



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

Phase II – Housing Task Force

March 4, 2009



In association with:



EDAW

AECOM

MARKET ST

RKG
ASSOCIATES INC



- **RGMP Overview**
- Growth Projections
- Findings & Recommendations
- Closing Remarks

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

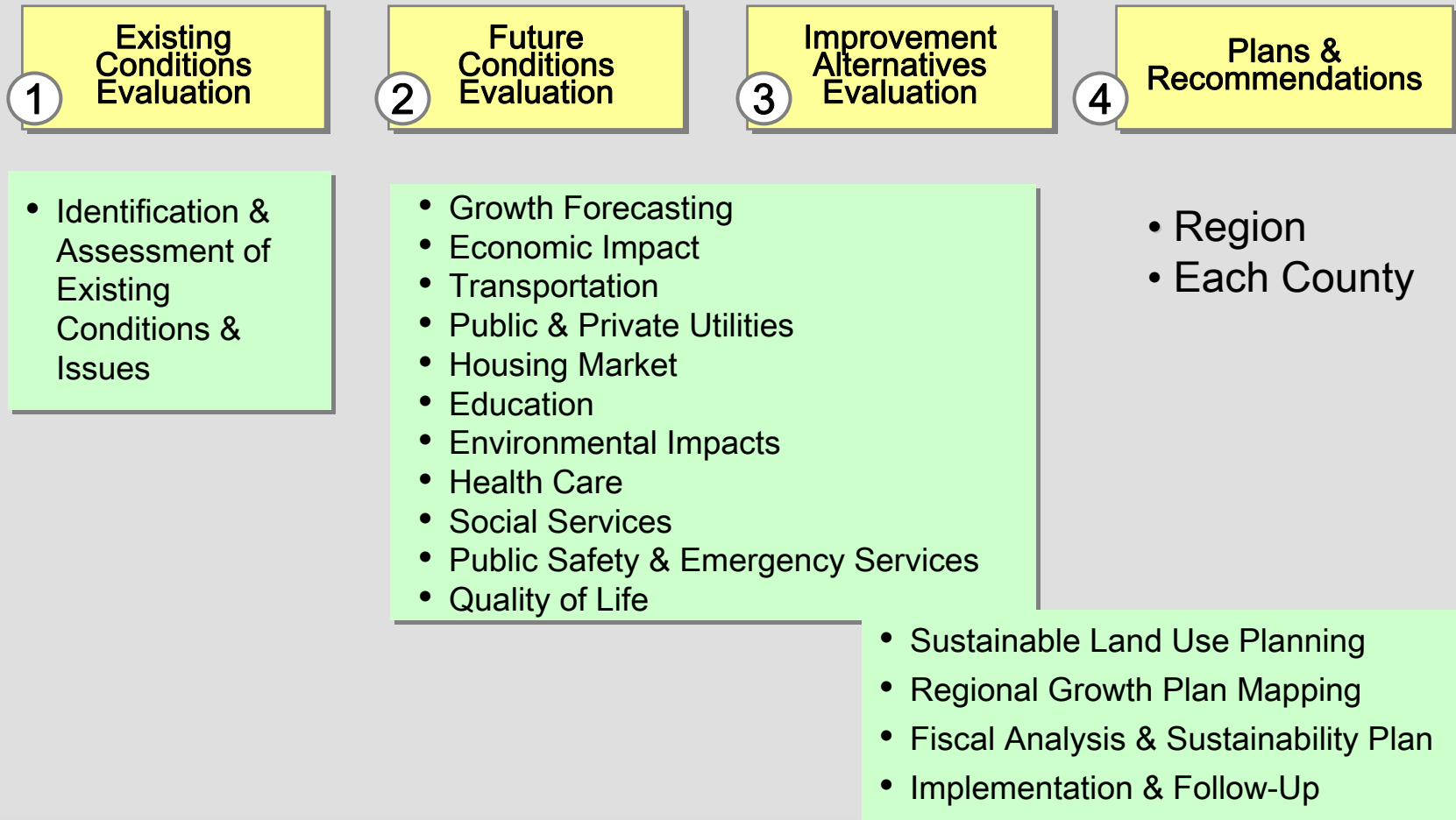
- Barbour
- Lee
- Russell



Identify:

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

Project Process



RGMP Project Website

Outreach and Stakeholder Communication

www.fortbenningandthevalley.com

LEARN
WORK
LIVE
MOVE
PLAY

HOME

MAPS
COUNTIES
VIRTUAL TOURS
VIDEOS

TESTIMONIALS
PLAN A VISIT
EMAIL NEWSLETTER
SHARE A COMMENT

REGIONAL GROWTH
MANAGEMENT PLAN
FOR RELOCATING AND
EXPANDING BUSINESSES

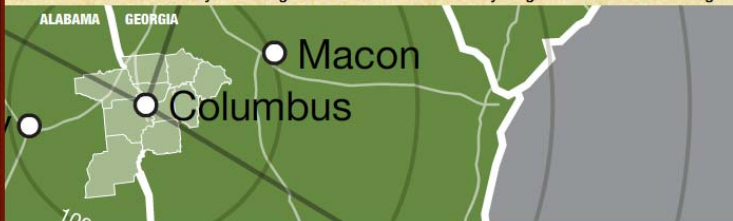
ABOUT US
PRIVACY
SITE MAP

REGIONAL GROWTH
MANAGEMENT PLAN
1200 8TH AVENUE
COLUMBUS, GA 31902
P: 706.327.4568
1.800.360.8552
F: 706.327.7512



Fort Benning and the Valley Region

Where you belong...the Chattahoochee Valley Region of Alabama & Georgia.



WELCOME TO THE CHATTAHOOCHEE VALLEY

Make Yourself At Home!

The Fort Benning Regional Growth Management Plan (RGMP) has created this online "welcome package" to give you a first-hand look at the counties, cities and communities of the Chattahoochee Valley. From economic development and education to health care and recreation, we're your one-stop resource for everything in the 10-county Chattahoochee Valley region. Feel free to visit often, because we want you to feel right at home—right from the start!

The Chattahoochee Valley offers an exceptional quality of life with big-city excitement and small-town charm. This website provides easy access to information and a first-class tour of the following areas:

WEST CENTRAL GEORGIA:

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

EAST ALABAMA:

- Barbour County
- Lee County
- Russell County

Website Features

Google Maps with overlays:

- Schools
- Healthcare
- Recreation...& more!

Virtual Tours

County Videos

Regional Video

Video Testimonials

E-newsletters

Schedule of Events

RGMP Plan Documents

Regionalism is the Key

"Coordination and synchronization continue to be our greatest strengths"
Major General Walter Wojdakowski
Commanding General, Fort Benning, Alabama & Georgia



- One of the US Army's largest training installations
- Trained over 115,000 last year
- Armor School will increase number trained annually By 30,000



Fort Benning – Economic Impact:

- Today, Fort Benning salaries \$110 million monthly
- Today, Fort Benning contracts \$250 million monthly
- Base Realignment And Closure (BRAC) and other military structure changes will generate \$25-\$35 million more each month

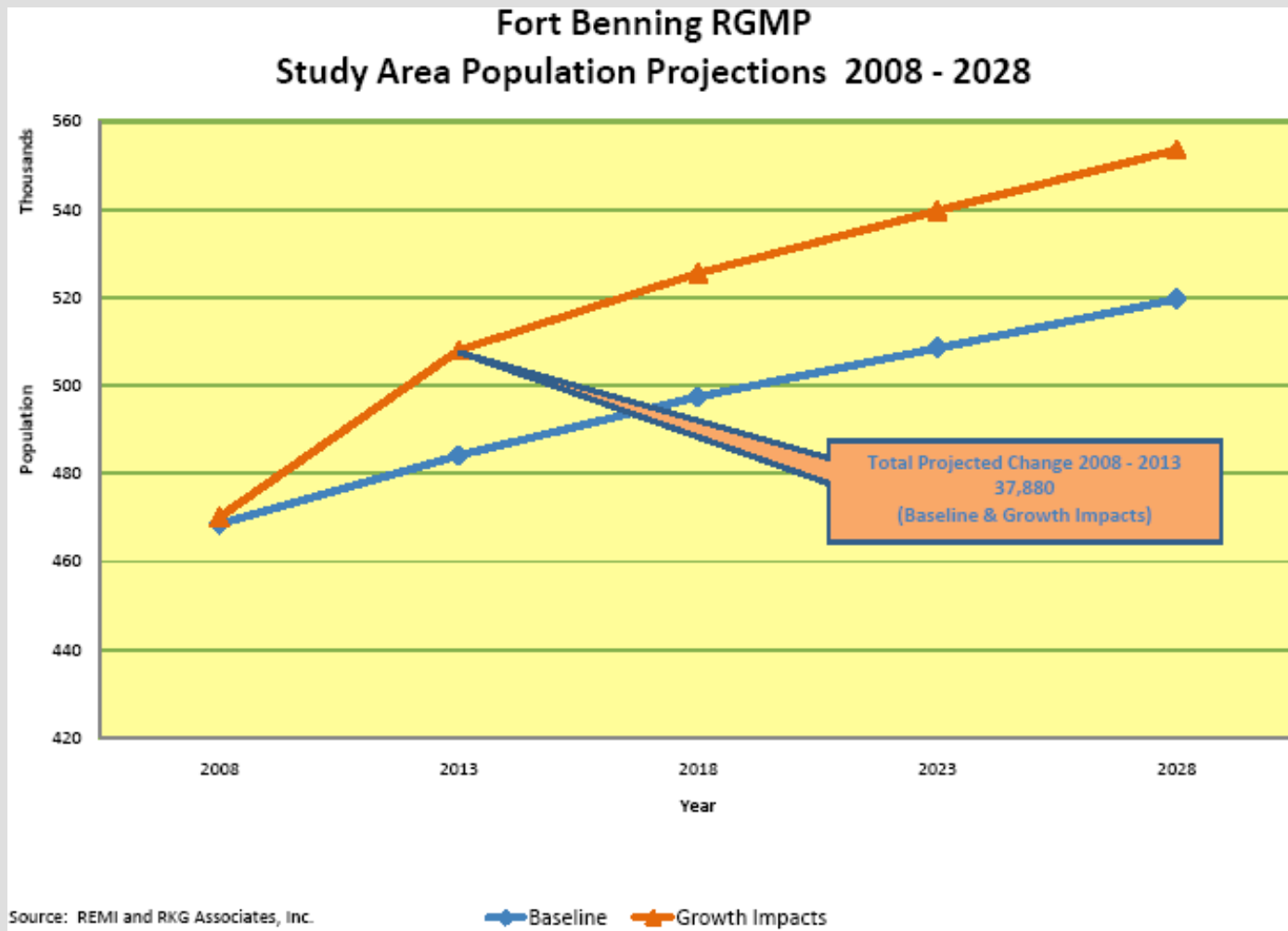
US Army Approved Growth Estimates – as of 28 Oct 08

Growth Categories	Number Jobs	Number Spouses	Number Children	Number School Age Children	Number Total
Military Service Members: Permanent Change Of Station	4,712	2,733	4,386	2,771	11,831
Government Civilians: Permanent Change Of Station	1,889	1,511	1,451	1,096	4,851
Contractors	4,802	2,641	3,963	2,972	11,406
	Population +	Spouses +	Children	=	Total Growth
Total	11,403	6,885	9,800	6,839	28,088

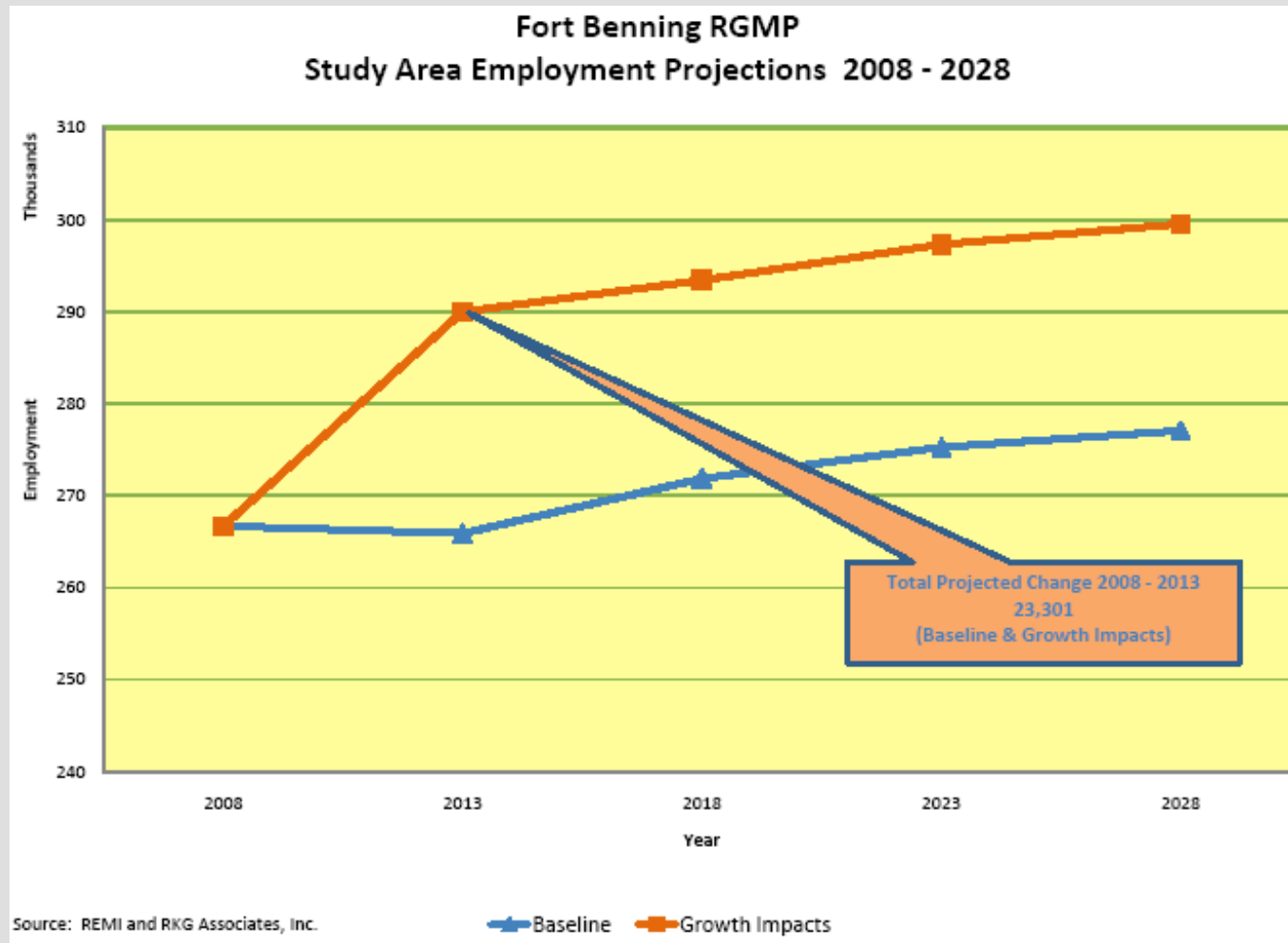
Agenda

- RGMP Overview
- **Growth Projections**
- Findings & Recommendations
- Closing Remarks

Study Area Population Projections 2008 - 2028



Study Area Employment Projections 2008 - 2028



Agenda

- RGMP Overview
- Growth Projections
- **Findings & Recommendations**
- Closing Remarks

“Task 6” – Housing Market Analysis

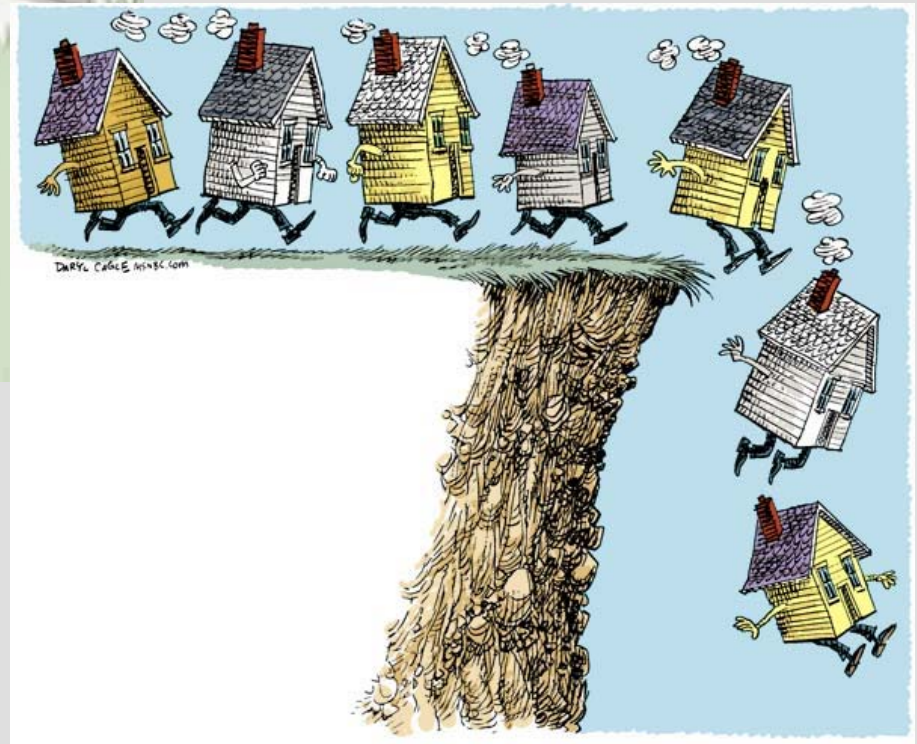
TASK OVERVIEW:

- Analyze existing housing and new developments in the region, including characteristics of structures.
- Collect qualitative information on residential development patterns.
- Determine the needs for future development in the region, and areas where that development is best suited to occur.
- Develop recommendations to address identified needs.
- Identify cooperative implementation approaches that include state and federal agencies, local governments, non-profit organizations and other stakeholders

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

Short-term housing prospects are grim



Recent dynamics to consider

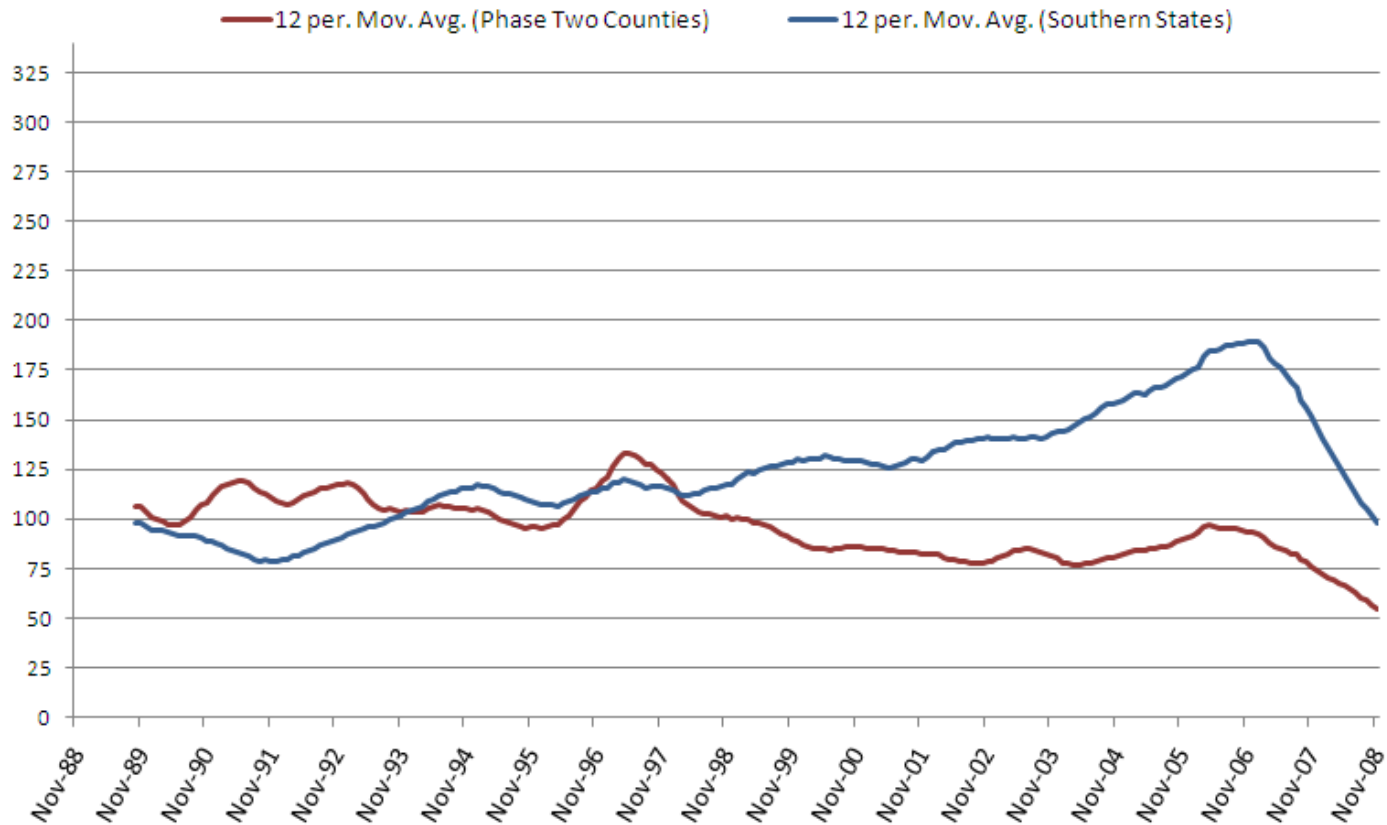
- A few challenges in the national and regional economy...
 - Consumer confidence at an all time low.
 - How high can unemployment go?
 - Nationwide sales of new homes at 17-year low.
 - Nationwide new starts at 50-year low.
- 2008 Elections
 - New leadership, new policy...
 - » Can we expect more economic stimulus?
 - » Where will it go?
 - » How effective will it be?



Review of Existing Conditions

Index of Single-Family Completions (November 1988 = 100)

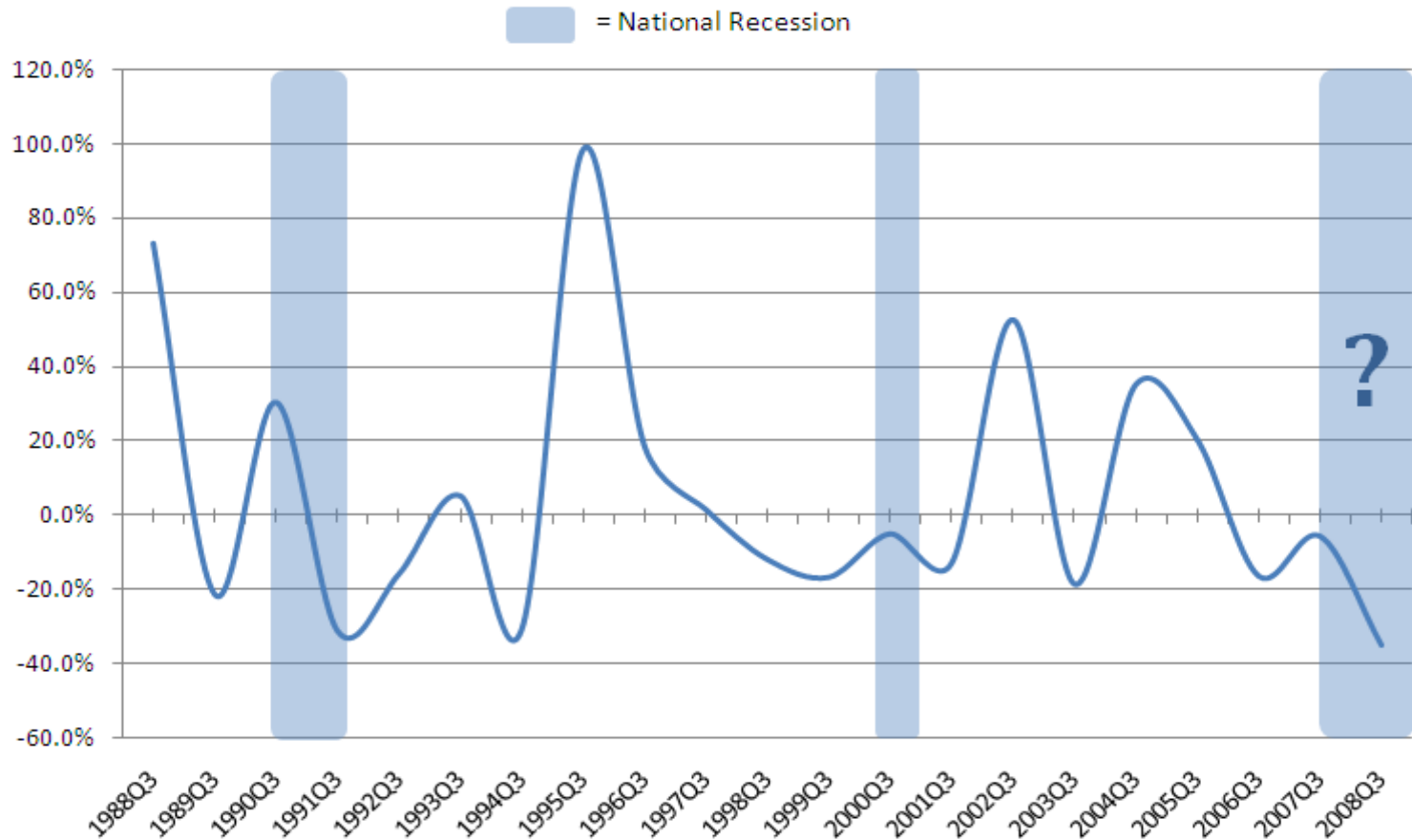
Source: Moody's Economy.com



Review of Existing Findings

Year-Over-Year Change in Existing Home Sales (Phase Two Counties)

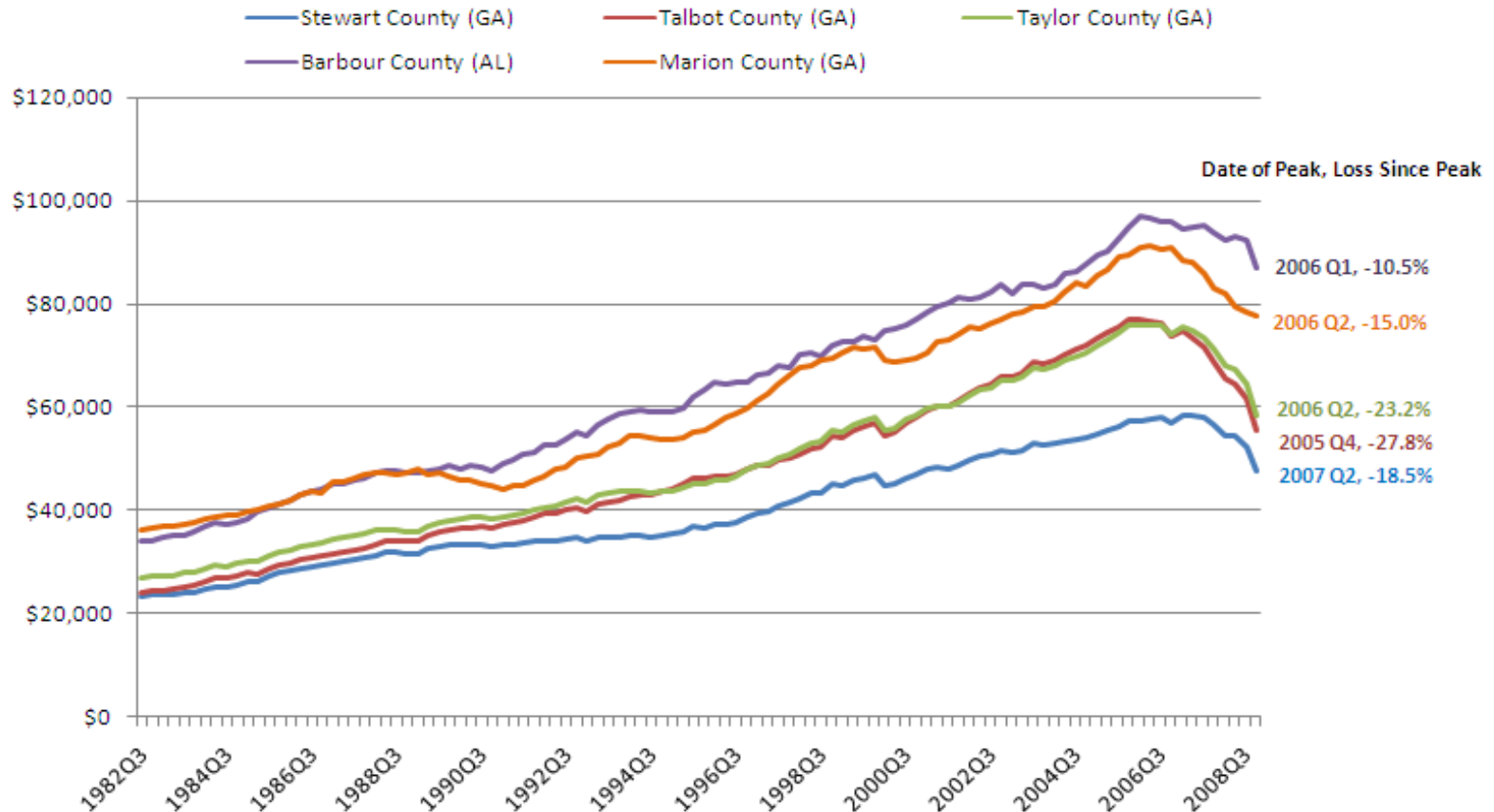
Source: Moody's Economy.com



Review of Existing Conditions

Median Existing Home Prices (Phase Two Counties)

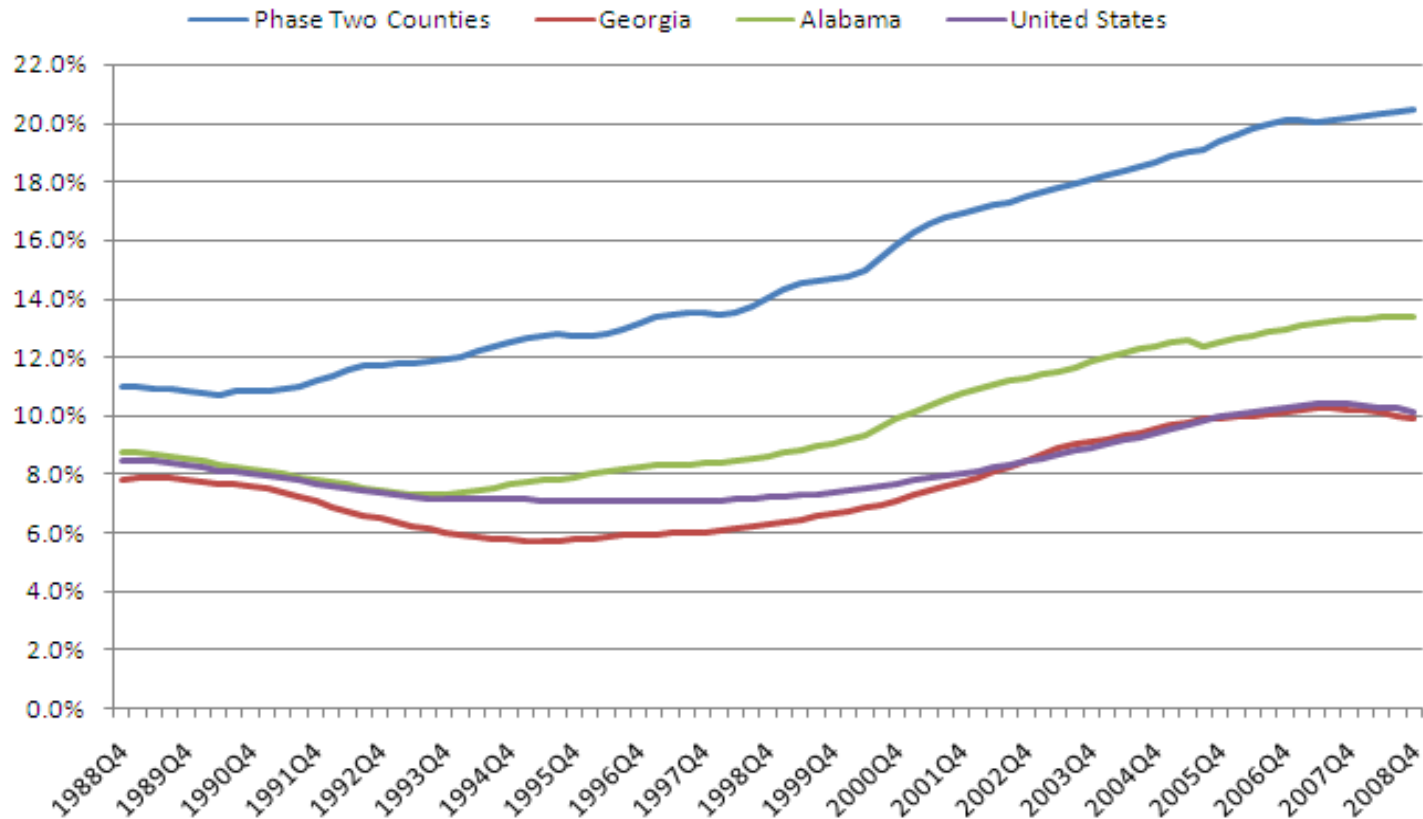
Source: Moody's Economy.com



Review of Existing Conditions

Single-Family Vacancy Rates

Source: Moody's Economy.com



Methodology

- Role of vacancy rates
 - Affordability
 - Availability
- Determining optimal development scenarios
 - Build-out to achieve target vacancy by type
 - Optimal state determined based on desired market outcomes
 - ▶▶ Affordability
 - ▶▶ Availability

Barbour County

- Population forecasted to decline between 2008 and 2030.
- Single-family vacancy currently at 19.4 percent.
- As a result of forecasted population decline and existing vacancy, no additional housing construction is needed to accommodate growth.
- However, new units will need to be constructed to replace newly obsolescent units:
 - At least 23 single-family units each year
 - At least 12 multi-family units each year
- At least one new nursing care or community care facility for the elderly will be needed before 2023.

Talbot County

- Population is forecasted to grow by 519 individuals between 2008 and 2030. Single-family vacancy currently at 18.2 percent.
- As a result of such modest growth and existing vacancy, only 86 new units will be needed to accommodate growth by 2030.
 - This scenario targets 15 percent single-family vacancy.
- In addition, at least six new single-family units will need to be constructed each year to replace newly obsolescent units.

• Total	Single-Family	2010	2013	2015	2020	2025	2030
	Optimal Development	33	83	106	158	205	250

- The County may require one small nursing care facility prior to 2030 to care for the elderly population.

Marion County

- Population is forecasted to grow by 572 individuals between 2008 and 2030. Single-family vacancy currently at 18.7 percent.
- Targeting a return to fifteen percent vacancy as optimal:

Single-Family	2010	2013	2015	2020	2025	2030
0% (very tight market)	0	0	0	0	0	0
5% (tight market)	0	0	0	0	0	0
10% (moderately tight market)	0	0	0	0	0	0
15% (loose market)	0	6	15	36	52	67
20% (very loose market)	74	109	121	145	162	178

- In addition, at least five new single-family units will need to be constructed each year to replace newly obsolescent units. In total:

Single-Family	2010	2013	2015	2020	2025	2030
Optimal Development	10	31	50	96	137	177

- The County will need one new nursing care or community care facility for elderly prior to 2030.

Stewart County

- Population is forecasted to grow by 109 individuals between 2008 and 2030.
- Single-family vacancy currently at 26.4 percent.
- As a result of modest population growth and existing vacancy, no additional housing construction is needed to accommodate growth.
- However, at least four new single-family units will need to be constructed each year to replace newly obsolescent units.
- Population aged 65 and over is projected to decline by 45 individuals between 2008 and 2030.
 - Contrary to national demographic shift.
 - Only county in the study area where this cohort is projected to decline.
 - No new elderly care facilities are anticipated to be needed.

Taylor County

- Population is forecasted to grow by 641 individuals between 2008 and 2030. Single-family vacancy currently at 21.2 percent.
- As a result of modest population growth and existing vacancy, no additional housing construction is needed to accommodate growth.
- However, at least seven new single-family units will need to be constructed each year to replace newly obsolescent units.

Single-family	2010	2013	2015	2020	2025	2030
Number of Units to Replaced and Rehabilitated	14	35	49	84	119	154

- The County will likely require one new residential care facility for the elderly prior to 2030.

Recommendations for Phase Two Counties

- Enhance and strengthen code enforcement measures to ensure that existing and future residents, including military personnel with eligibility to live off-post, have access to housing of an acceptable quality.
- Preserve rural character and open space by promoting infill development and quality growth principles.
 - Acknowledge and implement zoning and land use recommendations contained within the Sustainable Land Use Planning portion of the RGMP.

Recommendations for Phase Two Counties

- Reduce the risk of foreclosures and the impact of foreclosures on neighborhood development and community vitality.
 - Track foreclosure and develop a foreclosure prevention plan.
 - Work with local and regional banks to ensure that foreclosed units are promptly and responsibly resold or placed on the market via auction.
- Continue to support historic preservation efforts.
 - Maintain a database of potentially historic properties.
 - Educate the public regarding the benefits of historic preservation and the impact it has on neighborhood character and surrounding property values.

Recommendations for Phase Two Counties

- Promote property rehabilitation and neighborhood revitalization by property owners.
 - Consider incentivizing rehabilitation of housing units by property owners.
 - ▶▶ Property tax abatements
 - ▶▶ Cost-benefit analysis
 - Ensure that lower-income homeowners have access to non-predatory loans and technical assistance to support home repair and rehabilitation projects.
 - ▶▶ Work with HUD-approved counseling agencies in the study area.
 - Tactically demolish abandoned and obsolete structures.
 - Establish a vacant and abandoned property task force.

Discussion

- Existing Conditions
- Projected Trends
- Recommendations

Closing Remarks



- These are policy reports
- Situations are still potentially variable
- Implementation is critical



Contact Information



Alex Pearlstein
Project Manager, Market Street Services
apearlstein@marketstreetservices.com
404-588-2437

www.marketstreetservices.com

Joe Feliciano
Project Manager, SAIC
jfeliciano@thevalleypartnership.com
706-536-7180

www.fortbenningandthevalley.com