

Second Avenue
Revitalization Plan
2002
Columbus Consolidated
Government

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I.	INTRODUCTION	

A. Purpose and Scope of Study

The Second Avenue Revitalization Plan will provide guidelines for redevelopment and revitalization activities. The plan will focus on:

1. The preservation and rehabilitation of viable areas.
2. The elimination of blighted areas through demolitions.
3. Improving transportation and traffic circulation.
4. Establish a basis for scheduled public improvements.
5. Encourage private investment into the Second Avenue Area.
6. Improving infrastructure.

The 2002 Revitalization Plan is an outgrowth of the 1982 Second Avenue Redevelopment Plan and its subsequent 1986, 1989, 1995, and 1996 updates. The redevelopment/revitalization strategies from the 1982 Second Avenue Redevelopment Plan of Columbus, Georgia are vital to the economic/community development of the study area. There are similarities between these plans but this Revitalization Plan emphasizes housing and economic development goals pursuant to the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) neighborhood revitalization strategies.

The Second Avenue Revitalization Plan, as a modification of the 1982 Second Avenue Redevelopment Plan, conforms to the general redevelopment plan of the City of Columbus as a whole: "So as to afford maximum opportunity, consistent with the sound needs of Columbus as a whole, for the rehabilitation and development of the urban redevelopment area by private enterprise." The Planning Division of the Consolidated Government of Columbus has prepared this Revitalization Plan to identify and address planning concerns associated with the Second Avenue Study Area, particularly where substandard housing and other blighting influences exist. The primary purpose of the Plan is to guide revitalization efforts to eliminate physical deterioration and poor housing and improve infrastructure. This plan is intended to encourage preservation, economic opportunities, rehabilitation, and private reinvestment into the community. The Revitalization Plan consists of needs assessment, goal formulation, an analysis of existing conditions, and recommendations for implementation. This document provides background information needed to stimulate the revitalization planning process and to direct public policy and action to improve the Study Area.

The Second Avenue Revitalization Plan will include a formal and informal process to gather public opinion for input into the plan. The formal process will be a public hearing after initial review by the Revitalization Plan Committee and City Council. The informal process has and will continue to involve a number of meetings between staff and various area stakeholders. In all respects, the prerequisites to approval and adoption of the Plan specified in O.C.G.A. § 36-61-7 will be fully complied with and satisfied.

Progress towards the goals of the previous plan has been made. In the 1996 Update, the Plan was divided into three Phases. Phase I of that plan, which was comprised of the lowest section of the study Area, has been completed. That Phase called for the development of a corporate office/business park, the construction of a new bridge crossing the Chattahoochee at 13th Street and the continuation of the Riverwalk north through this area.

B. Methodology

The general methodology for this study involves conducting a review of previous urban renewal studies, the 1998 Columbus Comprehensive Plan, the Columbus Consolidated Plan, various proposals, and other pertinent reports. Primary data was collected from knowledgeable persons, the Land Use Database System (LUDBS), the Online Appraisal and Statistical Information System (OASIS), the 2000 and 1990 Census. The Inspections & Codes Enforcement Division, City of Columbus, conducted a field survey of commercial and residential structures to determine building conditions.

Following approval of the Revitalization Plan by the Columbus City Council, the Community Reinvestment Division will implement the Plan with primarily Community Development Block Grant (CDBG) and home entitlement funds.

II. REVITALIZATION STUDY AREA BOUNDARIES

A. Study Area Description & Map

The Second Avenue Revitalization study area is located north of and adjacent to the Columbus Central Business District. The study area is bounded on the south by 14th Street running west to east from the Chattahoochee River to Veterans Parkway and on the north by Manchester Expressway running west to east from the Chattahoochee River to 3rd Avenue and Veterans Parkway.

Boundaries of Study Area:

- North-Manchester Expressway
- South-14th Street
- East-3rd Avenue & 4th Avenue (Veterans Parkway)
- West-Chattahoochee River

The overall study area is approximately .9 square miles. The study area includes all or part of Census Tracts 1, 4, 5, 15, 16, and 110.

The overall boundary for the 2002 Second Ave Revitalization Area has been expanded since the 1996 Second Avenue Redevelopment Plan update to include the Bibb City area. Such expansion will more comprehensively address housing and economic development goals for the Second Avenue Corridor.

III. PROBLEM ANALYSIS

As previously determined by the 1982 Second Avenue Redevelopment Plan, the area contained within the Second Avenue Redevelopment Area is defined as a 'slum area', {*O.C.G.A.* §36-61-2 } and as such, is appropriate for a urban redevelopment project. (*O.C.G.A.* §36-61-7(a). (*Georgia*

Urban Redevelopment Statue)

As further evidence that the subject area continues to be a 'slum area', the Inspections & Codes Enforcement Division, in a 1996 survey, identified 299 substandard residential units out of the total 476 existing residential structures (Table 1B). This translates to a 62.8 % ratio of substandard residential units in the area. Their survey also showed that out of the 651 total structures counted, 26.9 % (175) were commercial and 73.1 % (476) were residential (Table 1A). In addition, 1990 Census data shows that for the overall study area there is a 18.2% unemployment rate compared to 5.8 % overall for Columbus as a whole (2000 Census economic information is not currently available).

1996 Inspections Survey

Table A
Structures by Use

Total Structures	651	
Residential	476	73.1%
Commercial	175	26.9%

Table B
Condition of Residential Structures

Residential Structures	476	
Substandard	299	62.8%
Meets Standards	177	37.2%

Based on the 1990 Census data, 81% of existing households in the Revitalization Area were low/moderate income level households. Of that, 62.5% were households below the poverty level. In qualifying as a low-moderate income area, the Second Avenue Plan meets the requirements for a Revitalization Plan as defined by HUD 91.215 (e) (2) (*Consolidated Plan Regulations, Neighborhood Revitalization Strategy*). Substandard housing problems such as roof/structural condition, lack of indoor plumbing, and outdated electrical systems will be improved through the rehabilitation of homes in fair condition. In some cases for the structures that are dilapidated, the property can be acquired, demolished, and redeveloped, or the resident can be relocated. The basic infrastructure (drainage, sanitary sewer) and existing physical conditions (land use patterns, housing conditions) will require major improvements to serve the residents and support planned growth/development.

Table C
Low/Mod Income Households

Number of Households	736	
Low/Mod Income Level	589	81%
Below poverty level	460	62.5%
Above Low/Mod Income	147	19%

*1990 Census

IV. DEMOGRAPHIC CRITERIA

A. Data Analysis

Analyzing data for the Study Area gives us a picture of the character of the area and a look at the areas.

The Second Avenue Revitalization Area is located in portions of Census Tract 1, 4, 5, 15, 16 and 110. The data analyzed is based on both the 1990 and 2000 Census for the Study Area (data source is indicated below each Table). The demographic breakdown of the Study Area is as follows:

1. Population

The population in the Study Area is primarily comprised of two races: blacks and whites. Only a small portion, less than 3%, is made up of other ethnic groups. The Study Area is generally balanced between blacks and whites, though there is a slightly higher population of blacks.

TABLE 1A
Population by Race

Total Population	2,825	
White	1257	45%
Black	1464	52%
Other	104	<3%

*2000 Census

The majority of people living in the Study Area are of working age. There was 54.5% of the population between ages 18 and 65. There was 11% of the population age 65 or older and 34.5% under age 18.

TABLE 1B
Population by Age

Total Population	2,825	
Under 18 years old	975	34.5%
18 to 64 years old	1534	54.5%
65 years and older	316	11%

*2000 Census

There are also more females living in the Study Area and the average age of the females, 39 years old, is significantly higher than the male average of 30 years old.

TABLE 1C
Population by Sex and Age

Population by	Total		Median
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Sex			Age
Male	1325	47%	30
Female	1500	53%	39

*2000 Census

Over 96% of the people living in the Study Area lived in households. The average household was occupied by 2.5 people. Of the total of 1076 households established in the Study Area, over 60% of them were occupied by related persons living together. However, the majority of families with children had only one parent living in the household.

TABLE 1D
Population by Household Characteristics

Total Households	1076	
Family	651	60.5%
Married families	213	20%
Single parent	291	27%
Non-family	425	39.5%
Living alone	351	33%
Unrelated	74	7%

*2000 Census

2. Education

Low education levels were present in the study area. The majority of people ages 25 or older do not have a high school education. Of the high school graduates, only 1.5 % had earned a four-year college degree. The overall low level of education contributes to many other negative economic factors such as low-income levels, unemployment, and poor housing conditions.

TABLE 2
Educational Characteristics

Educational Attainment Persons 25 +	2158
Less than high school graduate	63%
High school grad or GED	25.5%
Some college or Associate Degree	10%
Bachelor Degree or higher	1.5%

*1990 Census

3. Housing

Based on the 2000 Census information, there were 1355 total housing units in the study area, of which 79.5% were occupied. Of the 20.5% vacant units, the most common reason (11.5%) for vacancy was a unit that is for rent, but not currently filled.

Renters, rather than homeowners, occupied most of the housing units in the study area.

The average monthly gross rent was \$237. Only 18% of the housing units were lived in by the homeowner. The average value of owned homes was \$20,650. Nearly 50% of homeowners living in their homes were age 65 or older. This high percentage of units occupied by renters rather than the homeowners indicates a more transient and unstable population. The older age of the homeowners may also indicate an inability of the younger persons living in the area to purchase the houses due to financial constraints.

TABLE 3A
Housing Characteristics

Total Housing Units	1355	
Occupied	1076	79.5%
Owner	249	18%
Renter	827	61%
Vacant	279	20.5%

*2000 Census

The Inspections & Codes Enforcement Division conducted a survey in 1996 that determined nearly 63% of the residential housing in the Study Area did not meet the standard housing code at that time. The most significant contributing factor to this high percentage of substandard housing was a lack of maintenance. This lack of maintenance is likely due to a combination of factors including vacancy, renter-occupied units, low income and age of the houses. The age of the houses alone does not determine poor quality, as evident by the condition of the houses in the historic districts in Columbus. However older houses usually require more maintenance, which in turn, results in higher expenses. Income would tend to be the most significant factor.

TABLE 3B
Age of Housing Structures

Number of Housing structures	1608	
Less than 20 years old	61	4%
20 to 50 years old	609	38%
Older than 50 years	938	58%

*1990 Census data (2000 Census information not available)

4. Economic Factors

In addition, 1990 Census data shows that for the overall study area there is a 18.2% unemployment rate compared to 5.8 % overall for Columbus as a whole.

There is a very high percentage of people over age 16 not in the labor force. This would indicate many people are not actively seeking employment. Some reasons individuals may not be seeking employment may be because they are unqualified for jobs due to poor job skills, the age of the population, lack of transportation or childcare, or those attending

school. The elderly population over age 65 account for 11% of the study area population and represents some portion of those not in the labor force. Many people who are actively seeking employment in today's labor force are still unemployed according to the data.

TABLE 4
Labor Force

Persons 16 Years and Older	
In Labor Force	43.4 %
Not in Labor Force	56.6%
Unemployed Labor Force	13.6%

*1990 Census (2000 Census information not available)

B. Data Summary

According to the demographic information analyzed, the study area is in great need of revitalization efforts to preserve and enhance neighborhood communities. The low housing values, sub-standard housing conditions and declining population are all indicators of the need for economic revitalization. Other indicators of the critical need for such revitalization are large percentage of rental housing units and transient nature of the population found here. The lack of employment or educational opportunities in the area has resulted in an unemployment rate of 18.2%, a high percentage of households in the low- to moderate-income range (some of which are below the poverty level).

V. Land Use Analysis

GENERAL PROFILE OF THE REVITALIZAON STUDY AREA

A. Current Land Use

The Second Avenue Study Area has a mixture of land uses, the majority of which are residential with scattered commercial, manufacturing, public uses, churches, and vacant properties. The southern part of the Revitalization Area to the south of 21st Street has the largest concentration of commercial and manufacturing land uses since it is adjacent to the Columbus Central Business District. Areas between 21st and 29th Streets from 1st Avenue to Veterans Parkway and from 35th to 45th Streets along 2nd and 3rd Avenues are primarily residential development of a medium to high density with several multi-family structures such as apartments and duplexes. The majority of housing units are occupied according to demographic information. Overall, 79.5% of the housing units in the Second Avenue Revitalization Area are occupied. The majority of these occupied housing units are rental as opposed to owned homes with part of these being multi-family units. Most of the residential neighborhoods are in need of significant revitalization with a majority (63%) of residences either in substandard or deteriorating condition. Many existing commercial and industrial land uses are presently inactive or in need of renovations. The Revitalization Area

has a lack of public recreational facilities, as public uses are limited to mainly churches, charity groups, and community centers. There are a number of existing vacant parcels throughout the Second Avenue corridor that could be developed as in-fill projects.

Current Uses by Type:

a. Residential

There are numerous residential structures located throughout the Study Area. The highest concentration of residential structures occurs north of 24th Street, but both single- and multi-family units are dispersed throughout the study area. Concentrated pockets of residential development exist north and west of 2nd Avenue north of 25th Street and east of 3rd Avenue from 23rd to 29th Streets. These areas are targeted for specific residential revitalization strategies that are discussed in this report. Many efforts to improve housing have already been made. Habitat for Humanity is currently completing construction of 12 single-family houses in the 4th Avenue and 26th Street area. A high percentage of the existing residential structures in the study area are substandard, based on the 1996 survey conducted by the Inspections and Codes Enforcement Division. Many of the multi-family units are located in the northeastern portion of the study area and would account for the high percentage of occupied rental units.

b. Commercial

Commercial land uses are located throughout the study area. The adjacent location of the study area to the Columbus Central Business District is in part attributable to the concentration of commercial uses in this area. The new Total Systems complex located in the southwest corner of the study area greatly increases the office activity in the area. This complex is a result of a met goal from "Phase I" of the 1996 Revitalization Plan and greatly improves the job market and aesthetics of the area.

There are commercial properties scattered throughout the study area, many adjacent to residential properties. The highest concentration of commercial uses is in the area adjacent to the Central Business District and continuing north along both sides of 2nd Avenue.

An old core area of retail commercial development is prevalent along the Second Avenue Corridor from 30th to 42nd Streets. The adjacent location of Bibb City has kept many of these commercial land uses active.

c. Industrial

There are some smaller service-oriented businesses, however no major industries are currently operating in the study area. The northern section of Johnson Mills and both the Old City Mills and Bibb Manufacturing Textile mills are located in the study area but these structures are currently vacant.

d. Public/Semi-Public

There are numerous public and semi-public land uses in the Study Area. These include churches, community centers, public housing, Downtown Elementary School and the Sewer Overflow Sub Station/City Park Project. There are also several charity, homeless, and church groups such as the Salvation Army, Valley Rescue Mission, and Open Door Community Center.

B. Proposed Future Land Use

The Future Land Use Plan for the overall Second Avenue Revitalization Area recommends a combination of commercial, office, social/religious, public, and residential land uses. The Revitalization Plan specifically will implement future land use recommendations according to the Future Land Use Plan.

The Future Land Use Map indicates a concentrated residential area to the west of 3rd Avenue from 22nd to 29th Streets. From 21st Street to 27th Street (just south of Bradley Circle) a mixed use area of office, commercial, and residential is recommended. This area could possibly be a future expansion of land uses related to the office park development in Phase One. The Second Avenue Corridor itself from 21st Street to 29th Street to the east of 1st Avenue is recommended as a main commercial corridor leading into the office park area and Central Business District.

This area will be a continuation of the commercial corridor along Second Avenue to its northern border at 45th Street. Except for the textile mills, all of this area has been recommended as commercial in the Future Land Use Map.

Specific goals are:

1. Development of a corporate office/business park area between 14th and 19th Streets from the Riverfront to Veterans Parkway.
2. Continued improvements to the transportation and circulation system. Traffic and pedestrian improvements will include the conversion of the 14th Street Bridge into a pedestrian bridge.
3. Opportunity for developing a venue for public/private partnerships and joint business ventures in the Business Park and Second Avenue Corridor.
4. Opportunity to generate new spin-off employment to support Total Systems employers. (i.e. restaurants, lodging facilities, dry cleaners, pharmacies, etc.)
5. Opportunity to attract visitors and outside commerce to the Revitalization Area.
6. Opportunity to further educational and job training efforts for resident population.
7. Opportunity to enhance the area aesthetically through landscaping, streetscape, and

sign improvements.

8. The main area for retail commercial land uses will be along the Second Avenue Corridor itself to the north of the office/business park. This will run from 19th Street north to 4th Street.
9. Residential redevelopment will be concentrated in an area between 23rd and 30th Streets along 3rd Avenue. This area encompasses approximately 30 acres that are targeted for demolition or renovation of substandard structures. Future land use in this area is recommended to be single or multi-family residential.
10. Improve Infrastructure (storm water and sewer) within the area by replacing old deteriorating lines.

VI. PUBLIC CONSULTATION

A. Introduction

The Second Avenue Revitalization Plan will include a formal and informal process for gathering public opinion as input into the plan. The formal process consists of a public hearing which will be conducted after the initial plan review by the Revitalization Plan Committee and City Council. The date, time, and place of the public hearing on the Revitalization Plan will be advertised in the Columbus Ledger-Enquirer as required by O.C.G.A. statute § 36-61-7 (c) with at least 30 days public notice given. The informal process involves a number of meetings between Community Reinvestment staff and various area stakeholders.

B. Public Contacts

Informal Public input into the Revitalization Plan was received from the following sources:

1. Working With Citizens

A new Revitalization strategy for the Second Avenue corridor became necessary with the acceptance of Bibb City into the MSA by the Consolidated Government, with the bankruptcy of Bibb City. Planning staff and various City agencies met with citizens in the Revitalization Area to inform them of the planning process and the various implementation requirements of the Revitalization Plan. Specific mechanisms used for public consultation include:

- a. Citizen participation meetings/workshops Public Hearings
- b. News media coverage
- c. Availability/distribution of planning documents

2. Metropolitan Columbus Task Force For The Homeless

The Community Reinvestment staff met with the Homeless Task Force to inform them of the Second Avenue Revitalization Plan. Staff agreed to keep the Task Force updated on planning efforts for the area. The group was receptive to the plan and expressed an interest to be involved with the long range planning of the Second Avenue Corridor. The Task Force is made up of representatives from many homeless and social welfare agencies including the Open Door Community House, Valley Rescue Mission, Salvation Army, House Of Mercy, Goodwill Industries, and United Way.

3. Establishment of Neighborhood Stakeholders Organization

The City of Columbus will create a partnership between various public and private stakeholders within the Second Avenue Study Area to ensure a process for monitoring the progress of the overall Revitalization Plan. A committee will be established to periodically review the plan's progress, develop strategies, and encourage plan participation. Potential members of such steering committee will include (but not be limited to):

- a. Public Safety Representative
- b. Water Works Representative
- c. Georgia Power Representative
- d. Chamber of Commerce Representative
- e. Uptown Columbus Representative
- f. Area Residents
- g. Columbus Housing Authority
- h. Second Baptist Church Representative
- i. Valley Rescue Mission Representative
- j. Open Door Mission Representative
- k. Salvation Army Representative
- l. Area Business Person/s
- m. Resident Council President- Chase Homes Columbus Housing Authority

VII. ECONOMIC ASSESSMENT

A. Current Economic Conditions

Information detailed in Section III (Demographic Criteria) supports the fact that the Second Avenue Area is economically depressed. A lack of economic stability is evident in the declining population many of which are highly transient in nature. Poor housing conditions, high unemployment, low income levels, and high vacancy rates are all depictive of the residential areas here. The southern part of the Second Avenue Revitalization Area is greatly improved after the creation of the new Total Systems Campus and the expansion of the "Chattahoochee Riverwalk" north of 14th Street. The Riverwalk will continue through the Study Area and to make office and commercial and residential development more attractive as expansion of the Central Business District occurs.

B. Analysis of Future Economic Development

1. Current Strengths

- a. Good transportation network with access in all directions from major north-south (Veterans Parkway) and east-west (13th Street bridge just south of Revitalization area and J.R. Allen Parkway just north of 45th Street) arterials.
- b. Large amount of vacant property in Revitalization Area, especially along the Chattahoochee Riverfront & Riverwalk extension from 20th Street to 29th Street.
- c. High Uptown Historic District is located in the Revitalization Plan study area from 14th to 17th Streets and along 2nd/3rd Avenues.
- d. Revitalization Area has the advantage of being located adjacent to the Columbus Central Business District and the Riverwalk.
- e. Adequate community facilities are in place. (Fire, Police, Schools, & Recreational)
- f. A new 0.37 mile 4 lane overpass at Second Avenue has been constructed over the rail lines between 15th and 18th streets.
- g. Former mill property available for redevelopment and could be used as new area for growth and development. The prime location of this property just north of the Business District, combined with the size of the property, have huge potential for both the Study Area and Columbus Uptown.

2. Current Weaknesses

- a. There are numerous residential units identified as substandard or in a dilapidated/deteriorating condition from a recent 1996 survey by the City Inspections and Codes Enforcement Division.
- b. There has been little community involvement in redevelopment or rehabilitation efforts.
- c. The lack of area equates to a high unemployment rate.
- d. Low property and home values due economic opportunities for employment, job training, or the physical revitalization of the to visual blight and substandard housing conditions.
- e. Transient nature of population within study area.
- f. Lack of educational opportunities (Secondary or Continuing Education)
- g. Lack of business incentives for potential companies to locate in the area.
- h. Need for infrastructure (sanitary and storm water) improvement in the Bibb City area.

VIII. ECONOMIC EMPOWERMENT

A. Job Creation

The Revitalization Strategy seeks to attract new employers to the Second Avenue Corridor. The City of Columbus will strive to create educational opportunities and promote job training through various partnerships and programs. This will involve (but not be limited to) the following organizations:

1. JPTA- Provide job training, job placement services
2. Labor Department- Job placement
3. Uptown Columbus- Technical assistance, business loan programs --Small business loan program -- SBA 7 A and 504
4. Chamber of Commerce- Technical assistance to businesses
5. Columbus College- Business development training
6. Columbus Vo-Tech- Job training, business development training

The development of the Total Systems area identified by the Future Land Use Map in the 1996 Redevelopment Plan had the greatest impact in new job creation. This area will likely attract other major employers outside of the office park area in the form of spin-off employment such as daycare, restaurants, lodging facilities, general retail/commercial, and specialty services.

B. Neighborhood Revitalization

A number of residential and commercial buildings in the Second Avenue Corridor are in poor physical condition, either substandard or even dilapidated. A 1996 inventory that was conducted by City Inspections and Code Enforcement identified the number and location of structures that require attention. From this inventory it was determined which structures needed:

1. Demolition
2. Renovation and/or rehabilitation
3. Monitoring of conditions to maintain housing standards

The areas designated as residential on the Future Land Use Maps in the northern portions of the Revitalization Plan shall offer a variety of affordable housing types to renters and homeowners. Such housing types as duplexes, apartments, and clustered homes will be more economical for the low-moderate income families as higher densities and less land acreage reduce the cost of building construction. Infill development on vacant lots and replacing demolished structures is also more cost effective in certain cases. Much of the blight conditions from physical eyesores other than poor structural conditions will be addressed through an active and progressive landscaping and beautification programs. Funding programs to enhance existing park areas and to create landscape buffers of neighborhoods to traffic will also aid in improving the economic vitality and stability of the Revitalization Area.

C. Relocation Policy

Relocation assistance will be provided to tenants whose structures require demolition. The properties will be appraised and purchased at a to be determined fair market value, pursuant to voluntary acquisition policies. In some cases new structures can be rebuilt at the same location provided the use is in compliance with the future land use map. Incentives or programs such as public/private partnerships could be offered to encourage developers and property owners to locate businesses/residences in the Revitalization Area. The City of Columbus, Georgia has developed a detailed Relocation Plan Strategy for residents and property owners requiring relocation assistance in the study area.

D. Performance Measures

1. **Phase I: Retain 2500 white-collar jobs by November 1997.**
2. **Phase I: Create an additional 2500 jobs by June 1999.**
3. **Assistance to 77 property owners/tenants in relocation plans for Phase I and Phase II areas.**

- 4. Assist 15 businesses through technical or direct assistance.
- 5. Provide technical or direct assistance for 15 area residents.

IX. PERFORMANCE MEASURES & IMPLEMENTATION

A. Residential Housing

1. GOALS

- a. Provide standard housing opportunities for all study area residents.
- b. Provide amenities conducive to decent, safe, and sanitary housing.
- c. To achieve a quality of life that will result in a more livable and desirable neighborhood.
- d. To halt and reverse blight/slum conditions.
- e. To provide areas for new residential development.
- f. To provide areas for new commercial development.

2. OBJECTIVES

- a. Conserve/preserve existing housing units that are up to standards through Codes Enforcement and Zoning Regulations.
- b. Eliminate and replace substandard housing units with standard housing units.
- c. Eliminate environmental factors that cause blighting (slum) conditions.

3. STRATEGIES

- a. Coordination with Building Codes for inspection & enforcement of minimum housing standards.
- b. Develop an acquisition/demolition schedule for substandard housing that cannot or will not be brought up to code.
- c. Use inventory of housing in fair condition to ensure compliance of codes inspection.
- d. Rehabilitation of substandard buildings to: "Minimum Property Rehabilitation Standards".

B. Employment

1. GOALS

- a. Keep the existing Neighborhood Commercial areas in viable economic condition to provide local employment opportunities.
- b. Repair or replace sewer and sanitary lines.
- c. Promote new residential development.

2. OBJECTIVES

- a. Encourage convenient neighborhood shopping facilities.
- b. Retain industrial/commercial employment in the area.
- c. Develop a large concentrated employment base for the Second Avenue Study Area.

3. STRATEGIES

- a. Take advantage of public-private partnership to promote redevelopment of the area.
- b. Take advantage of the development occurring along the riverfront by encouraging specialty commercial shopping areas.

C. Recreation/Education/Culture

1. GOALS

- a. Provide for adequate educational, recreational, and cultural facilities for area residents.

2. OBJECTIVES

- a. To provide parks/open space adequate for area and community needs.

3. STRATEGIES

- a. Explore the feasibility of providing recreation assistance for the Open Door Community Center's playground & pool.
- b. Protect and enhance existing educational facilities.
- c. Protect and enhance existing historic structures/sites.
- d. Maintain and protect the Chattahoochee Riverwalk and supporting uses.
- e. Renovate green space and recreation facilities in Bibb City area.

D. Community Facilities

1. GOAL

- a. To provide a focal point for community activities.

2. STRATEGY

- a. Promote the use of the “Cub Scout Hut” at Bibb City.

E. Transportation

1. GOALS

- a. Improve traffic and pedestrian circulation.

2. OBJECTIVES

- a. Clearly define street standards/Classification system.
- b. Prioritize and implement transportation projects identified in the Transportation Improvement Program.

3. STRATEGIES

Since Second Avenue has been widened and is now considered a major transportation route leading through the area;

- a. Construction to begin FY 2002 to be completed FY 2003 of a new Veterans Parkway bridge. A .6 mile four-lane bridge over the railroad tracks will replace the existing underpass.

F. Public Utilities

1. GOAL

- a. To ensure that all public utilities are correctly sized for capacity to accommodate planned growth in the area.

2. OBJECTIVES

- a. Provide underground electric services at least in areas designated for Office Park development and eventually in other parts of study area.
- b. Provide adequate right-of-way for any needed utility lines that service other parts of the City.

3. STRATEGIES

- a. Coordinate water & sewer improvements plan before development/ construction begins to ascertain new or upgraded utilities needed.

- b. Utility lines between 14th and 18th Streets that are too close to curb lines should be placed underground.
- c. Upgrade sanitary sewer in Bibb City area.

APPENDIX A

RELOCATION PLAN SUMMARY

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA AS AGENT FOR THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA

The Uniform Relocation (54 USC and Real Property) Acquisition Policies Act of 1970, as amended (URA), and the government wide regulations as outlined in 49 CFR Part 24, set forth relocation regulations for persons displaced by Community Development Block Grant (CDBG) funded acquisition, rehabilitation and/or demolition activities. This is a summary of the plan for the relocation of persons displaced due to CDBG funded activities involving acquisition, rehabilitation and/or demolition by the Agent.

The term "person" means any family, individual, or business or non-profit organization (including any corporation, partnership or association) or farm. It includes any entity with personally property on the project site.

I. PROJECT PLANNING

1. Conduct surveys to prepare estimate of relocation needs.
2. Prepare estimate on costs and additional Staffing needs if necessary.
3. Hold public hearings.
4. Develop plan to carry out activities including management control systems and record keeping procedures.

II. CONTACT AND NOTICES TO PERSONS TO BE DISPLACED

1. Provide written General Information Notice describing payments, services and rights and protections per paragraph 2-3, Handbook 1378
2. Update or verify needs and preferences of persons to be displaced c) Identify comparable replacement property
3. Provide Notice of Eligibility for Relocation Assistance to include cost and location of comparable replacement property that establishes upper limit of replacement payment
4. Conduct in-person conference with displaced persons to explain available payments and services, eligibility requirements and policies and procedures

III. REFERRALS AND COUNSELING

1. Make referrals of displaced persons to replacement housing or replacement business locations.
2. Provide counseling, technical aid, and assist and referrals to appropriate agencies, (Social Services, Business Development, etc.)
3. Inform business of advance notification of move to Agency
4. Issue appropriate notice. (60-90 day as applicable)

IV. SELECTION OF REPLACEMENT PROPERTY AND MOVE

1. Inspect replacement dwelling to ensure it meets requirements as stated in paragraphs 1- 6 and 1-7, Handbook 1378.
2. Inspect property at business displacement site and relocation site to ensure property was moved upon notification by business.
3. Prepare and issue advance payments as necessary

V. CLAIMS AND PAYMENTS

1. Provide assistance in preparation and filing of claims.
2. Review claims and issue payments.
3. Handle complaints and assist in preparations of appeals as necessary.

VI. FOLLOW-UP

1. Evaluate program to include contact with displaced persons.
2. Maintain records to demonstrate compliance with applicable laws and regulations.