



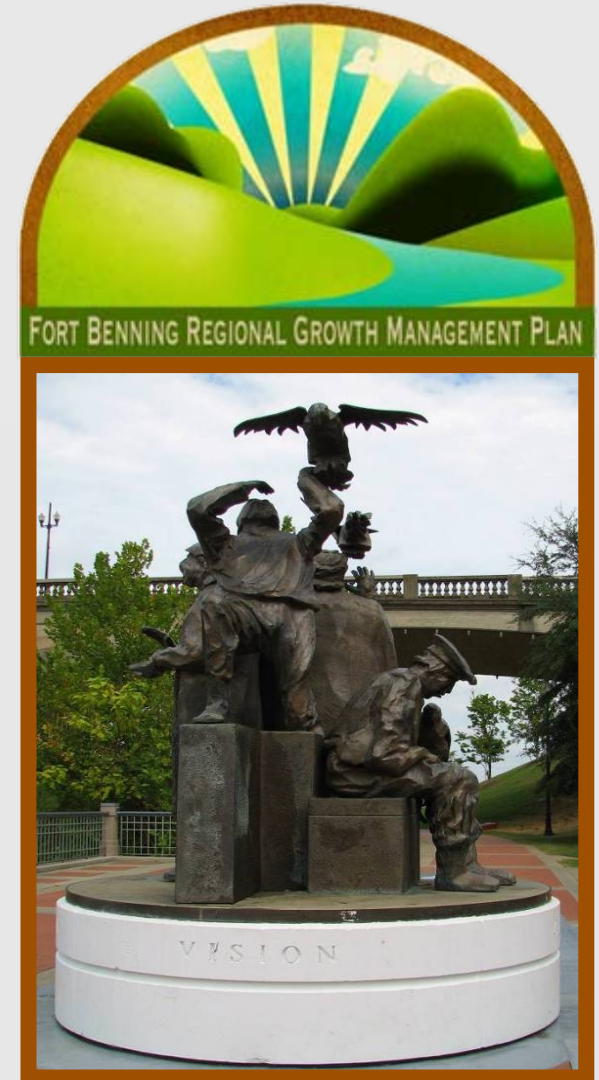
The Fort Benning Regional Growth Management Plan is funded by a grant from the Department of Defense, Office of Economic Adjustment; an agency charged with helping BRAC-affected communities adjust to the impacts of mission changes at military installations

Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

Housing Task Force Meeting

September 5, 2008



In association with:



EDAW

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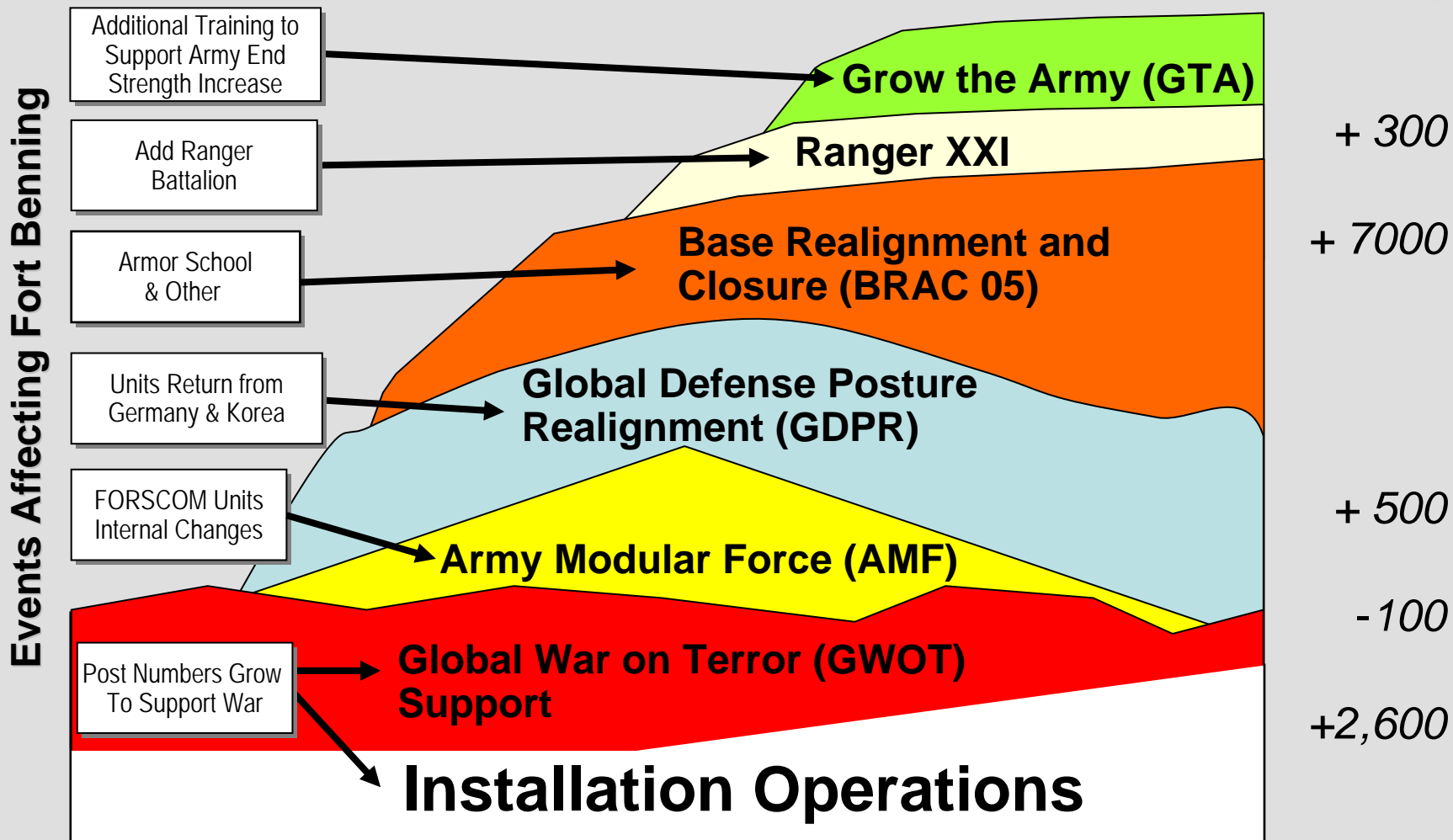
NAVIGANT
CONSULTING

Regionalism is the Key

"Coordination and Synchronization Continue To Be Our Greatest Strengths"
Major General Walter Wojdakowski
Commanding General, Fort Benning, Alabama and Georgia



Fort Benning Transformation



Project Purpose

RGMP Study Area:
(10 Counties – 35 Mile Radius)

Ten County Study Area:

Georgia

- Columbus - Muscogee
- Cusseta - Chattahoochee
- Harris
- Marion
- Talbot
- Taylor
- Stewart

Alabama

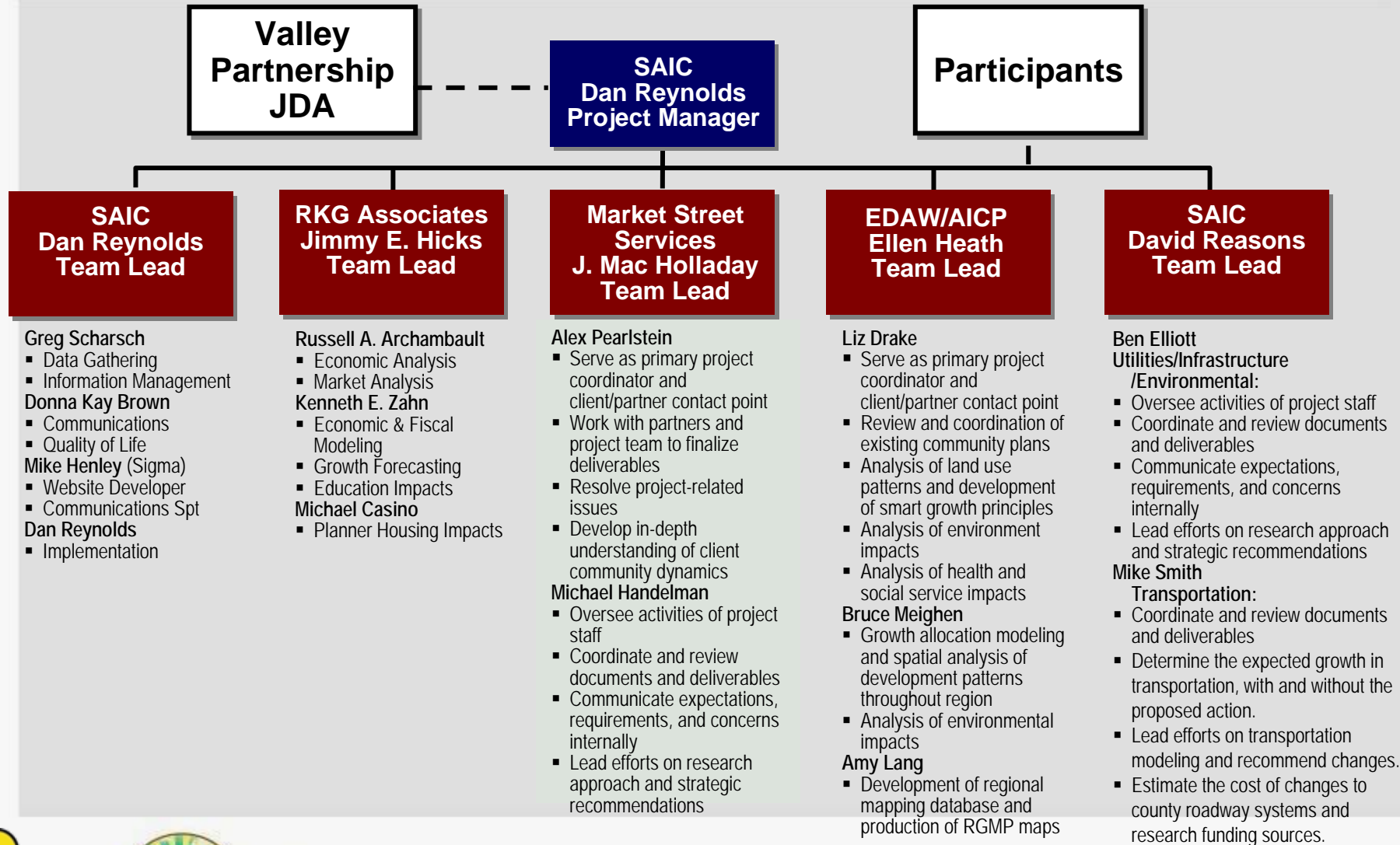
- Barbour
- Lee
- Russell



Identify:

- What growth will occur?
- Where will it occur?
- Impacts to local communities
- Action plans to prepare

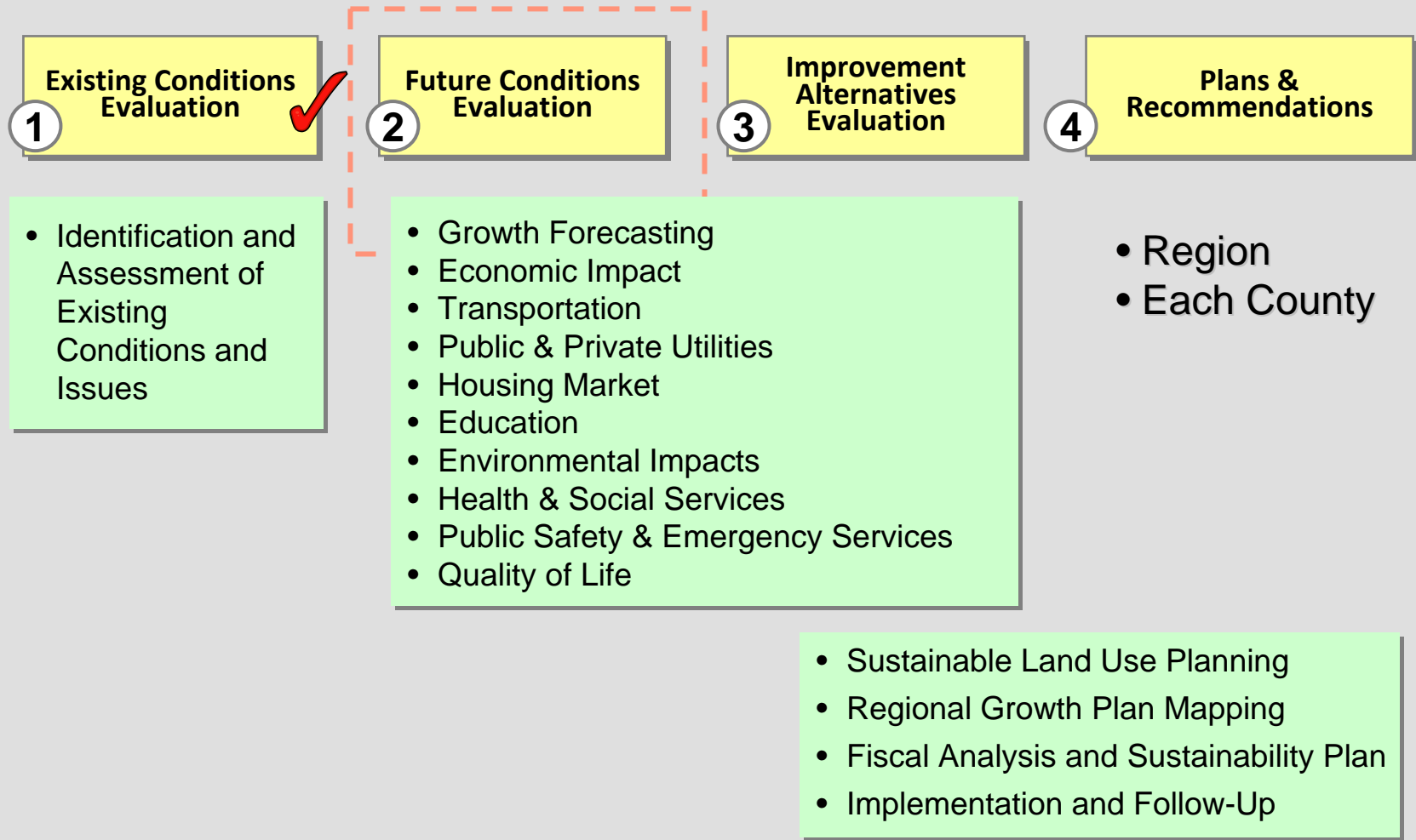
Project Team Organization



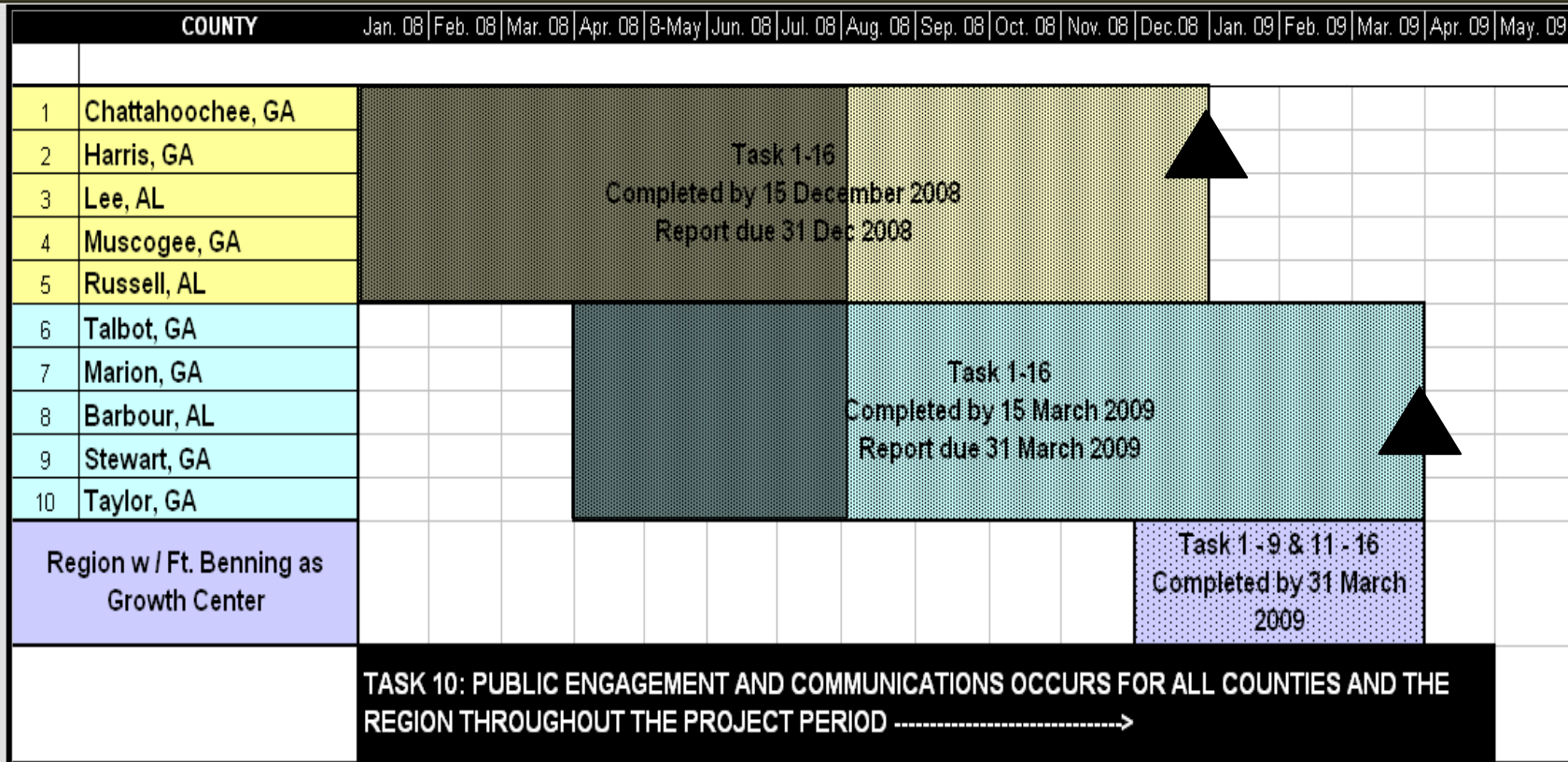
Growth Plan Topics

Identification and Assessment of Existing Conditions and Issues
Growth Forecasting and Modeling
Economic Impact Analysis
Transportation
Public and Private Utilities
Housing Market Analysis
Education
Sustainable Land Use Planning
Regional Growth Plan Mapping
Public Engagement and Communications
Environmental Impacts
Health and Social Services
Public Safety and Emergency Services
Quality of Life
Fiscal Analysis and Sustainability Plan
Implementation and Follow-Up

Project Process



Schedule (County View)



- First five county plans (Tier 1) completed Dec 2008
- Remaining counties (Tier 2) and regional plans completed Apr 2009

Stakeholder Task Forces

TASK FORCES

1. Economic Impact
2. Education
3. Funding for Region
4. Health Care & Social Services
5. Housing
6. Infrastructure & Land Use
7. Public Services
8. Quality of Life
9. Strategic Communications
10. Transportation
11. Workforce

Task Force Meeting #1

- Presentation of initial findings
- Discussion

Task Force Meeting #2

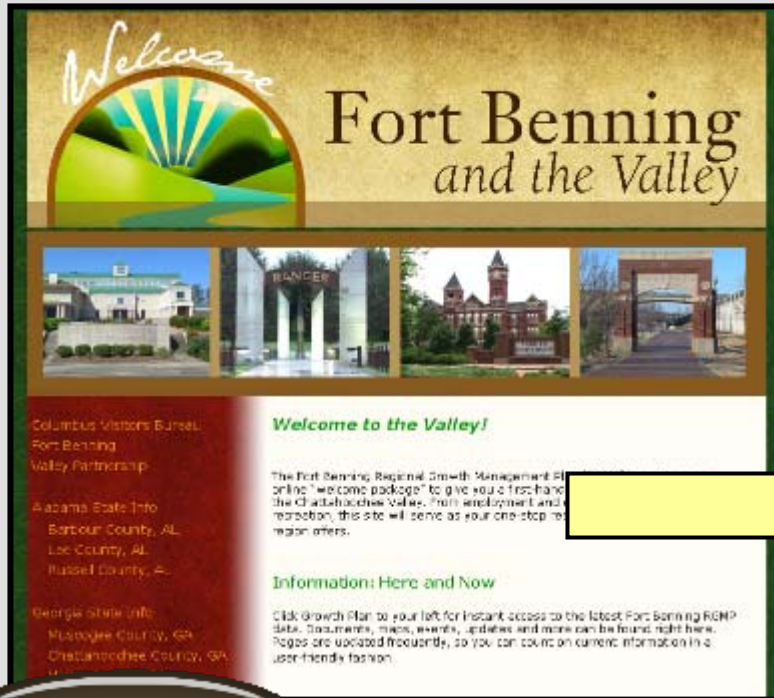
- Presentation and discussion of strategies/recommendations
- Implementation strategies

Task Force Responsibilities

- 1) Review task, scope and methodology
- 2) Confirm existing conditions and known issues
- 3) Establish points of contact for data collection
- 4) Review findings and recommendations
- 5) Communicate with community regarding actions and status of Plan
- 6) Provide guidance in Plan implementation

Project Website

- www.fortbenningandthevalley.com



Growth Plan

Click the Growth Plan Button

- *Schedule of Upcoming Events*
- *Documents & Maps*
- *Newsletters*

Task Force Meeting Objectives

- Kick-Off Task Force Process
- Review Task Methodology
- Review Existing Conditions & Issues
- Discuss and Confirm Way Ahead

Housing Task Force Agenda

1. Task Description
2. Regional Emerging Results
3. Population Growth Projections

Discussion Session

4. Housing Inventory
 - On-Post Housing
 - New Home Construction
 - Homeownership
 - Rental Housing
5. Additional Housing Requirements
6. Housing Market Projections
7. Areas of Housing Development



Task Description

Housing Market Analysis Task:

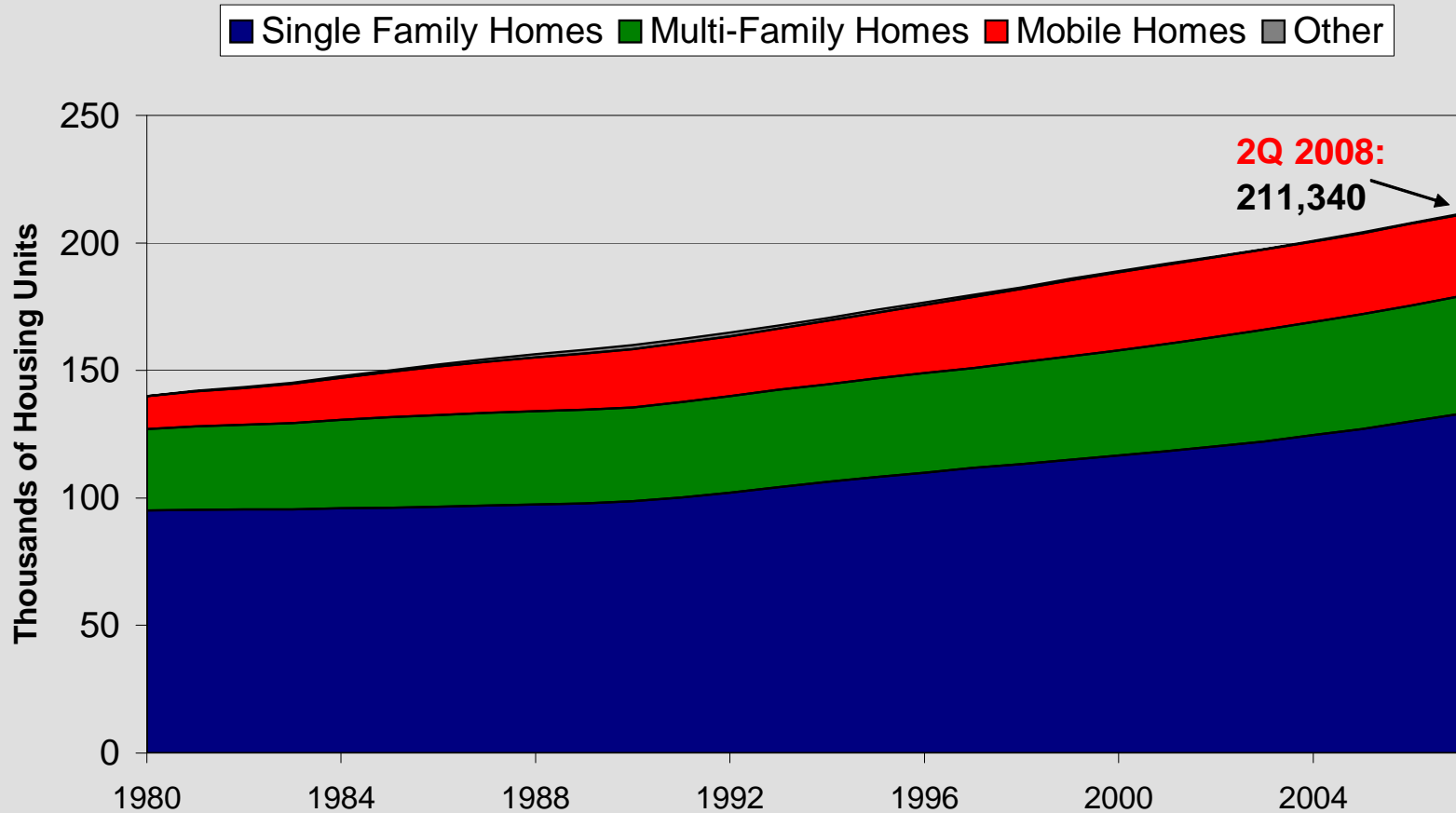
- Conduct inventory of existing housing in the region and its component counties, including the availability and quality of rental housing
- Housing market data, including Fort Benning Housing Activities
- Determination of the geographic distribution of new housing development – including an assessment of on-post housing, with respect to regional housing supply
- Estimation of housing requirements for incoming personnel, based on income and military housing allowance.
- Housing market projections estimated for the next 20 years
- Identification of the areas where new housing development could and should occur
- Identification of the public costs associated with home construction
- Recommendations for smart growth policies

Discussion Session

Housing Inventory Findings I

Composition of Housing Stock

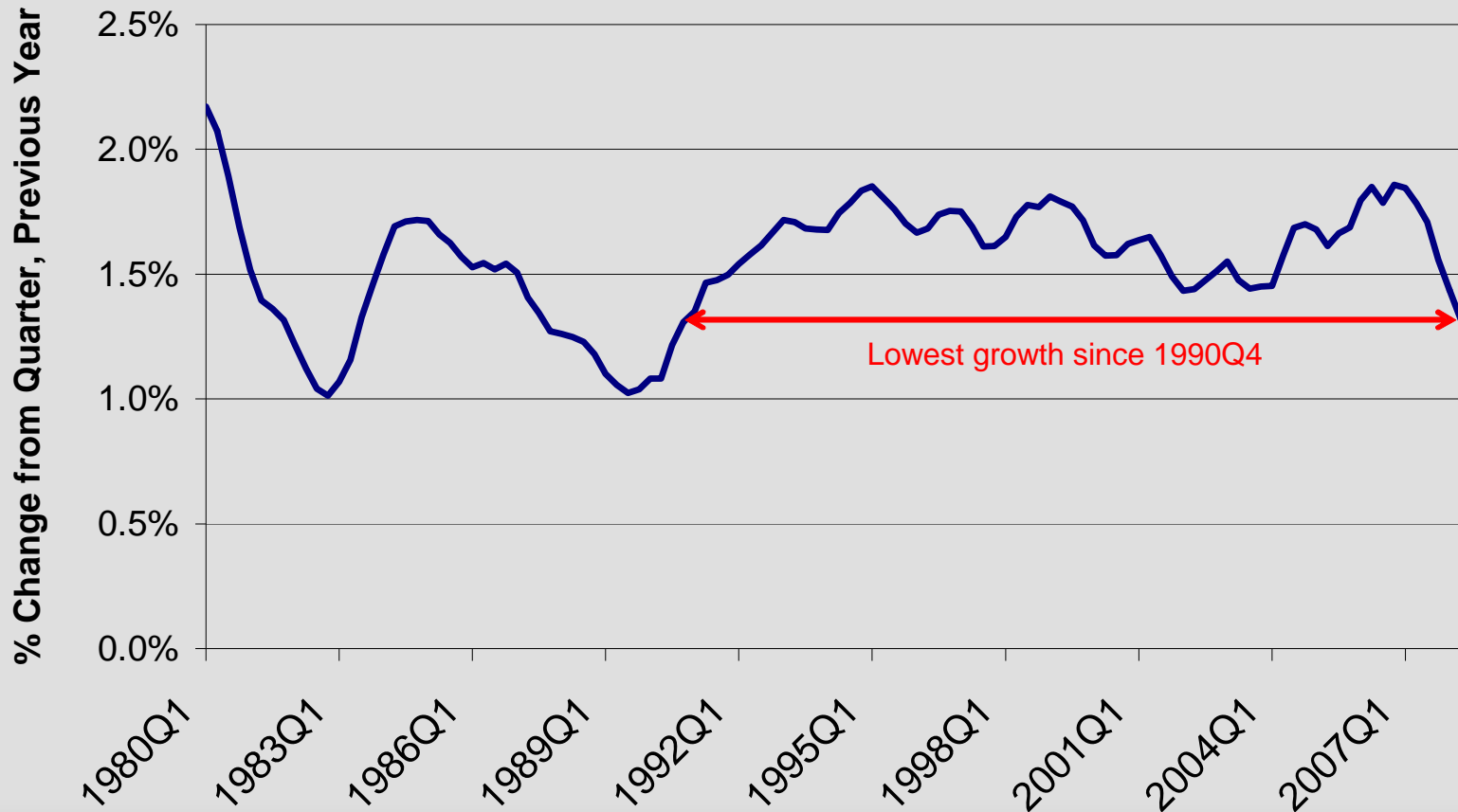
Source: Moody's Economy.com



Housing Inventory Findings II

Year-over-Year Growth in Study Area Housing Stock

Source: Moody's Economy.com, Market Street Services



Lowest growth since 1990Q4

On-Post Housing I (RCI End-State)

Completed Units: Current and RCI End State Projections

Source: Clark-Pinnacle Family Communities, Market Street Services

Totals by unit type	2 Bdr	3 Bdr	4 Bdr+	Total
Current	423	1,796	1,084	14
End State	135	2,659	1,329	4,123
Net Gain/Loss	-288	863	245	4,109

Number of Bedrooms: Current and RCI End State Projections

Source: Clark-Pinnacle Family Communities, Market Street Services

Totals by number of bedrooms	2 Bdr	3 Bdr	4+ Bdr	Totals
Current number of bedrooms	846	5,388	4,336	10,570
Estimated number of bedrooms	270	7,977	5,316	13,563
Net Gain/Loss	-576	2,589	980	2,993

Note: The "4+ Bdr" calculation assumes 4 bedroom apartments; the actual number of bedrooms may be higher

Number of Units: Current and RCI End State Projections

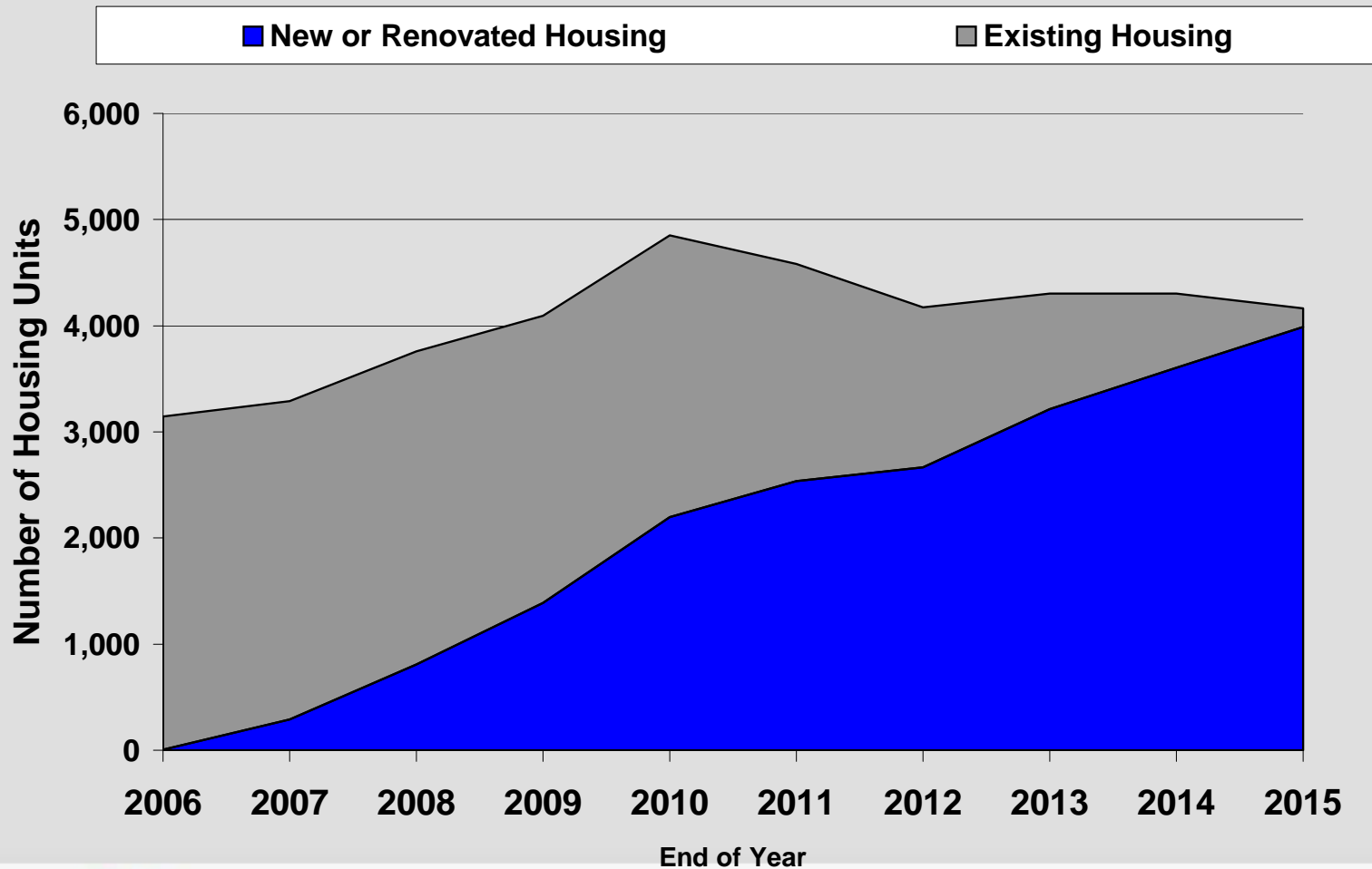
Source: Clark-Pinnacle Family Communities, Market Street Services

Current	Pay Grade	Current	End-State	Net Gain/Loss
General/Flag Officers' Quarters	O7+	2	2	0
Field Grade Officers	O4-O6	178	220	42
Company Grade Officers	O1 - O3	445	296	-149
Senior Non-Commissioned Officers	E7-E9	485	415	-70
Junior NCO / Junior Enlisted	E1-E6	2,207	3,190	983
Totals	-	3,317	4,123	806

On-Post Housing II (End-State Housing)

Steady State Housing Levels at Fort Benning

Source: Clark Pinnacle Family Communities, LLC, Market Street Services



Off-Post Housing Demand

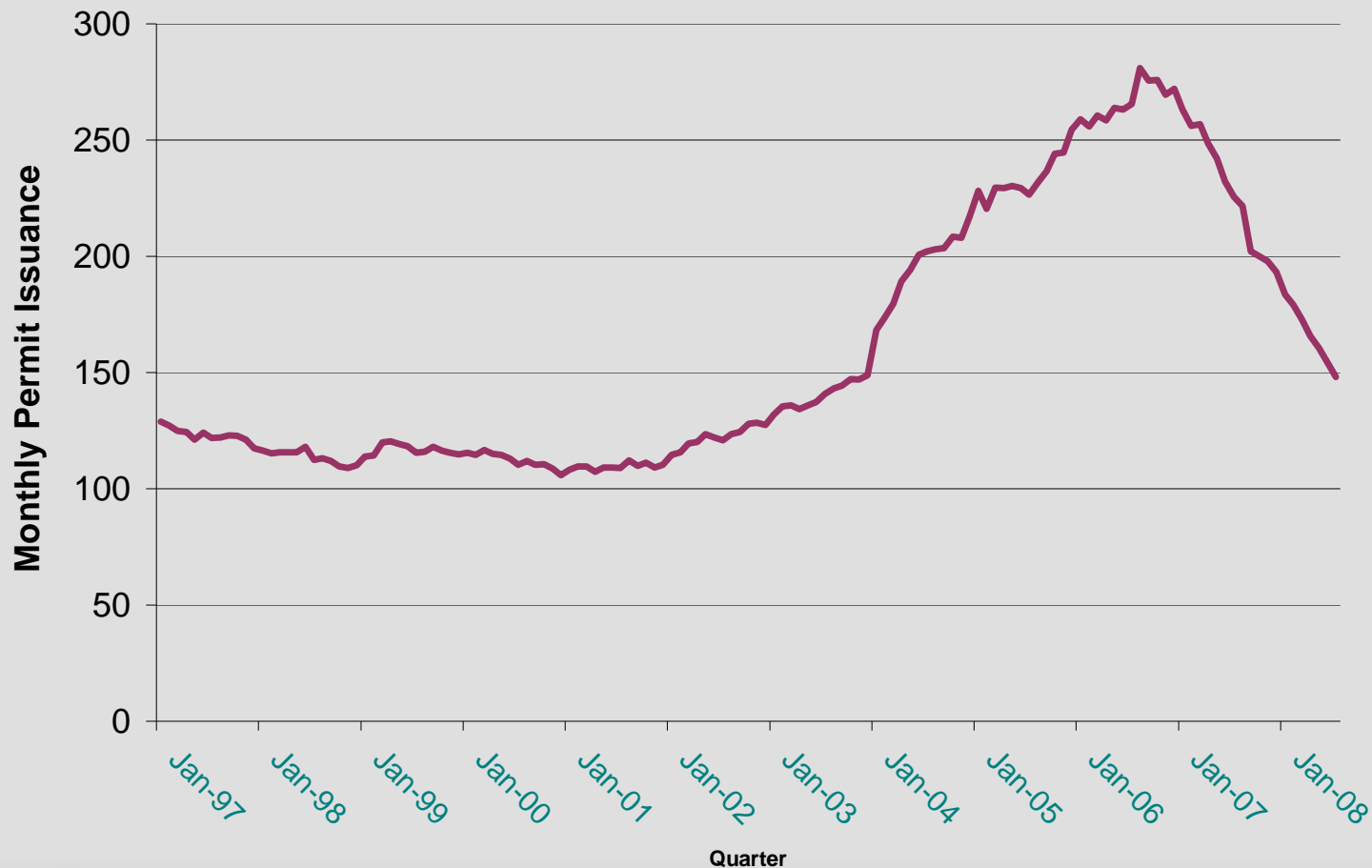
<i>Rank</i>	<i>BAH Range (with dependents)</i>	<i>2-Bdr</i>	<i>3-Bdr</i>	<i>4-Bdr</i>	<i>Total</i>
E1-E6	\$1,029 - \$1,171	135	2,013	1,042	3,190
E7-E8	\$1,195 - \$1,222	0	223	162	385
E9	\$1,295	0	30	0	30
O1-O3	\$1,110 - \$1,238	0	246	50	296
O4-O5	\$1,445 - \$1,591	0	147	47	194
O6	\$1,604	0	0	26	26
O7	\$1,623	0	0	2	2
Grand Total	-	135	2,659	1,329	4,123

Source: R.D. Niehaus, Fort Benning, Market Street Services

New Home Construction

Monthly Permit Issuances (12-mo Average)

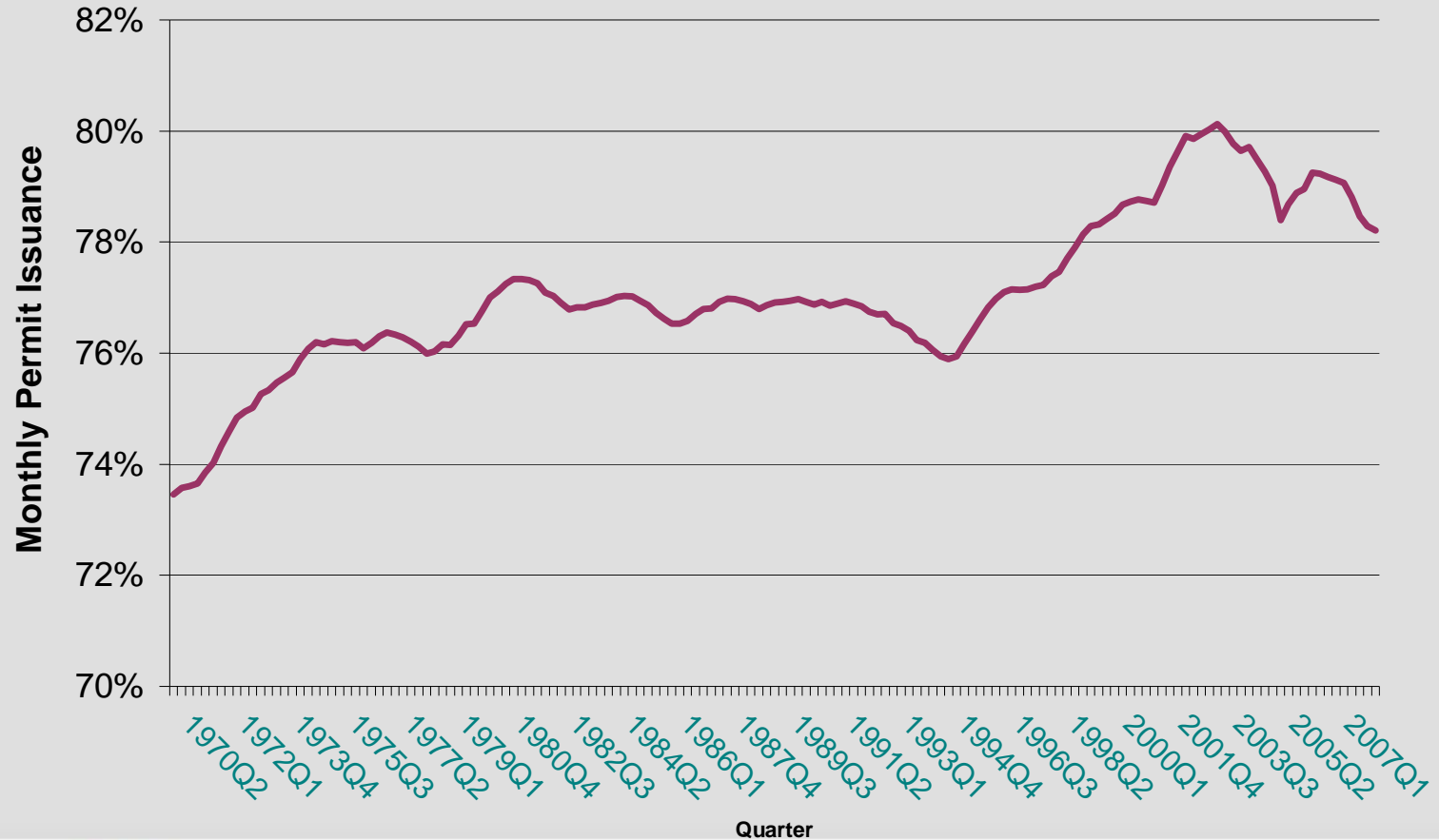
Source: Bureau of the Census, Moody's Economy.com, Market Street Services



Homeownership

Percentage of Owner-Occupied Single-Family Detached Homes

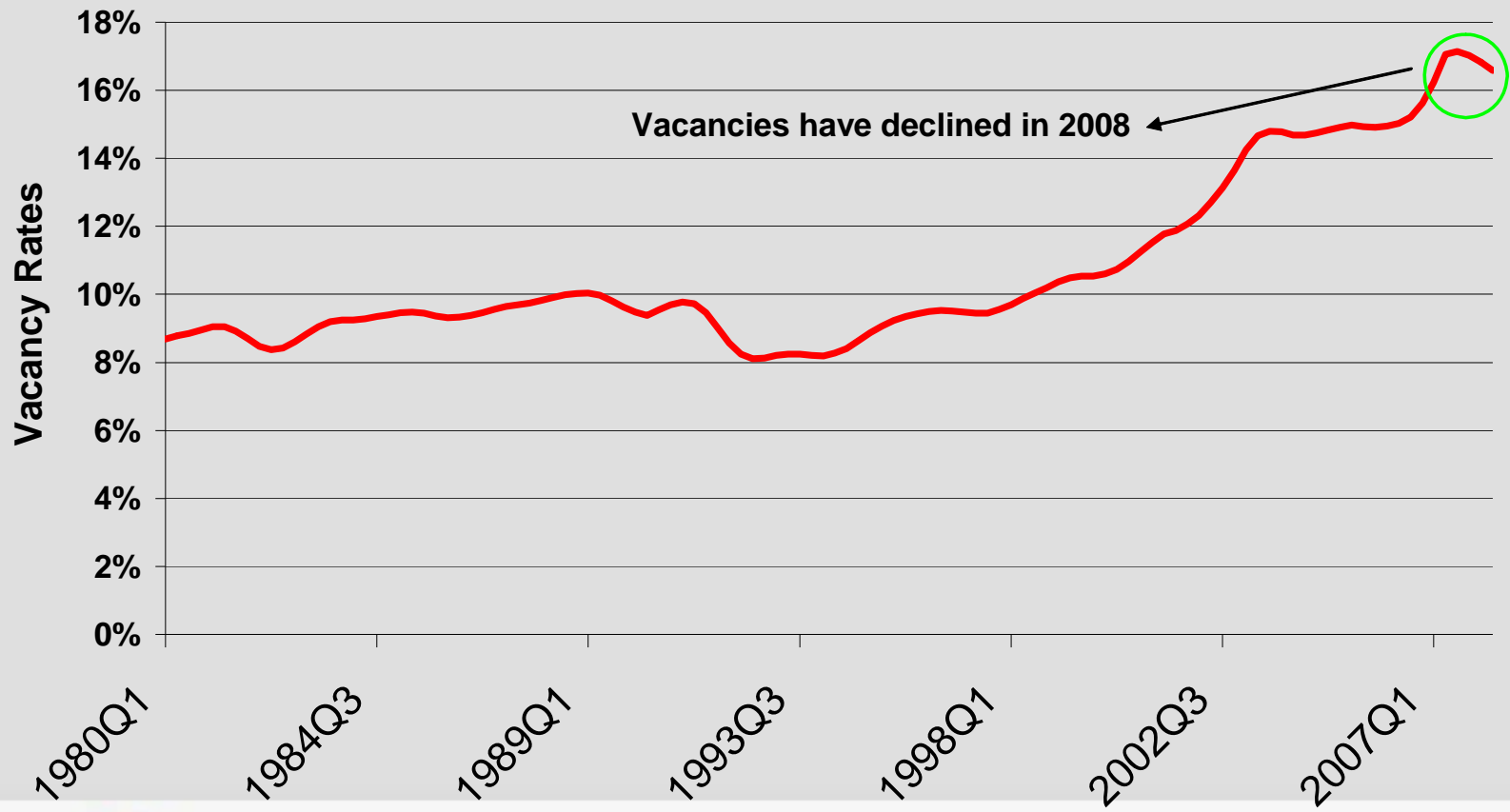
Source: Bureau of the Census, Moody's Economy.com, Market Street Services



Additional Housing Requirements

Vacancy Rates in the Study Area

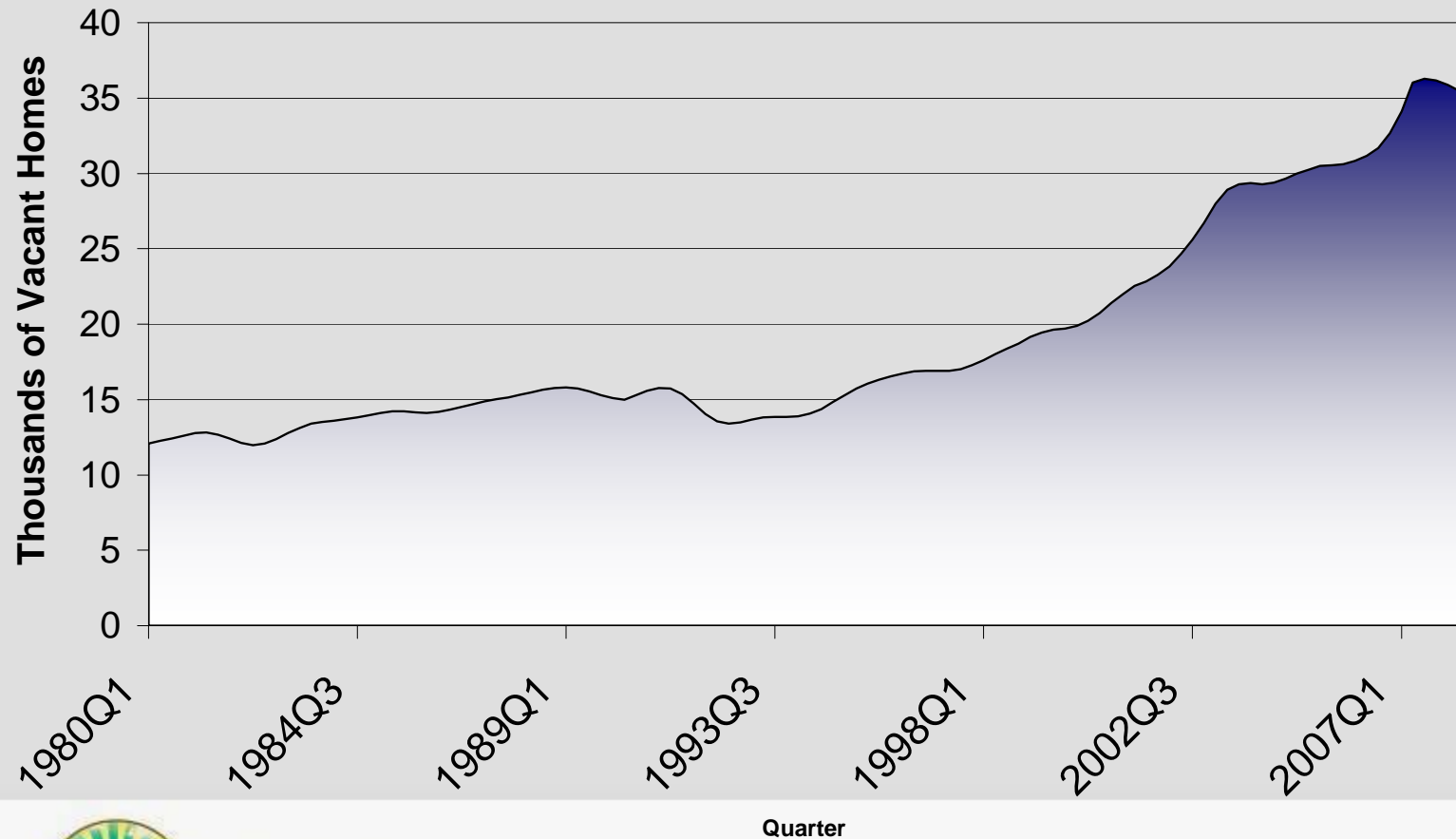
Source: Moody's Economy.com



Additional Housing Requirements

Number of Vacant Homes in the Study Area

Source: Moody's Economy.com



Quarter

Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

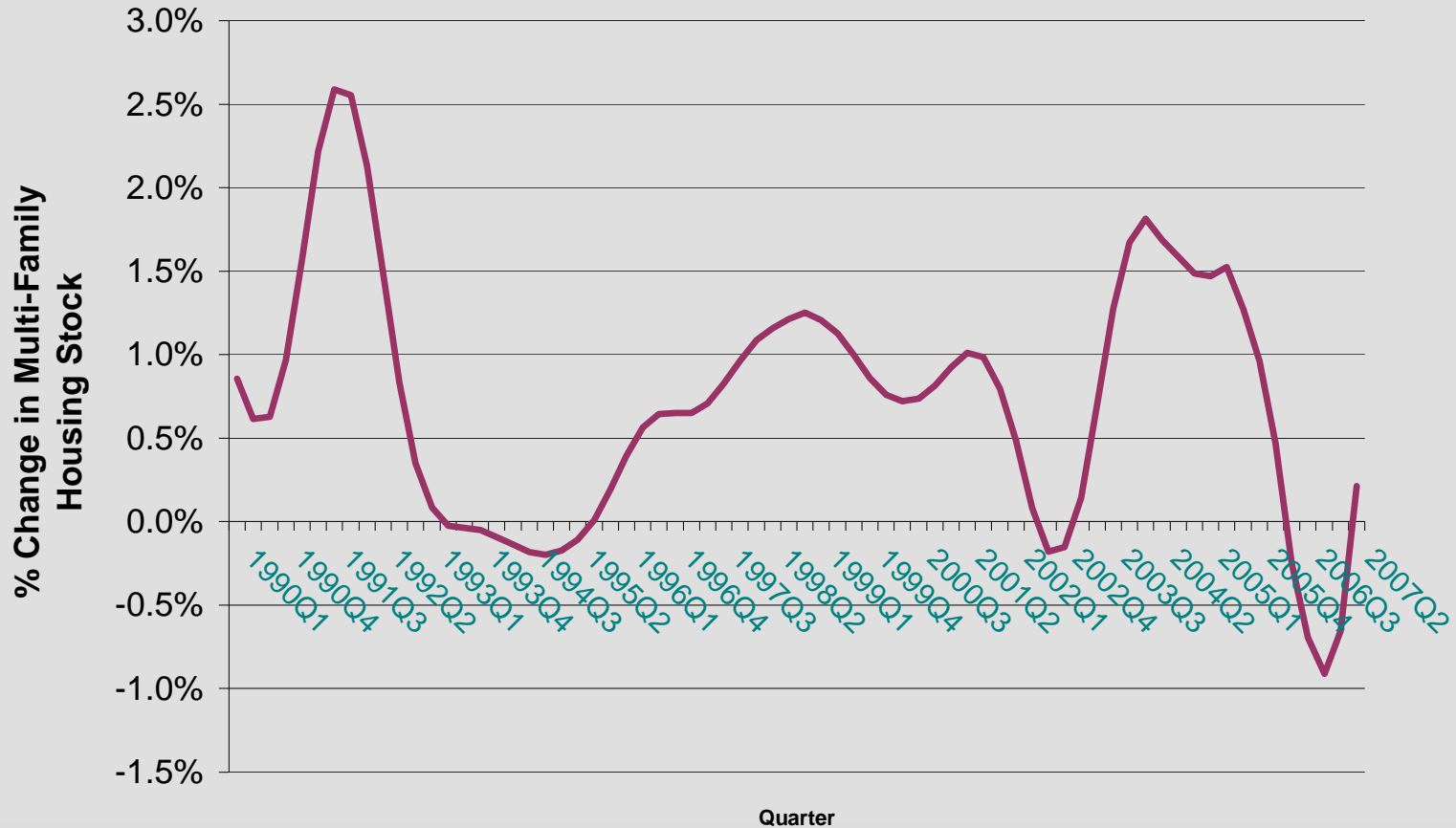
Task Force Meeting – September 2008

Rental Housing Trends

Year-over-Year Change in Multi-Family Housing Stock

(12-mo Moving Average)

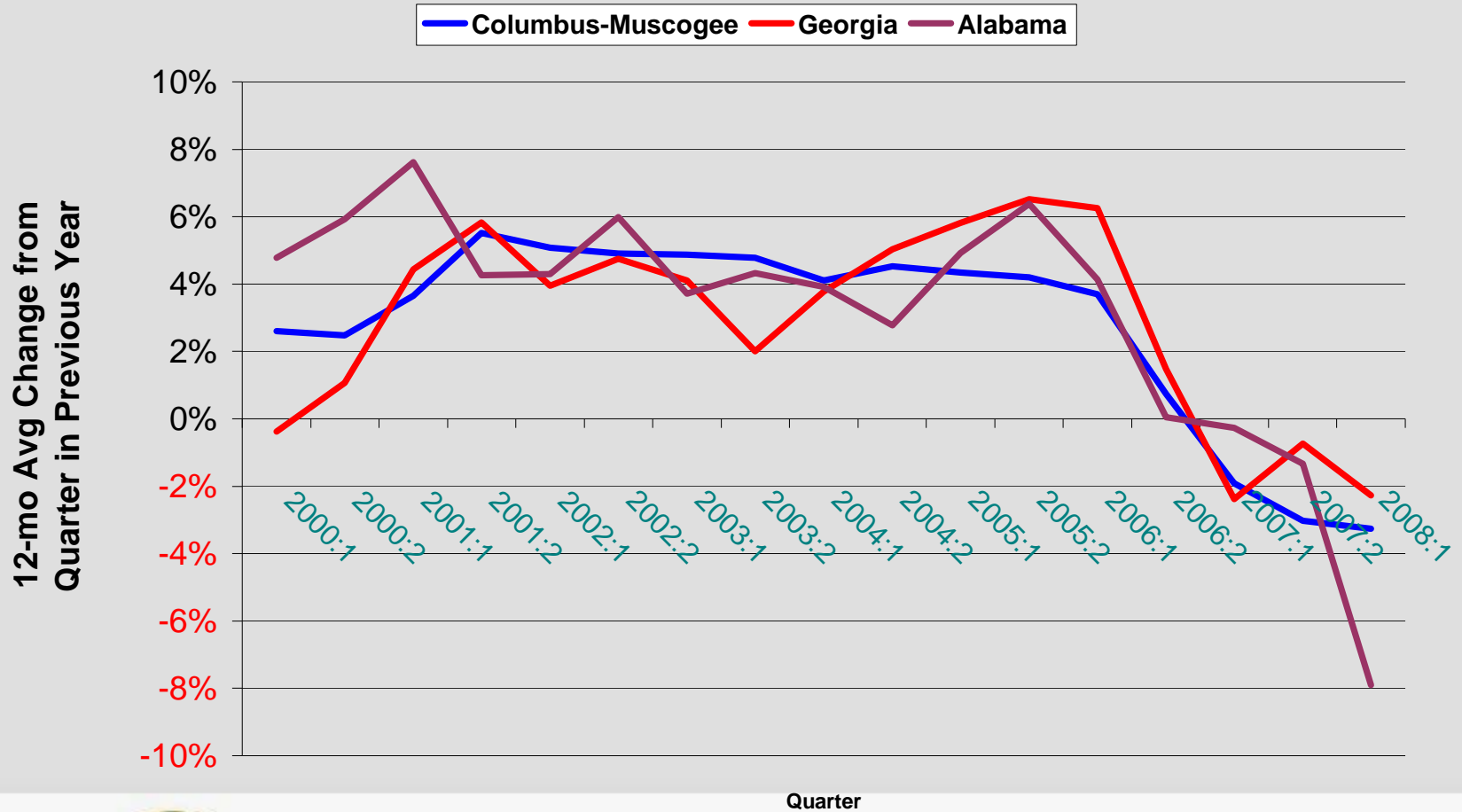
Source: Moody's Economy.com, Market Street Services



Housing Market Projections

Year-over-Year Existing Home Prices (12-mo Average)

Source: Moody's Economy.com, Market Street Services



Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

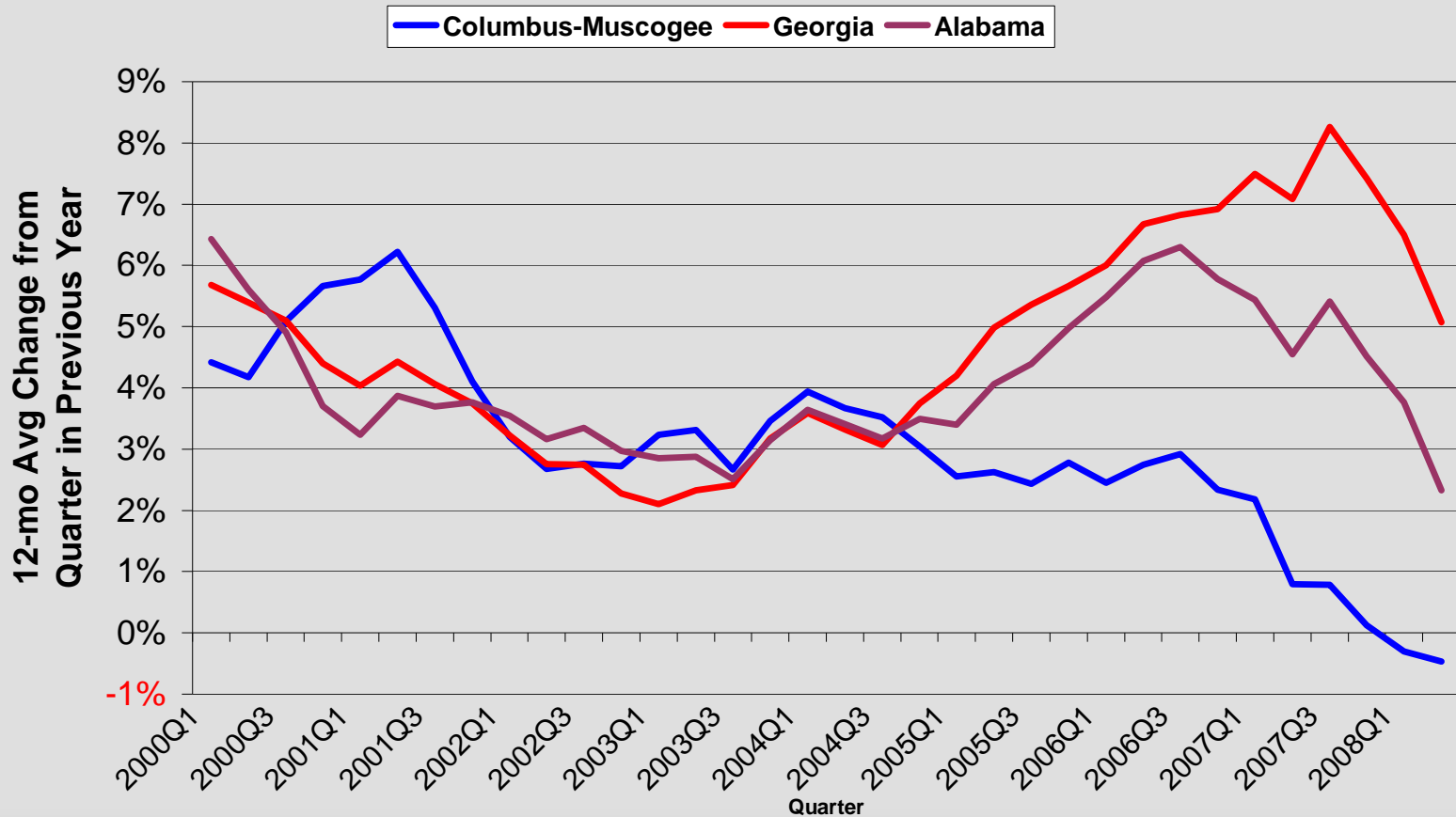
Task Force Meeting – September 2008



Housing Market Projections

Year-over-Year New Home Prices (12-mo Average)

Source: Moody's Economy.com, Market Street Services



Areas of Potential Growth

- Rehabilitation of existing structures in Columbus
- Greenfield Development
- Brownfield Development

Closing Remarks

THIS MEETING:

- Overview
- Methodology
- Conditions & Issues
- Discussions



NEXT MEETING

- ~November 2008 (Tier 1)
- Draft Findings/Recommendations



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