Additionally, because the Department of Housing and Community Development has no internal staff capacity to support the day-to-day management of the project, and the City has not pledged any General Fund support to this project to date, the ongoing operating costs have been paid with proceeds from the \$8 million bond issuance as well. The payment of ongoing operating costs with one-time bond revenue needed for land purchases, etc., has not been an ideal situation. However, since the City has not pledged General Fund support for this project, the spending of these funds has been unavoidable if momentum is to be sustained on this worthy project.

Like with many redevelopment projects, there is often an initial period that requires “upfront” public subsidy until the market catches up to the project. In other words, if there were money to be made in the study area, the private sector would already be developing there. Yet, there are signs that the tide is beginning to turn in favor of the study area, as lenders are waking up to the synergy that is happening in Laney Walker/Bethlehem and it is likely that future property sales will begin to generate modest revenue.

RECOMMENDATIONS

Financing

Fund Bridge Loan. The Community Planning Assistance Team feels strongly that the City should approve the \$2.5 million bridge loan requested by the Department of Housing and Community Development. The Team feels that failure to do so will severely retard the critical momentum that is building for this effort, as well as send a message to the residents of Laney Walker/Bethlehem that the City cares more about other areas of the City.

Allocate General Funds to Project. Additionally, the Community Planning Assistance Team feels strongly that the City should consider General Fund support to the Department of Housing and Community Development’s revitalization efforts, not only in Laney Walker/Bethlehem, but Citywide.

Identify Additional Community Development Funding Streams. It is no secret that problems usually associated with inner cities have made their way into suburban areas, challenging the ability of these local governments to do business, as they have been primarily focused on “greenfield” development opportunities. Declining incomes, decreases in owner occupancy, obsolete housing stock, aging infrastructure, declining commercial areas, public safety incidents, and demand for social services are happening with increased frequency. The point of this discussion is that Laney Walker/Bethlehem will not be the last neighborhood Augusta will need to support from a redevelopment/revitalization perspective. There are other neighborhoods that are beginning to show signs of distress that will require attention in the future, such as Harrisburg, Olde Town, East Augusta, and Turpin Hill.

Therefore, in addition to General Fund support, the City should begin identifying and pursuing

alternative funding streams for redevelopment and revitalization efforts. Examples include:

The Georgia Employment Incentive Program (EIP). This is a financing program capitalized with State CDBG funds that may be used by private businesses along with conventional private financing to carry out economic development projects which will result in employment of low- and moderate-income persons. Projects that create opportunities for low- and moderate-income persons to advance themselves by obtaining employment, greater job security, better working conditions, job training, enhancement of workplace skills and advancement opportunities receive the greatest consideration.

Regional Economic Business Assistance (REBA) Program. This is a specialized economic development tool that may be used to enhance Georgia's competitiveness in attracting significant economic development projects and as a vehicle for significant local, regional or state-wide initiatives that will have either short- or long-term economic development benefits. REBA should not be used when other state or federal programs could be used or when local funds are sufficient to accomplish economic development goals.

Downtown Development Revolving Loan Fund (DD RLF). This program assists cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods where DD RLF will spur commercial redevelopment.

Local Initiatives Support Corporation (LISC). LISC is an organization dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity — good places to work, do business and raise children. LISC mobilizes corporate, government and philanthropic support to provide local community development organizations with loans, grants and equity investments, as well as technical assistance.

Strengthen Community Partnerships. The City has been successful at attracting public (Housing Authority) as well as private non-profit development partners that are making significant investment into the Laney Walker/Bethlehem project—projects that would not have occurred without the local government's involvement. Specific strengths exist in Community Housing Development Organizations (CHDOs), such as the Antioch Community Development Corporation. The City should continue to work with these partners, and look for ways to build their capacity to provide affordable housing options, as well as associate support services.

The CPAT team feels strongly that in order for the Laney Walker/Bethlehem project to be a long term success, the private business sector must be engaged. To that effect, the City should reach out to the private sector to develop stronger partnerships with the business community and organizations such as the Augusta Regional Collaboration (ARC) Project, Augusta Development Authority, Downtown Development Authority, and Augusta Tomorrow. These partnerships should seek to build off the development opportunities in Augusta's Central Business District and Medical District. The Laney-Walker/Bethlehem is the key connection between these two districts.

Cities across the nation are recognizing the critical role that the downtown plays in the positive growth of a region. A vibrant urban center that offers restaurants, shops, businesses, and residential housing benefits the greater community by supporting surrounding neighborhoods and creating opportunities for larger economic development. Additionally, the medical institutions—Georgia Regents Health Center, Georgia Regents University, and University Hospital—offer an employment base that would support both residential and commercial initiatives.

Regulatory

Revise Land Development Regulations and Streamline Permitting Process. One of the most effective, and least expensive, ways a community can encourage positive development investment is through supportive regulatory policies and processes. The CPAT team recommends the city make modification to the land development regulations to allow for development as envisioned in the Laney Walker/Bethlehem master plan. Additional review will be required to determine the best approach to accomplish this task. Yet, the City should make this a high priority. Short-term solutions may involve the creation of a planned development district for the Laney Walker/Bethlehem area and/or minor modifications to the zoning code to reduce setbacks and allow for greater design flexibility. Long-term, the City should consider utilizing a form-based code for the project area, as well as in other outlying areas.

Additionally, the city should evaluate its development permitting process, and take steps to streamline that process to attract high quality development partners.

Management Structure

Complete Current Projects in Heritage Pine and Twiggs Circle. The City should focus construction activities towards the completion of Heritage Pine and Phase II of Twiggs Circle. The completion of Heritage Pine is critical in that it will serve as the flagship model development for the project. Also, it has the most opportunity for immediate success, due to the in-depth level of engagement of existing new residents. The completion of the second phase of Twiggs Circle is critical in leveraging the adjacent redevelopment project underway by the Housing Authority.

Transition Development Responsibilities to Private Sector. The CPAT team commends the Augusta Commissioners for its creative and progressive approach, and its willingness to serve as the master developer for the initial phase of the Laney Walker/Bethlehem project. Given the severe depression of the market in the area, none of the initiatives that have occurred over the past few years would have been possible without the public sector involvement. That said, given the large scope and significant timeframe for the project, and the limited access to funding, the City will need to transition to leveraging additional development partners who can take responsibility for much of the day-to-day construction and real estate management tasks.

The CPAT team recommends that policies be put in place to begin transitioning the development responsibilities from the City to the private sector, both nonprofit and for-profit. This may done by using City resources, such as the vision illustrated in plans, infrastructure investments, financial incentives, assembled land, business friendly regulations and permitting processes, and public-

private partnerships, to attract equity development partners to the project. Land banking is one of the most effective economic development tools for a local community. The City should create marketing packages and aggressively solicit letters of interest from developers and builders for key sites.

Transition to Internal Staffing for Project Management. The CPAT team commends the Augusta Housing and Community Development Department, APD and Melaver-McIntosh for their achievements in the Laney Walker/Bethlehem project. It is truly a project of which they may be proud. The continued success of the project will depend on appropriate staffing and allocation of workload.

The CPAT Team feels strongly that having internal staff will be critical and recommends that the City dedicate funding immediately for an internal project manager. This project manager will serve as the point person for the Laney Walker/Bethlehem project. His/her workload should be focused on managing consultants, and seeking, creating, and managing public-private partnerships to implement the revitalization plan. Additionally, the City should look at appropriate ways to engage other City departments in the project to spread out the workload and to encourage much needed support and ownership within the organization's structure.

Once a project manager is on board, the City should scale back the use of consultant hours to focus on the completion of the Heritage Pine and Twiggs Circle-Phase II projects, as well as to support marketing of key sites. The City should develop a transition plan that allows for dedication and training of staff. It will be critical to continue to involve both APD Urban Planning and Management and Melaver-McIntosh over this transition to ensure continued progress, quality control, and appropriate transfer of project knowledge.

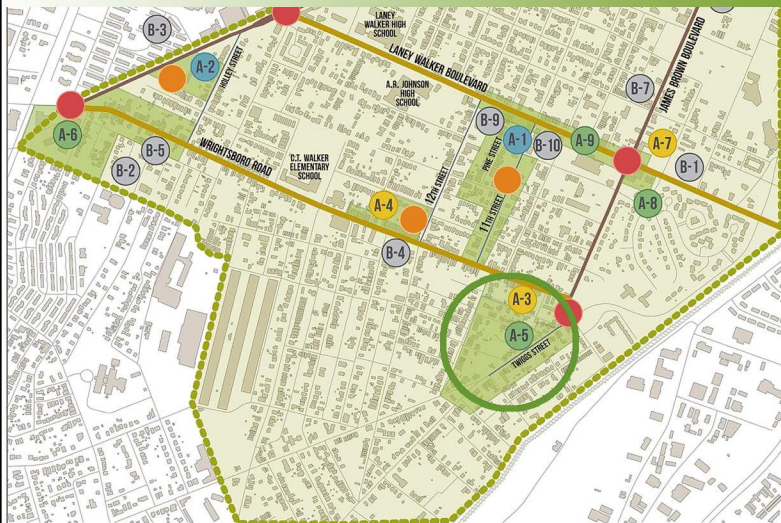
CONCLUSIONS

Laney Walker/Bethlehem faces challenges but is has also experienced many success stories in a very short time. Strong evidence suggests there will be more success stories to come in the near term, including the likely decrease in the amount of subsidy required on behalf of the City. The neighborhood benefits from a committed and enthusiastic group of City employees and contractors and residents willing to continue working to improve the neighborhood. However, the Laney Walker/Bethlehem neighborhood is not without its challenges. The lack of General Fund support for this project to date will prove crippling in the long run to this revitalization effort. As discussed previously, bond proceeds are presently being used to fund ongoing operations (mainly consultants). General Fund support will be required if the City is to build the required internal staffing capacity. In the interim, it will be critical to continue to involve both APD Urban Planning and Management and Melaver-McIntosh over this transition to ensure continued progress, quality control, and appropriate transfer of project knowledge. Therefore, in the short-term, we recommend the City approve the bridge loan being requested by the Department of Housing and Community Development. In summary, the Community Planning Assistance Team was extremely impressed with how much progress has been made in such a short period of time and feels this is a worthy endeavor on behalf of the City and region.



Twiggs Circle

Laney Walker / Bethlehem Redevelopment



Development Synopsis
July 25, 2013



Item # 5
APD Urban Planning Management

LWB FUNDS NEEDED THROUGH BOND FINANCING
JULY 2013 - OCTOBER 2015

AREA/SERVICE	BASIS	UNITS		BOND	OTHER	NOTES
PROJECT MANAGEMENT				\$1,050,000		27 MONTHS - THROUGH OCTOBER 2015
MARKETING					\$280,000	27 MONTH - THROUGH OCTOBER 2015
HOLLEY STREET COMMONS					\$240,000	BUILD CUL-DE-SAC
HOLLEY STREET COMMONS	\$180,000			\$180,000		SOUND WALL - DESIGN/BUILD
HOME FUNDED UNITS (3)		3			\$450,000	
THE BOULEVARD				\$50,000		PLANNING FOR STREETScape "CALMING"
HERITAGE PINE - PHASE I	\$85,500	2		\$171,000		1221 AND 1246 PINE
HERITAGE PINE - PHASE II	\$85,500	2		\$171,000		1244/1246 & 1248 ELEVENTH
	\$100,000			\$100,000		SPRUCE STREET INFRASTRUCTURE
HOME-FUNDED UNITS (4)		4			\$620,000	1200 BLOCK OF ELEVENTH STREET; PARK
HYDE PARK UNITS (4)		4			\$380,000	(2) AT ELEVENTH & (2) AT HOLLEY
RENTAL REHAB				\$200,000		
MARKET RATE RENTAL [5]				\$100,000		POTENTIALLY 12TH STREET; 0%, DEF. 7 YRS
TWIGGS CIRCLE - Phase I				\$300,000	\$5,250,000	SOIL and DEMO, (2) PARKS; AHA'S PHASE I
TWIGGS CIRCLE - Phase IIA	\$85,500	12		\$1,026,000	\$1,539,000	1400 BLOCK OF TWIGGS; PHASE IIB
	\$550,000	2		\$550,000		INFRASTRUCTURE, CIVIL/NPDES, 2 REHABS
RESTORATIONS	\$15,000	7		\$105,000		STABILIZE
ARCHITECT/ENGINEER	\$1,086,500	5%		\$54,325		DESIGN / INFRASTRUCTURE
HISTORICAL TRAIL				\$50,000		PLANNING
DEMOLITIONS				\$250,000		50 UNITS
ACQUISITION/PROPERTY MAINTENANCE				\$800,000		
New Bond Units		25	Bond Cost	\$5,157,325	\$8,759,000	
Total Units		36			\$13,916,325	Total Development Cost
				\$5,157,325	BOND COST CREDITS	
COST ASSUMPTIONS PER HOUSE				-\$1,125,000	SALES PROCEEDS	
25% TO GC/PURCHASER	\$ 45,000			-\$680,000	HOUSING AUTHORITY REIMBURSEMENT	
BUYER'S GAP	\$ 35,000			-\$85,000	ENGINEERING (FOR TWIGGS ST. LOTS)	
INTEREST	\$ 5,500			-\$220,000	CDBG HOLLEY COMMONS INFRASTRUCTURE	
	\$ 85,500			-\$325,000	BALANCE AVAILABLE 2010 BOND ISSUE	
				\$2,722,325		
CONTINGENCY (10%)				\$272,233		
TOTAL GAP				\$2,994,558	22% OF TOTAL DEVELOPMENT COST	

NOTE: THE 'OTHER' COLUMN INCLUDES PROJECTS FUNDED BY CDBG, 'HOME', PAY-AS-YOU-GO, HOUSING AUTHORITY AND HYDE PARK BUDGETS

Item # 5

**LWB FUNDS NEEDED THROUGH BOND FINANCING
BEYOND 2015 - FOCUSED**

AREA/SERVICE	BASIS	UNITS		TOTAL	BOND	LEVERAGED	NOTES
PROJECT MANAGEMENT				\$560,000	\$560,000		20 MONTHS
HERITAGE PINE							
PINE STREET	\$90,500	5		\$1,202,500	\$452,500	\$750,000	NEW CONSTRUCTION
		1			\$105,000		RESTORATION/STABILIZATION OF 1246
					\$20,000		INFRASTRUCTURE
ELEVENTH STREET	\$90,500	5		\$1,202,500	\$452,500	\$750,000	NEW CONSTRUCTION
	\$90,500	1		\$240,500	\$90,500	\$150,000	RESTORATION
TWELFTH STREET		11		\$1,100,000	\$550,000	\$550,000	11 MARKET RATE RENTAL UNITS
TWIGGS CIRCLE - Phase I							
SENIOR HOUSING				\$5,250,000		\$5,250,000	A.H.A. 40 UNITS
TWIGGS CIRCLE - Phase II							
TWIGGS STREET	\$90,500	4		\$962,000	\$362,000	\$600,000	NEW CONSTRUCTION
TWIGGS STREET	\$90,500	1		\$240,500	\$90,500	\$150,000	RESTORATION/STABILIZATION OF 1420 TWIGGS
					\$180,000		INFRASTRUCTURE AND DESIGN
RESTORATIONS	\$15,000	5		\$75,000	\$75,000		STABILIZATION OF INVENTORY
HISTORICAL TRAIL - Phase I				\$100,000	\$100,000		
ARCHITECT/ENGINEER	\$2,478,000	5%		\$123,900	\$123,900		
DEMOLITIONS (20)				\$213,100	\$213,100		
ACQUISITION				\$215,000	\$215,000		
PROPERTY MAINTENANCE				\$160,000	\$160,000		
New Bond Units For Sale		15		\$11,645,000	\$3,750,000	\$8,200,000	
TOTAL Units		28			\$3,750,000		BOND COST CREDITS
COST ASSUMPTIONS PER HOUSE					-\$750,000		SALES PROCEEDS *
25% TO GC/PURCHASER *	\$ 50,000				-\$500,000		LAND SELLS (@ TWIGGS, FOUNDRY, ETC.)
BUYER'S GAP	\$ 35,000				-\$2,500,000		BRIDGE LOAN
INTEREST	\$ 5,500						
	\$ 90,500						
TOTAL GAP					\$0		

* SALES PROCEEDS RECAPTURED DURING SALE AT RATE OF \$50,000 PER UNIT FROM GC/PURCHASER GAP

NOTE: CONSTRUCTION FUNDS LEVERAGED AT 4:1 USING BANK LOANS. INFRASTRUCTURE PROJECTS NOT INCLUDED; REQUIRES LONGER PAY BACK

AREA/SERVICE	BASIS	UNITS	TOTAL	BOND	LEVERAGED	NOTES
PROJECT MANAGEMENT						
HERITAGE PINE			\$560,000	\$560,000		20 MONTHS
PINE STREET	\$90,500	5	\$1,202,500	\$452,500	\$750,000	NEW CONSTRUCTION
		1	\$105,000	\$105,000		RESTORATION/STABILIZATION OF 1246 INFRASTRUCTURE
ELEVENTH STREET	\$90,500	5	\$1,202,500	\$452,500	\$750,000	NEW CONSTRUCTION
	\$90,500	1	\$240,500	\$90,500	\$150,000	RESTORATION
TWELFTH STREET		11	\$1,100,000	\$550,000	\$550,000	11 MARKET RATE RENTAL UNITS
TWIGGS CIRCLE - Phase I						
SENIOR HOUSING			\$5,250,000		\$5,250,000	A.H.A. 40 UNITS
TWIGGS CIRCLE - Phase II						
TWIGGS STREET	\$90,500	4	\$962,000	\$362,000	\$600,000	NEW CONSTRUCTION
TWIGGS STREET	\$90,500	1	\$240,500	\$90,500	\$150,000	RESTORATION/STABILIZATION OF 1420 TWIGGS STREET
RESTORATIONS	\$15,000	5	\$75,000	\$180,000	\$180,000	INFRASTRUCTURE AND DESIGN
HISTORICAL TRAIL - Phase I			\$100,000	\$75,000	\$75,000	STABILIZATION OF INVENTORY
ARCHITECT/ENGINEER	\$2,478,000	5%	\$123,900	\$100,000	\$100,000	
DEMOLITIONS (20)			\$123,900	\$123,900	\$123,900	
ACQUISITION			\$213,100	\$213,100	\$213,100	
			\$215,000	\$215,000	\$215,000	
PROPERTY MAINTENANCE			\$160,000	\$160,000	\$160,000	
	New Bond Units For Sale	15	\$11,950,000	\$3,750,000	\$8,200,000	
	TOTAL Units	28				
COST ASSUMPTIONS PER HOUSE						
25% TO GC/PURCHASER *	\$ 50,000			\$3,750,000		BOND COST CREDITS
BUYER'S GAP	\$ 35,000			-\$750,000		SALES PROCEEDS *
INTEREST	\$ 5,500			-\$500,000		LAND SELLS (@ TWIGGS)
	\$ 90,500			-\$2,500,000		BRIDGE LOAN
TOTAL GAP						
						\$0

* SALES PROCEEDS RECAPTURED DURING SALE AT RATE OF \$50,000 PER UNIT FROM GC/PURCHASER GAP

NOTE: CONSTRUCTION FUNDS LEVERAGED AT 4:1 USING BANK LOANS. INFRASTRUCTURE PROJECTS NOT INCLUDED; REQUIRES LONGER PAY BACK

Laney Walker Bethlehem Bridge Loan Summary May 2014 - December 2015
--

Revenue Sources	Bond Amount
Sales Proceeds	\$ 750,000
Land Sale Proceeds	\$ 500,000
Bridge Loan	\$ 2,500,000
Total	\$ 3,750,000

Development Cost:	Bond Fund \$	Leveraged \$	Total \$
New Construction - Single Family	\$ 1,267,000	\$ 2,100,000	\$ 3,367,000
New Construction - Senior Rental	\$ -	\$ 5,250,000	\$ 5,250,000
New Construction - LM Rental	\$ 550,000	\$ 550,000	\$ 1,100,000
Restorations/Stabilization	\$ 361,000	\$ 300,000	\$ 661,000
Infrastructure	\$ 200,000	\$ -	\$ 200,000
Historical Trail	\$ 100,000	\$ -	\$ 100,000
Architecture/Engineering	\$ 123,900	\$ -	\$ 123,900
Demolition	\$ 213,100	\$ -	\$ 213,100
Acquisition	\$ 215,000	\$ -	\$ 215,000
Property Maintenance	\$ 160,000	\$ -	\$ 160,000
Project Management	\$ 560,000	\$ -	\$ 560,000
Totals	\$ 3,750,000	\$ 8,200,000	\$ 11,950,000

Notes:

1. Sales proceeds are the net of new homes sold and returned to bond fund.

Revised: April 19, 2014



**Administrative Services Committee Meeting
4/28/2014 12:55 PM
Minutes**

Department: Clerk of Commission

Caption: Motion to approve the minutes of Administrative Services Committee held on March 24, 2014.

Background:

Analysis:

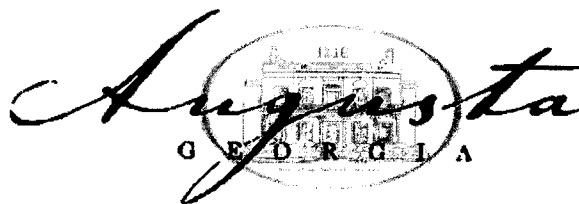
Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:



Administrative Services Committee Meeting Commission Chamber - 3/24/2014

ATTENDANCE:

Present: Hons. Deke Copenhaver, Mayor; Lockett, Chairman; Davis, Vice Chairman; Fennoy and Jackson, members.

ADMINISTRATIVE SERVICES

1. Approve the elimination of the requirement for Department Directors to clock in and out. (Requested by Commissioner Lockett) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve with the change in the wording from "Department Directors" to "SES Employees" and a listing of the names of the SES employees is attached. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

2. An update from the Interim Administrator regarding identifying a funding source to fund Disparity Study, related IT programs and approve same being done. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

3. Discuss job title for the EEO Director. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting) **Item Action:**
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

4. Approve a Charter Amendment which will eliminate the current EEO/DBE Director Position and simultaneously establish a separate EEO Director Position and a separate DBE Coordinator Position. The HR Director will conduct an extensive job audit to determine the proper classification of the two proposed positions. (Due to the fact that both positions are viable positions that perform critical duties for Augusta, it is without question that both incumbents will continue to perform their respective duties.) (Requested by Commissioner Lockett) **Item Action:**
Rescheduled

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Defer	Motion to refer this item to the full Commission with no recommendation. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner William Fennoy	Passes

5. Discuss emergency pay for city employees who were required to work during the recent ice storm. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting) **Item Action:**
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

6. Presentation from the Interfaith Community about Augusta being compliant with **Item**
Item # 6

the Americans with Disabilities Act. (Requested by Commissioner Fennoy)

Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve waiting until the consultant who is working on the ADA assessment and compliance plan comes on board before any action is taken on the development of a plan. Motion Passes 4-0.	Commissioner William Fennoy	Commissioner Joe Jackson	Passes

7. Motion to approve the minutes of the Administrative Services Committee held on February 24, 2014.

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Mary Davis	Commissioner William Fennoy	Passes

8. Motion to authorize the Procurement and Recreation, Parks & Facilities Departments to finalize plans to relocate the Augusta Printshop and Mail Service to May Park Annex Building adjacent to the May Park Athletic Complex & Office at 622 4th Street.

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner William Fennoy	Commissioner Mary Davis	Passes

9. Approve Excess Worker's Compensation Insurance with Safety National with Statutory limits and an \$850,000.00 Self Insured Retention (SIR - otherwise known as the deductible) to cover all positions for a premium of \$ 240,555.

Item Action:
Approved
Item # 6

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner William Fennoy	Passes

10. Discuss and review a comprehensive salary analysis of all Department Directors. Approve course of action to be taken to eliminate possible pay inequalities within Augusta. (Requested by Commissioner Lockett) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information.	Commissioner Mary Davis	Commissioner Joe Jackson	Other

No action is taken on this motion due to the passage of the substitute motion.

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Substitute motion to approve eliminating the inequalities as indicated in Ms. Bryant's report, task the Interim Administrator and Ms. Bryant with looking at the individual departments' budgets as possible funding sources and refer it to the full Commission. Motion Passes 4-0.	Commissioner William Fennoy	Commissioner William Lockett	Passes

11. Discuss the appointment process for the Urban Redevelopment Agency (URA) as approved by the Commission January 21, 2014 and discuss the residency of URA members. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

www.augustaga.gov



**Administrative Services Committee Meeting
4/28/2014 12:55 PM
Personnel Board**

Department:

Caption: Discuss the authority/power of the Augusta-Richmond
County Personnel Board. **(Requested by Mayor Pro Tem Corey
Johnson)**

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:



Administrative Services Committee Meeting

4/28/2014 12:55 PM

Resolution of Support Approval (15th Street Redevelopment – Phase 1)

Department: Housing and Community Development Department (AHCDD)

Caption: Motion to 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 1**.

Background: 15th Street Redevelopment Phase 1 will be developed, built and managed through the joint efforts of Walton Communities and the Augusta Housing Authority. This development will consist of 106 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 1 will offer a laundry facility, a community room set aside for resident use and a covered porch as well as a playground. Programs will also be available for adults which traditionally have 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 1 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. Some plans will also feature built-in computer stations and garden tubs. Note #1: This is the old Sun Set/Cherry Tree Crossing Site.

Analysis: 15th Street Redevelopment is a 30-acre mixed-use and master

Cover Memo

Item # 8

planned community developed and built by Walton Communities, LLC in association with the Augusta Housing Authority. The community consists of multiple phases: • Family Phases I & II – 181 apartment units (Affordable) o 15th Street Redevelopment Phase 1 will include 106 units • Senior Phases I & II – ± 125 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. However, it will assist Walton Communities, LLC and the Augusta Housing Authority if the City of Augusta (thru the Commission) chooses to back their proposed project. This will boost their application in hopes of receiving funding from other sources.

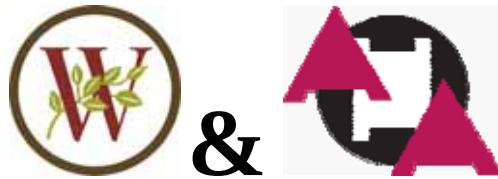
Alternatives: Not Any. However, not backing the project could result in the possible denial of the applicant's applications

Recommendation: Given the success of Walton Oaks previous phases, we (Housing and Community Development Department) recommend that the City of Augusta (thru the Commission) back this project and approve the attached resolution.

**Funds are Available
in the Following
Accounts:** Not Any.

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**



15th Street Redevelopment Phase 1
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 1
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 consists of multiple phases:

- Family Phases I & II – 181 apartment units (Affordable)
 - o 15th Street Redevelopment Phase 1 will include 106 units
- Senior Phases I & II – ± 125 age-restricted (55+) apartments (Affordable)

The attached site plan indicates all four phases – 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 1
A Main Street Neighborhood
Augusta, Georgia15th Street Redevelopment Phase 1**

**Description of Proposed Project
General Description**

15th Street Redevelopment Phase 1 will be developed, built and managed through the joint efforts of Walton Communities and the Augusta Housing Authority. This development will consist of 106 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 1 will offer a laundry facility, a community room set aside for resident use and a covered porch as well as a playground. Programs will also be available for adults which traditionally have 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 1 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. Some plans will also feature built-in computer stations and garden tubs.



**15th Street Redevelopment Phase 1
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 1
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 historic downtown 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 1
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 1
A Main Street Neighborhood
Augusta, Georgia**

**Description of Proposed Project
Unit Mix**

Unit Mix for Family Apartments (15th Street Redevelopment Phase 1)

<u>Unit Mix</u>	<u># Phase 1 Units</u>	<u>Unit Size</u>
1-BR / 1-BA	± 20	± 750 sq. ft.
2-BR / 2-BA	± 40	± 1050 sq. ft.
3-BR / 2-BA	± 20	± 1250 sq. ft.



**15th Street Redevelopment Phase 1
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. Covered Pavilion with Picnic / Bar B Que Facilities

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 1
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

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 1, LOCATED AT 1694 HUNTER 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 1 of 15th Street Development consisting of affordable apartment communities at 1694 Hunter Street, Augusta, GA; and

WHEREAS, the project will consist of multiple phases; including one phase of +/- 80 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 2014; and

WHEREAS, the Board and Commissioners understands and supports this projects efforts in the development of phase 1 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 1694 Hunter Street in Augusta Richmond County, effective the date set forth below.

15th Street Development (Phase 1)
Resolution of Support
April 2, 2014
Page 2

ATTEST:

AUGUSTA, GEORGIA

By: _____
David S. Copenhaver
Mayor

Lena J. Bonner
Clerk of Commission

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 May 15, 2012.

S E A L

Lena J. Bonner
Clerk of Commission