



Dublin

City of Dublin

Urban Redevelopment Plan

A Tool for Economic & Neighborhood Revitalization

August 2018

Produced in coordination with:





TABLE OF CONTENTS

SECTION	PAGE
Introduction	1
Planning Process	2
Consistency with the Comprehensive Plan	3
Required Components of the Plan	3
Process	3
Redevelopment Authority Agency	4
Boundaries of the Redevelopment Area	4
City of Dublin Urban Redevelopment Area	5
Subarea 1 – Scottsville Community and 441 North Gateway Corridor	6
Subarea 2 – Southside Dublin and Highway 19 Gateway Corridor	9
Subarea 3 – Stubbs Park and Stonewall	12
Unique Areas of Connectivity	16
URP Areas of Connectivity	17
Negative Conditions	19
Pervasive Poverty	20
Poverty Percentage Maps	22
Neighborhood Distress	24
Blight	28
2018 Dublin Urban Redevelopment Area Zoning	30
Commercial Blight/Underdevelopment in Urban Redevelopment Area	32
Underdevelopment within the URA	34
Goals and Strategies for Implementation	35
Description of Parcels to be Acquired	40



Structures to be Demolished or Rehabilitated	40
Plan to Leverage Private Resources for Redevelopment	40
Strategy for Relocating Displaced Residents	40
Covenants and Restrictions	41
Recent and Planned Projects	41
Conclusion	43

APPENDICES	PAGE
Appendix A: Finding of Necessity/Resolution Adopting Plan	44
Appendix B: Community Meeting Agendas, Sign-in Sheets and Input Summaries	46
Appendix C: Selected Sections from the Laurens County Joint Comprehensive Plan	60
Appendix D: Southside Dublin Riverwalk Concept	85
Appendix E: Bowen National Research Demographic Analysis	87
Appendix F: City of Dublin 2017 Blight Tax Properties and Dilapidated Properties	137
Appendix G: City of Dublin 2017 Primary Structures Valued Less than \$10,000	140

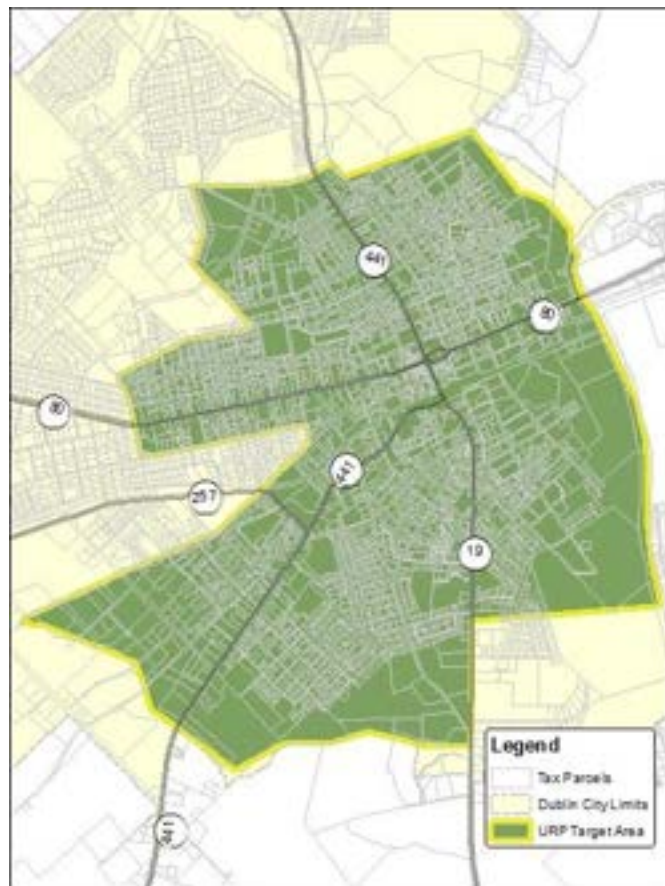


INTRODUCTION

The 2018 Dublin Urban Redevelopment Plan has been prepared as the next step of progressive planning in the City of Dublin. The plan is intended to serve as a foundation for incentives and development tools available for job creation and neighborhood revitalization. Many action plans were developed as a result of the most recent City comprehensive planning process in 2014; this plan seeks to examine various issues in detail and serve as the basis for future application(s) for Enterprise Zones, Opportunity Zones and Revitalization Area Strategy designation through the Georgia Department of Community Affairs. By creating one city-wide Urban Redevelopment Plan, the goal is to improve community services specific to potential sub-areas contained within the Urban Redevelopment Area.

The Dublin Urban Redevelopment Plan is needed to help the City fulfill the vision and goals set forth with various planning and community efforts and is authorized by O.C.G.A. Sec. 36-61-1 et. Seq. The objective for this plan is to encourage economic and neighborhood revitalization within the City of Dublin using a three prong approach:

- **Economic Growth-** To grow the economy of the City of Dublin so to increase the tax base and revenue for the City and to increase employment opportunities in the designated area.
- **Responsible Growth-** To direct growth and infill development into well-established neighborhoods in order to provide services more efficiently and preserve the historic nature and character of the City.
- **Redevelopment-** To encourage redevelopment of aging structures in order to revitalize neighborhoods and increase community sense of place, and the development of more pedestrian friendly and mixed use projects.



Dublin Urban Redevelopment Area



PLANNING PROCESS FOR CITY OF DUBLIN URBAN REDEVELOPMENT PLAN

The planning process for the Urban Redevelopment Plan initiated in November, 2017 at the request of the City of Dublin. Heart of Georgia Altamaha Regional Commission planning staff organized a meeting with City staff to determine the scope and needs of the project. Upon review of the requirements of O.C.G.A. 36-61, Heart of Georgia Altamaha Regional Commission (HOGARC) staff allocated one month for area statistics and needs research to determine the boundary of the Urban Redevelopment Area. Once complete, HOGARC staff presented the proposed boundary area to City staff and stakeholder committee.

A series of three community/stakeholder input sessions were held within the sub-areas to garner in increased level of support and to receive primary source information regarding the community. These meetings were well attended and were held at convenient times for the public. Regional Commission staff introduced the planning process to those in attendance with a PowerPoint slide show and discussed the potential projects to be managed by the City. After the presentation, the attendees were asked to discuss their opinion of their neighborhood and to best explain their needs from the City. Attendees were also given a questionnaire to complete for more thorough responses and for those who may not be comfortable speaking in a public setting. Meeting documents may be found in Appendix B.

Once the public input sessions were complete, HOGARC staff allocated approximately two months to complete the research necessary for the plan as well as to draft the plan. The City of Dublin, in coordination with their Georgia Initiative for Community Housing (GICH) designation, was conducting a market analysis and housing trends study with the national firm Bowen National Research. The data provided by Bowen National Research was sourced as demographic information specific to the sub-areas of this Urban Redevelopment Plan in addition to the U.S. Census Bureau. The City also provided data regarding code enforcement, crime statistics, and property taxes for purpose of stating the need for redevelopment in the Urban Redevelopment Area.

Planning staff next scheduled a public hearing for the purpose of draft plan review and input from the public and elected officials. After gathering feedback from the public and elected officials, a final draft was presented to the City of Dublin on April 19, 2018, where a “Finding of Necessity” declaring that conditions of blight exist within the Urban Redevelopment Area (URA). After final review and final amendments, a Plan Adoption Resolution was approved on _____.



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Urban Redevelopment Plan is consistent with the Dublin Laurens Comprehensive Plan “Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health”. Projects highlighted within the comprehensive plan seek to address neighborhood specific problems through public investment in infrastructure, parks and trails, and pedestrian amenities. The Urban Redevelopment Plan and incentives allowed with the adoption of the plan are crucial tools for the City of Dublin to continue the progress already realized. Components of the Comprehensive Plan, specifically the Community Vision Statement, Future Development Strategies and Implementation Goals were used to guide the development of this plan can be found in Appendix C.

REQUIRED COMPONENTS OF THE PLAN

- Statement that the URP is consistent with the city’s comprehensive plan.
- Clearly defined boundaries of the redevelopment area (need not be contiguous).
- Explanation of negative conditions in the area necessitating redevelopment.
- The city’s land use objectives for the area (types of uses, building requirements, zoning changes, and development densities).
- Description of land parcels to be acquired and structures to be demolished or rehabilitated.
- A workable plan for leveraging private resources to redevelop the area.
- A strategy for relocating any displaced residents.
- Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.
- Public infrastructure to be provided – transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc. to support redevelopment of the area.
- A workable financial strategy for implementing the plan.

PROCESS

- Draft the Urban Redevelopment Plan.
- Hold a public hearing.
- Adopt the plan.
- Appoint an organization (urban redevelopment authority or DDA, city redevelopment agency) to implement the plan.
- Implement the plan.



REDEVELOPMENT AUTHORITY AGENCY

The City of Dublin recognizes that many areas within the city are suffering from disinvestment, crime, poverty, a decline in economic opportunity, and deterioration of quality housing stock. The City has sought to remedy the problem through creation of an Urban Redevelopment Plan. The City of Dublin has elected to exercise its Urban Redevelopment Powers through the Mayor and City Council, pursuant to O.C.G.A. 36-61-17 of the Urban Redevelopment Act. The City of Dublin will serve as the Redevelopment Authority Agency charged with implementing the plan.

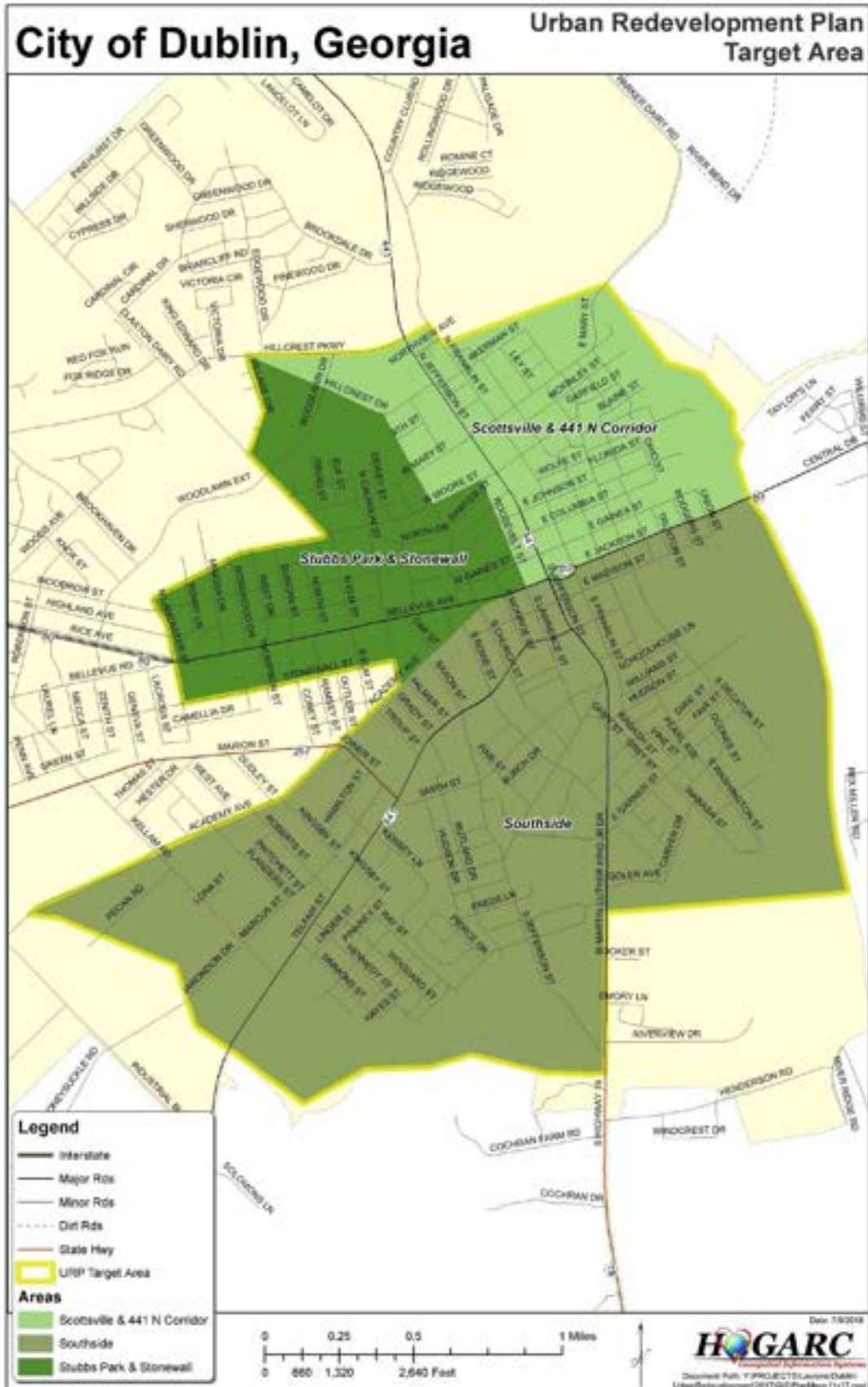
BOUNDARIES OF THE REDEVELOPMENT AREA

The proposed 2018 Dublin Urban Redevelopment Area encompasses a contiguous area roughly 4.37 square miles. While the area is comprised of three distinctive sub areas which have unique concerns and characteristics of their own, the boundary was chosen to be consistent with the definition of the “urban redevelopment area” in Georgia’s Urban Redevelopment Law (O.C.G.A. 36-61). The area includes the commercial Downtown Dublin corridor along East and West Jackson Streets, the historic Southside neighborhood including Martin Luther King Jr. Drive and a portion of the U.S. Highway 441 South Corridor, the historic Scottsville neighborhood including the U.S. Highway 441 commercial corridor, and the historic Stubbs Park and Stonewall neighborhoods. These areas have individual character with various needs voiced by its citizens and business owners. With a large redevelopment area to work with going forward, the City aims to foster infill development and redevelopment of the area through various local, state and federal incentives creating an efficient, viable community.

The Urban Redevelopment Area map and sub area maps are discussed in detail on the following pages.



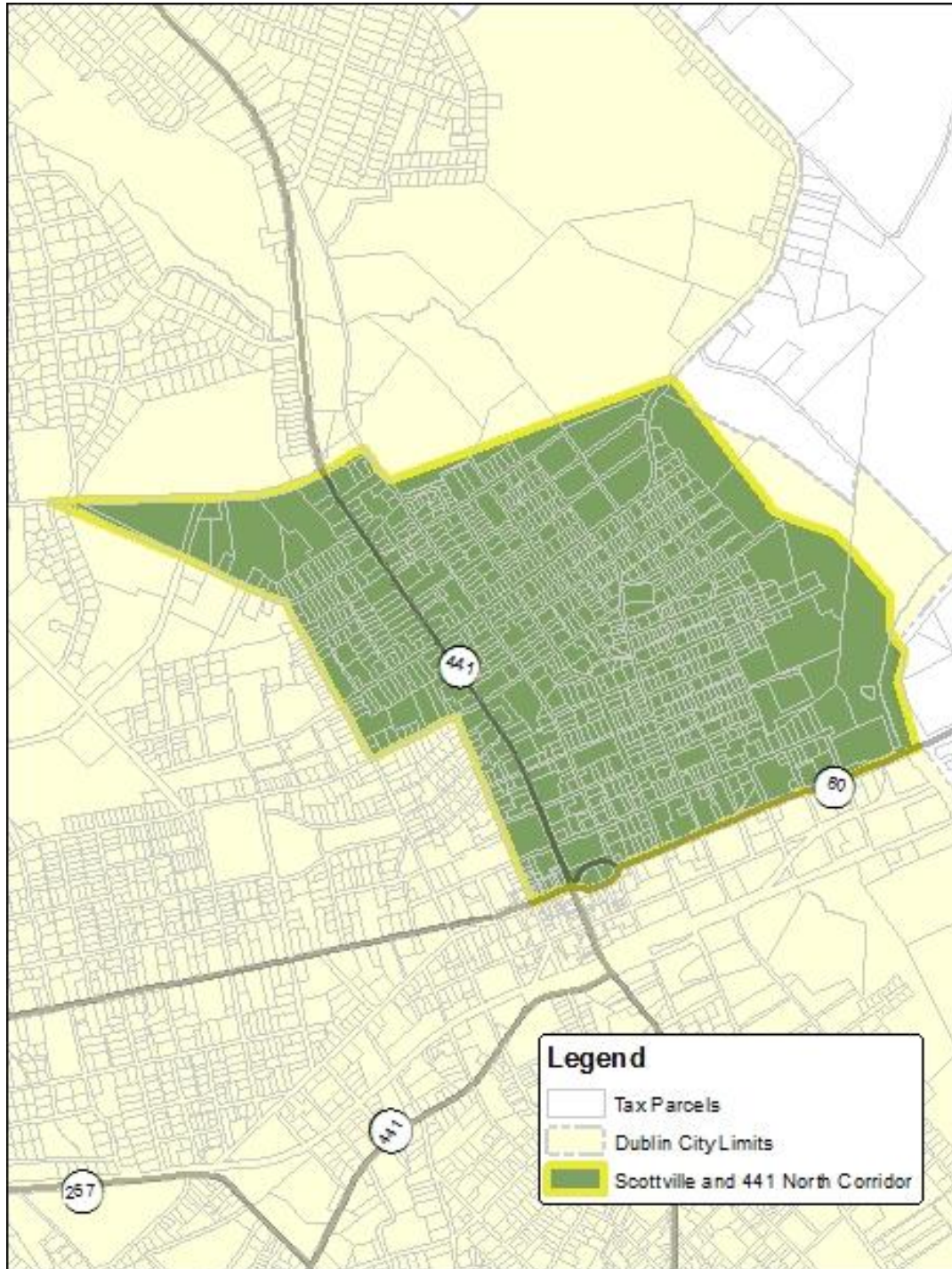
City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





SUBAREA 1- SCOTTSVILLE COMMUNITY AND 441 NORTH GATEWAY CORRIDORS

This area is an older residential area north of downtown and historic Dublin mostly east of U.S. Highway 441. Scottsville is generally bounded on the southeast by East Jackson Street, southwest by North Franklin Street, northwest by East Akerman Street and northeast by the Oconee River.





Scottsville Community: The Scottsville Community is located in the northeast section of the City. Founded by an early resident of the area, Scottsville is generally bounded on the southeast by East Jackson Street, southwest by North Franklin Street, northwest by East Akerman Street and northeast by the Oconee River. The area first began to develop in 1898 when the Dublin Furniture Manufacturing Company established a factory on the corner of Ohio and Georgia Streets. Several cottages and a boarding house were constructed along with a factory building. The Scottsville area was served by many small businesses such as groceries, dry goods stores, cafes and laundries for many decades prior to major corporate stores locating in other areas of Dublin in the 1960s and 70s. The Scottsville neighborhood has population density of 1,481.8 people per square mile with a projected 4.9% net loss of number of households (*Bowen National Research, 2018*). Scottsville area is comprised of a grid street plan, however most streets are narrow and lack sidewalks. Housing in this area generally dates from the 1920s and 1930s and is located on compact, less than one-quarter acre lots. Growing blight, access to critical health care facilities and food stores is a concern for residents.

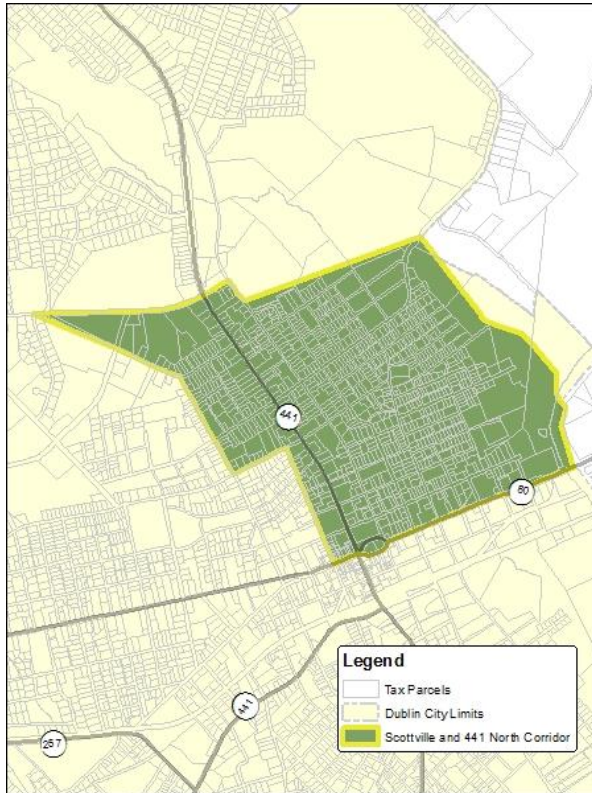
441 North Gateway Corridor: The area considered 441 North Gateway Corridor for this urban redevelopment plan bounds from the north along Hillcrest Parkway, west to North Franklin Street, south to West/East Jackson Street, and west to Hillcrest Drive, N. Church Street, and Roosevelt Street. The 441 North Gateway Corridor serves the Scottsville Community and the Stubbs Park subarea (3A). The area is more predominately retail in nature with a variety of locally owned shops, warehouses, fast serve restaurants, and former location of a national box store. This area is an older residential area north of downtown and historic Dublin, mostly east of U.S. 441. The corridor serves as a first impression to visitors entering the City on U.S. Highway 441; the City hopes to stimulate redevelopment along this corridor when possible and provide incentives to fill the existing commercial space available. By increasing the incentives for the 441 Corridor, the City hopes to increase the number of jobs available to residents in the Scottsville and Stubbs Park areas.



Hwy. 441 North (Scottsville subarea)



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



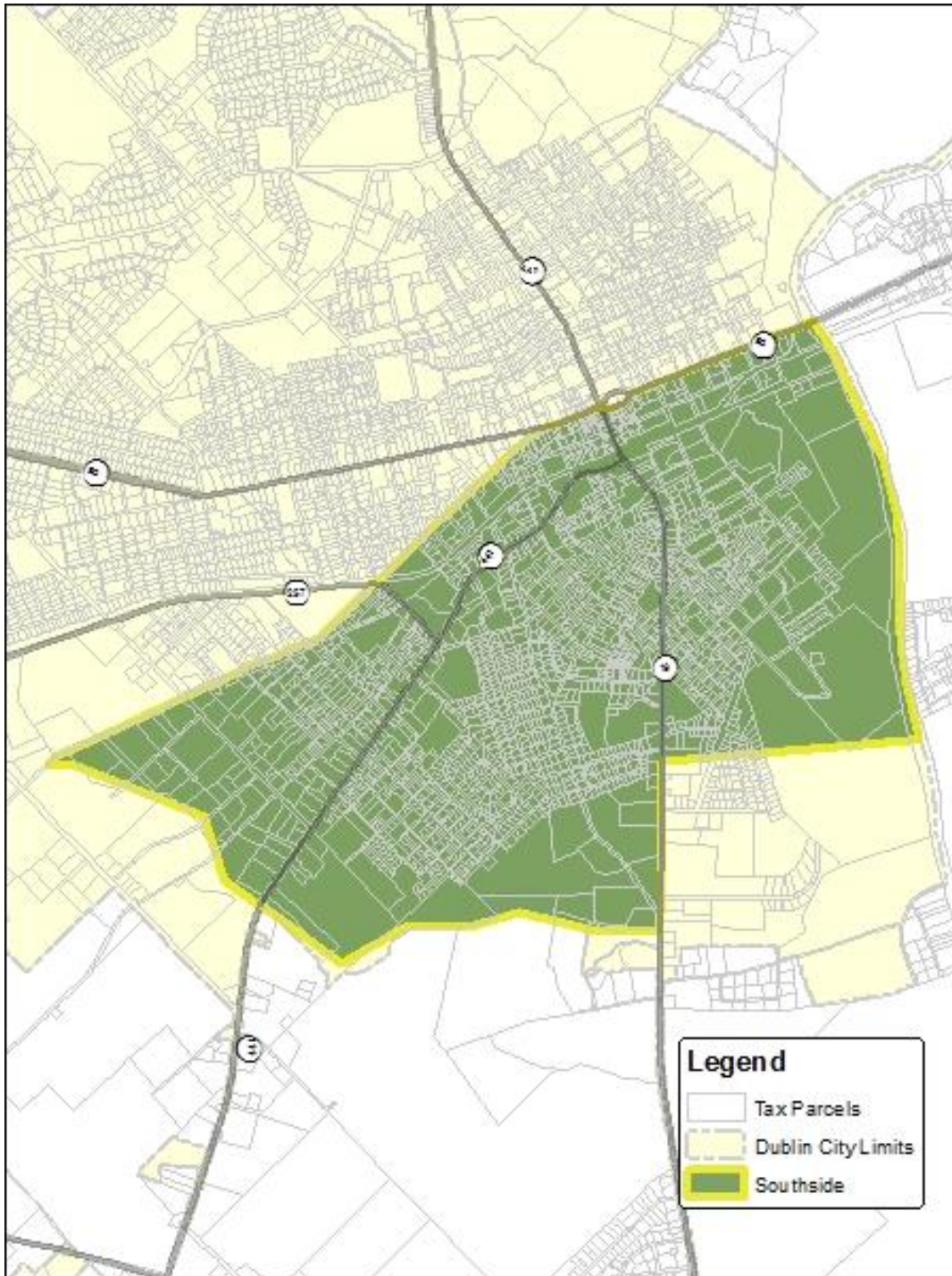
Scottsville & 441 North Gateway Corridor

Vision for Subarea 1: Comprehensive efforts could be directed here to maintain the area as a vibrant, quality residential area and important component to a vital Dublin. The Scottsville Community and 441 North Gateway Corridor could be a thriving revitalized neighborhood and commercial/multi-use corridor with vibrant and modern businesses. The area could also serve as an attractive gateway entrance in or out of Downtown Dublin. Development and redevelopment should be planned and coordinated to meet residential and commercial development needs. Most development and redevelopment should be infill development of compatible and similar use, scale and density.



SUBAREA 2- SOUTHSIDE DUBLIN & HIGHWAY 19 GATEWAY CORRIDORS

This area lies south of Academy Avenue and East Jackson Street and is bound to the west by the Ocmulgee River. This area is bound to the South by the Long Branch Creek.





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Southside Dublin: This large concentration of older residential areas south of downtown, from U.S. Highway 441 East across GA Highway 19 and to the Oconee River, has been the target of comprehensive community improvement efforts. During the Southside Revitalization Initiative (2001-2012), the City initiated a number of public initiatives to encourage revitalization on the Southside of the City of Dublin. These initiatives consisted of increased city involvement in areas of policing, sanitation, public works, code enforcement, beautification projects, gateway improvements, and formalization of a non-profit community association (Southside Community Association, Inc.) to assist Council with redevelopment plans for the area. Initiatives are ongoing.

Highway 19 Gateway Corridor: This area lies south of Academy Avenue and East Jackson Street and is bound to the west by the Ocmulgee River. The area is then bound to the south by Long Branch Creek. Land use in this area is mixed with central business parcels along U.S. Highway 441 and GA Highway 19, general industrial along East Madison Street, and residential areas ranging from single family homes to high density housing complexes. The City hopes to spur infill development into this area by focusing on housing rehabilitation and improvements. A network of amenities is available in this area for residents of all ages, however, several City projects are planned in this area which may increase the rate of development. By encouraging infill development and utilization of commercial/warehousing space within the area, the City can provide services more efficiently and further make investments in the area.

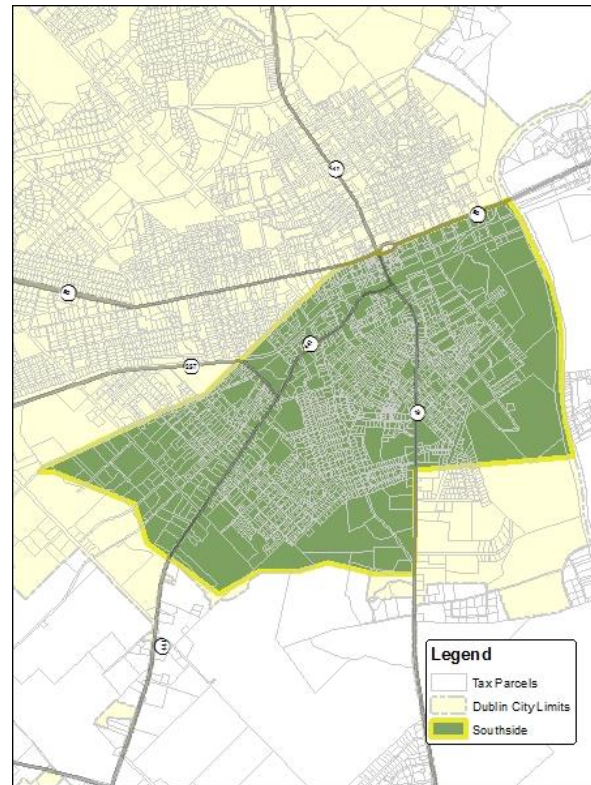


Hwy. 19 Corridor-Gateway of Southside subarea



Vision for Subarea 2: The area should continue to be the focus of a multi-faceted program to improve housing stock, public facilities, and lives of local residents. Development and redevelopment within this area should primarily be infill development designed to retain the area as an important functioning and vibrant neighborhood, while exiting development should be rehabilitated revitalized and made more attractive.

The corridor should foster pedestrian/bicycle connectivity and offer new economic development opportunities on a smaller scale, which are clustered and connected to the surrounding residential neighborhoods. Quality development of additional shopping and service uses should be encouraged while establishing an attractive and inviting gateway into Downtown Dublin. Development should be made even more attractive through coordinated regulation of signage, landscaping and layout, and establishment of appropriate public facilities including streetscapes, sidewalks and other pedestrian/bicycle and visitor amenities.

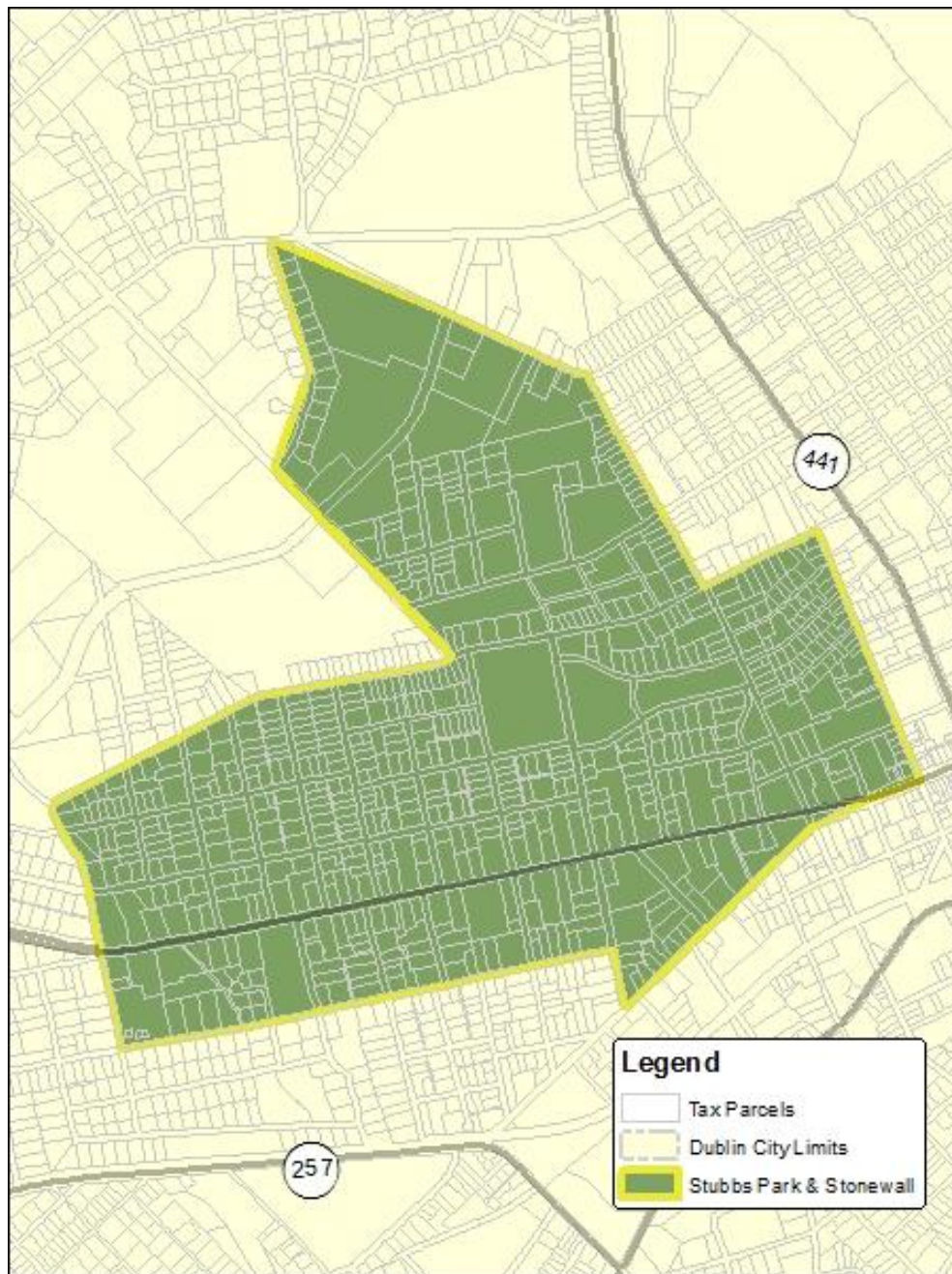


Southside Dublin & Highway 19 Gateway Corridor



SUBAREA 3- STUBBS PARK AND STONEWALL

This in-town area has an historic housing stock and includes the National Register-listed Stubbs Park-Stonewall Street Historic District. This area includes the area south of Hillcrest Drive and west of North Church Street. At the intersection of N. Church and West Moore Street the area then runs east to Roosevelt Street. The area is bound to the southside by West Jackson Street, Academy Avenue and Stonewall Street. North Lancaster and South Lancaster Streets are the western most boundary for the area. The area boundary is south West Moore Street until the Claxton Dairy Road where the area encompasses the east of the intersection.





Stubbs Park: Stubbs Park is a public park serving a hub and activity center to this area. Designed by a famed golf course designer, Stubbs Park provides a core area of focus for City improvements beginning with the repurposing of two historic houses for use as the City of Dublin Land Bank and Police sub-precinct. The Stubbs Park and Stonewall area have the lowest percentage of poverty among people under the age of 18. This area also has the greatest homeownership turnover rate compared to the other sub areas with a turnover rate of 23.1%. The total number of households in the area increased by 28.4% (Bowen National, IV-15) suggesting a market interest for the area. Stubbs Park area residents benefit from close proximity to Downtown Dublin as well as an excellent proximity to national retail developments.



Stubbs Park subarea- Land Bank Authority Office

The **Dublin Laurens Land Bank Authority** is located in the focus area of Stubbs Park. The Authority is dedicated to restoring vital neighborhoods, creating community stabilization, and presenting affordable housing opportunities while promoting socio-economic growth for all citizens in Dublin-Laurens County. The Land Bank's main objective is returning tax foreclosed properties to the tax roll through sales to responsible property owners. Their initial focus will be the area in close proximity to the Land Bank office which includes streets adjacent to the park such as Prince Street, Mincey Street, and Sawyer Street. The Land Bank Authority should seek to:

- Acquire underutilized parcels, either by In Rem foreclosure or standard delinquent tax auction, and return them to a productive use to generate tax revenue
- Assist the Economic and Community Development Department in the strategic acquisition of properties in targeted areas and neighborhoods
- Facilitate the acquisition and transfer of properties for use in the development of affordable housing by non-profit and private developers
- Forgive delinquent property taxes as an incentive for redevelopment

The office of the **Dublin Housing Authority** is located at 500 W. Mary Street in the Vinson Village apartment community, which is located adjacent to the Stubbs Park subarea. Vinson Village is a one-story housing complex with 55 units. In recent years, the DHA has transformed several complexes and



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

has plans to transform the physical conditions of several remaining complexes which due to a lack of adequate funding over the years have not undergone a total comprehensive modernization. These improvements will include replacing windows, electrical systems upgrade and installing central air conditioners.

- The **Dublin Housing Authority** has been serving the housing needs of the low-income population of Dublin since 1949. The Authority provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The Authority also assist residents in obtaining their Certified Nursing Assistant Certificates through the Oconeec Fall Line Technical College, as well as offers a 6-hour Child Care Basic Core Training, an expanded food and nutrition education program (EFNEP) and provides after-school and summer Youth Enrichment programs to residents and non-residents from surrounding areas.
- A goal of the Dublin Housing Authority is to prepare an application to HUD for the demolition of 100 units and replacing them with a smaller scale complex that features mixed income housing. The DHA is currently researching and developing the most feasible avenues of pursuits that will address the financial needs to accomplish these goals.
- The City and the DHA recently began discussing the submittal of a Choice Neighborhood Planning Grant. The grant helps communities transform severely distressed public housing into high-quality mixed income housing in order to improve neighborhood conditions and social and economic outcomes.

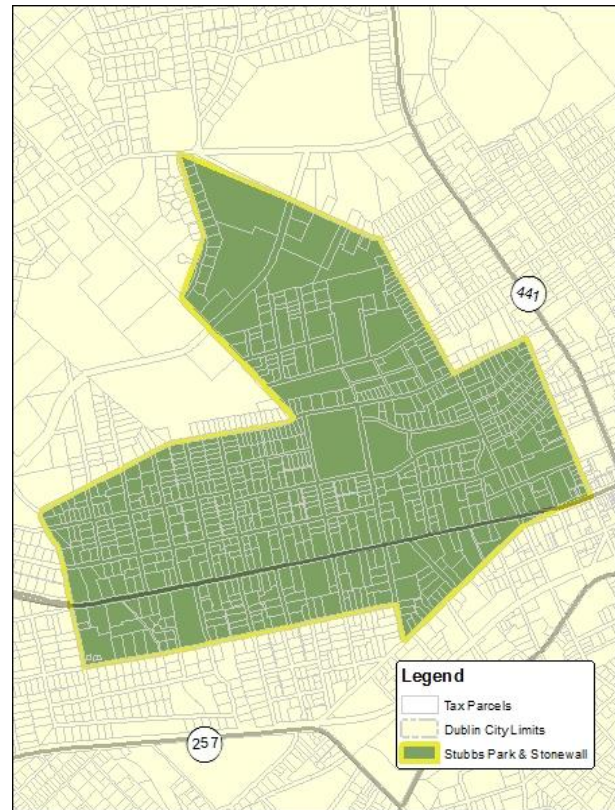


Stonewall: This area includes the historic Bellevue Avenue corridor which is comprised of stately historic properties currently used as businesses as well as single family and moderate density multifamily units. This in-town area has an historic housing stock that includes the National Register-listed Stubbs Park-Stonewall Street Historic District. In 2014 an initiative was launched by a local resident who met with city officials and DCA representatives due to concern for encroaching blight from surrounding neighborhoods. A need for additional sidewalks and lighting along streets, and a concern for vacant lots and declining homes in the area was expressed. The purpose of the Stonewall Initiative was to save, preserve, and enhance one of the older, iconic neighborhoods in the City by increasing security, promoting home ownership, and improving public spaces. Some residents felt that a special tax Business Improvement District (BID) was the best special tool for assisting revitalization efforts for the area. BIDs are for commercial property owners; however, the concept is what residents felt was needed to make the “Stonewall Initiative” successful.

The Stonewall Initiative target area is bounded by Stonewall Street and Bellevue Avenue, from Calhoun Street to Kellam Road, and includes all or portions of Elm Street, Ramsey Street, Coney Street, Thompson Street, S. Lancaster Street, Lacross Street, Geneva Street, Zenith Street, Mecca Street and Laurel Lane.



Vision for Subarea 3: The historic natures and facades of this area should be protected, preserved and promoted for tourism. Any infill development should complement the existing scale, setback, style and landscaping of existing structures. Residential use should be encouraged to remain to the maximum extent feasible, and all uses should be compatible and complementary to continued residential use. Development within this area should primarily be infill development on scattered lots. The area should be strictly maintained as a traditional neighborhood and office area, which includes residential development, businesses and compatible commercial uses. The historic fabric and integrity should be maintained. Addressing Encroaching blight from surrounding areas should be the focus to preserve the unique character of this subarea. All development and redevelopment should encourage connectivity and pedestrian/bicycle uses. This area should primarily be a functioning neighborhood of varying residential use with improved appearance and quality of housing stock. Stability of residential use, upgraded public infrastructure and streetscapes, improved livability and better pedestrian/bicycle connection should be the focus of both public and private efforts.



Stubbs Park & Stonewall

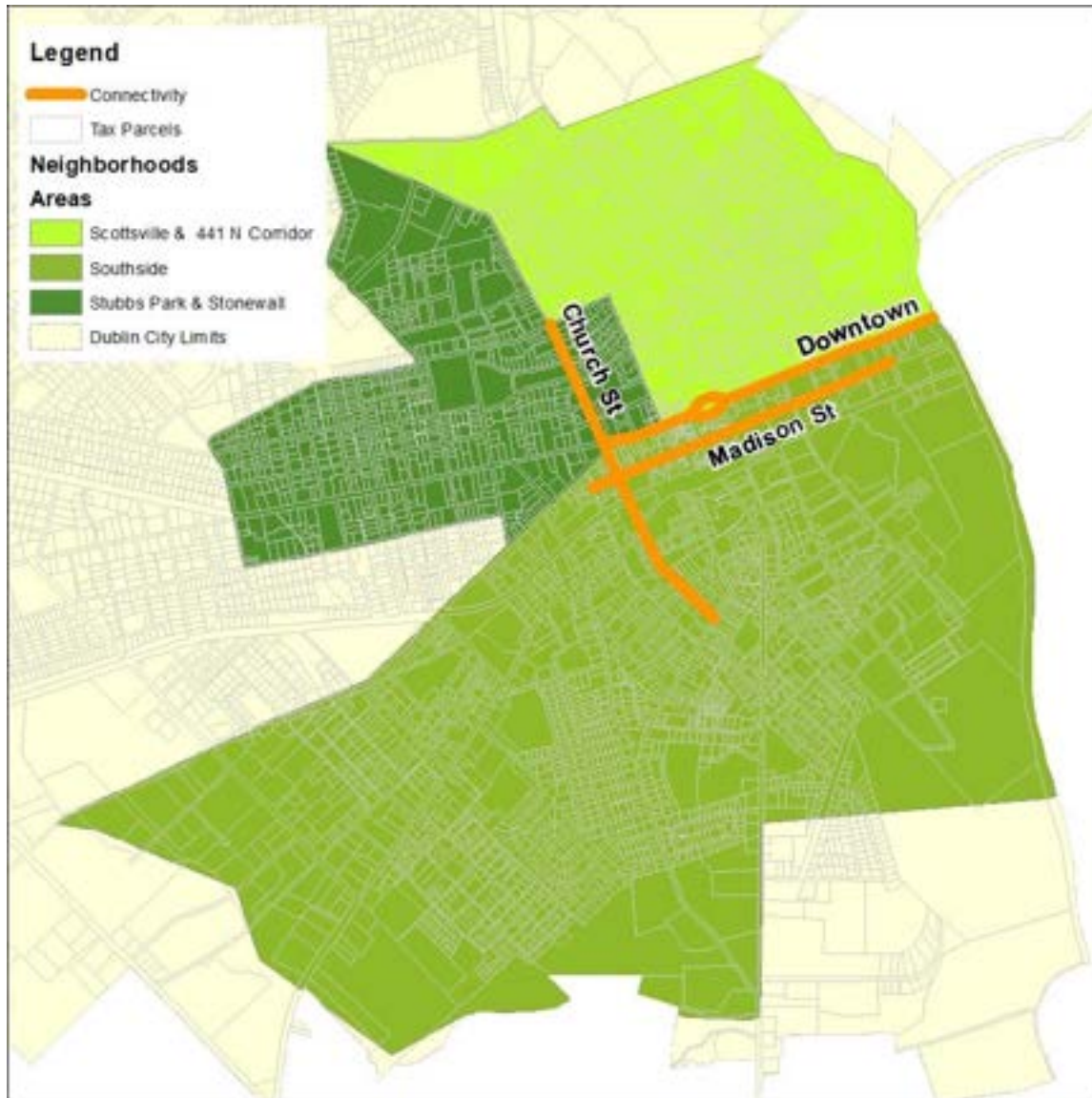


Stonewall Streetscape



Connectivity is an important component of neighborhood sustainability. Improving local pedestrian and bicycle infrastructure and parking, particularly at key access points to neighborhood destinations helps increase connectivity in the URA. Connecting residents and the URA with a walkable environment that provides amenities such as shops, service, restaurants, recreation and other services is important and is an integral goal of this Plan.

UNIQUE AREAS OF CONNECTIVITY





URP AREAS OF CONNECTIVITY

Downtown Core: Downtown Dublin should continue to be a community focal point of economic, social, cultural and governmental activity with revitalized buildings, vibrant businesses, enhanced streetscapes and accommodating tourist and recreation facilities and services. Development should be a mix of uses which reinforce and reaffirm Downtown Dublin as the “heart” of the community. The existing historic buildings/district stock should be maintained and reused; the traditional development scale and patterns retained; and any new development should accommodate and enhance current amenities and architectural styles. Development should encourage and enhance pedestrian and bicycle use, current landscaping and street patterns, and more residential use (particularly of upper floors).



Madison Street Corridor: Madison Street is a key corridor to link the Oconee River Walk to downtown Dublin. With a low volume of automobile traffic compared to Highway 80 which it parallels, the street is ideal for pedestrians and bicyclists. The Madison Street Corridor connects residents in the URA to several key destinations such as City Hall, Theatre Dublin, and the Market on Madison. Proposed improvements could include an Arts District, River District, Festival Street, and increased sidewalk and bicycle infrastructure.





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Church Street Corridor: North and South Church Street runs through all three Subareas of the URA. This corridor should foster pedestrian/bicycle connectivity while establishing an attractive and inviting gateway into downtown Dublin. This beautiful corridor extends past historic Stubbs Park where several community and tourism events are hosted (music events, BRAG, etc.), Mayor’s Park, churches, City Hall, Bicentennial Plaza, the Market on Madison, and the Martin Luther King, Jr. Monument Park. The City has recently completed a sidewalk improvement project along portions of the corridor. Continued streetscape, sidewalk and other pedestrian/bicycle and visitor amenity projects are encouraged for greater connectivity through this avenue.



Oconee Riverwalk and Bike Trail: The Riverwalk will be a unique and natural treasure in Downtown Dublin and the Southside Community. The Riverwalk will primarily be a passive, linear recreational park providing access to the Oconee River while accommodating and facilitating downtown activity. It will be a gathering place for the community’s residents and its visitors alike. Development should be planned in accordance with the Oconee Riverwalk and Bike Trail Master Plan (Appendix D) to provide visitor, pedestrian, recreation and conservation uses in coordination with compatible public and private uses.





NEGATIVE CONDITIONS

The City of Dublin recognizes the economic and smart growth potential in the area outlined in this plan; however, each sub-area within the urban redevelopment area is faced with unique challenges due to aging infrastructure, and decades of disinvestment, as evidenced in part by the following:

- Poverty rates are more pronounced within the selected neighborhoods than they are for the overall City of Dublin, particularly among people under the age of 18.
- The number of households within the Urban Redevelopment Area have decreased by 55 (0.9%) between the years 2010 and 2017. Laurens County (0.8%) and the State of Georgia (7.0%) experienced an increase in households during the same period. The number of households in the planning area is projected to decrease in the next five years by 48 households or -0.8% while Laurens County is projected to decrease at a slightly lower rate. The number of households in the State of Georgia is projected to increase by 5.2%.
- A lack of investment and growth as seen in the lagging expansion and/or utilization of commercial space in the Urban Redevelopment Area as compared to Dublin and Laurens County as a whole.
- Higher rates of crime and code violations occur within the Urban Redevelopment Area.

The City of Dublin views these indicators as significant cause for concern for the existing conditions and future growth of the Urban Redevelopment Area. By carefully examining these areas and determining the focus of development efforts going forward, the City is hoping for greater utilization of these areas. Planned projects of the City include streets and drainage improvements, multi-use trail/riverwalk, area housing improvements, and commercial zone designations to incentivize area development.

Combining downtown improvements and previous redevelopment successes, the City believes that by combining incentives for new and infill development provided by this Urban Redevelopment Plan, Enterprise Zones, Opportunity Zones, and public-private partnerships, this area of Dublin will thrive once again and magnify the charm of the emerald city.

The designation of an Urban Redevelopment Area is based on four criteria:

- Pervasive Poverty
- Housing
- Under-Development
- General Distress
- Blight



The City of Dublin Urban Redevelopment Area meets all of these criteria as evidenced by the following:

- Poverty rates are more pronounced within the selected neighborhoods than they are for the overall City of Dublin and homeownership is less than other areas of the city.
- A lack of investment and growth as seen in the lagging expansion and/or utilization of commercial space in the Urban Redevelopment area as compared to the U.S. Highway 80 West and Hillcrest Corridors, and Dublin and Laurens County as a whole.
- Higher rates of crime and code violations occur within the Urban Redevelopment Area.
- General housing stock in the areas are generally older, substandard houses.

PERVASIVE POVERTY

The Dublin Urban Redevelopment Area lies in eleven (11) Census Block Groups:

- Tract 9503, Block Group 1
- Tract 9503, Block Group 2
- Tract 9504, Block Group 1
- Tract 9504, Block Group 3
- Tract 9504, Block Group 4
- Tract 9505, Block Group 1
- Tract 9508, Block Group 1
- Tract 9508, Block Group 2
- Tract 9509, Block Group 1
- Tract 9509, Block Group 2
- Tract 9509, Block Group 3



Dublin URA, Census Tracts & Block Groups



The proposed Urban Redevelopment Area falls entirely within census block groups that exhibit high rates of poverty (with more than 15% of residents living below the poverty line). Four of these census block groups are only partially within the boundaries of the Urban Redevelopment Area.

In the 2016 US Census American Community Survey, these eleven census block groups where the Urban Redevelopment Area is located had an estimated poverty rate of 50%, which is higher than the City of Dublin’s poverty rate of 35.3%. (Because we cannot retrieve population data below the block group level, the four census block groups that are not fully within the boundaries of the Urban Redevelopment Area were not used to calculate the total percentage below poverty.)

Poverty in the Urban Redevelopment Area

<i>Block Group ID</i>	Partial	Neighborhood Location	Population	Below Poverty	Percent Below Poverty
131759503001	Yes	Scottsville/441 N	1128	553	45%
131759503002		Scottsville/441 N	554	242	44%
131759504001	Yes	Scottsville/441 N	839	245	29%
131759504003		Scottsville/441 N & Stubbs Park/Stonewall	1537	968	63%
131759504004		Scottsville/441 N & Stubbs Park/Stonewall	299	115	39%
131759505001	Yes	Stubbs Park/Stonewall	649	169	26%
131759508001		Southside/Hwy 19	1134	449	40%
131759508002		Southside/Hwy 19	618	234	38%
131759509001	Yes	Southside/Hwy 19	633	518	82%
131759509002		Southside/Hwy 19	998	231	23%
131759509003		Southside/Hwy 19	878	570	65%
URA TOTAL			6,018+	2,809+	50% (EST)
CITY OF DUBLIN			16,104	5,685	35.3%

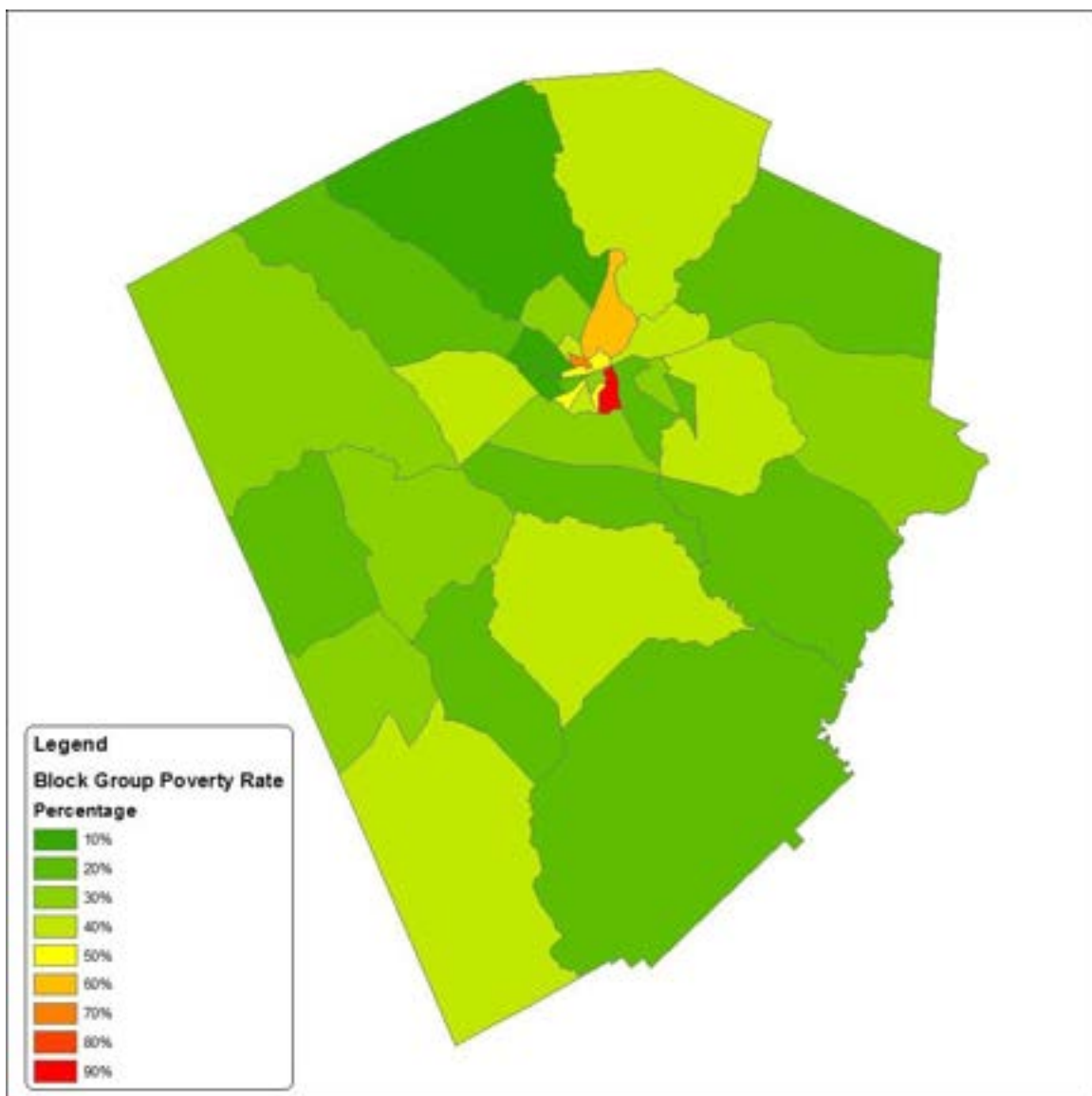
Source: Georgia Department of Community Affairs, Interactive Map of Poverty: Block Groups (2014-2016); 2012-2016 American Community Survey 5-Year Estimates



POVERTY PERCENTAGE MAPS

The Laurens County Poverty Percentages Map below illustrates that the greatest concentration of poverty is centralized within the city limits of Dublin. (See the following map of the City of Dublin's poverty percentage rates for a closer look within the city limits.) According to the U.S. Census Bureau 2016 estimates, Laurens County has a population of 47,516 and a poverty rate of 25.6% (11,879). The median household income for the county is \$33,632.

2018 DUBLIN URBAN REDEVELOPMENT AREA POVERTY PERCENTAGES, LAURENS COUNTY

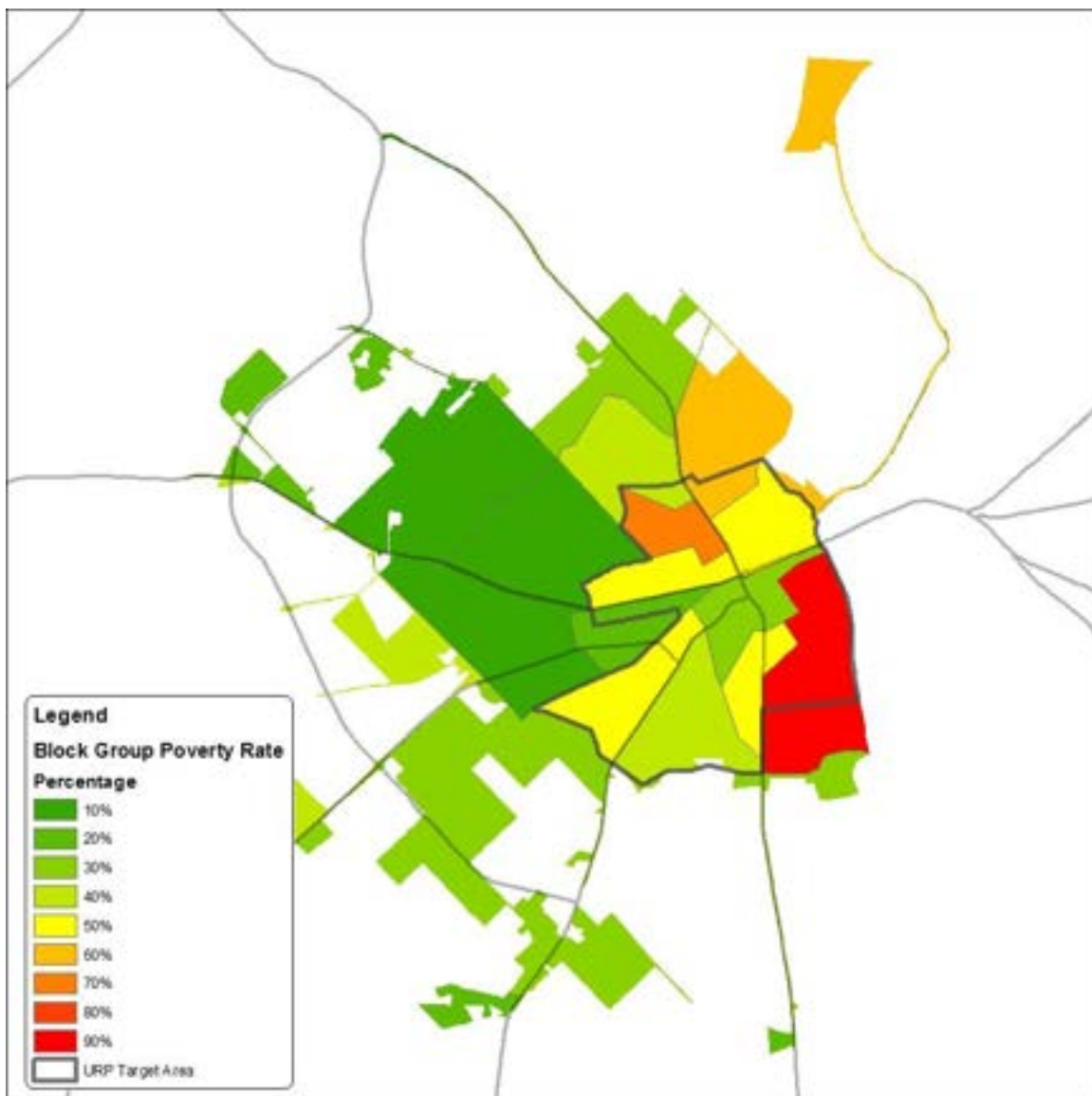




City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

The City of Dublin Poverty Percentages Map below illustrates that the greatest concentration of poverty is centralized within the city limits of Dublin. The Urban Redevelopment Area covers the majority of those block groups that represent a poverty rate of 50% or higher. It can be determined, from this map, that the identified subareas within the redevelopment area are subject or adjacent to the highest poverty rates within the City of Dublin. According to the U.S. Census Bureau 2016 estimates, the City of Dublin has a population of 16,104 and a poverty rate of 35.3% (5,636). The median household income for the city is \$27,847.

**2018 DUBLIN URBAN REDEVELOPMENT AREA POVERTY PERCENTAGES,
CITY OF DUBLIN**





NEIGHBORHOOD DISTRESS

Public Concern

A public meeting was held within each subarea in order to make the communities aware of the planning process, as well as to give residents a better opportunity to provide their input regarding the greatest needs within the Urban Redevelopment Area. Neighborhood meetings were well attended, and residents provided feedback of their concerns as well as positives of their respective subareas.

An overarching concern from all communities was the existence of vacant, neglected and dilapidated properties throughout. This included discussion of the number of rental properties and the concern of the growing number of aging citizens in the neighborhoods. Residents are concerned that tenants, as well as individuals who have inherited properties have little to no interest in or knowledge of property maintenance and the overall effect their neglect has on the neighborhood as a whole. Some photo examples of existing residential blight within the URA are provided.



Scottsville/441 N



Stubbs Park/Stonewall



Southside/Hwy 19

Another concern expressed in all subareas was the lack of sidewalks and safe pedestrian infrastructure. All subareas see great amounts of foot-traffic, from both adults and minors.





As expected, many of the concerns expressed were the same throughout the URA. Residents cited the need for a better sense of security that could be provided by cleaning up dilapidated properties, more law enforcement patrol, and more reporting of crime by community members. Residents mentioned drainage and lighting issues in various areas throughout the URA. Some encouraged the development of home maintenance courses. They also mentioned a need for better access to amenities and shopping, recognizing the importance of commercial growth in, or closer to, their neighborhoods. Meeting sign-in sheets and full comments summaries can be found in Appendix B.

Housing Issues

In addition to the concern of poverty in the Urban Redevelopment Area is the high percentage of renters that reside within each subarea. Renters often present threat to communities due to the perception that they have less concern with neighborhood and property aesthetics and safety. This is believed to be the case because renters lack the “pride of ownership” in their home, or because it can be easier for them to move to another location, leaving behind any unsightly or unsafe conditions. While this is not always the case, this sentiment was addressed in each public meeting that was held during the planning process. According to Bowen National Research, the share of renter households within the three subareas is significantly higher than the share of owner-occupied units. Renters represent 61.6% of occupied households in the Scottsville area, 88.1% in the Stubbs Park area and 76.8% in the Southside area. This analysis recognizes the City of Dublin as a renter-dominated market (55.7%), which is much higher than the rate of the rest of Laurens County (28.3%). It also projects that the percentage of renter occupied households will increase slightly through 2022 (56.2%), while overall number of households, renter-occupied and owner-occupied, will decline by 7 and 55 respectively.

In 2017, the largest number of renter households (1,542) in the City of Dublin had incomes below \$15,000. This figure represented 44% of all renter households in city limits. This segment is projected to increase the most between 2017 and 2022, adding 90 (5.8%) households during this time. The next largest number of renter households (596) made between \$15,000 and \$24,999, which represented a 17% share of all renter households. As a combined figure, well over half of the renter households in the city limits earned less than \$25,000 in 2017. While the majority of renter households in the remainder of Laurens County are also among lower income households, it is not as pronounced as within the city limits. Additionally, more than one-half of all renter households in the Stubbs Park and Southside areas have annual incomes below \$15,000, while over one-fourth of renter households within the Scottsville area earn below \$15,000. Between 2017 and 2022, most of the projected renter household growth is expected to occur among these lower income households within Stubbs Park and Southside, while most growth among renters in Scottsville is expected to occur among those earning between \$50,000 and \$74,999. (See full Bowen National Research Demographic Analysis in Appendix E.)

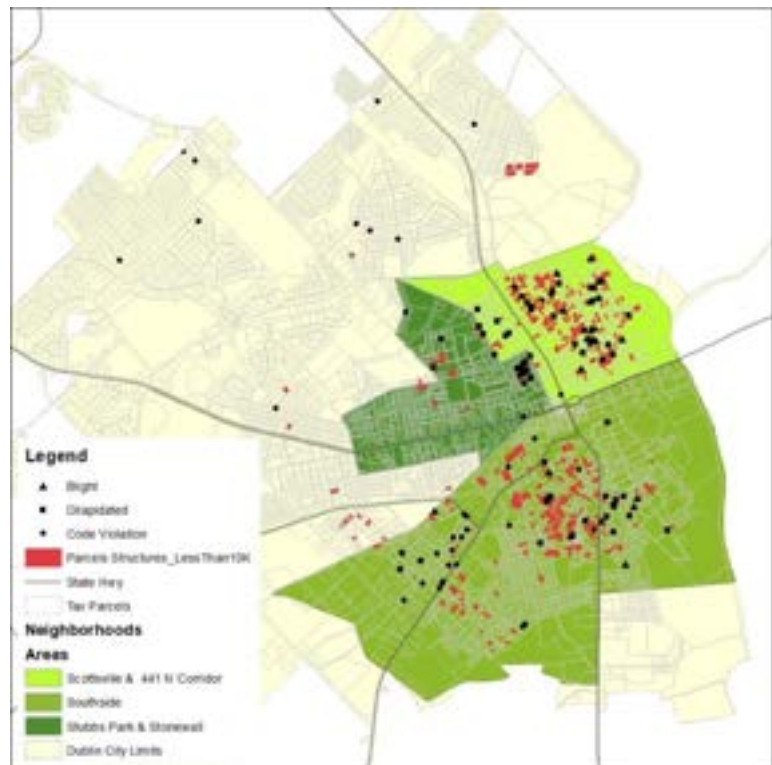
Bowen National Research also addressed the high need for both workforce rental housing and entry-level and higher-end modern for-sale housing in the City. “Dublin lacks available and good quality rental housing that is affordable to many workforce households (generally earning between \$20,000 and \$35,000 annually)... and much of the (for-sale) housing that is available is priced under \$100,000 and is generally of poor quality.” These deficiencies are likely limiting Dublin’s ability to retain and attract young professionals and blue-collar workers who would prefer living close to downtown.



Another housing concern addressed by Bowen National Research is that seniors represent the largest segment of households within the City (in 2017 18.3% were headed by a person between the ages of 55 and 64). These households are projected to experience the most growth between 2017 and 2022. This concern was also addressed by residents during the URP Planning Meetings, along with expressed concern of the older population's ability to maintain upkeep of their homes as they age and the potential for their homes to become further neglected or abandoned by family members who may inherit the homes after the death of the homeowner.

Code Violations

In 2016, 86 code enforcement violations occurred within the City of Dublin. These include abandoned vehicles, overgrown yards, and tires and debris. As can be seen in the Code Violations map, the majority of these violations occurred within the Urban Redevelopment Area. Additionally, the 2017 Blight Tax Properties (13) and Dilapidated Properties (69) Lists have been incorporated into this map. This list can be found in Appendix F. A correlation can be seen between the proximity of these properties and of the code violations. These violations further illustrate general neglect and aesthetic downturn that has led, or can lead, to further blight and decline of the Urban Redevelopment Area.





Crime

Criminal activity is often an indication of distress and lack of economic opportunities within a community. Within the Urban Redevelopment Area, there were 4,622 incidents of crime between 2016 and 2017. Of these, there were 564 incidents of larceny, 24 incidents of motor vehicle theft, and 584 incidents of criminal trespass. The number of crimes committed within the Urban Redevelopment Area account for 46% of the total crimes committed within the City of Dublin in 2016-2017.



All Crime



Larceny



Motor Vehicle Theft



Criminal Trespass





BLIGHT

While some of the Urban Redevelopment Area's corridors and properties are well maintained or recently renovated, much of the area is suffering from instances of blight and vacancies. Housing stock within the Urban Redevelopment Area is generally older and substandard. Many commercial properties within the area have been vacant for prolonged periods and are in poor condition. Additionally, the gateways into this area are drab, leaving little room for inspiration of business or personal property development. The City of Dublin is concerned that, without reinvestment and revitalization, many of these properties and their respective corridors will continue to deteriorate and lead to further blight throughout the Redevelopment Area. A list of the city's Blight Tax and dilapidated structures for 2017 is in Appendix F.





The existence of blight within a community can greatly influence criminal activity. Vacant and blighted properties encourage vandalism, arson, squatters, litter, drug activity and further neglect by neighborhood avoidance. The increase of blight within a neighborhood can quickly lead to an increase in crime, and thus a greater likelihood of neighborhood exodus which, in turn, sparks more vacancy and neglect. The presence of blight, and related crime, can have detrimental and transformative effect on the character and nature of a community.

Structures Valued at Less Than \$10,000

A definite indicator of blight is the presence of structures valued at less than \$10,000. Such properties can be assumed to be vacant, abandoned and less desirable to community aesthetics and safety. A list of all primary structures valued less than \$10,000 was provided by the Laurens County Tax Assessor's Office. A copy of this list can be found in Appendix G. The maps below illustrate the density of these properties within the Urban Redevelopment Area and shows a strong correlation between these properties and the locations of these structures with the locations of the previously mentioned dilapidated and blight tax properties.

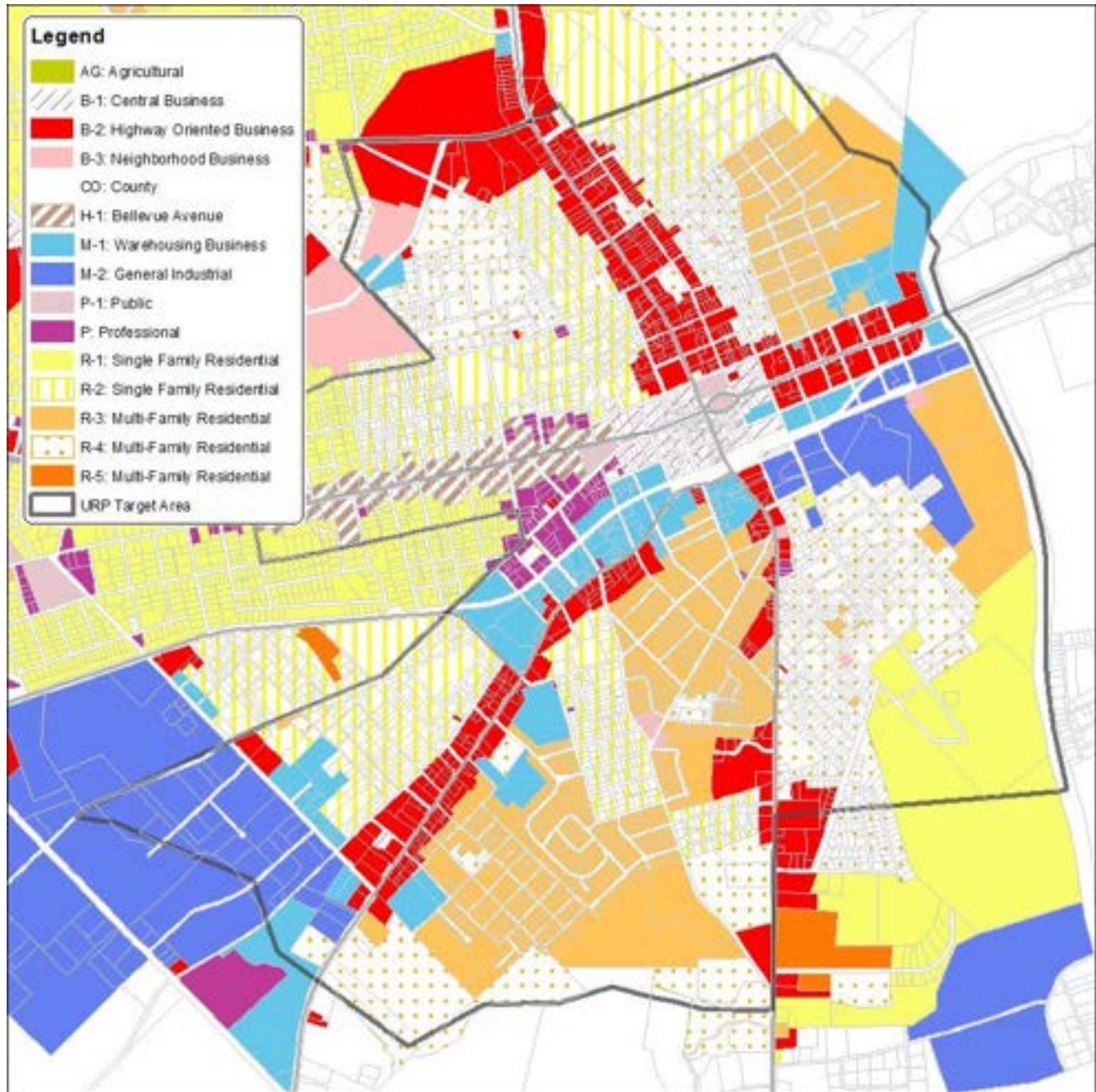


Legend

- ▲ Blight
 - Dilapidated
 - Code Violation
 - Parcels Structures_ Less Than 10K
 - State Hwy
 - Tax Parcels
- Neighborhoods**
- Areas**
- Scottswile & 441 N Corridor
 - Southside
 - Stubbs Park & Stonewall
 - Dublin City Limits



2018 DUBLIN URBAN REDEVELOPMENT AREA ZONING





The Urban Redevelopment Area has a variety of uses according to the City of Dublin Zoning Map. The uses include general industrial, central business and highway oriented business, warehousing, neighborhood business, and single and multi-family residential. Parcels located along U.S. 441 North, Telfair Street, and areas in between East Gaines and East Madison Streets, are predominantly zoned central business. Parcels on Bellevue Avenue are zoned as Bellevue Avenue and follow separate permitted uses and standards than a central business or residential zone, as well as protecting the historic character of the avenue. Each subarea contains multi-family residential parcels, however, the Southside neighborhood contains a higher density of multi-family zoning. Each subarea includes single family residential parcels.

Number of Parcels in Each Zoning Category in URA

ZONING CATEGORY	NUMBER OF PARCELS
B-1: Central Business	165
B-2: Highway Oriented Business	476
B-3: Neighborhood Business	16
CO: County	26
H-1: Bellevue Avenue	81
M-1: Warehousing Business	128
M-2: General Industrial	46
P-1: Public	7
P: Professional	86
R-1: Single Family Residential	180
R-2: Single Family Residential	931
R-3: Multi-Family Residential	1074
R-4: Multi-Family Residential	713
TOTAL:	3929



COMMERCIAL BLIGHT/UNDERDEVELOPMENT IN URBAN REDEVELOPMENT AREA



Hwy 441 North Corridor- North Jefferson Street (adjacent to Scottsville subarea)



Corner of South Jefferson Street and Hwy. 19 South (in the Southside subarea)



Hwy 19 South (adjacent to the Southside subarea)



COMMERCIAL BLIGHT/UNDERDEVELOPMENT IN URBAN REDEVELOPMENT AREA



Clockwise from top left photo: Vacant Lot near Scottsville subarea; vacant downtown Dublin buildings; Abandoned old commercial building in the Southside subarea; shopping area parking lot near Scottsville subarea; shopping area along Hwy. 441 North near the Scottsville subarea; old structure in Scottsville area.



UNDERDEVELOPMENT WITHIN THE URA

All three of the subareas within the Urban Redevelopment Area have been identified by the City of Dublin as areas requiring special attention. All three are specifically identified as areas of special interest in its housing assessment conducted by Bowen National Research. Each area, along with their existing or developing infrastructure, is also mentioned as an area of special interest in the joint city-county comprehensive plan: “Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health;” specifically:

- **Economic development:** The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area, Scottsville Community and other in-town neighborhoods, including Stubbs Park, Stonewall, and Bellevue
- **Natural and cultural resources:** The community will support and encourage increased nature-based tourism, including completion of the Dublin Riverwalk, extension of the Oconee River Greenway through Laurens County, and promotion of Buckeye Park and its GO FISH Project improvements
- **Natural and cultural resources:** The community will seek to enhance heritage and cultural tourism through expansion of the Dublin local historic district, preservation and recognitions of the African-American Southside Neighborhood historic district, recognition and promotion of First African Baptist Church (site of Martin Luther King’s first public speech), installation of the Civil War Trail
- **Housing:** The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone; in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others; and additional areas as appropriate
- **Land Use:** The community will continue revitalization efforts along the Southside Dublin 441 Corridor/Enterprise Zone and other in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others
- **Community Facilities and Services:** The community will continue to develop facilities and amenities along its Oconee River Greenway and Dublin Riverwalk
- **Community Facilities and Services:** The community will work to improve/expand sidewalk connectivity, especially those connecting downtowns and other community magnet uses



The City has recognized that these areas are in need of redevelopment and are working toward improvements that will enhance the quality of life within the areas and attract desired, compatible growth and development.



Before and After Photos of vacant and dilapidated residential property at 501 N Church Street (Stubbs Park and Stonewall Subarea) that now serves as City of Dublin Police Precinct Office.

GOALS AND STRATEGIES FOR IMPLEMENTATION

Continued blight and disinvestment is expected within the Urban Redevelopment Area if action is not taken toward improvement. The City has taken on projects throughout this area, and other areas within the city limits, to reduce blight and encourage responsible growth. However, to successfully encourage and implement this change, the City must develop a strategic and targeted resolution method.

The following are some potential goals and strategies that the City of Dublin may consider for implementation, under the Urban Redevelopment Law, to encourage growth, revitalization and redevelopment in the Urban Redevelopment Area:

GOALS

- To encourage general revitalization throughout the URA by addressing blight which adversely affects safety, well-being and sound growth.
- To identify locations where in-fill and mixed development could occur and encourage opportunities to develop multi use space.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

- To improve conditions and correct problems relating to public safety, infrastructure, vehicular and pedestrian circulation, signage, appeal, drainage, environmental, public utilities and amenities throughout the URA.
- To consider special incentives and tax breaks for new businesses owners along corridors that encourage an improved business climate and provide needed services to the URA.
- To make strategic public investments to spur redevelopment in the URA such as adding street trees, landscaping, attractive street lighting, benches, receptacles, sidewalks, pedestrian crosswalks, etc.
- To enhance gateways

STRATEGY 1 – Create, implement and market incentives for redevelopment within the URA using the following tools:

- Enterprise Zones
Enterprise Zones are intended to improve geographic areas within cities and counties suffering from disinvestment, underdevelopment and economic decline, by encouraging private businesses to reinvest and rehabilitate such areas. These are locally managed and designated districts where property taxes are abated for a period of five (5) years then are gradually increased over the subsequent five (5) years. They must meet at least three of the five following criteria: pervasive poverty; unemployment rate at least 10% higher than state of significant job dislocation; underdevelopment; general distress; and adverse conditions; and general blight. This tool may also provide a property reduction in occupation taxes, regulatory fees, building inspection fees, and other fees. This tool may be layered with OZs. The MLK Boulevard and Madison Street Enterprise Zones will be renewed, following the adoption of this Urban Redevelopment Plan. The city also plans to establish business enterprise zones for the North Jefferson Street/441 North Corridor, and portions of the 441 South Corridor.
- Opportunity Zones
Opportunity Zones are designated zones that are within or near 15% or greater poverty and where an Enterprise Zone or Urban Redevelopment Plan exists. The Opportunity Zone program provides some of the strongest incentive programs available to existing and new businesses. The job tax credit program or \$3,500 per job created, is available for new or existing businesses that create two (2) or more jobs. This incentive can be taken against the business’s Georgia income tax liability and payroll withholding tax and can be claimed up to five (5) years as long as the jobs are maintained. There is no adverse fiscal impact on the City of Dublin. Investments in the URA will support and encourage the city’s growth and transformation. This tool may be layered with BIDs, CIDs, TADs or Enterprise Zones.
- Revitalization Area Strategies
A local government within a Revitalization Area Strategy designation may receive bonus points on its annual CDBG application and the ability to apply annually for CDBG funds for three years, provided that all DCA timelines criteria are met. The program rewards innovative local strategies and a commitment to redevelop a targeted area with a comprehensive, collaborative approach that includes private and public partners. Areas chosen for this program must be located in census block group(s) with 20% or greater poverty where



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

an Urban Redevelopment Plan has been adopted. For RAS bonus points to be applied to the CDBG application, the CDBG activity must take place within a DCA-designated “Revitalization Area.”

- Business Improvement Districts (BIDs)

BIDs are special districts in which property owners agree to be taxed at a higher rate than the rest of the community in order to pay for expanded services that are not already being provided to the city as a whole. BID funds must be used for: advertising, promotion, sanitation, security, or business recruitment and retention.

- Community Improvement Districts (CIDs)

CIDs are special districts where property owners agree to a self-imposed tax to be used for improving the district. CIDs are a good way to leverage state and federal tax dollars for roads and other major infrastructure. Through a CID, a special taxing district is created to pay for exceptional infrastructure needs such as: street/road construction and maintenance, parks and recreation facilities, storm water and sewage collection and disposal systems, water development, storage, treatment, purification and distribution facilities, public transportation, terminal and dock facilities, and parking facilities.

- Tax Allocation Districts (TADs)

TADs are geographically defined areas that use public dollars to fund large scale often cost prohibitive developments. The redevelopment activities are financed with public dollars through the pledge of future increased property taxes. As the property attracts investment the property taxes will rise. TADs are a popular mechanism for revitalizing blighted or underutilized areas. The process involves designating a Tax Allocation District, establishing its current tax base floor, and then dedicating future taxes over and above that floor for a given period of time to pay the costs improvements needed to spur new, higher density development. TADs are intended to be used in urbanized or developed areas exhibiting “blight”, to promote redevelopment or preservation of historic or natural assets. Uses include: renovation, construction, preservation, restoration, expansion, or demolition of buildings or properties for business, commercial, industrial, government, education, public or private housing, social activity, governmental services, historic properties, greenspaces, mass transit and pedestrian facilities, telecommunications infrastructure, water and sewer lines, streets, sidewalks, parking facilities, and public parks.

- **Consider SPLOST and Impact Fees-** A special-purpose local-option sales tax (SPLOST) is a financing method for funding capital outlay projects in the U.S. state of Georgia. It is an optional 1% sales tax levied by any county for the purpose of funding the building of parks, schools, roads, and other public facilities. An impact fee can be imposed by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

- DCA Revolving Loan Fund (RLF)

The RLF can be utilized to provide low interest loans, leases, or other activities to expand economic opportunities, principally for persons of low to moderate income. The RLF can be used to create/retain jobs, prevent slum and blight, and assist businesses that provide goods and services needed by and affordable to low to moderate income persons. Other possible uses include acquisition, construction, rehabilitation or installation of public facilities, site improvements, utilities, and commercial/industrial buildings.



STRATEGY 2 – Utilize the Land Bank Authority as a strategic tool to restore vital neighborhoods and community stabilization while developing strong community development partners and affordable housing. The Dublin Laurens Land Bank Authority is a non-profit authority within the city that is working to ensure that blighted properties are identified, acquired, and remediated.

STRATEGY 3- Consider establishing a Redevelopment Authority to assist the Land Bank Authority in identifying deteriorated and blighted areas in need of stabilization and revitalization. A Redevelopment Authority could be established and authorized to redevelop substandard, decadent or blighted open areas for industrial, commercial, business, residential, recreational, education, hospital, or other purposes.

STRATEGY 4- Consider partnering with Neighborhood Associations to establishing Restrictive Covenants to craft neighborhood boundaries and identity, and to help ward off encroaching blight. Restrictive covenants allow surrounding property owners, who have similar covenants in their deeds, to impose a restriction on the use of land so that the value and enjoyment of adjoining land will be preserved.

STRATEGY 5 – Continue to utilize the Dublin GICH Team to build partnerships, and address housing issues and revitalization needs within the community. The Georgia Initiative for Community Housing (GICH) is a state initiative that offers communities technical assistance related to housing and community development.

STRATEGY 6 – Continue greater enforcement of the City’s Blight Tax which offers an ad valorem property tax decrease (factor of 0.5 mils depending on cost expended by property owner) for those property owners who redevelop or remediate their blighted property, and which can result in a fine of up to ten (10) times more than the regular property tax rate for those who do not comply.

STRATEGY 7 – Institute policies to survey, on a quarterly basis, areas of the city where redevelopment efforts have occurred or areas that are on the cusp of becoming blighted. This will ensure the data does not become outdated. This systematic approach is instrumental in the fight against the spread of blight.

STRATEGY 8 – Encourage voluntary rehabilitation of blighted structures. This can be accomplished through engaging the public at workshops, forums, and neighborhood meetings.

STRATEGY 9- Issue tax exemptions or bonds for redevelopment purposes within the URA. Bonds created under O.C.G.A. 36-61-12 need not be secured, like general obligation bonds, by the full faith and credit of the local government. Instead, they may be retired by long-term leases on public facilities and a wide variety of revenue streams deriving from projects within the redevelopment area.

STRATEGY 10 – Partner with the Dublin-Laurens County Chamber of Commerce, Dublin Downtown Development Authority, the Dublin-Laurens County Development Authority, Laurens County, and UGA’s Small Business Development Center to combat commercial blight and to promote business startups or expansions in the existing within the Urban Redevelopment Area.



STRATEGY 11 – Work with Visit Dublin to identify potential opportunities for preservation and promotion of the neighborhoods’ unique characters, and cultural, historic and recreational resources and to develop a marketing outreach program for these areas.

STRATEGY 12- Partner with civic groups, non-profits, religious organizations, and beautification/recycling organizations to work together to combat blight and create more aesthetically pleasing neighborhoods. Examples of these groups are: Visit Dublin, Habitat for Humanity, Rivers of Life, Dublin Rising, Southside Community Association, Keep Dublin Laurens Beautiful and the garden clubs in the community.

STRATEGY 13- Continue diligent enforcement of housing, zoning, and occupancy controls and standards within the Urban Redevelopment Area.

STRATEGY 14 - Encourage public-private partnerships that will facilitate the redevelopment of the Urban Redevelopment area.

STRATEGY 15 - Establish a rental unit inspection program to identify substandard rental units, modeled on the existing program in DeKalb County, Georgia.

STRATEGY 16 - Assess the availability of housing in the city, particularly that of affordable housing, or properties for workforce housing or those that target low-income citizens or citizens with incomes at or below 60 percent of Area Median Income (AMI). Invest in next steps of the **Bowen National Research Housing Needs Assessment** to ensure affordable housing for all, specifically the production of affordable rental housing. See Appendix E for details.

STRATEGY 17- Utilize the tenets and provisions of the Community Reinvestment Act to spur investment from major banking entities and encourage these banking institutions to become more responsive to the needs of the URA. Increase the involvement of the traditional banking community in business and commercial investment through possible creation of a business and/or development Loan Pool for redevelopment initiatives.

STRATEGY 18- Review existing land use, zoning and development standards to determine which policies can aid in the revitalization of the URA, in addition to identifying potential barriers and making the necessary amendments.

STRATEGY 19- Consider appointing an Urban Redevelopment Agency to administer incentives and oversee implementation of the Plan.



DESCRIPTION OF PARCELS TO BE ACQUIRED

This proposed redevelopment area requires no parcels to be acquired at this time. Should circumstances change making property acquisition probable or necessary, this plan will be amended to reflect those changes. The City will encourage private redevelopment of property within the URA by property owners and attempt to work with them to achieve such goal. When necessary to remedy blight, the City will seek acquisition of property through unanimous consent (friendly condemnation). *The exercise of eminent domain is not a major focus of the redevelopment strategy for the proposed URP. The City has as recourse various other powers sufficient to correct the neglect of properties and to eliminate and prevent the spread of blight.* However, in the event of such use of eminent domain, the City will work with and give property owners ample opportunity to rehabilitate or redevelop their property in accordance with the proposed Plan before making opportunities available to private developers.

STRUCTURES TO BE DEMOLISHED OR REHABILITATED

Because the City of Dublin anticipates most redevelopment to be led by private developers responding to market conditions, it is impossible to determine what, if any, structures will be demolished or rehabilitated at this time. As market conditions change, it is anticipated that some obsolete commercial and residential properties in the Urban Redevelopment Area may be demolished in order to build new structures that are better suited to respond to and capture market demand, particularly commercial developments to provide new employment opportunities and new housing and mixed-use developments to provide a broader range of housing options for the area.

Additionally, The City of Dublin Code Enforcement has the power to determine whether a property is unfit for human habitation, not in compliance with applicable codes; is vacant and being used in connection with the commission of drug or other crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions. The City of Dublin has the power to file a complaint in court against the property. Using the legal process, the City shall be able to determine whether the nuisance properties should be abated. The City will adhere to all current regulations regarding building permitting and redevelopment guidelines.

PLAN TO LEVERAGE PRIVATE RESOURCES FOR REDEVELOPMENT

In addition to its own resources and tools to encourage redevelopment and growth in the Urban Redevelopment Area, the City of Dublin plans to engage a variety of private resources to implement this plan. For example: continuing to work closely with organizations such as Southside Dublin and Dublin Rising with their various neighborhood redevelopment projects; or with neighborhood watch groups to orchestrate clean-up days. The City also plans to utilize the Dublin Laurens Land Bank Authority and Dublin Georgia Initiative for Community Housing in order to gain private investment and redevelop properties.

STRATEGY FOR RELOCATING DISPLACED RESIDENTS

The City of Dublin has determined that the development and implementation of a relocation strategy is not necessary at this time. While the City of Dublin Urban Redevelopment Plan is focused on residential neighborhoods, as well as commercial properties, the City has no intention of acquiring inhabited residential properties at this time. The purpose of this plan is to remove or rehabilitate vacant, blighted buildings within the Urban Redevelopment Area. In the event displacement of residents become



necessary at a later date, the Urban Redevelopment Plan will be amended to incorporate a strategy/plan for relocating displaced residents in accordance with the Uniform Relocation Act.

COVENANTS AND RESTRICTIONS

No covenants or restrictions will be placed on properties at this time. Should the City decide to begin implementing covenants and restrictions (landscaping requirements, restrictions of use, etc.) it will do so at a minimum, but will maintain the aesthetic quality and value of the areas located in the Urban Redevelopment Area.

RECENT AND PLANNED PROJECTS

The City of Dublin is continuously working to maintain and update aging infrastructure within the Urban Redevelopment Area, as well as within the entire city limits. These projects range from sewer system upgrades to better pedestrian connectivity. The following is a sample of the City of Dublin's recent and upcoming planned projects within the Urban Redevelopment Area.

SUBAREA 1 – SCOTTSVILLE COMMUNITY AND 441 NORTH GATEWAY CORRIDORS

- Sidewalk improvements: East Mary Street, Decatur Street, North Franklin Street (Future)
- CHIP housing project (Future)
- Road resurfacing: Ohio Street (from Tennessee Street to Florida Street) (Future)
- Street paving: Wolfe Street (from North Franklin to North Decatur) (2018)
- Aggressive code enforcement (2017)
- Road resurfacing: North Washington (from Wolfe Street to Stone Street), Tennessee Street (from Decatur to California), and Alabama Street (From Decatur Street to Ohio Street). (2016)
- Sidewalk improvements: Roosevelt and Gaines (2016)
- Road resurfacing: North Franklin (from E. Jackson to E. Gaines) (2014)

SUBAREA 2 – SOUTHSIDE DUBLIN AND HIGHWAY 19 GATEWAY CORRIDOR

- Aggressive code enforcement (2018)
- Possible CDBG Housing Project (Future)
- Street and flood drainage improvements: Roberts, Marcus, Kingsby, Hamilton, and Mitchell Streets (funded, in part, with \$500,000 CDBG) (2018)
- Street paving: Saxon Street (from Telfair to Pine), and Geffcken Street (from Pine to Rowe), Cascade Circle (from S. Jefferson to MLK Jr. Drive) (2018)
- Housing improvements: Flanders, Pritchett, Chester, Marcus and Roberts Streets. (Project will rehabilitate 13 homes, reconstruct one, and provide acquisition/clearance for three properties. (Funded with \$710,000 CDBG.) (2018)
- Sewer rehabilitation: Joiner Street Area (funded, in part, with \$500,000 CDBG) (2017)



- Sidewalk improvements: Saxon Street (2017)
- Gateway Landscape Project at Telfair and Smith Streets. (funded by \$48,227 GDOT Gateway Grant.) (2016)
- Sidewalk improvement: Susie Dasher and Saxon Heights Elementary School (funded by \$479,000 Safe Routes to School Grant) (2015)
- Fire and domestic water service improvements: Ray Street, Magnolia Drive, Hudson Drive, Linder Street, and Cullens Street (funded by \$500,000 CDBG.) (2014)
- Road resurfacing: Roberts Street (from Marcus to Telfair) (2014)
- Installation of new traffic signals, lighting, sidewalks, curbing, landscaping and trees along MLK/441S Gateway extending to Smith Street (funded, in part, with \$500,000 GDOT Grant) (2014)

SUBAREA 3 – STUBBS PARK AND STONEWALL

- Stubbs Park Concept Improvements (estimated \$3,530,000 TSPLOST) (Future)
- Aggressive code enforcement (2018)
- Land bank activities (2018)
- Street paving: North Church Street, and North Calhoun (from W. Moore to W. Mary) (2017)
- Sidewalk improvements: Tucker Street (from Park Place to Church), Calhoun, and Academy (2017)
- Land Bank created and located in new office at 501 N. Church Street (2016)
- City established Blight Tax Ordinance to help address blight (2016)

CHURCH STREET CORRIDOR

- Sidewalk improvements (2016)

DOWNTOWN CORE

- Street improvements: Madison (from Riverwalk to Church Street - \$1,600,000) (Future)
- Jackson Street Plaza and West Gaines Parking Project (estimated \$1,500,000) (2018)
- Martin Luther King, Jr. Plaza Phase 2 (2016)
- Bank of Dudley Parking Lot (2016)
- Georgia Military College water and sewer improvements (2016)
- Martin Luther King, Jr. Plaza Phase 1 (2015)
- Bicentennial Plaza (2014)
- Community-wide historic resources survey Phase 1 (2014)
- Sidewalk improvements: Bellevue/Academy (2014)
- Restoration of historic Carnegie Library Phase 1 (funded, in part, with \$15,000 Tourism Product Development Grant) (2014)



OCONEE RIVERWALK AND BIKE TRAIL

Future Projects (2020-2022)

- Phase 1 (estimated \$3,500,000)
- Phase 2 (estimated \$4,800,000)
- Phase 3 (estimated \$6,000,000)

CONCLUSION

The data and analysis presented in this plan provides a factual basis for the City of Dublin City Council to make a finding that the Urban Redevelopment Area constitutes as a blighted area. This plan documents required blight factors as outlined in The Urban Redevelopment Act (O.C.G.A. § 36-61-1). This report provides a Finding of Necessity (Appendix A) that identifies one or more blighted areas exist within the defined area and that the rehabilitation, conservation, or redevelopment of the study area is necessary in the interest of the public health, safety, morals, or welfare of the residents in the area.



**APPENDIX A:
FINDING OF NECESSITY/RESOLUTION ADOPTING PLAN**



RESOLUTION _____

ADOPTION OF THE CITY OF DUBLIN URBAN REDEVELOPMENT PLAN

WHEREAS, the City of Dublin, Georgia has prepared an Urban Redevelopment Plan adopted under O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

WHEREAS, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development and generate new adaptive reuses for old industrial and agricultural facilities; and

WHEREAS, the City of Dublin has identified a defined geographic boundary that constitutes the Urban Redevelopment Area. The Urban Redevelopment Area is comprised of three subareas: Scottsville Community and 441 North Gateway Corridor, Southside Dublin and Highway 19 Gateway Corridor, Stubbs Park and Stonewall. The boundaries of these areas are described in detail in the City of Dublin Urban Redevelopment Plan; and

WHEREAS, conditions within this delineated area suffer from pockets of blight and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community (36-61-5); and

WHEREAS, the City of Dublin desires to work with public and private sector partners to ensure that the desired redevelopment is achieved; and

WHEREAS, the City of Dublin hereby identifies the influences on the geographic areas designated and intends to work diligently to foster conditions conducive to redevelopment within these area; and

WHEREAS, a public hearing on the adoption of the City of Dublin Urban Redevelopment Plan was held on **INSERT DATE**, and **INSERT LOCATION**; and

WHEREAS, the said City of Dublin Urban Redevelopment Plan shall be included as part of this resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT, the Mayor and City Council does hereby approve and adopt the City of Dublin Urban Redevelopment Plan.

Adopted this ____ day of _____, 2018.



**APPENDIX B:
COMMUNITY MEETING AGENDAS, SIGN-IN SHEETS AND INPUT SUMMARIES**



AGENDA/ SURVEY

City of Dublin
Urban Redevelopment Plan
Community Session: Scottsville/441 Corridor
Monday, December 4, 2017
Old Johnson Street School

1. Urban Redevelopment Plan Purpose

2. Stakeholder Input

- What defines this neighborhood for you?

- What is best about your neighborhood?

- What opportunities do you feel that your neighborhood lacks?
 - a. Recreation

 - b. Transportation

 - c. Security

 - d. Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.)

 - e. City services (water, sewer, gas)

 - f. Street lighting

 - g. Other



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

DUBLIN URP COMMUNITY SESSION
 SCOTTSVILLE/441 N CORRIDOR DATE: 12/4/2017

Name	Address	Phone	Email
Kenneth Mabe	411 East Park St	478-997-9102	MabeKenneth@yahoo.com
Laura Irwin	514 Georgia St, Dublin, GA	478-272-3966	irwin3966@charter.net
Hanne Sans	405 E. Hwy St.	478-271-1105	
Gary Johnson	510 Gortfer St.	478-697-1956	gjohnson@dkga.com
Jerry Davis	504 Dunwoody Drive, Dublin	478-697-6817	ddavis@dkga.com
Anne Harris	180 Co. Lee St Dublin	478-272-8902	anneharris3102@gmail.com
Willis Harris	" "	cell 290-7279	
Vincent T. Lillard Sr	317 P. Gaines	(478) 290-4277	
Deborah Stoney	City of Dublin		
Thomas Blackwell	Land Bank Authority		
Ilene Hanna	120 Church Street	272-2502	
Subramany	411 East Main St	478-691-7125	subra.may@cityof.com
Arthia Chusey	928 McKinley St.	478-595-5394	ckk@vixenbell.com
Gene Green	PO Box 814 Dublin	978-278-5264	APC@RAY@Bensouth.net
J.P. Sall	300 Sawyer St	478-304-2307	
Claretha N. Pullio	920 E. Main St	478-272-9519	



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Scottsville/441 Corridor 1

City of Dublin
Urban Redevelopment Plan Citizen Feedback
Community Session: Scottsville/441 Corridor

- **What defines this neighborhood for you?**
 - The history, the people, Scotts Park.
 - It's quiet most of the time, and there is not a lot of traffic.
 - Oldest African American neighborhood in Dublin
 - Dudley cemetery was ball field for African American league team

- **What is best about your neighborhood?**
 - Everyone tries to keep an eye out for one another. We try to keep it clean, but we have renters come in and destroy some areas.
 - Neighborhood watch group has done several clean-up days
 - Strong neighborhood watch group
 - Police presence has increased

- **What opportunities do you feel that your neighborhood lacks?**
 - **BIGGEST CONCERN IS DILAPIDATED PROPERTY**
 - **Recreation:**
 - No recreation opportunities in Katie Dudley, Vincent Village, and other neighborhoods
 - Upgrades to Scotts Park? (Ohio Street)
 - **Transportation:**
 - No Sidewalks – children cut through alleys, etc (unsafe)
 - Mary & Franklin – No sidewalks – a lot of foot traffic
 - E Mary – high speed, no sidewalks
 - Moore St – high speed, no sidewalks (including transfer trucks)
 - Children sit on road at Wolfe Street (Washington-E Mary)
 - Large trucks should not be in neighborhood – private residents are told by police that they cannot have their trucks parked in their yard, but large trucking companies are right beside neighborhood and travel through it.
 - **Security:**
 - Law enforcement needs to patrol more,
 - Do not want to report crime because you have to testify in court and the accused sees who reported them
 - Not enough residents reporting crime
 - No sense of security due to abundance of dilapidated, vacant, and rental properties
 - High crime at rental properties on Lilly Street
 - **Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.):**
 - One store on 441 – not much access to shopping



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Scottsville/441 Corridor 2

- No neighborhood grocery or drug store
- Need attention to drawing stores and growth to the area
- **City services (water, sewer, gas):**
 - Alabama/Decatur Street – need for speed breakers and speed limit reduction
 - Old Pecan Trace & Hunger and Hardship – need speed breakers and speed limit reduction
- **Street lighting:**
 - There is not enough
- **Other:**
 - A community workshop.
 - There are not many sidewalks or speed traps. When cleanup is done, it takes the city workers too long to pick up the contents.
 - High percentage of vacant and rental properties
 - Lack of pride of home and property ownership (many renters)
 - Workshops on their properties needed (how to maintain and get in new legal home)
 - Need money to encourage home improvement (like Telfair CDBG project?)
 - TOO MANY VACANCIES
 - Badly dilapidated property on Carter Street (M&T Bank owned)
 - Most properties that are owned are done so by aging residents
 - People use neighborhood as a dump
 - Information not disseminated well enough to reach those neighborhoods with greatest need (for their input/involvement)
 - No way to easily report infrastructure problems with the City (other than calling)
 - City does not cut the right-of-way in the neighborhood



AGENDA/ SURVEY

City of Dublin
Urban Redevelopment Plan
Community Session: Southside Dublin
Thursday, December 7, 2017
O'Connell Gym

1. Urban Redevelopment Plan Purpose

2. Stakeholder Input

- What defines this neighborhood for you?

- What is best about your neighborhood?

- What opportunities do you feel that your neighborhood lacks?
 - a. Recreation

 - b. Transportation

 - c. Security

 - d. Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.)

 - e. City services (water, sewer, gas)

 - f. Street lighting

 - g. Other



DUBLIN URP COMMUNITY SESSION
 SOUTHSIDE DUBLIN DATE: 12/7/2017

Name	Address	Phone	Email
LEE O. Taboridge	510 Graham St. Dublin, IA	478-275-4833	None
Pamela Holliman	313 A Johnson Home	478 290-6086	None
RHONDA TIMMONS	1305 Carolyn Watson St. Dublin	478-595-7779	rtimmons234@gmail.com
KARAN BIRAN	108 Edmunds Ct Dublin	478-668-9473	trawarbiran70@gmail.com
RAUL DANIEL JR	416 Greenwood Plg, Dub	478 984-5109	DMAN@322041012@yahoo.com
JAMES LEINSEY	319 STANLEY ST DUBLIN	478-274-1186	PTSAU@EPPRESS.NET 214-400
Julie S. Driger	110 Geler Ave - Dublin	478-272-3991	jdriger@bellsouth.net
Evelyn Johnson	510 Goffe Ken St Dublin	478-697-1956	deejohnson@dlego.com
Reyn Wolfe	100 710 Rowe Street	478 290 5571	chry@dubn.godignis.com
Jean Wolfe	710 Rowe St Dublin RI 01913	478 290 0505	meantab@jean.wolfe.com
Emery C. Bugta	787 Old Marm Rd. Dublin	478-279-3718	ecbugta@bellsouth.net
Jerry Davis	504 Dunwood Drive Dublin, IA	478-697-6817	jdavisfms@aol.com
Robin Williams	1206 Cardclyn Watson	478-278-8248	None
DEANIL JAMES		478 279.1125	
TASOER LYMAN	532 Gresham St	609 238 6328	
DAVID STONEY	City of Dublin		
Engene Smith	709 Bell Dr.	478 290-0327	ESmith630@charter.net
Shirley Ivy	1740 Burwood Stephens Research	478 294-1807	shirley@step.com



City of Dublin
Urban Redevelopment Plan Citizen Feedback
Community Session: Southside Dublin

- **What defines this neighborhood for you?**
 - A lot of dilapidated properties and low income housing. Need a lot of properties cleaned up.
 - Try to get the houses that are not livable and abandoned areas are cleared or brought back to life.
 - Many of the amenities of the community are not utilized by the residents. For example, the golf course, river, farmer's market, Southern Pine Recreation Park.
 - I like the spot that I live in.
 - The history of people who contribute to the growth of Southside
 - Front Porch Character
 - Amenities – but they are not utilized – need to develop amenities that the people of the neighborhood will use

- **What is best about your neighborhood?**
 - We have amenities like the golf course and Oconee River. A good neighborhood that needs to be cleaned up. It has been neglected as far as street paving and resurfacing.
 - We try to come together and keep it clean. Senior citizens get help with upkeep of home such as roof repairs/windows to maintain value of the property.
 - Neglected historical significance of the community. Former 4.H. site including a community swimming pool.
 - The people that live here.
 - The desire for our neighborhood to thrive like other neighborhoods in Dublin.
 - People
 - Crime has dropped on Rowe and Cherry St.

- **What opportunities do you feel that your neighborhood lacks?**
 - **Recreation:**
 - Needs more funding for different types of recreation parks other than basketball.
 - Need it for our kids.
 - Coordinated community recreation with Regional Park.
 - None / Resources center.
 - Soccer program.
 - Pool/soccer/summer programs.
 - **Transportation:**
 - Does not have any!
 - No public transportation.
 - Regular to Southern Pines.
 - Need bus service to other cities. Transportation to pool.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Southside 2

- **Security:**
 - Law enforcement needs to patrol more.
 - More visible than usual.
 - None / more police present.
 - Need better lighting and parking area near Oconee cultural center (Wabash St.).
 - Improving with police chief from community and implementation of community based policing.
 - Need signage for drug free zones, etc.
 - Overgrown, dilapidated housing incubates criminal activity (Carolyn Watson Blvd)
- **Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.):**
 - Do not have any of these.
 - No pharmacy service or healthcare facilities.
 - None
 - Need for pharmacies, shopping, medical offices, etc
- **City services (water, sewer, gas):**
 - Ok, but right-of-ways need cutting and manicured.
 - The sewer on my street needs some work done.
 - Need better drainage in some areas so streets drain better and not in yards (710 Rowe St. & Hudson & Stewart).
 - End of Culver – grown up around GA Power infrastructure
- **Street lighting:**
 - Need more lighting, it is dark on some streets.
 - More lights in darker areas.
 - More street lighting.
 - Around Oconee Cultural Center.
 - Many dark streets
- **Other:**
 - Southside has been neglected. Southside Community Association has to do a better job to spur economic development.
 - Otis sign needs repairing and redone to help our community stay beautiful. Sidewalks and resurface streets (Carolyn Watson St.).
 - No postage service and no voting precinct at all.
 - I've been trying to get some work done to my house for 7 or 8 years now.
 - Need library on this side of town. Help keep the free library filled with books.
 - Parking on Washington St. in Dublin Housing Authority. There should be parking after Dublin City business hours from 5:00 pm until 5:00 am Monday-Friday and all day on Saturday and Sunday.
 - Tax incentives – property development...
 - More centered development (not scattered)
 - A lot of overgrown, dilapidated housing
 - Abandoned junk cars around homes need to be removed
 - Housing stock is old – difficult to maintain
 - Large number of abandoned homes, streets that need to be repaved and sidewalks



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Southside 3

- Neighborhood needs clean up!
- Right-of-ways are not maintained
- Lack of home-ownership
- Hwy19 – MLK – need more development of better business
- Need more private investment, but lack of resources in neighborhood



AGENDA/ SURVEY

City of Dublin
Urban Redevelopment Plan
Community Session: Stubbs Park & Stonewall
Tuesday, December 12, 2017
Dublin Land Bank

1. Urban Redevelopment Plan Purpose

2. Stakeholder Input

- What defines this neighborhood for you?

- What is best about your neighborhood?

- What opportunities do you feel that your neighborhood lacks?
 - a. Recreation

 - b. Transportation

 - c. Security

 - d. Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.)

 - e. City services (water, sewer, gas)

 - f. Street lighting

 - g. Other



DUBLIN URP COMMUNITY SESSION
STUBBS PARK & STONEWALL DATE: 12/12/2017

Name	Address	Phone	Email
J. Gallo	300 Saurer St	478-304-2307	j.gallo@spells.com
Justin Miller	1008 Springdale rd.	978-998-3035	nicklewoodfloors@gmail.com
Ros Cantuero	411 North D2		
Jennifer Claster	411 North DE		jenniferclaster@gmail.com
Carolin O'Flynn			
Julia Hardy	905 Euclid - Dublin	478-272-4695	juliahardy@cs.com
Ferr Davis		478-697-6817	fdavis@mic.com
Jim Cahill - Township	1500 Stonewall Dr.		ctraissed@ci.dublin.oh.us
Lawrence Brinkley *	504 N. Church St Dublin GA	478-272-9232	brinkley@9-beth.com
Lance Jones	100 Church St, Dublin, Ia	478-277-5001	jones@edleg.com
KATHY BAKE	KDUB Land bank offices	478-984-8665	kdbake@cmad.com
Keep Dublin Beautiful - Board	Board		
Deborah Stanley	City of Dublin		

*-flu-



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Stubbs Park & Stonewall I

City of Dublin
Urban Redevelopment Plan Citizen Feedback
Community Session: Stubbs Park & Stonewall

- **What defines this neighborhood for you?**
 - Neglect
- **What is best about your neighborhood?**
 - Police Precinct – Thank you!
 - The opportunity for great improvement
 - Police precinct in Stubbs Park – very attentive – hope to see more (as budgeting allows) in this neighborhood, and precincts added to other neighborhoods
- **What opportunities do you feel that your neighborhood lacks?**
 - **Recreation:**
 - **Transportation:**
 - We need city transportation
 - No sidewalk on Roosevelt
 - Stubbs park concept takes out road (Belvue) – change traffic patterns – will take away easy access to grocery store
 - Traffic redevelopment needed to solve this issue at W Moore & Church Street – roundabout? Light? City having surveyed
 - Maybe add speed table and crosswalk at Church & North Street (but at this location the water builds up quickly when it rains)
 - **Security:**
 - Crime, vandalism, call 911 every week
 - Check on speed on Church Street & Stonewall
 - **Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.):**
 - **City services (water, sewer, gas):**
 - **Street lighting:**
 - Go out on regular basis
 - Vandalized often
 - **Other:**
 - More sidewalks
 - Higher value
 - If you close Calhoun Street, people from the Stonewall neighborhood can't cross Bellevue at a red light anywhere between Lancaster and Church St. Lancaster is a long red light for the 5-point crossing. Church Street has a good light, but if you are going to Kroger there is no light on Moore Street to turn left.
 - City needs to show investment in areas other than direct downtown to show residents there are things going on and moving forward everywhere
 - Beautification and development needed from federal courthouse to Riverwalk (Jackson Street)
 - Trash in much of the city (Moore St, neighborhoods, Kroger)
 - Landscapers at Kroger blow trash into drains



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Stubbs Park & Stonewall 2

- Many blighted properties and rental properties
- Housing counseling (for revitalized neighborhoods/homes)
- Trash – Stonewall (no sidewalks)
- Uncovered loads going to collection centers – trash blows out
- Trash receptacles in park not used – KIDS ESPECIALLY DON'T USE
- People regularly litter and urinate in water in park
- Need education programs & encourage adults to teach their kids – PROGRAMS IN THE PARKS – police education programs
- Schools should be consolidated – residents partial to county schools, so don't want to live w/in city limits and send children to city schools



**APPENDIX C:
SELECTED SECTIONS FROM THE LAURENS COUNTY JOINT COMPREHENSIVE PLAN**



COMMUNITY VISION

Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health

Laurens County is a regional leader and economic engine for a large rural region of south central and southeast Georgia. It is strategically located in the Upper Coastal Plain of Georgia along I-16 exactly half-way between Savannah and Atlanta. Laurens County is Georgia's fourth largest county in size, and nearly two-thirds of its land area remains forested with thousands of acres of green southern pines. Agriculture has always been important to Laurens County. In 1911, a Laurens County farm had the highest per acre corn yield in the U.S. The county once had Georgia's most acreage in peach trees, and was a top cotton producer for many years. As late as 1930, only one county in Georgia had more farms. Agriculture was the mainstay of the economy until World War II. The county now ranks 72nd in agricultural farm gate value, but remains Georgia's leader in forestry farm gate value. Since WWII, Laurens County has transitioned itself into a regional leader in commerce, health care, and logistics and distribution industries. It is now home to several nationally and internationally known companies, including YKK AP America, Inc.; a Best Buy distribution center; Fred's Southeastern Distribution Center; Farmers Home Furniture; the U.S. home of the German alternative technology firm, MAGE SOLAR; the first U.S. plant of German automotive supplier Erdrich Umformtechnik; the first U.S. plant for the Danish industrial exhaust and emission systems supplier firm Dinex; Parker Aerospace CSD, an aircraft flight control systems manufacturer for the global firm Parker Hannafin; along with many other firms. In recognition of Laurens County's strategic and well-served location for business and industry, a private firm is currently developing one of Georgia's premier industrial mega sites along I-16 in the county. The City of Dublin is a continuously expanding regional shopping center, and home to the only mall in the Region. Laurens County, along with its smaller dependent neighbor, Johnson County, is a U.S. Census Bureau designated micropolitan statistical area, the Dublin, Georgia Micropolitan Statistical Area, in recognition of its population size and economic influence.

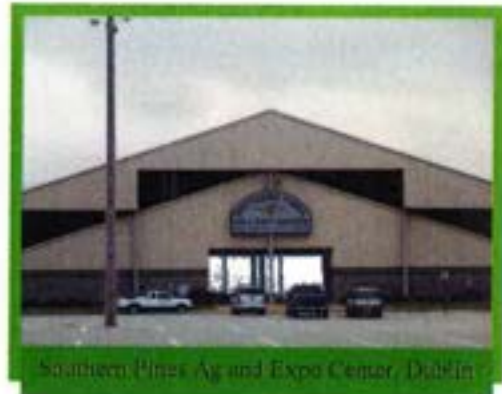


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

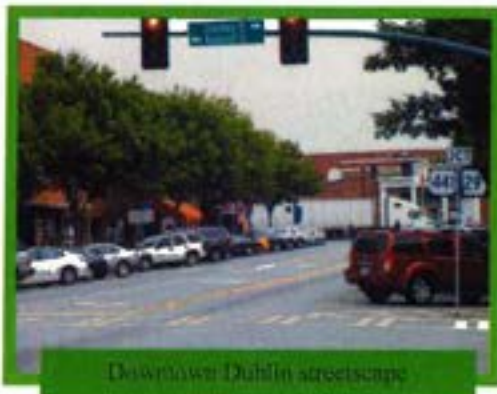
Laurens County Joint Comprehensive Plan



Laurens County cotton field



Southern Pine Ag and Expo Center, Dublin



Downtown Dublin streetscape



Orange Hill Line Technical College,
Dublin Campus



Best Buy Distribution Center, Dublin



Erdreich USA Dublin Plant



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The community has always been an important home for Georgia citizens and leaders, from the earliest Mississippian mound builders, to the later so-called Creek Indians, to early settlers of Georgia, to modern day rural Georgia. The county and its leaders were heavily involved in the frontier skirmishes and last Indian wars of Georgia. Governor George M. Troup, Georgia's first governor elected by popular vote, lived in and had a number of plantations in Laurens County. The community was also important in the railroad development history of Georgia as all of its current municipalities were established or rapidly grew as railroad stations. Dublin, while being established as a central county court seat along an Oconee River bluff, was once the crossing point of five railroads. It is still served by two Class I railroads today. Dublin and Laurens County is one of the few officially recognized communities in Georgia to have a certified American Association of Retirement Communities "Seal of Approval" as a retirement-friendly community.

Laurens County's heritage and history is long, acclaimed, and well-preserved. Its important river heritage and natural beauty is maintained through important ferry crossings, the Dublin Riverwalk, Buckeye Park in East Dublin, the Hugh Gillis Public Fishing Area, two state-owned Wildlife Management Areas (Beaverdam and River Bend), and a planned Oconee River Greenway. The community has two large designated historic districts on the National Register of Historic Places, as well as a locally designated historic district, and has preserved important landmarks, including its Carnegie Library, Dublin Theater, and Fred Roberts Hotel. There are ongoing plans underway to rehabilitate its renowned old First National Bank "skyscraper," a seven-story building and the tallest in Georgia between Macon and Savannah. Dublin's pedestrian and residential friendly downtown revitalization is garnering widespread notice and award. The community has always been a beacon of culture in rural Georgia, historically hosting Chautauqua gatherings with nationally known speakers, the traveling Grand Ole Opry, and professional baseball games, including those with the New York Yankees. The first public speech of Dr. Martin Luther King, Jr., at the age of 15, was made at the First African Baptist Church in Dublin in 1944 during the state convention of the Black Elks Clubs. This impressive support of cultural opportunities continues today as Dublin and its Carnegie Library has been selected by the State of Georgia as one of three statewide locations for a travelling art exhibit,



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

and the Dublin Theater is receiving statewide recognition for its varied events. Dublin's month-long St. Patrick's Day Celebration is now the longest celebration of Irish heritage in the United States, and the largest outside of a metropolitan area. This outstanding family celebration of Irish craic will celebrate its 50th festival in 2015.

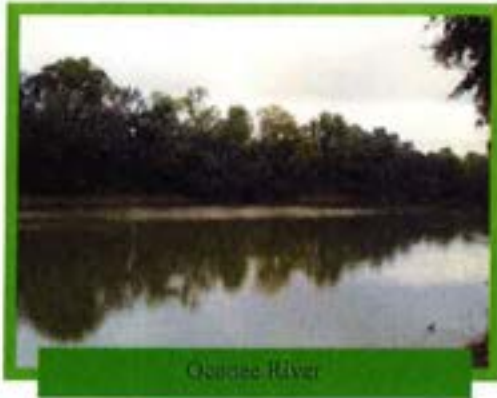
Dublin is now a regional healthcare leader. It is home to Fairview Park Hospital, a state-of-the-art 190-bed acute care facility, providing a wide range of healthcare facilities to the community and surrounding counties, including a 24-hour Emergency Room and both inpatient and outpatient surgery. Fairview has been recognized as one of the top hospitals in Georgia providing quality care for the nation's Medicare and Medicaid programs. The community is also home to the large Carl Vinson Veterans Administration Medical Center, one of only three VA medical centers in Georgia. This VA medical center has been in the community since 1948 when it began as a naval hospital. It serves veterans, and veterans outpatient clinics, throughout middle and south Georgia. In addition to these medical centers and many other related medical care facilities and offices, the community is also home to a multi-million dollar lifestyle community, Moore Station Village, which has the gamut of residential choices and recreational amenities for seniors, including an assisted living facility. The community has a number of other health care facilities for seniors, including three nursing homes, five retirement living centers, and adult day care.

Dublin and Laurens County is indeed a special place and hub for living and commerce of almost 50,000 persons located in central Georgia with many economic, service, cultural, and natural assets and amenities to offer to business, industry, residents, and visitors alike. This jewel with many and varied offerings is nestled in rural Georgia along I-16 in a tranquil and pastoral environment of green Georgia pines, rolling hills, and peaceful blackwater rivers. It is located about equal distance from Atlanta, the bustling capital of the new South, and Savannah, the serene city of Southern charm, living heritage, and moss-laden live oaks. Dublin's moniker is "The Emerald City." This community truly has something for all, offering a profile in excellence which belies its size and rural location amid an extraordinary quality of life and tapestry of pastoral and natural beauty.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan



Ogeechee River



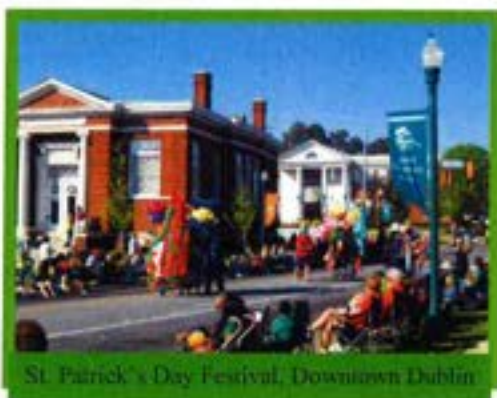
Julius' mowed area near Fish Trap Cut



Historic Dublin skyscraper



Historic Dublin Theatre, Downtown Dublin



St. Patrick's Day Festival, Downtown Dublin



Carl Vinson VA Medical Center, Dublin



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The Chamber of Commerce has as its slogan "Green and Growing," and it truly is. The community has facilities which would be the envy of much larger population centers. These include ample water, sewer, and technology capacity; a modern airport with a 6, 600 foot runway; an award-winning landfill and recycling/composting program; a large and expanding regional hospital with many health care offerings and providers; an expanding Veteran's Administration Hospital with a long track record of service; an expanding unit of the University System of Georgia – Middle Georgia State College/Dublin Campus, which is seeking university status; a technical college with an over 30,000 square feet state-of-the-art business and industry training center; two local public school systems and a private school with excellent facilities and programs, including outlying community schools; exemplary local recreational facilities and activities for all ages, including the 120 acre Southern Pines Regional Park and many other venues; many available and developed lands for growth of all kinds; a well-developed and expanding retail and service sector; and easy access to multi-laned highways of I-16 and U.S. 441, as well as U.S. 80 and U.S. 319. The community's outstanding telecommunications network is on par with that of almost anyone, including the availability of broadband/DSL countywide and wireless networking citywide in Dublin. The community has several museums, several historic districts which remain everyday components of business and residential life, a large and vibrant historic downtown, and many other cultural amenities. Despite this well-developed and continually progressing community, a vast majority of its total land area is in forestry or agricultural use, most in evergreen Georgia yellow pines. The picturesque Oconee River meanders through the county including through Dublin and East Dublin. This scenic paradise can be accessed through an expanding riverwalk in Dublin, and a large riverside regional park in East Dublin. A longer Oconee River Greenway is in the planning stages. For sportsmen and other nature lovers, the unprecedented countryside beauty can be utilized through two public wildlife management areas, a state public fishing area, and through many other private lands and hunting clubs. The community is also known for its many and varied community festivals and celebrations which provide fun for the entire family while celebrating the community's heritage. The community also maintains ties to its agrarian heritage through an active and expansive Ag and Expo center and a local farmers market, Market on Madison in downtown Dublin, where fresh, local farm produce can be found.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

Laurens County is a warm and inviting place of unique charm and many amenities, which its citizens are willing to share with others. The community constructed a locally funded welcome center at the U.S. 441/I-16 interchange which has welcomed over 38,000 visitors from all 50 states and a number of other countries. Local community success and cooperation has been recognized through many awards, including being a Georgia Signature Community and one of Georgia's first recognized Communities of Excellence. There is local appeal for many types of residential living. Want to live or retire in an urban environment with numerous cultural, shopping, dining, educational, and housing choices? Dublin has that and more. Want to live in a community looking to improve the housing and other opportunities of its lower income and minority citizens? Dublin has an innovative and active comprehensive Southside Neighborhood Revitalization Program. Want to live in a historic house which is well maintained and part of a locally protected historic district? Dublin is for you. Want to live in a slightly less dense urban environment? East Dublin is immediately adjacent to Dublin with a large riverside park and county schools within its limits, but has a current population of less than 3,000 persons. Want to live in an even smaller town? Laurens County has the municipalities of Cadwell, Dexter, Dudley, Montrose, and Rentz -- none with a population of more than 600, but all with surprising facilities, including outlying local public schools within their borders or located nearby. Want to live in the undeveloped countryside on your own farm or mini-farm with teeming wildlife for neighbors? Laurens County has lots of that too. The community has an enviable quality of life supporting well-rounded living which nurtures and draws strength from a warm, comforting countryside and environment which locals want conserved and respected while continuing to better and improve their lives.

The Laurens County of the future will continue its development as a special and warm, green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. It will continue to demonstrate the progressive leadership, unrelenting cooperation and coordination, and advancing facilities and services development to let it be known far and wide not only as the "Green and Growing Jewel" hub of rural Georgia, but as the "Green and Growing Jewel" of all Georgia. This growth and development will be sound, quality growth planned and managed to be respectful and protective of its outstanding green environment and countryside and of its excellent quality of life. The community will be a

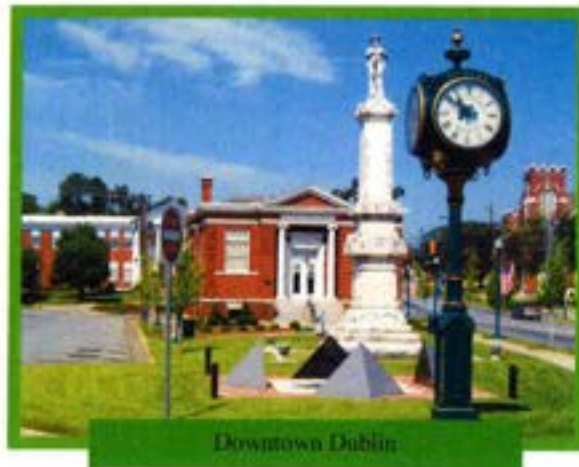


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

certified retirement friendly community, a certified entrepreneur friendly community, a certified business and industry location, a certified work ready community, a community with a growing university campus, but most of all a safe, aesthetically pleasing environmentally and family friendly community.

Development will be asked to locate in the community's many existing areas already prepared and developed with infrastructure, and to respect the current type, scale, density, and patterns of development, as well as the environment. Growth will be managed and encouraged to locate in areas designated and prepared for growth. All growth will be steered to first infill in existing developed areas with available services and infrastructure, and then to other appropriate sites within the Greater Dublin/East Dublin area or small municipal growth areas, as suitable. The natural functioning and scenic beauty of the countryside will be protected and encouraged to remain unspoiled. The outstanding quality of life and the special rural character of the current community will be continued and enhanced. Community connectivity, particularly for pedestrians and bicyclists, and aesthetics will continue to be improved. The community will remain a regional hub and leader for telecommunications, agriculture, education, employment, health care, shopping, solid waste/recycling, recreation, and retirement. The community will be a "Green and Growing Jewel" which is the model and envy for many to imitate. There will be opportunities for all to live, work, retire, shop, recreate, or raise a family in a truly unique and special place which remains unspoiled, and made even better with growth.



Downtown Dublin



COMMUNITY GOALS

Economic Development

- Address low education levels
- Address continuing education/job skills improvements
- Develop/maintain necessary infrastructure
- Retain local graduates
- Enhance intergovernmental cooperation
- Support Heart of Georgia industrial mega site development
- Nurture existing industries/businesses/entrepreneurs
- Attract new businesses/industry/jobs
- Support small business/entrepreneurial development
- Preserve rural character
- Address growth management issues
- Address/improve community appearance/aesthetics
- Dublin neighborhood revitalization
- Promote/enhance tourism
- Maintain viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Appropriate U.S. 441 Bypass development
- Regional hub development
- Promote/maintain/adaptively use local historic resources
- Promote DSL/fiber optic/wireless availability
- Support continued development of industrial parks/sites
- Continued development of Oconee Fall Line Technical College
- Enhanced opportunities at Middle Georgia State College/Dublin Campus
- Revitalize downtown Dublin/smaller communities
- Retiree attraction



Downtown Dublin streetscape

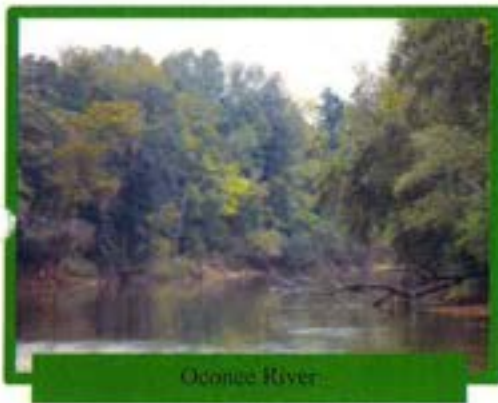


Dubose Porter Regional Business and Industry Training Center



Natural and Cultural Resources

- Utilize/preserve/adaptively use historic resources/heritage of Laurens County
- Improve community appearance/aesthetics
- Address growth management/natural and cultural resources protection
- Support continued protection, promotion, and enhancement of community's outdoor recreation/nature venues
- Maintain existing rural character/quality of life
- Seek compatible development/utilization
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of Laurens County
- Promote nature-based, recreation and bicycling tourism opportunities
- Enhance heritage and cultural tourism



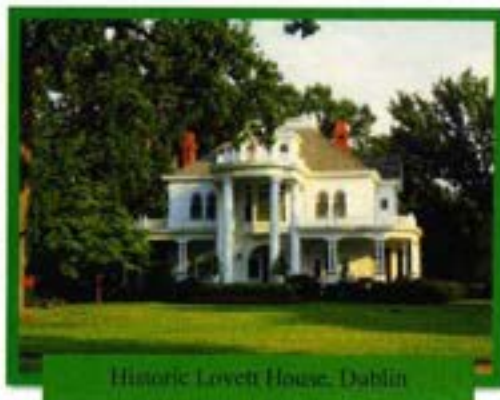
Oconee River



Laurens County cotton fields



Historic Dublin Theatre



Historic Lovett House, Dublin



Laurens County Joint Comprehensive Plan

Housing

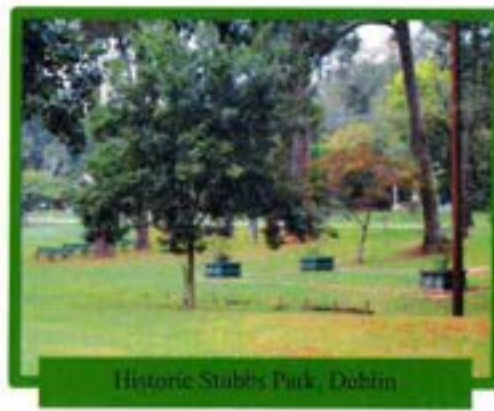
- Improve quality/appearance of housing
- Identify/assess housing needs
- Utilize public/private partnerships to enhance local housing
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Utilize state/federal programs
- Guide/plan residential development
- Seek to attract retirees
- Encourage diverse housing mix
- Continue Dublin in-town neighborhood revitalization

Land Use

- Address growth management/compatible development
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Seek compatible development/utilization
- Encourage infill development
- Rural character/quality of life protection
- Maintain agricultural/forestry uses
- Improve community appearance/aesthetics
- Protect Laurens County's significant natural resources
- Utilize annexation(s), as needed
- Maintain/support Dublin's Bellevue Avenue local historic district and its expansion/preserve significant historic properties
- Continue Southside Dublin 441 Corridor/Enterprise zone and other in-town neighborhood revitalization



Historic Crockett-Brantley House, Dublin



Historic Stables Park, Dublin



Laurens County Joint Comprehensive Plan

Community Facilities and Services

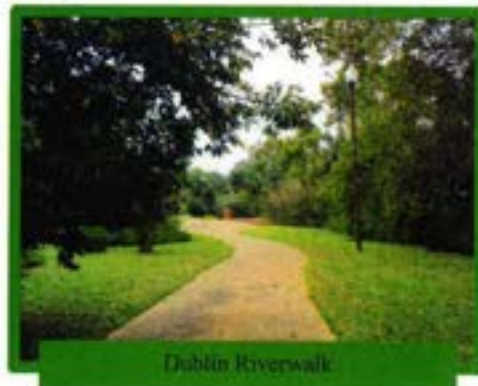
- Utilize/maintain current Dublin water-sewer infrastructure master plan/upgrade water/sewer countywide as needed
- Improve fire service countywide
- Maintain quality educational facilities/services, including post-secondary
- Continue to upgrade public safety/emergency medical facilities/services
- Develop/improve/maintain recreation facilities and programs countywide
- Oconee River Greenway/Dublin Riverwalk development
- Improve/promote transportation access/quality
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Maintain appropriate governmental facilities/services
- Maintain/upgrade local hospital and other health care access/facilities/services within the community and regional healthcare hub status
- Maintain/enhance solid waste management/recycling facilities/programs/initiatives
- Promote availability of quality telecommunications technology
- Continue support/utilization of local media
- Continue utilization of local clubs/organizations for community projects

Intergovernmental Coordination

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinated planning/growth management



Bud Barron Airport



Dublin Riverwalk



IMPLEMENTATION GOALS

Laurens County Joint Comprehensive Plan

LONG TERM COMMUNITY POLICIES

Economic Development

The community will collaboratively support the local school systems and develop cooperative efforts to engage students to remain in school, thus increasing the graduation rate and improving the illiteracy rate

The community will work together to support the public school systems as needed, through facility improvements, technological advancements, and other means

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers

The community will work to develop and maintain the necessary infrastructure to facilitate and accommodate future development

The community will seek diversified economic development with jobs and wages of all levels

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Laurens County

The community will support development of the private Heart of Georgia industrial mega site along I-16

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities

The community will continue to actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county

The community will work to support small business/entrepreneurial development to promote job diversification

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, and Bellevue

The community will work cooperatively to increase promotion and marketing of tourist facilities/services and attractions/events located in the community, and otherwise grow tourism as an important component of the local economy

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support economic development efforts

The community will work to guide and direct appropriate development along the U.S. 441 Bypass

The community will seek to continue to cooperatively develop and promote itself as a regional hub and leader for job opportunities, shopping, healthcare, education, cultural opportunities, recreation, and recycling

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will promote the availability of county-wide access to DSL/fiber optic communications and wireless connectivity in Dublin

The community will work to develop and maintain the necessary improvements (such as spec buildings/pad ready sites) at industrial sites to support existing industries and to facilitate and accommodate desired industrial growth

The community will continue to support the Oconee Fall Line Technical College and its expansion, as needed, through infrastructure upgrades and other means

The community will work cooperatively to support continued enhancement of all educational and technological opportunities through the Middle Georgia State College/Dublin Campus



The community will continue downtown revitalization economic and community development efforts in Dublin and the county's smaller municipalities through the use of the Downtown Development Authority, Main Street Dublin, and local, state, and federal incentives, as appropriate

The community will cooperate to support its designation as a "Certified Retirement Friendly Community," and will otherwise prepare itself to attract retirees

Natural and Cultural Resources

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will seek to conserve and protect its public fishing area and wildlife management areas, as well as enhance its outdoor recreation/nature venues

The community will seek development compatible with its existing rural character and quality of life

The community will capitalize on its economic opportunities associated with its natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will encourage growth that preserves and maintains its open spaces and agriculture and forestry as viable, functioning land uses

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will support and encourage increased nature-based tourism, including completion of the Dublin Riverwalk, extension of the Oconee River Greenway through Laurens County, and promotion of Buckeye Park and its GO FISH Project improvements

The community will seek to enhance heritage and cultural tourism through expansion of the Dublin local historic district, preservation and recognition of the African-American Southside Neighborhood historic district, recognition and promotion of First African Baptist Church (site of Martin Luther King's first public speech), installation of the Civil War Trail



Heritage markers, renovation of the Carnegie Library, museum development, and other means

Housing

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will seek to better define its housing needs and specific areas of improvement needed in its housing supply and types

The community will pursue developing collaborative public/private partnerships to enhance local housing

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing ordinances, and code enforcement

The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly and compatible workforce housing

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone; in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others; and additional areas as appropriate

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing regulations, growth management and code enforcement

The community will seek and promote development that is compatible with existing infrastructure location to guide growth



Laurens County Joint Comprehensive Plan

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will work to improve its appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will work together to explore the feasibility of annexation where appropriate and desired

The community will continue to maintain and support the Bellevue Avenue local historic district and its expansion, as well as possible other local district designations, and otherwise work to preserve significant historic properties

The community will continue revitalization efforts along the Southside Dublin 441 Corridor/Enterprise Zone and other in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others

Community Facilities and Services

The community will continue to utilize and keep current the City of Dublin's water-sewer infrastructure master plan and otherwise upgrade water/sewer infrastructure as needed in Laurens County's smaller municipalities

The community will work to improve fire services county-wide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements

The community will maintain, upgrade, and expand its aging, existing infrastructure and services to enhance services, fire protection, and the quality of life, and to attract desired, compatible growth and development

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will continue to enhance educational and technological opportunities through support of the Oconee Fall Line Technical College and Middle Georgia State College/Dublin Campus



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service

The community will promote and utilize the current Code Red or similar emergency alert program to ensure the safety of citizens in the event of severe weather threats

The community will maintain and improve existing parks/recreational facilities, as needed, and establish new parks/recreational facilities, programs, and activities to serve existing and future populations, including both countywide and those in the smaller communities

The community will continue to develop facilities and amenities along its Oconee River Greenway and Dublin Riverwalk

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life

The community will work to improve/expand sidewalk connectivity, especially those connecting downtowns and other community magnet uses

The community will seek to improve bicycle infrastructure, support facilities, and events both for alternative transportation connectivity and tourism

The community will continue to support its cultural facilities and provide enhanced service and programs as feasible

The community will continue to support, promote, and improve existing museums, such as the Dublin-Laurens County Museum, and seek to establish additional museum facilities as education resources and tourist attractions

The community will provide and maintain adequate government services and facilities, including city and county administrative facilities

The community will work together to maintain and upgrade healthcare facilities and services, and seek to continue its status as a regional healthcare hub

The community will continue to maintain its state-of-the art Subtitle D landfill through technological and/or other improvements, as needed, and continue to promote usage of its solid waste/recycling convenience centers

The community will promote the availability of county-wide access to DSL/fiber optic communications, and the available fiber optic loop and wireless connectivity in Dublin



Laurens County Joint Comprehensive Plan

The community will continue to support and utilize the local media to help keep the public informed

The community will continue to utilize local clubs/organizations to actively participate in civic efforts and projects to improve the local quality of life

Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Laurens County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development



FUTURE DEVELOPMENT STRATEGIES

Laurens County Joint Comprehensive Plan

continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

Future land use maps for Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are included following this description.

Land Use Goals. Laurens County and its municipalities seek future growth and development respective of its rural character, scenic natural and cultural resources and agricultural/forestry uses, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

Address Growth Management/Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community, outside of Dublin and East Dublin, has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

Implement/Enforce Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement

As noted above, Laurens County has only narrow, specific land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Dublin and East Dublin have a zoning ordinance. These two governments and Laurens County now administer building code enforcement, after the County's



adoption of Georgia's Uniform Construction Codes and hiring of a codes enforcement officer in 2011. This is a major step forward for land use regulation within the county. The community countywide needs to update, expand, and coordinate joint collaborative land use/subdivision/manufactured housing regulations/code enforcement to initiate a more comprehensive approach.

Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The celebration of the community's heritage and resources in festivals provides outside exposure and recruitment of residents and businesses. The Saint Patrick's Day celebration has national clout. Protection of the Oconee River; the state wildlife management areas; nearby Balls Ferry State Park; continued downtown revitalization; and development and support of history, culture, and the arts; and the existing high quality of life will also help. Regulation should also be utilized. Increased utilization of the Market on Madison farmers market in downtown Dublin and the Southern Pines Ag and Expo Center will also help.

Encourage/Protect Utilization/Access/Tourism for Natural/Cultural Resources

The Oconee River, the Beaverdam and River Bend Wildlife Management Areas, the Hugh M. Gills Public Fishing Area, U.S. 441, and the St. Patrick's Day Festival all have much history for recreation, tourism, and motoring within the county. Buckeye Park and its Go Fish Georgia enhancements, Dudley's Little League, the Dublin Riverwalk and planned expansion of the Oconee River Greenway will also enhance both protection and utilization. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. Dublin's historic districts and ongoing efforts in downtown revitalization are already garnering increased attention. This can also attract more visitors, and more residents, and build a larger audience of



citizen support for protection and enhancement of these resources. Improvement and promotion of U.S. 441 also hold promise. Continued improvement of Oconee River access, the greenway, bicycle venues, and local recreational facilities; museums; enhancement of events or festivals; and continued preservation of community landmarks and heritage will also reap benefits.

Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. Dublin is already reaping benefit from both public and private investment in its historic, downtown structures. Downtown revitalization and reuse of existing structures and available infrastructure conserves tax dollars and provides many other community and economic development benefits. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings countywide are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Public preservation of landmarks and important structures, as has already happened in Dublin, can further stimulate nearby private investment.

Improve Community Appearance/Aesthetics

Laurens County and its municipalities have much intrinsic natural and cultural beauty and Southern charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this. The multi-facet improvement planned in Southside Dublin can be a beacon and guide to other improvements. Continuing gateway improvements, particularly along U.S. 441 South and U.S. 80, can enhance community image and attractiveness. Upgrade of the housing stock quality and planned resurfacing of local streets under T-SPLOST will also help. Dublin/Laurens County has been a long-time affiliate of the Keep America Beautiful Program through its Keep Dublin-Laurens Beautiful Program. This organization can provide a coordination mechanism for collaborative efforts.



Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry uses is desired. The community is already having much success in recruiting distribution/manufacturing businesses because of location, and in locating them into already served and appropriately designated areas. The recruitment of retirees is also supportive.

Utilize/Pursue Annexation

Since significant growth is occurring near Dublin, East Dublin, and most of the county's smaller municipalities, and most, offer public water and sewer services, annexation can provide better control of this growth as well as allow better service provision and environmental protection.

Maintain/Support/Expand Dublin's Bellevue Avenue Local Historic District

Much of the energy and growth associated with the successful, ongoing downtown revitalization efforts can be traced to local vision in designating and preserving the Bellevue Avenue Local Historic District, and in connecting these areas to downtown. Having people want to be and live in and near downtown creates a natural market for successful economic uses downtown. These efforts can be widened.

Support Southside Dublin 441 Corridor/Enterprise Zone Improvement and Other In-Town Neighborhood Revitalization

This is an important gateway and calling card for the community. A multi-faceted, public and private partnership improvement package can provide many benefits, including maintaining vibrant neighborhoods and successful businesses. It can encourage others to join in. As seen



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

downtown, it takes people to complete economic transformations and allow structure preservation to be successful. Decent, safe, and sanitary housing is also required.



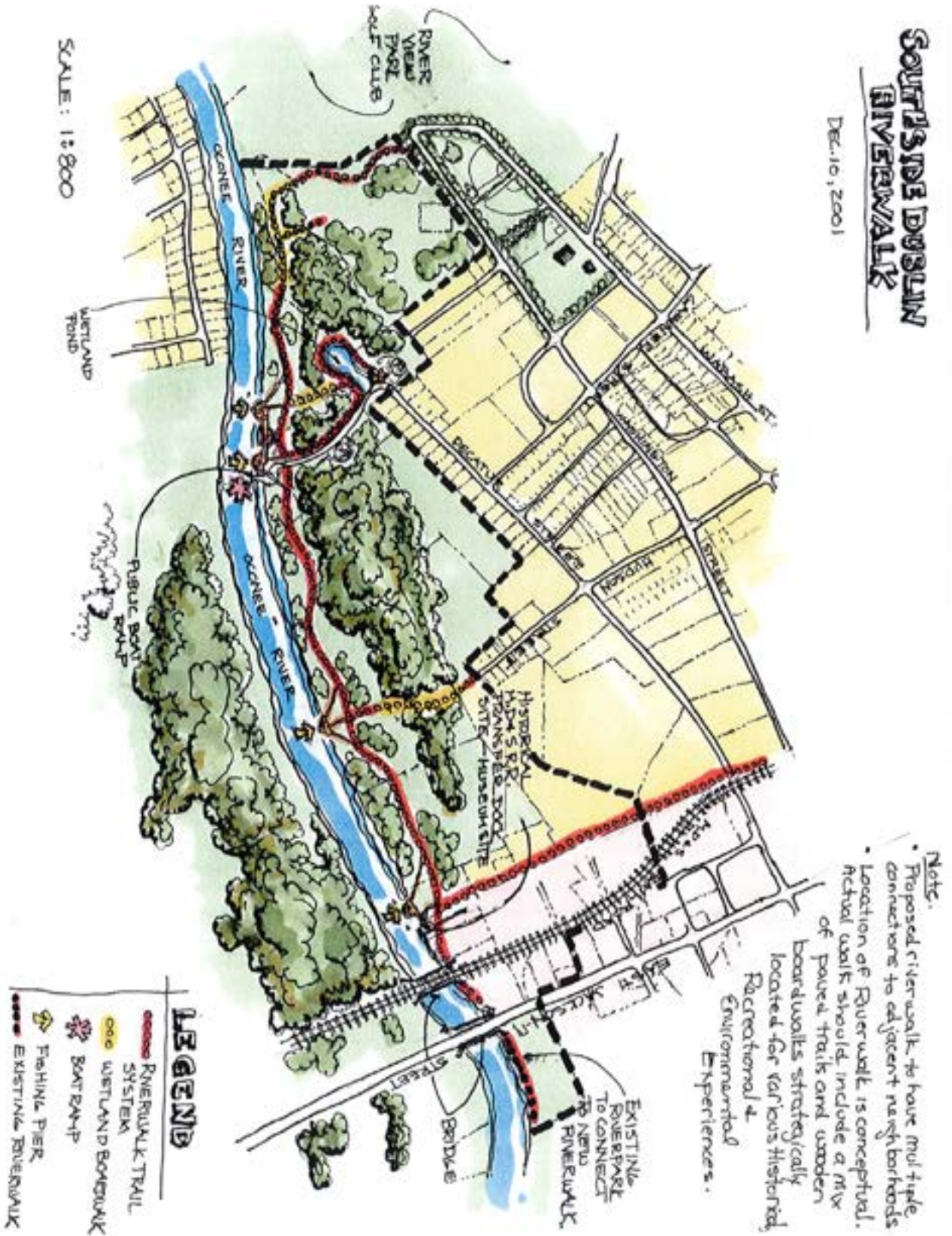
**APPENDIX D:
SOUTHSIDE DUBLIN RIVERWALK CONCEPT**



**SOUTHSIDE DUBLIN
 RIVERWALK**

Dec. 10, 2001

SCALE: 1:800



APPENDIX D: SOUTHSIDE DUBLIN RIVERWALK CONCEPT



**APPENDIX E:
BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS**



IV. Demographic Analysis

A. Introduction

This section of the report evaluates key demographic characteristics for the Primary Study Area (Dublin), the Secondary Study Area (the balance of Laurens County), Laurens County (PSA and SSA combined), and the state of Georgia (statewide). Additionally, we have evaluated selected submarkets within Dublin that included the neighborhoods of Scottsville, Stubbs Park and Southside.

Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons among these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Dublin, and what are these people like?
- In what kinds of household groupings do Dublin residents live?
- What share of people rent or own their Dublin residence?
- Are the number of people and households living in Dublin increasing or decreasing over time?
- How do Dublin residents compare with residents in the rest of the surrounding area (SSA)?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region and are included in this section of the report.

It is important to note that 2000 and 2010 demographics are based on U.S. Census data (actual count), while 2017 and 2022 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize;
- Governmental policies with respect to residential development remain consistent;
- Availability of financing for residential development (i.e. mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent;
- Sufficient housing and infrastructure is provided to support projected population and household growth.



Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic projections/estimates.

It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding.

B. Overall Market Analysis (Dublin and Neighborhood Submarkets)

This section evaluates different demographic characteristics and trends of Dublin and compares them with the balance of the county (Secondary Study Area, or SSA), the overall county, and the state of Georgia. Additional data and analysis is provided for the neighborhoods of Scottsville, Southside and Stubbs Park. It is critical to point out that the projections included in this report assume no major initiatives, incentives or policies are enacted to impact these neighborhoods.

A map illustrating the PSA, SSA and selected neighborhoods is shown below.



IV-2





I. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2017 Estimated	Change 2010-2017		2022 Projected	Change 2017-2022	
			#	%		#	%		#	%
PSA	16,509	16,201	-308	-1.9%	16,100	-101	-0.6%	16,002	-98	-0.6%
SSA	28,365	32,233	3,868	13.6%	32,871	638	2.0%	32,903	32	0.1%
Combined (PSA & SSA)	44,874	48,434	3,560	7.9%	48,971	537	1.1%	48,905	-66	-0.1%
Scottsville Neighborhood	1,059	985	-74	-7.0%	894	-91	-9.2%	853	-41	-4.6%
Stubbs Park Neighborhood	811	996	185	22.8%	1,017	21	2.1%	1,019	2	0.2%
Southside Neighborhood	2,391	2,259	-132	-5.5%	2,446	187	8.3%	2,499	53	2.2%
Georgia	8,186,474	9,687,672	1,501,198	18.3%	10,390,408	702,736	7.3%	10,938,863	548,455	5.3%

Source: 2000, 2010 Census; ESRI, Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

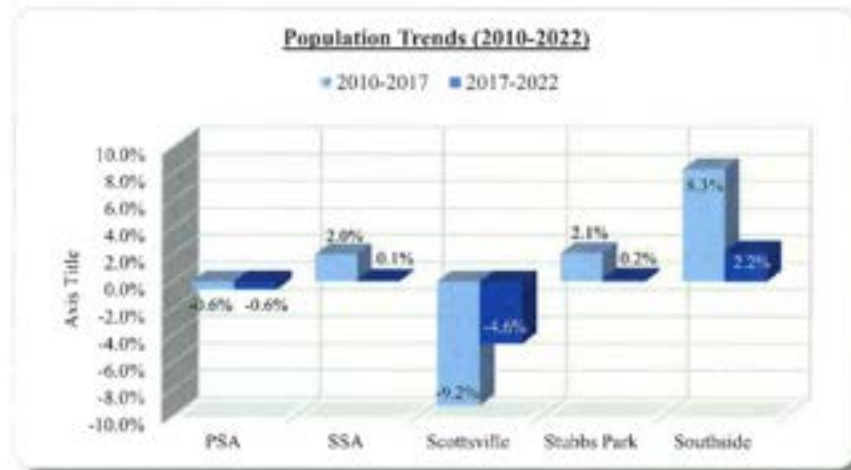
- From 2000 to 2010, the PSA population decreased by 308 (1.9%), while the SSA population (balance of Laurens County) increased by 3,868, or by 13.6%. During the same period, the state of Georgia experienced positive population growth of 18.3%.
- Over the past seven years (2010 to 2017), it is estimated that the PSA population decreased by 101 (0.6%). During the same period, the SSA experienced an increase of 638 people, which reflects an increase of 2.0% over 2010 numbers. Meanwhile the statewide population increased by 7.3% during this period.
- It is projected that the PSA population base will continue to decline, losing 98 people (0.6%) between 2017 and 2022. Meanwhile, it is projected that the total number of people in the SSA will experience positive population growth, increasing by approximately 32 (0.1%) during this same five-year period. The state of Georgia is projected to experience population growth of 5.3% over the next five years.





- In terms of the neighborhood submarkets, the Southside is the largest of the neighborhoods with 2,446 people in 2017. This neighborhood increased the most between 2010 and 2017, adding 187 (8.3%) people during this time. While the Stubbs Park neighborhood remain generally stable over the past seven years, adding 21 (2.1%) people, the Scottsville neighborhood lost 91 people, representing a decline of 9.2%. Between 2017 and 2022, the Southside neighborhood is projected to add 53 (2.2%) people, while the Scottsville neighborhood is projected to decline by 41 (4.6%). At the same time, the Stubbs Park population is projected to remain stable.

The following graph compares percent change in population (growth +/decline -) for two time periods, 2010 to 2017 and 2017 to 2022:





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
PSA	2010	5,772 (35.6%)	1,994 (12.3%)	1,840 (11.4%)	2,077 (12.8%)	1,945 (12.0%)	1,247 (7.7%)	1,326 (8.2%)	36.9
	2017	5,472 (34.0%)	2,035 (12.6%)	1,790 (11.1%)	1,851 (11.5%)	1,988 (12.3%)	1,555 (9.7%)	1,409 (8.8%)	37.9
	2022	5,350 (33.4%)	1,916 (12.0%)	1,873 (11.7%)	1,750 (10.9%)	1,912 (11.9%)	1,697 (10.6%)	1,504 (9.4%)	38.9
	Change 2017-2022	-122 (-2.2%)	-119 (-5.8%)	83 (4.6%)	-101 (-5.5%)	-76 (-3.8%)	142 (9.1%)	95 (6.7%)	N/A
SSA	2010	10,801 (33.5%)	3,899 (12.1%)	4,442 (13.8%)	4,743 (14.7%)	4,037 (12.5%)	2,587 (8.0%)	1,724 (5.3%)	38.3
	2017	10,266 (31.2%)	4,126 (12.6%)	4,204 (12.8%)	4,532 (13.8%)	4,525 (13.8%)	3,295 (10.0%)	1,923 (5.9%)	39.8
	2022	9,992 (30.4%)	3,758 (11.4%)	4,184 (12.7%)	4,346 (13.2%)	4,590 (14.0%)	3,670 (11.2%)	2,363 (7.2%)	41.5
	Change 2017-2022	-274 (-2.7%)	-368 (-8.9%)	-20 (-0.5%)	-186 (-4.1%)	65 (1.4%)	375 (11.4%)	440 (22.9%)	N/A
Combined (PSA & SSA)	2010	16,573 (34.2%)	5,893 (12.2%)	6,282 (13.0%)	6,820 (14.1%)	5,982 (12.4%)	3,834 (7.9%)	3,050 (6.3%)	37.9
	2017	15,738 (32.1%)	6,161 (12.6%)	5,994 (12.2%)	6,383 (13.0%)	6,513 (13.3%)	4,850 (9.9%)	3,332 (6.8%)	39.3
	2022	15,342 (31.4%)	5,674 (11.6%)	6,057 (12.4%)	6,096 (12.5%)	6,502 (13.3%)	5,367 (11.0%)	3,867 (7.9%)	40.7
	Change 2017-2022	-396 (-2.5%)	-487 (-7.9%)	63 (1.1%)	-287 (-4.5%)	-11 (-0.2%)	517 (10.7%)	535 (16.1%)	N/A
Scottsville Neighborhood	2010	376 (38.1%)	126 (12.8%)	102 (10.3%)	137 (13.9%)	108 (10.9%)	67 (6.8%)	71 (7.2%)	34.4
	2017	316 (35.3%)	122 (13.6%)	93 (10.4%)	108 (12.1%)	107 (12.0%)	80 (8.9%)	68 (7.6%)	35.9
	2022	295 (34.6%)	113 (13.2%)	91 (10.7%)	95 (11.1%)	99 (11.6%)	87 (10.2%)	73 (8.6%)	36.9
	Change 2017-2022	-21 (-6.6%)	-9 (-7.4%)	-2 (-2.2%)	-13 (-12.0%)	-8 (-7.5%)	7 (8.8%)	5 (7.4%)	N/A
Stubb's Park Neighborhood	2010	447 (44.9%)	129 (13.0%)	106 (10.6%)	107 (10.7%)	93 (9.3%)	53 (5.3%)	61 (6.1%)	28.5
	2017	445 (43.8%)	149 (14.7%)	100 (9.8%)	105 (10.3%)	97 (9.5%)	70 (6.9%)	51 (5.0%)	29.1
	2022	442 (43.4%)	141 (13.8%)	118 (11.6%)	95 (9.3%)	100 (9.8%)	73 (7.2%)	50 (4.9%)	29.8
	Change 2017-2022	-3 (-0.7%)	-8 (-5.4%)	18 (18.0%)	-10 (-9.5%)	3 (3.1%)	3 (4.3%)	-1 (-2.0%)	N/A
Southside Neighborhood	2010	1,034 (45.8%)	299 (13.2%)	232 (10.3%)	242 (10.7%)	216 (9.6%)	131 (5.8%)	104 (4.6%)	27.9
	2017	1,060 (43.3%)	358 (14.6%)	247 (10.1%)	240 (9.8%)	257 (10.5%)	165 (6.7%)	119 (4.9%)	29.2
	2022	1,072 (42.9%)	361 (14.4%)	282 (11.3%)	231 (9.2%)	252 (10.1%)	178 (7.1%)	123 (4.9%)	29.8
	Change 2017-2022	12 (1.1%)	3 (0.8%)	35 (14.2%)	-9 (-3.8%)	-5 (-1.9%)	13 (7.9%)	4 (3.4%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
Georgia	2010	3,461,716 (35.7%)	1,335,563 (13.8%)	1,397,542 (14.4%)	1,391,254 (14.4%)	1,069,559 (11.0%)	606,430 (6.3%)	425,608 (4.4%)	35.3
	2017	3,503,717 (33.7%)	1,483,701 (14.3%)	1,379,345 (13.3%)	1,387,317 (13.4%)	1,265,572 (12.2%)	862,839 (8.3%)	507,917 (4.9%)	36.5
	2022	3,578,210 (32.7%)	1,554,296 (14.2%)	1,471,528 (13.5%)	1,354,811 (12.4%)	1,331,465 (12.2%)	1,013,652 (9.3%)	634,901 (5.8%)	37.2
	Change 2017-2022	74,493 (2.1%)	70,595 (4.8%)	92,183 (6.7%)	-32,506 (-2.3%)	65,893 (5.2%)	150,813 (17.5%)	126,984 (25.0%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

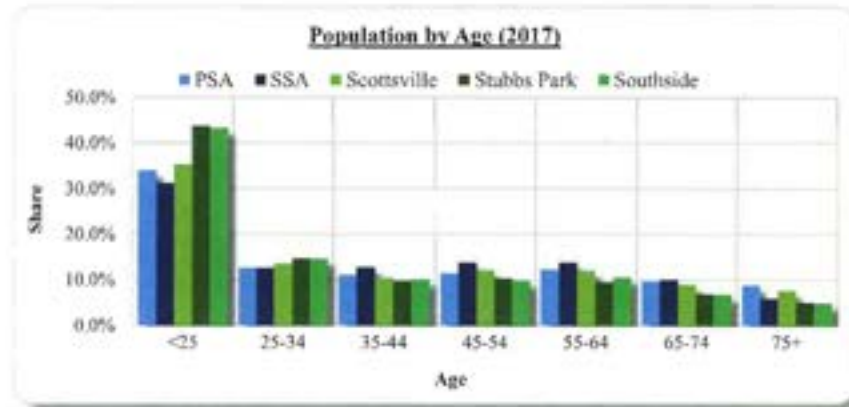
Noteworthy observations from the preceding table include:

- The median age (37.9) for the PSA's population in 2017 was slightly younger than the SSA (39.8) but older than the state of Georgia (36.5). It is projected that the PSA's median age will increase slightly to 38.9 years by 2022.
- Excluding the under age 25 cohorts, the largest share of the PSA population in 2017 was between the ages of 25 and 34, which made up 12.6% of the population. By 2022, the population share within this age cohort is projected to decrease to 12.0%, yet it will still be the largest share of population by age within the PSA. Overall, the distribution of population by age for the PSA is expected to be well balanced.
- The greatest change in population by age within the PSA between 2017 and 2022 is projected among persons between the ages of 65 and 74. This age cohort is projected to increase by 142 (9.1%) between 2017 and 2022. The population ages 75 and older is also projected to increase by a notable amount, increasing by 95 people, or 6.7% during this period. Much of this senior growth is likely attributed to seniors aging in place. Another age cohort that is projected to increase is among the population between the ages of 35 and 44, which is projected to increase by 83 people, representing a 4.6% increase. All other age cohorts within the PSA are projected to decline over the next five years.
- Within the selected neighborhoods, both Stubbs Park and Southside have a median population age below 30, representative of a young population base. The median population age of Scottsville is 35.9, which is comparable to the Dublin median population age of 37.9. The three selected neighborhoods have many young persons, including children, when compared with the rest of the city.





The following graph compares population age cohort shares for 2017:



Population by race for 2010 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
PSA	Number	6,350	9,171	287	196	197	16,201
	Percent	39.2%	56.6%	1.8%	1.2%	1.2%	100.0%
SSA	Number	23,005	8,153	196	499	380	32,233
	Percent	71.4%	25.3%	0.6%	1.5%	1.2%	100.0%
Combined (PSA & SSA)	Number	29,355	17,324	483	695	577	48,434
	Percent	60.6%	35.8%	1.0%	1.4%	1.2%	100.0%
Scottsville Neighborhood	Number	152	775	2	42	15	986
	Percent	15.4%	78.6%	0.2%	4.3%	1.5%	100.0%
Stabbs Park Neighborhood	Number	178	791	8	4	15	996
	Percent	17.9%	79.4%	0.8%	0.4%	1.5%	100.0%
Southside Neighborhood	Number	68	2,138	1	11	41	2,259
	Percent	3.0%	94.6%	0.0%	0.5%	1.8%	100.0%
Georgia	Number	5,787,453	2,950,439	314,468	427,823	207,489	9,687,672
	Percent	59.7%	30.5%	3.2%	4.4%	2.1%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Over half (56.6%) of the PSA's population was categorized as "Black or African American Alone". This is more than double the SSA average (25.3%) and notable higher than the state of Georgia (30.5%).





- The racial composition within the three selected neighborhoods is heavily concentrated among minorities, with over 80% of the population within the Scottsville and Stubbs Park neighborhoods consisting of minorities and over 90% of the Southside neighborhood consisting of minorities.

Population by marital status for 2017 is shown in the following table:

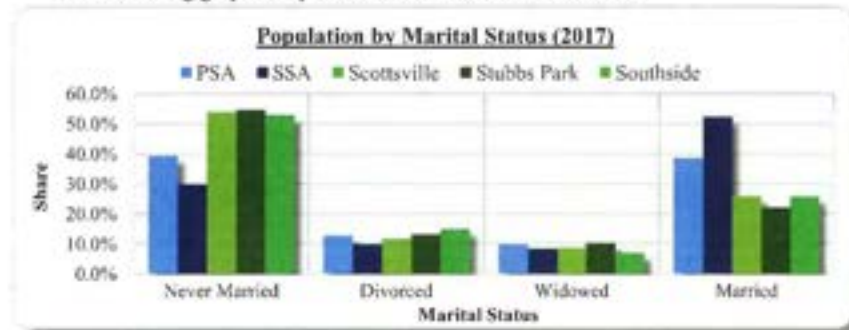
		Population by Marital Status				Total
		Not Married			Married	
		Never Married	Divorced	Widowed	Married	
PSA	Number	4,943	1,583	1,220	4,850	12,596
	Percent	39.2%	12.6%	9.7%	38.5%	100.0%
SSA	Number	7,871	2,581	2,188	13,824	26,464
	Percent	29.7%	9.8%	8.3%	52.2%	100.0%
Laurens County	Number	12,814	4,164	3,408	18,674	39,060
	Percent	32.8%	10.7%	8.7%	47.8%	100.0%
Scottsville Neighborhood	Number	381	83	61	182	707
	Percent	53.9%	11.7%	8.6%	25.7%	100.0%
Stubbs Park Neighborhood	Number	389	93	72	158	712
	Percent	54.6%	13.1%	10.1%	22.2%	100.0%
Southside Neighborhood	Number	923	258	120	447	1,748
	Percent	52.8%	14.8%	6.9%	25.6%	100.0%
Georgia	Number	2,858,009	929,861	463,369	4,063,537	8,314,776
	Percent	34.4%	11.2%	5.6%	48.9%	100.0%

Source: ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had the highest share (61.5%) of unmarried people when compared with the SSA (47.8%), Laurens County (52.2%), and the state of Georgia (51.1%).
- Nearly three-fourths of the population within each of the three selected neighborhoods consist of unmarried persons.

The following graph compares marital status shares for 2017:





Population by highest educational attainment for 2017 is shown below:

		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
PSA	Number	1,628	4,388	1,580	1,030	842	1,158	10,626
	Percent	15.3%	41.3%	14.9%	9.7%	7.9%	10.9%	100.0%
SSA	Number	4,259	10,018	3,348	1,578	1,844	1,560	22,607
	Percent	18.8%	44.3%	14.8%	7.0%	8.2%	6.9%	100.0%
Combined (PSA & SSA)	Number	5,887	14,406	4,928	2,608	2,686	2,718	33,233
	Percent	17.7%	43.3%	14.8%	7.8%	8.1%	8.2%	100.0%
Scottsville Neighborhood	Number	121	281	84	38	20	34	578
	Percent	20.9%	48.6%	14.5%	6.6%	3.5%	5.9%	100.0%
Stubbs Park Neighborhood	Number	163	249	70	38	19	33	572
	Percent	28.5%	43.5%	12.2%	6.6%	3.3%	5.8%	100.0%
Southside Neighborhood	Number	349	695	215	81	3	42	1,385
	Percent	25.2%	50.2%	15.5%	5.8%	0.2%	3.0%	100.0%
Georgia	Number	931,463	1,924,436	1,412,304	522,527	1,293,868	802,693	6,886,691
	Percent	13.5%	27.9%	20.5%	7.6%	18.8%	11.6%	100.0%

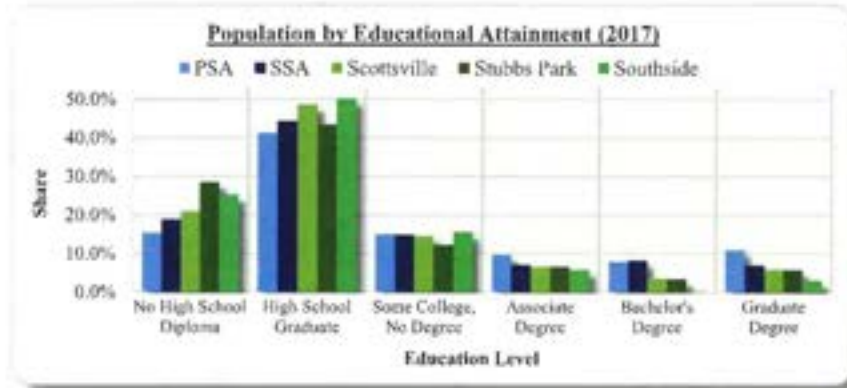
Source: ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The share of PSA population (15.3%) without a high school diploma is comparable to the SSA (18.8%), Laurens County (17.7%), and the state of Georgia (13.5%).
- Over one-quarter (28.5%) of PSA residents have received a college degree, which is slightly above the share of college degree holders in the SSA (22.1%) and Laurens County (24.1%). The statewide share of college graduates for Georgia (38.0%) is significantly higher than the PSA share.
- The share of people within the three selected neighborhoods that lack a high school diploma range from 20.9% to 28.5%, which are much higher than the overall PSA (15.3%) and the state of Georgia (13.5%). The lack of high school diplomas likely limits the earning capacity of residents within the subject neighborhoods.



The following graph compares educational attainment for the year 2017:



Population by poverty status is shown in the following table:

		Population by Poverty Status						Total	
		Income below poverty level:			Income at or above poverty level:				
		<18	18 to 64	65+	<18	18 to 64	65+		
PSA	Number	2,024	2,968	349	1,978	5,935	1,996	15,250	
	Percent	13.3%	19.5%	2.3%	13.0%	38.9%	13.1%	100.0%	
SSA	Number	2,509	4,246	727	5,154	14,633	4,146	31,415	
	Percent	8.0%	13.5%	2.3%	16.4%	46.6%	13.2%	100.0%	
Laurens County (PSA & SSA)		Number	4,533	7,214	1,076	7,132	20,568	6,142	46,665
		Percent	9.7%	15.5%	2.3%	15.3%	44.1%	13.2%	100.0%
Scottsville Neighborhood		Number	182	256	32	106	275	66	917
		Percent	19.8%	27.9%	3.5%	11.6%	30.0%	7.2%	100.0%
Stubbs Park Neighborhood		Number	95	205	28	120	345	127	920
		Percent	10.3%	22.3%	3.0%	13.0%	37.5%	13.8%	100.0%
Southside Neighborhood		Number	627	600	58	188	668	190	2,331
		Percent	26.9%	25.7%	2.5%	8.1%	28.7%	8.2%	100.0%
Georgia		Number	638,884	1,027,361	122,702	1,819,828	5,090,527	1,037,857	9,737,159
		Percent	6.6%	10.6%	1.3%	18.7%	52.3%	10.7%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

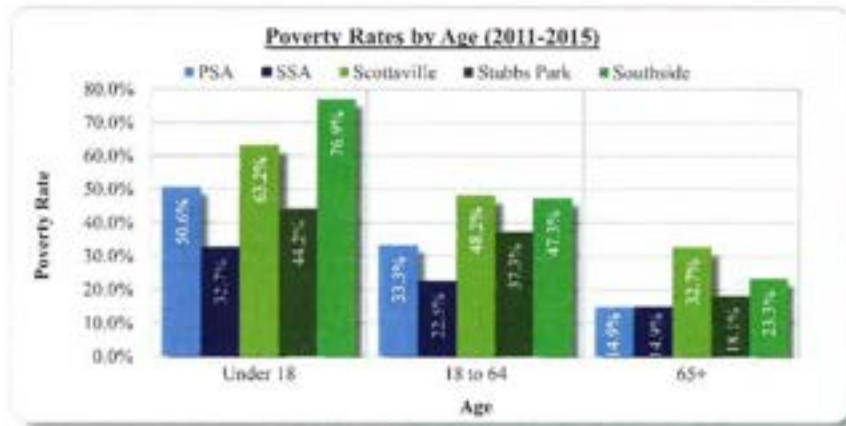
- The PSA had a significantly higher share (35.0%) of people living below the poverty level compared with the SSA (23.8%) and Laurens County (27.5%). The Georgia statewide poverty rate (18.5%) is just over one-half of the PSA poverty rate.
- Within the PSA, 2,024 of the 4,002 people under the age of 18 live below the poverty level, representing 50.6% of the younger population. This rate is much higher than the poverty rate (under the age of 18) for the SSA (32.7%), Laurens County (38.9%), and the state of Georgia (26.0%).





- Note that the share of the PSA population over age 65 living in poverty (14.9%) is identical to the SSA (14.9%) and Laurens County (14.9%), and comparable to the state of Georgia (10.6%) for the same age group.
- Poverty rates are more pronounced within the selected neighborhoods, particularly among younger persons under the age of 18. The poverty rates of young people (under age 18) are 63.2% in Scottsville, 44.2% in Stubbs Park, and 76.9% in Southside. Neighborhood poverty rates for persons between the ages of 18 and 64 ranges from 37.3% to 48.2%, while it ranges from 18.1% to 32.7% among seniors (ages 65 and older).

The following graphs compare poverty status for each geographic area and age group:





Population by migration (previous residence one year prior to survey) for years 2011-2015 is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County in Same State	Different State	Moved from Abroad	Total
PSA	Number	12,892	2,119	393	175	35	15,614
	Percent	82.6%	13.6%	2.5%	1.1%	0.2%	100.0%
SSA	Number	28,040	2,392	763	297	40	31,532
	Percent	88.9%	7.6%	2.4%	0.9%	0.1%	100.0%
Combined (PSA & SSA)	Number	40,932	4,511	1,156	472	75	47,146
	Percent	86.8%	9.6%	2.5%	1.0%	0.2%	100.0%
Scottsville Neighborhood	Number	763	103	19	29	3	917
	Percent	83.2%	11.2%	2.1%	3.2%	0.3%	100.0%
Stubbs Park Neighborhood	Number	701	191	12	8	0	912
	Percent	76.9%	20.9%	1.3%	0.9%	0.0%	100.0%
Southside Neighborhood	Number	1,862	408	47	10	4	2,331
	Percent	79.9%	17.5%	2.0%	0.4%	0.2%	100.0%
Georgia	Number	8,297,870	794,649	461,983	276,310	52,507	9,883,319
	Percent	84.0%	8.0%	4.7%	2.8%	0.5%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a higher share (17.4%) of people changing residences annually than the SSA (11.1%), Laurens County (13.2%), and the state of Georgia (16.0%).
- Of the PSA residents who had changed residences over the preceding year, the largest number (2,119 persons) moved from within Laurens County. An additional 393 persons (2.5%) came from another Georgia county, while 175 (1.1%) relocated from another state.
- About one in five people within the three selected neighborhoods moved in the past year, with the Stubbs Park neighborhood having the greatest turnover rate of 23.1%.

The following graph compares population by migration (previous residence one year prior to survey) for years 2011-2015:



Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2017	2022
PSA	Population	16,509	16,201	16,100	16,002
	Area in Square Miles	15.58	15.58	15.58	15.58
	Density	1,059.3	1,039.6	1,033.1	1,026.8
SSA	Population	28,365	32,233	32,871	32,903
	Area in Square Miles	802.87	802.87	802.87	802.87
	Density	35.3	40.1	40.9	41.0
Combined (PSA & SSA)	Population	44,874	48,434	48,971	48,905
	Area in Square Miles	818.46	818.46	818.46	818.46
	Density	54.8	59.2	59.8	59.8
Scottsville Neighborhood	Population	1,059	985	894	853
	Area in Square Miles	0.60	0.60	0.60	0.60
	Density	1,755.3	1,632.7	1,481.8	1,413.9
Stubbs Park Neighborhood	Population	811	996	1,017	1,019
	Area in Square Miles	0.26	0.26	0.26	0.26
	Density	3,179.1	3,904.4	3,986.7	3,994.5
Southside Neighborhood	Population	2,391	2,259	2,446	2,499
	Area in Square Miles	1.35	1.35	1.35	1.35
	Density	1,766.7	1,669.1	1,807.3	1,846.5
Georgia	Population	8,186,474	9,687,672	10,390,408	10,938,863
	Area in Square Miles	58,829.09	58,829.09	58,829.09	58,829.09
	Density	139.2	164.7	176.6	185.9

Source: 2000, 2010 Census; USRI; Urban Decision Group; Bowen National Research





Noteworthy observations from the preceding table include:

- The 2017 PSA population density of 1,033.1 people per square mile is significantly higher than the SSA density of 802.87. The population density within the PSA is also significantly higher than the state of Georgia (176.6 people per square mile).
- The population density within the three selected submarkets is well above the overall PSA, with population densities ranging from 1,481.8 people per square mile in Scottsville to 3,986.7 people per square mile in Stubbs Park.

2. Household Characteristics

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2017 Estimated	Change 2010-2017		2022 Projected	Change 2017-2022	
			#	%		#	%		#	%
PSA	6,209	6,357	148	2.4%	6,302	-55	-0.9%	6,254	-48	-0.8%
SSA	10,874	12,284	1,410	13.0%	12,488	204	1.7%	12,483	-5	0.0%
Combined (PSA & SSA)	17,083	18,641	1,558	9.1%	18,790	149	0.8%	18,737	-53	-0.3%
Scottsville Neighborhood	412	380	-32	-7.8%	344	-36	-9.5%	327	-17	-4.9%
Stubbs Park Neighborhood	356	457	101	28.4%	464	7	1.5%	464	0	0.0%
Southside Neighborhood	937	908	-29	-3.1%	983	75	8.3%	1,004	21	2.1%
Georgia	3,006,034	3,585,597	579,563	19.3%	3,836,118	250,521	7.0%	4,034,437	198,319	5.2%

Source: 2000, 2010 Census; USRI, Urban Decision Group; Bowen National Research

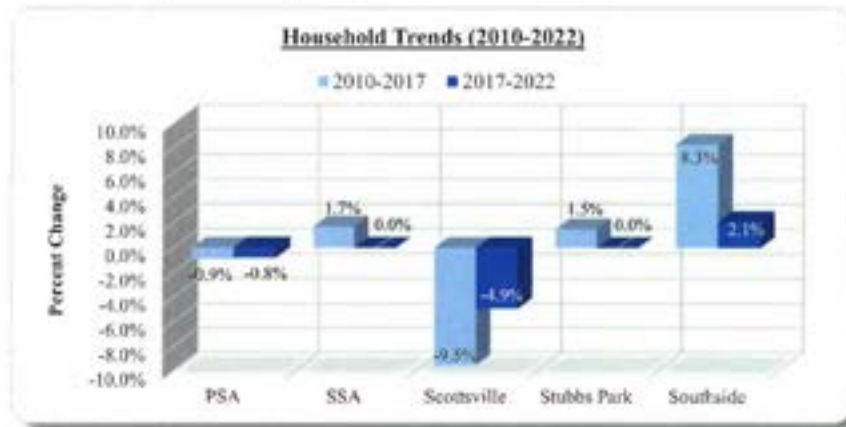
Noteworthy observations from the preceding table include:

- From 2000 to 2010, the number of households in the PSA increased by 148, reflecting an increase of 2.4%. By comparison, surrounding markets grew at more rapid rates: SSA (13.0%), Laurens County (9.1%), and the state of Georgia (19.3%).
- The number of households within the PSA have decreased by 55 (0.9%) during the past seven years (between 2010 and 2017). Meanwhile, the SSA (1.7%), Laurens County (0.8%), and the state of Georgia (7.0%) all experienced an increase in households between 2010 and 2017.
- Between 2017 and 2022, the number of households in the PSA is projected to continue declining (by 48 households, 0.8%), while the SSA and Laurens County are projected to decline at much lower rates. At the same time, the state of Georgia is projected to increase by 5.2%.





The following graph compares percent change in households (growth +/decline -) for two time periods, 2010 to 2017 and 2017 to 2022:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
PSA	2010	370 (5.8%)	1,016 (16.0%)	1,049 (16.5%)	1,209 (19.0%)	1,150 (18.1%)	801 (12.6%)	763 (12.0%)
	2017	325 (5.2%)	1,021 (16.2%)	953 (15.1%)	1,048 (16.6%)	1,153 (18.3%)	970 (15.4%)	832 (13.2%)
	2022	310 (5.0%)	954 (15.3%)	990 (15.8%)	978 (15.6%)	1,099 (17.6%)	1,045 (16.7%)	879 (14.1%)
	Change 2017-2022	-15 (-4.6%)	-67 (-6.6%)	37 (3.9%)	-70 (-6.7%)	-54 (-4.7%)	75 (7.7%)	47 (5.6%)
SSA	2010	376 (3.1%)	1,666 (13.6%)	2,294 (18.7%)	2,644 (21.5%)	2,351 (19.1%)	1,711 (13.9%)	1,246 (10.1%)
	2017	318 (2.5%)	1,710 (13.7%)	2,130 (17.1%)	2,421 (19.4%)	2,525 (20.2%)	2,087 (16.7%)	1,297 (10.4%)
	2022	294 (2.4%)	1,520 (12.2%)	2,072 (16.6%)	2,265 (18.1%)	2,499 (20.0%)	2,273 (18.2%)	1,559 (12.5%)
	Change 2017-2022	-24 (-7.5%)	-190 (-11.1%)	-58 (-2.7%)	-156 (-6.4%)	-26 (-1.0%)	186 (8.9%)	262 (20.2%)
Combined (PSA & SSA)	2010	746 (4.0%)	2,682 (14.4%)	3,342 (17.9%)	3,854 (20.7%)	3,502 (18.8%)	2,509 (13.5%)	2,006 (10.8%)
	2017	643 (3.4%)	2,731 (14.5%)	3,083 (16.4%)	3,469 (18.5%)	3,678 (19.6%)	3,057 (16.3%)	2,129 (11.3%)
	2022	604 (3.2%)	2,474 (13.2%)	3,062 (16.3%)	3,243 (17.3%)	3,598 (19.2%)	3,318 (17.7%)	2,438 (13.0%)
	Change 2017-2022	-39 (-6.1%)	-257 (-9.4%)	-21 (-0.7%)	-226 (-6.5%)	-80 (-2.2%)	261 (8.5%)	309 (14.5%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Scottsville Neighborhood	2010	27 (7.1%)	66 (17.4%)	55 (14.5%)	79 (20.8%)	62 (16.3%)	44 (11.6%)	47 (12.4%)
	2017	18 (5.2%)	52 (15.1%)	48 (14.0%)	61 (17.7%)	60 (17.4%)	58 (16.9%)	47 (13.7%)
	2022	16 (4.9%)	47 (14.3%)	46 (14.0%)	54 (16.5%)	54 (16.5%)	61 (18.6%)	50 (15.2%)
	Change 2017-2022	-2 (-11.1%)	-5 (-9.6%)	-2 (-4.2%)	-7 (-11.5%)	-6 (-10.0%)	3 (5.2%)	3 (6.4%)
Stubbs Park Neighborhood	2010	29 (6.3%)	75 (16.4%)	77 (16.8%)	85 (18.6%)	76 (16.6%)	52 (11.4%)	64 (14.0%)
	2017	41 (8.9%)	98 (21.2%)	69 (14.9%)	75 (16.2%)	75 (16.2%)	59 (12.7%)	46 (9.9%)
	2022	45 (9.7%)	92 (19.9%)	80 (17.3%)	66 (14.3%)	76 (16.4%)	61 (13.2%)	43 (9.3%)
	Change 2017-2022	4 (9.8%)	-6 (-6.1%)	11 (15.9%)	-9 (-12.0%)	1 (1.3%)	2 (3.4%)	-3 (-6.5%)
Southside Neighborhood	2010	103 (11.3%)	171 (18.8%)	149 (16.4%)	160 (17.6%)	144 (15.9%)	101 (11.1%)	80 (8.8%)
	2017	92 (9.4%)	206 (21.0%)	154 (15.7%)	156 (15.9%)	165 (16.8%)	122 (12.4%)	87 (8.9%)
	2022	90 (9.0%)	208 (20.7%)	174 (17.3%)	149 (14.9%)	162 (16.2%)	132 (13.2%)	88 (8.8%)
	Change 2017-2022	-2 (-2.2%)	2 (1.0%)	20 (13.0%)	-7 (-4.5%)	-3 (-1.8%)	10 (8.2%)	1 (1.1%)
Georgia	2010	177,112 (4.9%)	602,314 (16.8%)	739,332 (20.6%)	775,458 (21.6%)	628,332 (17.5%)	382,262 (10.7%)	280,787 (7.8%)
	2017	169,098 (4.4%)	644,320 (16.8%)	710,584 (18.5%)	749,103 (19.5%)	717,056 (18.7%)	523,564 (13.6%)	322,356 (8.4%)
	2022	170,601 (4.2%)	666,210 (16.5%)	746,079 (18.5%)	719,700 (17.8%)	738,341 (18.3%)	600,705 (14.9%)	392,764 (9.7%)
	Change 2017-2022	1,503 (0.9%)	21,890 (3.4%)	35,495 (5.0%)	-29,403 (-3.9%)	21,285 (3.0%)	77,141 (14.7%)	70,408 (21.8%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

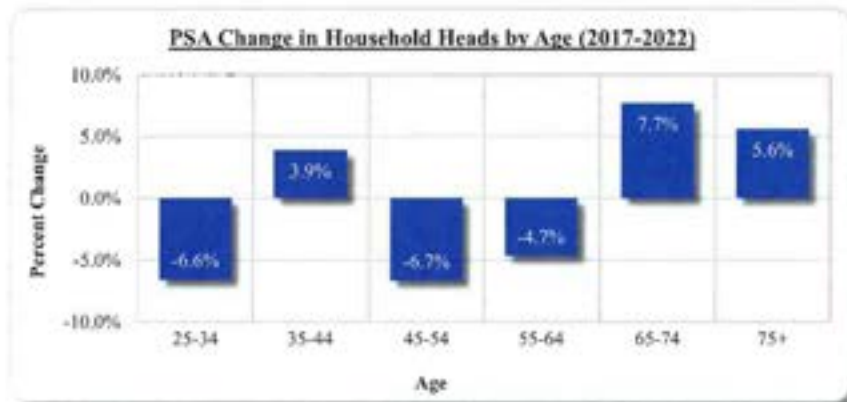
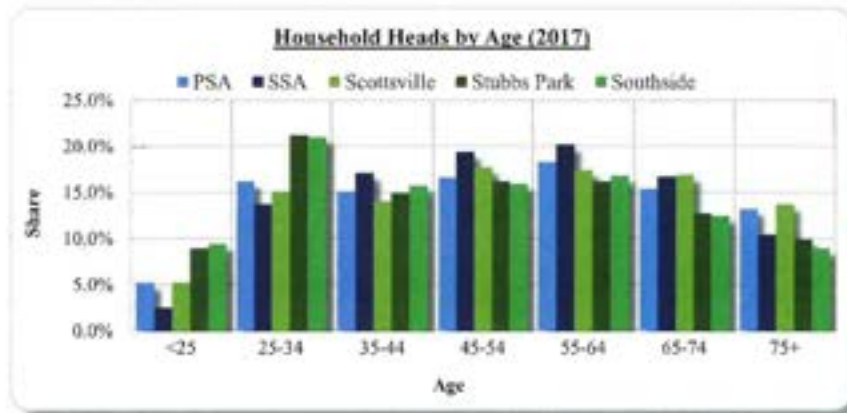
Noteworthy observations from the preceding table include:

- The largest share (18.3%) of households by age in the PSA in 2017 is headed by a person between the ages of 55 and 64. By 2022, it is projected that households within this same age group will decline by 54, but will still represent the largest share (17.6%) of households. Regardless, the shares of households by age group within the PSA is relatively well-balanced, with no age segment falling below 13.2%, but none higher than 18.3%.
- Between 2017 and 2022, the greatest increase in households by age groups within the PSA is projected to occur among households ages 65 to 74, which are projected to increase by 75 (7.7%). Notable growth within the PSA is also projected to occur among households ages 75 and older (47 households, 5.6%) and between the ages of 35 and 44 (37 households, 3.9%).



- Within the selected neighborhoods, the greatest concentration of households is among some of the younger households. The largest share of households by age within Scottsville is among households ages 45 to 54 (17.7%) and between the ages of 55 and 64 (17.4%). The largest share of households by age within the other two neighborhoods is concentrated among households between the ages of 25 and 34, with 21.2% of these younger households in Stubbs Park and 20.7% in Southside. While Scottsville's distribution of households by age is projected to experience minimal changes over the next five years, the greatest change in Stubbs Park and Southside is projected to occur among households between the ages of 35 and 44, with Stubbs Park increasing by 11 (15.9%) households and Southside increasing by 20 (13.0%).

The following graphs compare household age cohort shares for 2017:





Households by tenure for selected years are shown in the following table:

Household Type	Households by Tenure								
	2000		2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
PSA	Owner-Occupied	3,494	56.3%	3,103	48.8%	2,794	44.3%	2,739	43.8%
	Renter-Occupied	2,715	43.7%	3,254	51.2%	3,508	55.7%	3,515	56.2%
	Total	6,209	100.0%	6,357	100.0%	6,302	100.0%	6,254	100.0%
SSA	Owner-Occupied	8,678	79.8%	9,215	75.0%	8,953	71.7%	8,952	71.7%
	Renter-Occupied	2,196	20.2%	3,069	25.0%	3,535	28.3%	3,531	28.3%
	Total	10,874	100.0%	12,284	100.0%	12,488	100.0%	12,483	100.0%
Combined (PSA & SSA)	Owner-Occupied	12,172	71.3%	12,318	66.1%	11,747	62.5%	11,691	62.4%
	Renter-Occupied	4,911	28.7%	6,323	33.9%	7,043	37.5%	7,046	37.6%
	Total	17,083	100.0%	18,641	100.0%	18,790	100.0%	18,737	100.0%
Scottsville Neighborhood	Owner-Occupied	203	49.4%	164	43.2%	132	38.4%	124	37.9%
	Renter-Occupied	209	50.6%	216	56.8%	212	61.6%	203	62.1%
	Total	412	100.0%	380	100.0%	344	100.0%	327	100.0%
Stubbs Park Neighborhood	Owner-Occupied	89	25.0%	63	13.8%	55	11.9%	53	11.4%
	Renter-Occupied	267	75.0%	394	86.2%	409	88.1%	411	88.6%
	Total	356	100.0%	457	100.0%	464	100.0%	464	100.0%
Southside Neighborhood	Owner-Occupied	323	34.4%	245	27.0%	228	23.2%	229	22.8%
	Renter-Occupied	614	65.6%	663	73.0%	755	76.8%	775	77.2%
	Total	937	100.0%	908	100.0%	983	100.0%	1,004	100.0%
Georgia	Owner-Occupied	2,029,127	67.5%	2,354,406	65.7%	2,371,578	61.8%	2,491,118	61.7%
	Renter-Occupied	976,907	32.5%	1,231,191	34.3%	1,464,540	38.2%	1,543,319	38.3%
	Total	3,006,034	100.0%	3,585,597	100.0%	3,836,118	100.0%	4,034,437	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2017 *share* (55.7%) of renter households within the PSA is projected to increase slightly through 2022 (56.2%). The *number* of renter households within the PSA is also projected to decrease slightly (7) between 2017 and 2022. Meanwhile the number of owner households is projected to decline by 55, or by 2.0%.
- The 2017 share of renter households in the PSA (55.7%) is significantly larger than the share of renter households within the SSA (28.3%), Laurens County (37.5%) and the state of Georgia (38.2%). As such, the PSA is a renter-dominated market.
- The share of renter households within the three selected neighborhoods is significantly higher than the share of owner-occupied units. Renters represent 61.6% of occupied households in Scottsville, 88.1% in Stubbs Park and 76.8% in Southside.



The following graph compares household tenure shares for 2017:



Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household					Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person		
PSA	2010	1,245 (38.3%)	816 (25.1%)	425 (13.0%)	326 (10.0%)	444 (13.6%)	3,255 (100.0%)	2.36
	2017	1,330 (37.9%)	958 (27.3%)	410 (11.7%)	332 (9.5%)	478 (13.6%)	3,507 (100.0%)	2.34
	2022	1,333 (37.9%)	960 (27.3%)	411 (11.7%)	333 (9.5%)	479 (13.6%)	3,515 (100.0%)	2.34
SSA	2010	967 (31.5%)	822 (26.8%)	467 (15.2%)	472 (15.4%)	341 (11.1%)	3,069 (100.0%)	2.48
	2017	1,145 (32.4%)	1,076 (30.4%)	483 (13.6%)	463 (13.1%)	371 (10.5%)	3,536 (100.0%)	2.39
	2022	1,143 (32.4%)	1,074 (30.4%)	482 (13.6%)	462 (13.1%)	370 (10.5%)	3,531 (100.0%)	2.39
Laurens County	2010	2,202 (34.8%)	1,639 (25.9%)	895 (14.2%)	895 (12.7%)	782 (12.4%)	6,323 (100.0%)	2.42
	2017	2,458 (34.9%)	2,042 (29.0%)	899 (12.8%)	895 (11.4%)	840 (11.9%)	7,043 (100.0%)	2.36
	2022	2,459 (34.9%)	2,043 (29.0%)	899 (12.8%)	895 (11.4%)	840 (11.9%)	7,046 (100.0%)	2.36

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National





(Continued)

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
Scottsville Neighborhood	2010	81 (37.3%)	22 (10.0%)	77 (35.5%)	6 (2.7%)	31 (14.5%)	216 (100.0%)	2.47
	2017	96 (44.2%)	33 (15.2%)	24 (11.2%)	12 (5.6%)	52 (23.9%)	217 (100.0%)	2.50
	2022	90 (44.2%)	31 (15.2%)	23 (11.2%)	11 (5.6%)	48 (23.9%)	203 (100.0%)	2.50
Stubbs Park Neighborhood	2010	171 (43.2%)	98 (24.8%)	22 (5.6%)	47 (12.0%)	57 (14.4%)	395 (100.0%)	2.30
	2017	158 (38.7%)	130 (31.8%)	50 (12.3%)	24 (5.8%)	47 (11.5%)	409 (100.0%)	2.20
	2022	159 (38.7%)	130 (31.8%)	50 (12.3%)	24 (5.8%)	47 (11.5%)	410 (100.0%)	2.20
Southside Neighborhood	2010	243 (36.7%)	127 (19.2%)	91 (13.7%)	82 (12.4%)	119 (18.0%)	663 (100.0%)	2.56
	2017	275 (36.3%)	163 (21.6%)	80 (10.6%)	138 (18.2%)	100 (13.3%)	756 (100.0%)	2.51
	2022	281 (36.3%)	167 (21.6%)	82 (10.6%)	141 (18.2%)	103 (13.3%)	775 (100.0%)	2.51
Georgia	2010	426,854 (34.7%)	319,863 (26.0%)	202,162 (16.4%)	153,283 (12.5%)	129,029 (10.5%)	1,231,191 (100.0%)	2.38
	2017	503,069 (34.4%)	387,078 (26.4%)	239,013 (16.3%)	180,138 (12.3%)	155,241 (10.6%)	1,464,540 (100.0%)	2.38
	2022	530,130 (34.3%)	407,899 (26.4%)	251,870 (16.3%)	189,828 (12.3%)	163,592 (10.6%)	1,543,319 (100.0%)	2.38

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

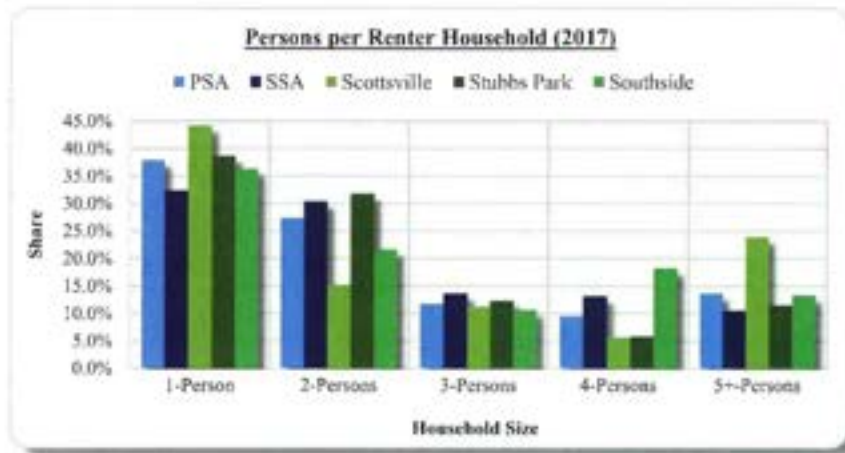
- In 2017, the largest share (37.9%) of renter households in the PSA consisted of one-person households, while two-person households represented the second largest share (27.3%) of renter households. The shares of renter households by household size for the PSA is comparable to the SSA, Laurens County and Georgia.
- Larger renter households (three-person or above) in the PSA represent just over one-third (34.8%) of the renter households in 2017, which is slightly smaller than the shares of the SSA (37.2%), Laurens County (36.1%), and Georgia (39.2%).
- The overall median renter household size was 2.34 persons in the PSA in 2017. The PSA had a slightly smaller median renter household size than the SSA (2.39 persons), Laurens County (2.36 persons), and the state of Georgia (2.38 persons). By 2022, the overall median renter household size in the PSA is expected to stay at 2.34 persons.





- The Scottsville and Southside neighborhoods have a median household size of 2.50 or larger, which is larger than the overall PSA in 2017. The Stubbs Park neighborhood has a median household size of 2.20, which is smaller than the selected neighborhoods and the overall PSA.

The following graph compares renter household size shares for 2017:



Owner households by size for selected years are shown on the following table:

		Persons Per Owner Household					Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person		
PSA	2010	872 (28.1%)	1,233 (39.7%)	410 (13.2%)	411 (13.2%)	177 (5.7%)	3,103 (100.0%)	2.29
	2017	858 (30.7%)	1,004 (36.0%)	467 (16.7%)	288 (10.3%)	177 (6.3%)	2,794 (100.0%)	2.26
	2022	841 (30.7%)	985 (36.0%)	457 (16.7%)	282 (10.3%)	173 (6.3%)	2,739 (100.0%)	2.26
SSA	2010	2,062 (22.4%)	3,580 (38.8%)	1,486 (16.1%)	1,378 (14.9%)	713 (7.7%)	9,219 (100.0%)	2.47
	2017	2,170 (24.2%)	3,289 (36.7%)	1,613 (18.0%)	1,159 (12.9%)	724 (8.1%)	8,954 (100.0%)	2.44
	2022	2,169 (24.2%)	3,288 (36.7%)	1,612 (18.0%)	1,159 (12.9%)	724 (8.1%)	8,953 (100.0%)	2.44
Laurens County	2010	2,949 (23.9%)	4,814 (39.1%)	1,887 (15.3%)	1,784 (14.5%)	884 (7.2%)	12,318 (100.0%)	2.42
	2017	3,044 (25.9%)	4,290 (36.5%)	2,076 (17.7%)	1,440 (12.3%)	897 (7.6%)	11,747 (100.0%)	2.39
	2022	3,029 (25.9%)	4,270 (36.5%)	2,066 (17.7%)	1,433 (12.3%)	893 (7.6%)	11,691 (100.0%)	2.39

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National





(Continued)

		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
Scottsville Neighborhood	2010	47 (28.5%)	81 (49.3%)	20 (12.1%)	8 (4.8%)	9 (5.3%)	164 (100.0%)	2.09
	2017	38 (28.6%)	53 (40.5%)	24 (18.2%)	10 (7.9%)	6 (4.8%)	132 (100.0%)	2.20
	2022	35 (28.6%)	50 (40.5%)	23 (18.2%)	10 (7.9%)	6 (4.8%)	124 (100.0%)	2.20
Stubbs Park Neighborhood	2010	27 (42.9%)	22 (34.9%)	6 (10.3%)	4 (5.7%)	4 (6.3%)	63 (100.0%)	1.98
	2017	22 (40.0%)	22 (40.6%)	6 (10.6%)	2 (2.9%)	3 (5.9%)	55 (100.0%)	1.94
	2022	21 (40.0%)	22 (40.6%)	6 (10.6%)	2 (2.9%)	3 (5.9%)	53 (100.0%)	1.94
Southside Neighborhood	2010	124 (50.5%)	87 (35.7%)	34 (13.8%)	0 (0.0%)	0 (0.0%)	245 (100.0%)	1.63
	2017	86 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	228 (100.0%)	2.21
	2022	87 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	229 (100.0%)	2.21
Georgia	2010	522,914 (22.2%)	844,996 (35.9%)	404,487 (17.2%)	354,574 (15.1%)	227,436 (9.7%)	2,354,406 (100.0%)	2.54
	2017	530,522 (22.4%)	863,966 (36.4%)	402,931 (17.0%)	349,096 (14.7%)	225,063 (9.5%)	2,371,578 (100.0%)	2.53
	2022	557,263 (22.4%)	907,514 (36.4%)	423,241 (17.0%)	366,693 (14.7%)	236,407 (9.5%)	2,491,118 (100.0%)	2.53

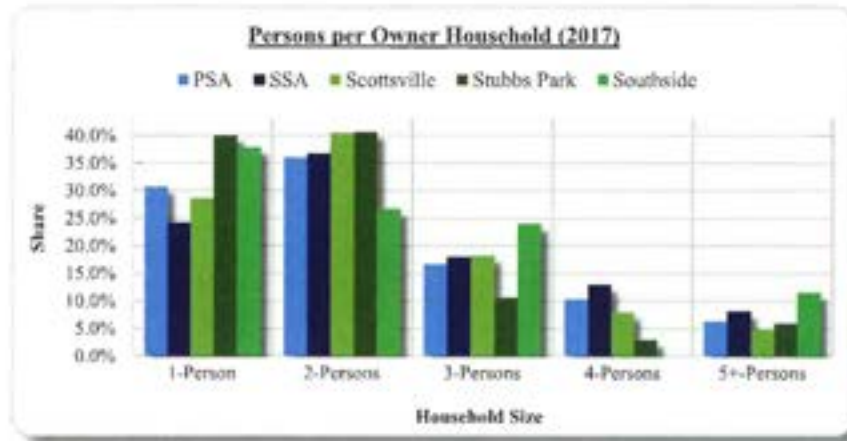
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- Two-person owner households represented the largest share (36.0%) of PSA homeowners, while one-person owner households represent the second largest share (30.7%) in 2017. One-person and two-person households comprised two-thirds of all PSA owner households in 2017.
- Median owner household sizes are projected to remain virtually unchanged through 2022 for the PSA. In 2017, the PSA's median owner household size was 2.26 persons, and is projected to remain at 2.26 persons in 2022. The SSA had a slightly larger median owner household size (2.44 persons) in 2017, which is also projected to remain unchanged by 2022.
- Within the selected Dublin neighborhoods, median owner household sizes are smaller than the overall PSA. The neighborhood sizes range from 1.94 to 2.21, evidence of the larger concentration of smaller household sizes in these neighborhoods.



The following graph compares owner household size shares for 2017:



The distribution of households by income is illustrated below:

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	1,528 (24.0%)	1,118 (17.6%)	665 (10.5%)	1,015 (16.0%)	908 (14.3%)	311 (4.9%)	488 (7.7%)	325 (5.1%)
	2017	1,835 (29.1%)	859 (13.6%)	552 (8.8%)	874 (13.9%)	811 (12.9%)	482 (7.6%)	429 (6.8%)	459 (7.3%)
	2022	1,918 (30.7%)	867 (13.9%)	532 (8.5%)	826 (13.2%)	765 (12.2%)	453 (7.2%)	398 (6.4%)	495 (7.9%)
	Change 2017-2022	83 (4.5%)	8 (0.9%)	-20 (-3.6%)	-48 (-5.5%)	-46 (-5.7%)	-29 (-6.0%)	-31 (-7.2%)	36 (7.8%)
SSA	2010	2,707 (22.0%)	2,124 (17.3%)	1,340 (10.9%)	2,064 (16.8%)	2,068 (16.8%)	761 (6.2%)	836 (6.8%)	388 (3.2%)
	2017	2,319 (18.6%)	1,722 (13.8%)	1,487 (11.9%)	1,821 (14.6%)	2,185 (17.5%)	1,261 (10.1%)	1,054 (8.4%)	641 (5.1%)
	2022	2,508 (20.1%)	1,728 (13.8%)	1,456 (11.7%)	1,790 (14.3%)	2,072 (16.6%)	1,194 (9.6%)	1,024 (8.2%)	712 (5.7%)
	Change 2017-2022	189 (8.2%)	6 (0.3%)	-31 (-2.1%)	-31 (-1.7%)	-113 (-5.2%)	-67 (-5.3%)	-30 (-2.8%)	71 (11.1%)
Laurens County	2010	4,095 (22.0%)	3,258 (17.5%)	2,023 (10.9%)	3,111 (16.7%)	3,014 (16.2%)	1,086 (5.8%)	1,339 (7.2%)	715 (3.8%)
	2017	4,154 (22.1%)	2,581 (13.7%)	2,039 (10.9%)	2,694 (14.3%)	2,996 (15.9%)	1,743 (9.3%)	1,483 (7.9%)	1,100 (5.9%)
	2022	4,404 (23.5%)	2,586 (13.8%)	1,993 (10.6%)	2,628 (14.0%)	2,782 (14.8%)	1,670 (8.9%)	1,451 (7.7%)	1,223 (6.5%)
	Change 2017-2022	250 (6.0%)	5 (0.2%)	-46 (-2.3%)	-66 (-2.4%)	-214 (-7.1%)	-73 (-4.2%)	-32 (-2.2%)	123 (11.2%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Scottsville Neighborhood	2010	159 (41.8%)	67 (17.6%)	47 (12.4%)	69 (18.2%)	17 (4.5%)	0 (0.0%)	13 (3.4%)	8 (2.1%)
	2017	66 (18.9%)	45 (12.9%)	47 (13.5%)	60 (17.2%)	53 (15.2%)	31 (8.9%)	29 (8.3%)	18 (5.2%)
	2022	68 (20.8%)	44 (13.5%)	41 (12.5%)	53 (16.2%)	51 (15.6%)	30 (9.2%)	24 (7.3%)	16 (4.9%)
	Change 2017-2022	2 (3.0%)	-1 (-2.2%)	-6 (-12.8%)	-7 (-11.7%)	-2 (-3.8%)	-1 (-3.2%)	-5 (-17.2%)	-2 (-11.1%)
Stubb's Park Neighborhood	2010	159 (34.7%)	100 (21.8%)	74 (16.2%)	58 (12.7%)	41 (9.0%)	5 (1.1%)	12 (2.6%)	9 (2.0%)
	2017	274 (59.1%)	71 (15.3%)	18 (3.9%)	35 (7.5%)	15 (3.2%)	38 (8.2%)	4 (0.9%)	9 (1.9%)
	2022	292 (63.1%)	59 (12.7%)	17 (3.7%)	35 (7.6%)	14 (3.0%)	34 (7.3%)	3 (0.6%)	9 (1.9%)
	Change 2017-2022	18 (6.6%)	-12 (-16.9%)	-1 (-5.6%)	0 (0.0%)	-1 (-6.7%)	-4 (-10.5%)	-1 (-25.0%)	0 (0.0%)
Southside Neighborhood	2010	332 (36.6%)	213 (23.5%)	140 (15.4%)	98 (10.8%)	74 (8.1%)	12 (1.3%)	31 (3.4%)	8 (0.9%)
	2017	476 (48.4%)	193 (19.6%)	78 (7.9%)	153 (15.5%)	50 (5.1%)	21 (2.1%)	11 (1.1%)	2 (0.2%)
	2022	516 (51.4%)	174 (17.3%)	81 (8.1%)	154 (15.3%)	49 (4.9%)	19 (1.9%)	9 (0.9%)	2 (0.2%)
	Change 2017-2022	40 (8.4%)	-19 (-9.8%)	3 (3.8%)	1 (0.7%)	-1 (-2.0%)	-2 (-9.5%)	-2 (-18.2%)	0 (0.0%)
Georgia	2010	544,504 (15.2%)	416,612 (11.6%)	388,958 (10.8%)	527,733 (14.7%)	667,292 (18.6%)	391,911 (10.9%)	386,685 (10.8%)	261,902 (7.3%)
	2017	503,659 (13.1%)	405,161 (10.6%)	384,222 (10.0%)	529,537 (13.8%)	705,468 (18.4%)	442,177 (11.5%)	499,793 (13.0%)	366,101 (9.5%)
	2022	572,908 (14.2%)	451,527 (11.2%)	408,077 (10.1%)	556,740 (13.8%)	704,194 (17.5%)	448,962 (11.1%)	514,785 (12.8%)	377,244 (9.4%)
	Change 2017-2022	69,249 (13.7%)	46,366 (11.4%)	23,855 (6.2%)	27,203 (5.1%)	-1,274 (-0.2%)	6,785 (1.5%)	14,992 (3.0%)	11,143 (3.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2017, the largest share (29.1%) of households in the PSA had incomes below \$15,000. By 2022, this base of low-income households is projected to increase the most, growing by 83 (4.5%) households. Notable growth is also projected to increase among the highest income households, with those making \$150,000 or more annually projected to increase by 36 (7.8%). These anticipated shifts will impact the housing needs of Dublin over the foreseeable future.



- Within the selected neighborhoods, the greatest concentration of households is among the lowest income households. The greatest share of households by income within the Scottsville neighborhood makes less than \$15,000 annually. In total, 18.9% of Scottsville households earn below \$15,000, with 17.2% earning between \$35,000 and \$49,999. The distribution of households by income within this neighborhood is not expected to change significantly over the next five years. The distribution of households by income within Stubbs Park and Southside are greatly weighted towards the lowest income households. Just under 60% of all households in Stubbs Park earn less than \$15,000, while almost half (48.4%) of the households in Southside earn below \$15,000. The greatest growth between 2017 and 2022 in these two neighborhoods is projected to occur among those making less than \$15,000, which is projected to increase by 18 (6.6%) households in Stubbs Park and by 40 (8.4%) households in Southside. As such, affordable housing will remain an important segment of the local housing market.

The distribution of renter households by income is illustrated below (Note: Due to the relatively small size of the selected neighborhoods and the corresponding higher margins of error associated with certain data sets, we have excluded 2010 data for the neighborhoods):

		Renter Households by Income							
		<-\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$150,000+	
PSA	2017	1,542 (44.0%)	596 (17.0%)	374 (10.7%)	372 (10.6%)	372 (10.6%)	142 (4.0%)	44 (1.3%)	66 (1.9%)
	2022	1,632 (46.4%)	626 (17.8%)	378 (10.7%)	288 (8.2%)	383 (10.9%)	110 (3.1%)	26 (0.7%)	77 (2.2%)
	Change 2017-2022	90 (5.8%)	30 (5.0%)	4 (1.0%)	-84 (-22.5%)	11 (3.0%)	-31 (-22.0%)	-18 (-40.9%)	11 (16.8%)
	2010	1,218 (39.7%)	553 (18.0%)	411 (13.4%)	362 (11.8%)	340 (11.1%)	89 (2.9%)	77 (2.5%)	19 (0.6%)
SSA	2017	1,266 (35.8%)	614 (17.4%)	455 (12.9%)	520 (14.7%)	360 (10.2%)	164 (4.6%)	140 (3.9%)	16 (0.5%)
	2022	1,482 (41.9%)	629 (17.8%)	335 (9.5%)	485 (13.7%)	262 (7.4%)	134 (3.8%)	195 (5.5%)	12 (0.3%)
	Change 2017-2022	216 (17.0%)	14 (2.3%)	-120 (-26.4%)	-35 (-6.8%)	-98 (-27.3%)	-30 (-18.4%)	55 (39.4%)	-4 (-25.2%)
	2010	2,470 (39.1%)	1,223 (19.3%)	820 (13.0%)	738 (11.7%)	649 (10.3%)	196 (3.1%)	178 (2.8%)	49 (0.8%)
Laurens County	2017	2,797 (39.7%)	1,207 (17.1%)	845 (12.0%)	887 (12.6%)	744 (10.6%)	306 (4.3%)	188 (2.7%)	69 (1.0%)
	2022	3,079 (43.6%)	1,260 (17.9%)	758 (10.7%)	770 (10.9%)	662 (9.4%)	264 (3.7%)	191 (2.7%)	71 (1.0%)
	Change 2017-2022	282 (10.1%)	53 (4.4%)	-87 (-10.3%)	-117 (-13.2%)	-82 (-11.0%)	-42 (-13.8%)	3 (1.7%)	2 (2.6%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Scottsville Neighborhood	2017	58 (26.8%)	28 (12.8%)	27 (12.2%)	33 (15.0%)	34 (15.5%)	22 (10.2%)	4 (2.0%)	12 (5.4%)
	2022	52 (25.6%)	29 (14.5%)	17 (8.1%)	26 (12.8%)	41 (20.3%)	21 (10.4%)	3 (1.4%)	14 (6.8%)
	Change 2017-2022	-6 (-10.5%)	2 (5.5%)	-10 (-37.8%)	-7 (-20.0%)	8 (22.8%)	-1 (-4.3%)	-1 (-33.3%)	2 (16.3%)
Stubbs Park Neighborhood	2017	260 (63.5%)	63 (15.5%)	16 (4.0%)	29 (7.2%)	11 (2.7%)	28 (6.7%)	1 (0.2%)	1 (0.2%)
	2022	275 (67.0%)	52 (12.8%)	16 (3.8%)	30 (7.3%)	11 (2.6%)	26 (6.3%)	0 (0.1%)	1 (0.2%)
	Change 2017-2022	15 (5.7%)	-11 (-17.4%)	-1 (-3.4%)	1 (2.1%)	-1 (-5.9%)	-2 (-6.4%)	0 (-53.0%)	0 (-6.4%)
Southside Neighborhood	2017	414 (54.8%)	155 (20.5%)	72 (9.6%)	70 (9.3%)	35 (4.6%)	2 (0.3%)	6 (0.8%)	0 (0.1%)
	2022	448 (57.8%)	142 (18.3%)	76 (9.8%)	67 (8.6%)	35 (4.5%)	2 (0.3%)	5 (0.6%)	1 (0.1%)
	Change 2017-2022	34 (8.2%)	-13 (-8.5%)	3 (4.7%)	-3 (-4.4%)	0 (-0.5%)	-1 (-20.7%)	-1 (-22.6%)	0 (98.2%)
Georgia	2010	335,233 (27.2%)	210,764 (17.1%)	174,273 (14.2%)	195,726 (15.9%)	179,493 (14.6%)	73,600 (6.0%)	44,198 (3.6%)	17,904 (1.5%)
	2017	336,242 (23.0%)	230,074 (15.7%)	195,907 (13.4%)	233,037 (15.9%)	240,349 (16.4%)	110,418 (7.5%)	82,127 (5.6%)	36,384 (2.5%)
	2022	371,255 (24.1%)	244,655 (15.9%)	198,944 (12.9%)	237,702 (15.4%)	239,787 (15.5%)	117,641 (7.6%)	93,267 (6.0%)	40,232 (2.6%)
	Change 2017-2022	35,012 (10.4%)	14,581 (6.3%)	3,036 (1.5%)	4,665 (2.0%)	-562 (-0.2%)	7,223 (6.5%)	11,139 (13.6%)	3,847 (10.6%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

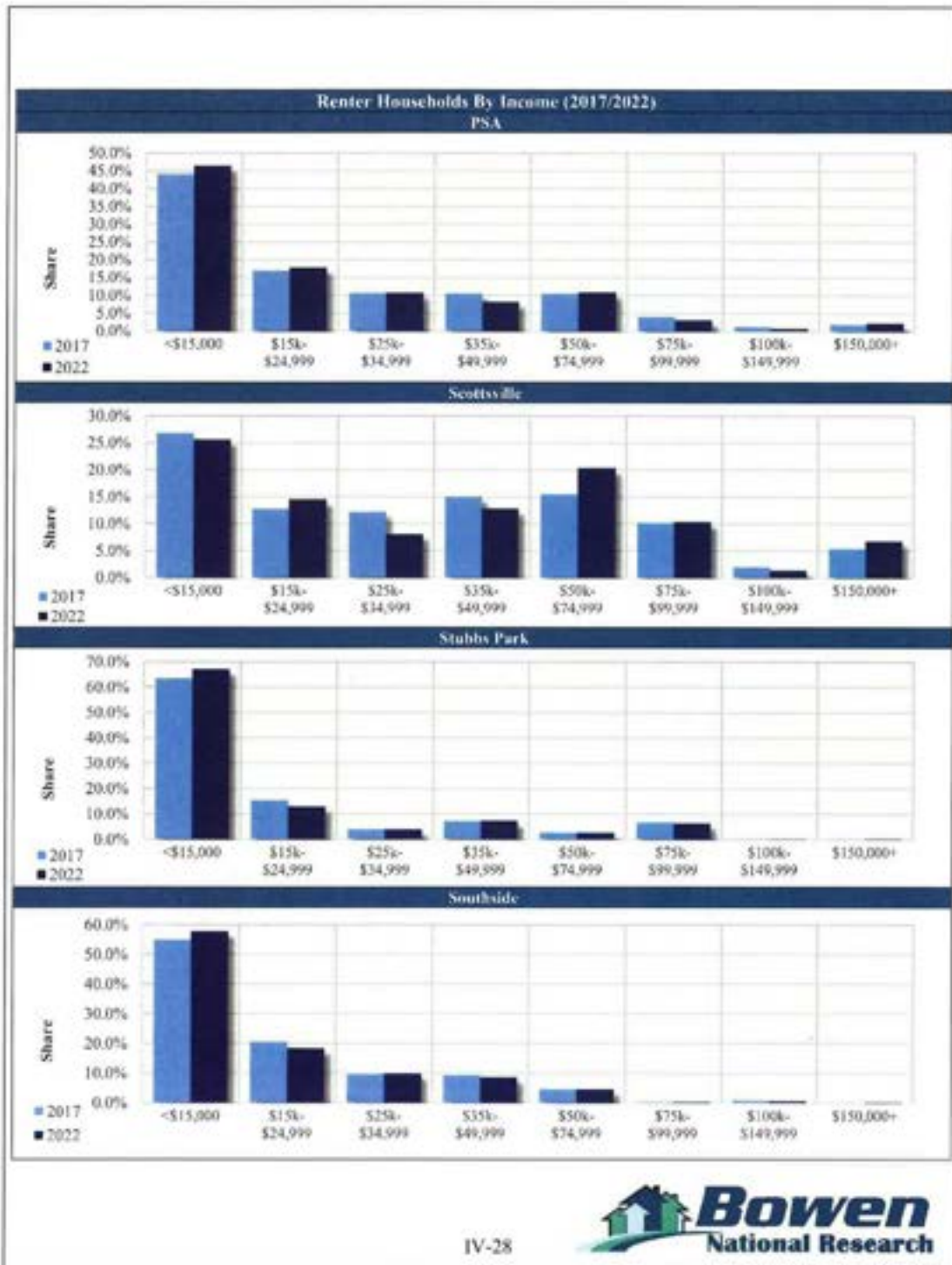
- In 2017, the largest number of renter households (1,542) in the PSA had incomes below \$15,000. This figure represented 44.0% of all renter households in the PSA. This segment is projected to increase the most between 2017 and 2022, adding 90 (5.8%) households during this time. The next largest number of renter households (596) made between \$15,000 and \$24,999, which represented a 17.0% share of all renter households. As a combined figure, well over half of the renter households in the PSA earned less than \$25,000 in 2017. While the majority of renter households in the SSA (balance of Laurens County) are also among lower income households, it is not as pronounced as the PSA.





- More than one-half of all renter households in the Stubbs Park and Southside neighborhoods have annual incomes below \$15,000, while over one-fourth of renter households within the Scottsville neighborhood earn below \$15,000. Between 2017 and 2022, most of the projected renter household growth is expected to occur among these lower income households within Stubbs Park and Southside, while most growth among renters in Scottsville is expected to occur among those earning between \$50,000 and \$74,999.

The graphs on the following page compare *renter* household income shares for 2017 and 2022.





The distribution of owner households by income is included below (Note: Due to the relatively small size of the selected neighborhoods and the corresponding higher margins of error associated with certain data sets, we have excluded 2010 data for the neighborhoods):

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	319 (10.3%)	444 (14.3%)	237 (7.6%)	634 (20.4%)	601 (19.4%)	202 (6.5%)	377 (12.2%)	290 (9.3%)
	2017	293 (10.5%)	263 (9.4%)	178 (6.4%)	502 (18.0%)	439 (15.7%)	340 (12.2%)	385 (13.8%)	393 (14.1%)
	2022	286 (10.4%)	241 (8.8%)	154 (5.6%)	538 (19.6%)	382 (13.9%)	343 (12.5%)	372 (13.6%)	424 (15.5%)
	Change 2017-2022	-7 (-2.5%)	-22 (-8.4%)	-24 (-13.4%)	36 (7.1%)	-57 (-13.0%)	2 (0.6%)	-13 (-3.4%)	31 (7.8%)
SSA	2010	1,489 (16.1%)	1,571 (17.0%)	929 (10.1%)	1,702 (18.5%)	1,728 (18.7%)	672 (7.3%)	759 (8.2%)	369 (4.0%)
	2017	1,053 (11.8%)	1,108 (12.4%)	1,032 (11.5%)	1,301 (14.5%)	1,825 (20.4%)	1,097 (12.2%)	914 (10.2%)	625 (7.0%)
	2022	1,026 (11.5%)	1,099 (12.3%)	1,121 (12.5%)	1,305 (14.6%)	1,810 (20.2%)	1,060 (11.8%)	829 (9.3%)	702 (7.8%)
	Change 2017-2022	-27 (-2.5%)	-8 (-0.7%)	89 (8.7%)	4 (0.3%)	-15 (-0.8%)	-37 (-3.3%)	-85 (-9.3%)	77 (12.1%)
Laurens County	2010	1,625 (13.2%)	2,035 (16.5%)	1,203 (9.8%)	2,373 (19.3%)	2,365 (19.2%)	890 (7.2%)	1,161 (9.4%)	666 (5.4%)
	2017	1,357 (11.6%)	1,374 (11.7%)	1,194 (10.2%)	1,807 (15.4%)	2,252 (19.2%)	1,437 (12.2%)	1,295 (11.0%)	1,031 (8.8%)
	2022	1,325 (11.3%)	1,326 (11.3%)	1,235 (10.6%)	1,858 (15.9%)	2,120 (18.1%)	1,406 (12.0%)	1,260 (10.8%)	1,161 (9.9%)
	Change 2017-2022	-32 (-2.3%)	-48 (-3.5%)	41 (3.4%)	51 (2.8%)	-132 (-5.9%)	-31 (-2.1%)	-35 (-2.7%)	130 (12.6%)
Scottsville Neighborhood	2017	8 (5.9%)	17 (13.0%)	20 (15.5%)	27 (20.8%)	19 (14.7%)	9 (6.7%)	25 (18.7%)	6 (4.7%)
	2022	16 (12.8%)	15 (11.8%)	24 (19.7%)	27 (21.7%)	10 (7.9%)	9 (7.1%)	21 (17.0%)	2 (1.8%)
	Change 2017-2022	8 (104.4%)	-3 (-14.7%)	4 (19.9%)	0 (-1.8%)	-10 (-49.7%)	0 (-0.5%)	-4 (-14.4%)	-4 (-63.1%)
Stubbs Park Neighborhood	2017	14 (25.9%)	8 (13.9%)	2 (3.3%)	6 (10.4%)	4 (6.8%)	10 (19.1%)	3 (5.7%)	8 (14.8%)
	2022	17 (32.7%)	7 (12.6%)	1 (2.6%)	5 (9.6%)	3 (6.5%)	8 (15.6%)	3 (4.9%)	8 (15.5%)
	Change 2017-2022	3 (22.0%)	-1 (-13.0%)	0 (-24.3%)	-1 (-10.7%)	0 (-8.8%)	-2 (-21.3%)	-1 (-17.6%)	0 (0.6%)
Southside Neighborhood	2017	62 (27.0%)	38 (16.6%)	6 (2.4%)	83 (36.4%)	15 (6.6%)	19 (8.1%)	5 (2.1%)	2 (0.7%)
	2022	68 (29.5%)	32 (14.0%)	5 (2.3%)	87 (38.0%)	14 (6.2%)	17 (7.4%)	4 (1.8%)	2 (0.7%)
	Change 2017-2022	6 (9.7%)	-6 (-15.2%)	0 (-7.2%)	4 (4.9%)	-1 (-5.5%)	-1 (-8.0%)	-1 (-12.3%)	0 (0.3%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Georgia	2010	209,271 (8.9%)	205,848 (8.7%)	214,685 (9.1%)	332,007 (14.1%)	487,799 (20.7%)	318,311 (13.5%)	342,487 (14.5%)	243,998 (10.4%)
	2017	167,417 (7.1%)	175,087 (7.4%)	188,315 (7.9%)	296,500 (12.5%)	465,119 (19.6%)	331,759 (14.0%)	417,666 (17.6%)	329,717 (13.9%)
	2022	201,653 (8.1%)	206,872 (8.3%)	209,133 (8.4%)	319,038 (12.8%)	464,407 (18.6%)	331,321 (13.3%)	421,518 (16.9%)	337,175 (13.5%)
	Change 2017-2022	34,237 (20.4%)	31,785 (18.2%)	20,819 (11.1%)	22,538 (7.6%)	-712 (-0.2%)	-438 (-0.1%)	3,853 (0.9%)	7,458 (2.3%)

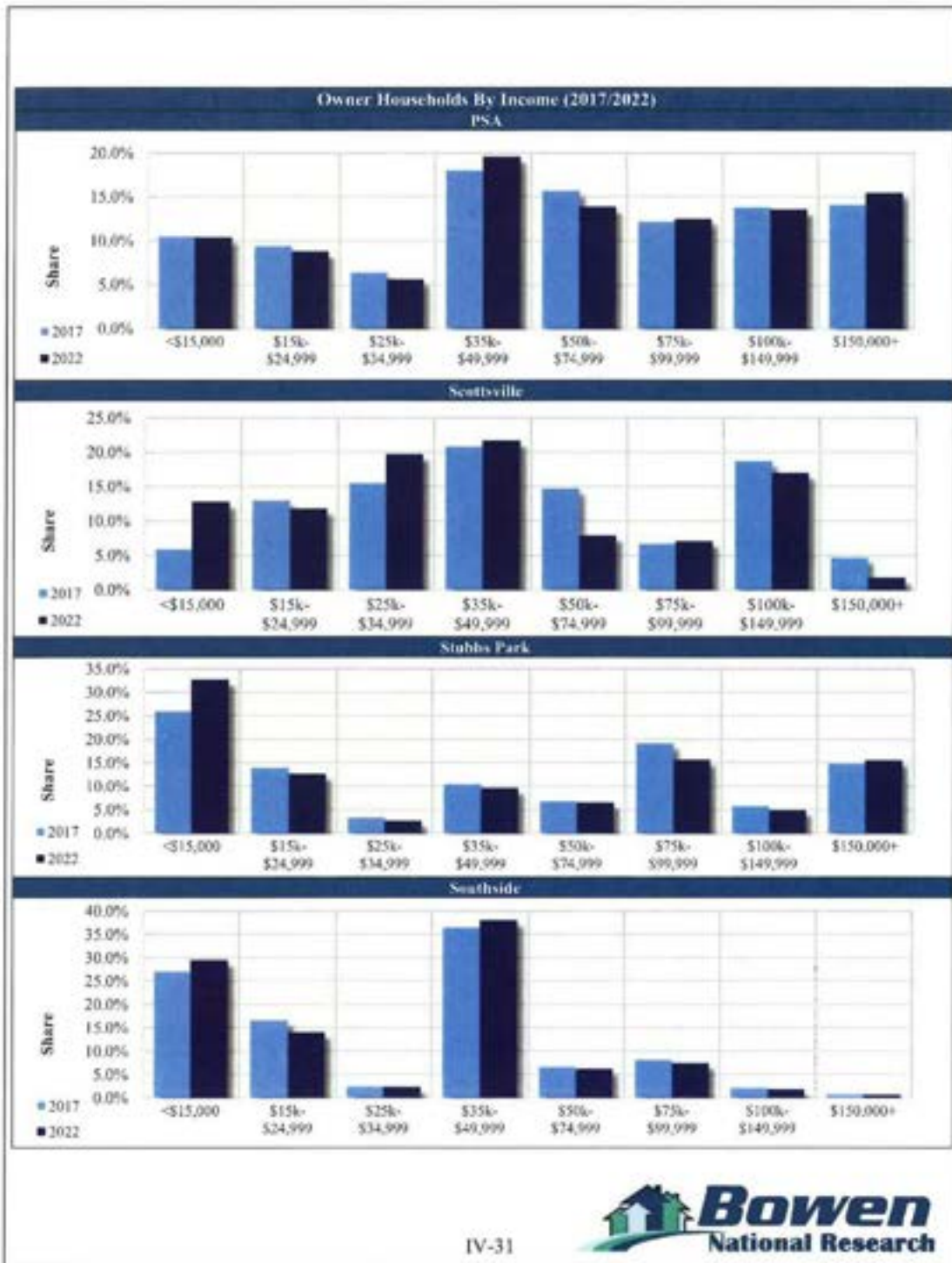
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest number of owner households in the PSA was among those making between \$35,000 and \$49,999 in 2017, followed closely by those earning between \$50,000 and \$74,999. Combined, 33.7% of owner households earned between \$35,000 and \$74,999 in 2017.
- The most significant growth between 2017 and 2022 in owner households within the PSA is projected to occur within the \$35,000 to \$49,999 income level. Households within this income level are projected to increase by 36 (7.1%). It is also projected that notable growth will occur among owner households earning \$150,000 or more over the next five years, with an additional 31 households (7.8% increase).
- The largest concentration of owner households in 2017 within the selected neighborhoods is concentrated among those making less than \$25,000 within Stubbs Park (39.8%) and Southside (43.6%). Meanwhile, the greatest concentration of owner households in the Scottsville neighborhood is among those making between \$25,000 and \$74,999, representing 51.0% of all owner households in the submarket. None of the submarkets are expected to experience large shifts among the distribution of owner households by income level through 2022.

The graphs on the following page compare *owner* household income shares for 2017 and 2022.







The following table shows the distribution of *senior (age 55+)* renter households by income (Note: Due to the relatively small size of the selected neighborhoods and the corresponding higher margins of error associated with certain data sets, we have excluded 2010 data for the neighborhoods):

		Age 55+ Renter Households by Income							
		< \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	383 (44.5%)	209 (24.3%)	117 (13.6%)	56 (6.5%)	51 (6.0%)	25 (3.0%)	13 (1.5%)	6 (0.7%)
	2017	604 (54.3%)	228 (20.5%)	127 (11.4%)	58 (5.2%)	67 (6.0%)	17 (1.5%)	3 (0.3%)	8 (0.7%)
	2022	625 (52.8%)	243 (20.5%)	146 (12.3%)	40 (3.4%)	102 (8.6%)	13 (1.1%)	2 (0.2%)	12 (1.1%)
	Change 2017-2022	20 (3.4%)	14 (6.3%)	19 (14.8%)	-17 (-29.9%)	34 (51.4%)	-3 (-19.5%)	-1 (-35.7%)	4 (50.4%)
SSA	2010	355 (46.9%)	147 (19.4%)	114 (15.0%)	59 (7.7%)	53 (7.1%)	15 (2.0%)	10 (1.4%)	3 (0.4%)
	2017	506 (48.2%)	205 (19.5%)	117 (11.1%)	113 (10.8%)	56 (5.4%)	28 (2.7%)	21 (2.0%)	2 (0.2%)
	2022	674 (57.6%)	222 (19.0%)	77 (6.6%)	102 (8.7%)	38 (3.2%)	23 (2.0%)	33 (2.8%)	2 (0.1%)
	Change 2017-2022	168 (33.1%)	17 (8.4%)	-40 (-34.0%)	-11 (-9.9%)	-19 (-33.3%)	-5 (-18.9%)	12 (55.9%)	-1 (-35.7%)
Laurens County	2010	782 (48.8%)	326 (20.3%)	214 (13.4%)	113 (7.0%)	102 (6.4%)	36 (2.2%)	22 (1.4%)	9 (0.6%)
	2017	1,101 (51.3%)	418 (19.5%)	233 (10.9%)	184 (8.6%)	123 (5.7%)	50 (2.3%)	26 (1.2%)	11 (0.5%)
	2022	1,339 (56.3%)	478 (20.1%)	212 (8.9%)	155 (6.5%)	113 (4.8%)	43 (1.8%)	28 (1.2%)	10 (0.4%)
	Change 2017-2022	238 (21.6%)	60 (14.3%)	-22 (-9.2%)	-29 (-15.5%)	-10 (-7.8%)	-7 (-13.7%)	2 (6.9%)	-1 (-7.7%)
Scottsville Neighborhood	2017	29 (38.2%)	11 (14.9%)	7 (9.8%)	9 (12.1%)	9 (12.3%)	7 (9.6%)	0 (0.0%)	2 (3.1%)
	2022	23 (27.4%)	13 (15.0%)	4 (4.3%)	13 (15.3%)	19 (21.8%)	9 (11.0%)	0 (0.0%)	5 (5.3%)
	Change 2017-2022	-5 (-18.6%)	2 (13.7%)	-4 (-50.9%)	4 (43.8%)	9 (101.5%)	2 (30.9%)	0 (0.0%)	2 (91.5%)
Stubbs Park Neighborhood	2017	96 (69.5%)	27 (19.1%)	5 (3.8%)	7 (5.1%)	1 (0.9%)	2 (1.5%)	0 (0.0%)	0 (0.0%)
	2022	91 (66.1%)	27 (19.5%)	6 (4.2%)	8 (6.0%)	1 (1.1%)	4 (3.2%)	0 (0.0%)	0 (0.0%)
	Change 2017-2022	-5 (-5.5%)	0 (0.0%)	1 (9.2%)	1 (15.1%)	0 (0.0%)	2 (110.7%)	0 (0.0%)	0 (0.0%)
Southside Neighborhood	2017	123 (63.3%)	49 (25.2%)	22 (11.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2022	117 (59.7%)	51 (25.8%)	28 (14.1%)	0 (0.0%)	1 (0.4%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2017-2022	-6 (-4.8%)	2 (3.6%)	5 (24.1%)	0 (0.0%)	1 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

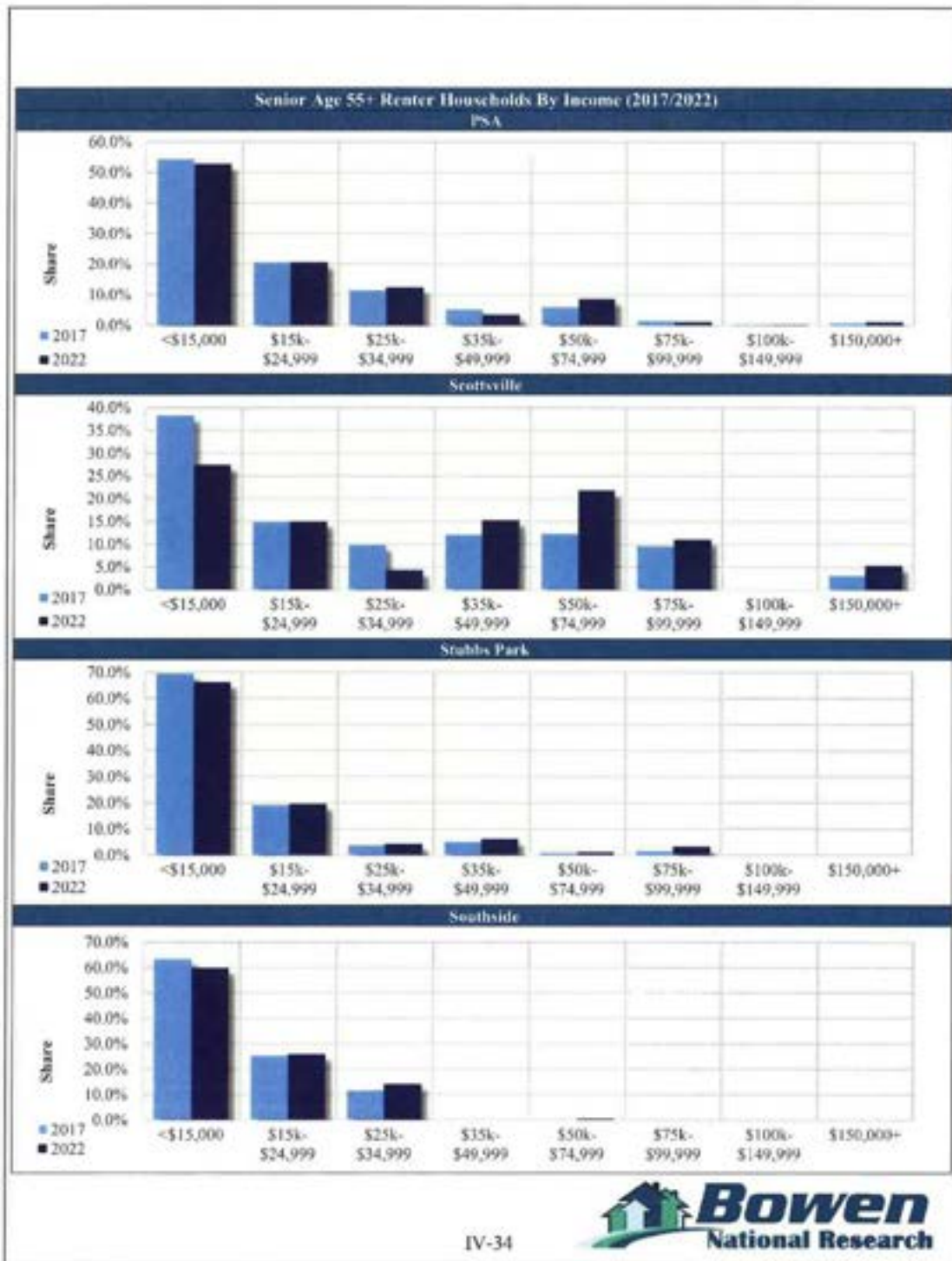
		Age 55+ Renter Households by Income							
		< \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Georgia	2010	103,124 (40.2%)	55,093 (21.5%)	33,842 (13.2%)	28,788 (11.2%)	20,835 (8.1%)	7,749 (3.0%)	4,650 (1.8%)	2,475 (1.0%)
	2017	121,502 (34.4%)	77,026 (21.8%)	46,488 (13.2%)	44,736 (12.7%)	34,491 (9.8%)	13,752 (3.9%)	10,309 (2.9%)	4,707 (1.3%)
	2022	136,989 (36.0%)	84,578 (22.2%)	46,909 (12.3%)	44,184 (11.6%)	34,901 (9.2%)	15,248 (4.0%)	12,142 (3.2%)	5,268 (1.4%)
	Change 2017-2022	15,487 (12.7%)	7,552 (9.8%)	420 (0.9%)	-552 (-1.2%)	410 (1.2%)	1,496 (10.9%)	1,833 (17.8%)	561 (11.9%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2017, the largest number of PSA senior renter households were earning less than \$15,000 per year, with the second largest number among those making between \$15,000 and \$24,999. Overall, senior renter households making less than \$25,000 a year represented 74.8% of all senior renter households in the PSA.
- It is projected that most of the senior renter household growth within the PSA between 2017 and 2022 will occur among those making less than \$35,000 a year. These lower income renter households are projected to increase by 53 during this five-year period. A notable increase is also projected to occur during this same time among senior renter households earning between \$50,000 and \$74,999, which are expected to increase by 34 households (51.4%).
- Within the selected neighborhoods, the largest share of senior renter households is among those making less than \$15,000. This very low income segment of senior renter households represents 27.4% of senior renter households in Scottsville, 66.1% in Stubbs Park and 59.7% in Southside. As such, it is clear that the Stubbs Park and Southside neighborhoods are dominated by very low-income senior renter households. These neighborhoods are not expected to experience much of a shift in terms of the distribution of senior renter households by income level over the five-year projection period.

The graphs on the following page compare senior *renter* household income shares for 2017 and 2022.





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

The distribution of *senior (age 55+) owner* households by income are below:

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	250 (13.5%)	352 (19.0%)	167 (9.0%)	344 (18.6%)	319 (17.2%)	119 (6.4%)	156 (8.4%)	147 (7.9%)
	2017	257 (13.9%)	233 (12.6%)	152 (8.3%)	333 (18.1%)	293 (15.9%)	189 (10.3%)	166 (9.0%)	221 (12.0%)
	2022	234 (12.7%)	203 (11.1%)	128 (7.0%)	346 (18.8%)	280 (15.3%)	202 (11.0%)	178 (9.7%)	267 (14.5%)
	Change 2017-2022	-22 (-8.8%)	-29 (-12.7%)	-24 (-15.6%)	12 (3.7%)	-12 (-4.3%)	12 (6.5%)	12 (7.2%)	46 (20.8%)
SSA	2010	906 (19.9%)	972 (21.4%)	547 (12.0%)	755 (16.6%)	676 (14.8%)	271 (5.9%)	267 (5.9%)	158 (3.5%)
	2017	781 (16.1%)	797 (16.4%)	645 (13.3%)	726 (14.9%)	809 (16.6%)	486 (10.0%)	368 (7.6%)	249 (5.1%)
	2022	834 (16.2%)	844 (16.3%)	710 (13.7%)	762 (14.8%)	825 (16.0%)	506 (9.8%)	377 (7.3%)	304 (5.9%)
	Change 2017-2022	53 (6.8%)	47 (5.9%)	65 (10.0%)	36 (5.0%)	17 (2.1%)	20 (4.2%)	9 (2.5%)	56 (22.5%)
Laurens County	2010	1,111 (17.3%)	1,350 (21.1%)	731 (11.4%)	1,101 (17.2%)	998 (15.6%)	395 (6.2%)	425 (6.6%)	302 (4.7%)
	2017	1,047 (15.6%)	1,045 (15.6%)	808 (12.0%)	1,045 (15.6%)	1,102 (16.4%)	670 (10.0%)	532 (7.9%)	469 (7.0%)
	2022	1,078 (15.4%)	1,054 (15.1%)	853 (12.2%)	1,097 (15.7%)	1,102 (15.8%)	688 (9.9%)	551 (7.9%)	555 (7.9%)
	Change 2017-2022	31 (2.9%)	9 (0.9%)	46 (5.6%)	52 (4.9%)	0 (0.0%)	18 (2.7%)	19 (3.6%)	86 (18.3%)
Scottsville Neighborhood	2017	7 (7.8%)	16 (17.0%)	17 (17.9%)	20 (21.5%)	13 (13.8%)	7 (7.3%)	11 (11.9%)	3 (2.8%)
	2022	11 (13.7%)	11 (14.5%)	18 (23.7%)	16 (20.5%)	5 (7.0%)	6 (7.2%)	10 (12.9%)	0 (0.6%)
	Change 2017-2022	3 (46.2%)	-5 (-28.8%)	2 (10.7%)	-4 (-20.0%)	-7 (-57.6%)	-1 (-18.0%)	-1 (-9.1%)	-2 (-82.3%)
Stubbs Park Neighborhood	2017	14 (33.0%)	7 (18.2%)	2 (4.0%)	5 (11.8%)	3 (6.6%)	8 (19.2%)	0 (0.0%)	3 (7.3%)
	2022	15 (39.1%)	6 (16.2%)	1 (3.1%)	5 (12.6%)	3 (6.6%)	6 (14.6%)	0 (0.0%)	3 (7.9%)
	Change 2017-2022	1 (9.9%)	-1 (-17.4%)	0 (-29.6%)	0 (-1.5%)	0 (-6.3%)	-2 (-29.3%)	0 (0.0%)	0 (0.0%)
Southside Neighborhood	2017	62 (33.8%)	38 (20.8%)	6 (3.1%)	51 (28.0%)	15 (8.2%)	9 (4.9%)	1 (0.5%)	1 (0.5%)
	2022	68 (36.3%)	32 (17.3%)	5 (2.8%)	56 (30.1%)	14 (7.7%)	9 (4.8%)	1 (0.5%)	1 (0.5%)
	Change 2017-2022	6 (9.7%)	-6 (-15.2%)	0 (-7.2%)	5 (9.8%)	-1 (-4.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Georgia	2010	145,066 (14.0%)	136,078 (13.1%)	119,510 (11.5%)	154,172 (14.9%)	184,303 (17.8%)	104,580 (10.1%)	107,010 (10.3%)	84,106 (8.1%)
	2017	127,985 (10.6%)	132,731 (11.0%)	123,619 (10.2%)	171,361 (14.2%)	222,815 (18.4%)	139,554 (11.5%)	167,642 (13.9%)	124,254 (10.3%)
	2022	158,265 (11.7%)	162,014 (12.0%)	140,309 (10.4%)	185,945 (13.8%)	234,221 (17.3%)	151,556 (11.2%)	183,005 (13.5%)	136,272 (10.1%)
	Change 2017-2022	30,280 (23.7%)	29,283 (22.1%)	16,691 (13.5%)	14,584 (8.5%)	11,406 (5.1%)	12,002 (8.6%)	15,363 (9.2%)	12,018 (9.7%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

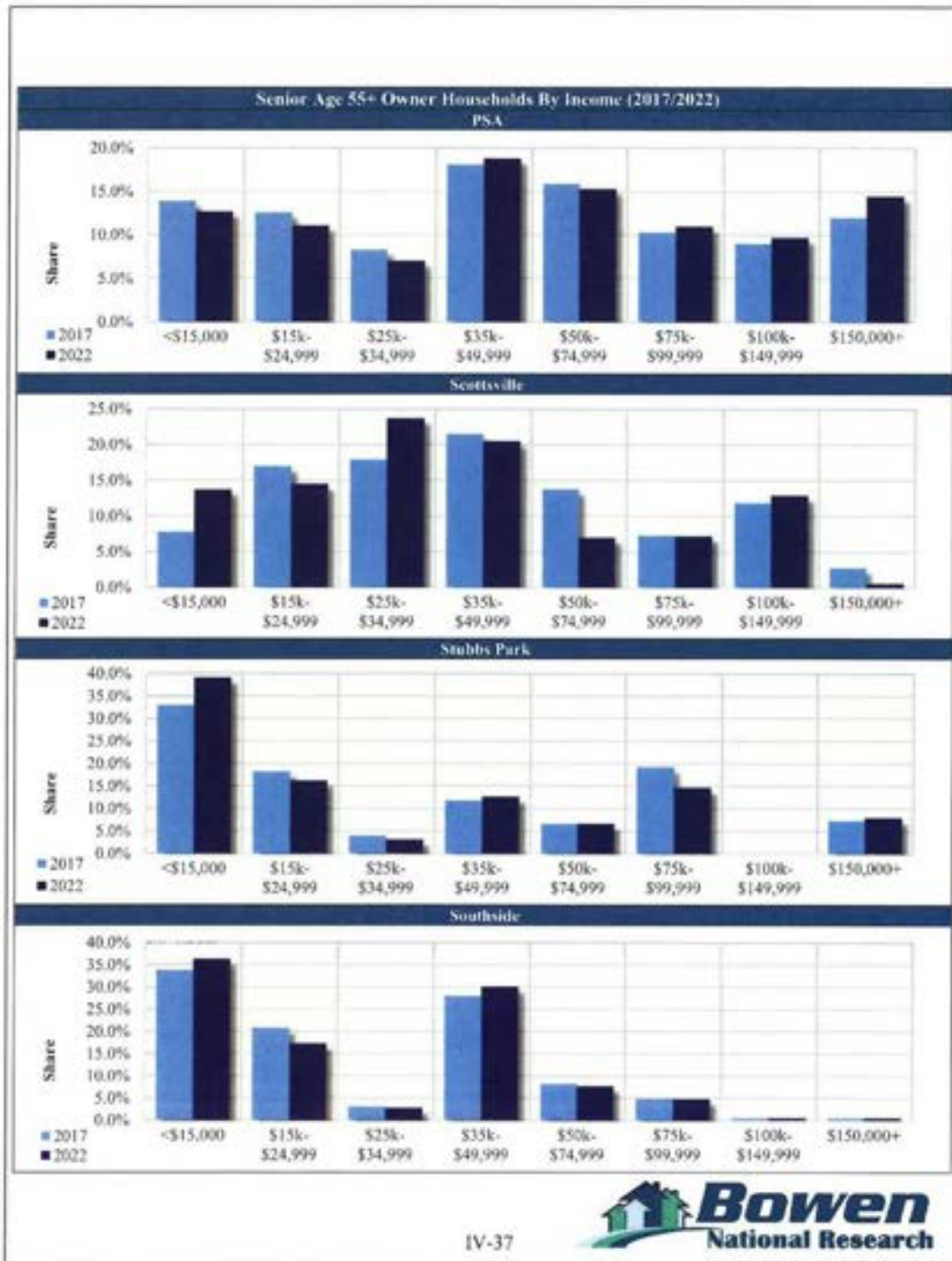
- The largest share (18.1%) of senior homeowners within the PSA in 2017 was among those making between \$35,000 and \$49,999 annually, followed by those senior homeowners (15.9%) earning between \$50,000 and \$74,999. Combined, these two income brackets represented over one-third (34.0%) of all senior homeowners in the PSA. It is projected that most of the growth among senior homeowners between 2017 and 2022 will occur among those earning \$75,000 or more.
- While there are not many senior homeowners within the Scottsville neighborhood, the largest number (20 households, representing 21.5%) of seniors earn between \$35,000 and \$49,999. The greatest concentration of senior owner households within the Stubbs Park and Southside neighborhoods is among those earning below \$15,000 a year, with approximately one-third of senior households earning below this income level. The distribution of senior owner households by income level are not expected to change much between 2017 and 2022.

The graphs on the following page compare senior *owner* household income shares for 2017 and 2022.





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





3. Demographic Theme Maps

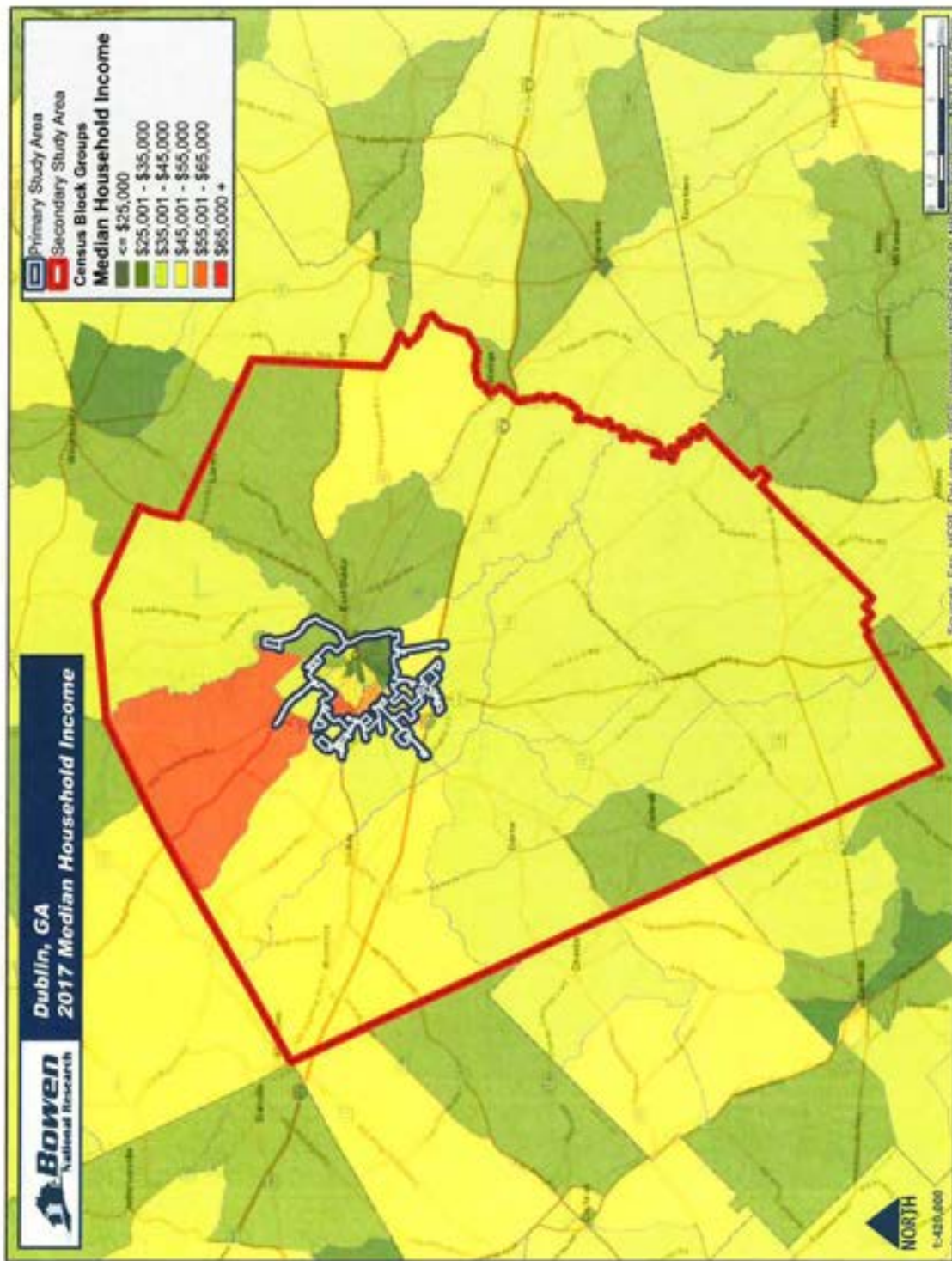
The following demographic theme maps for the study areas are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

The demographic data used in these maps is based on US Census, ACS and ESRI data sets.

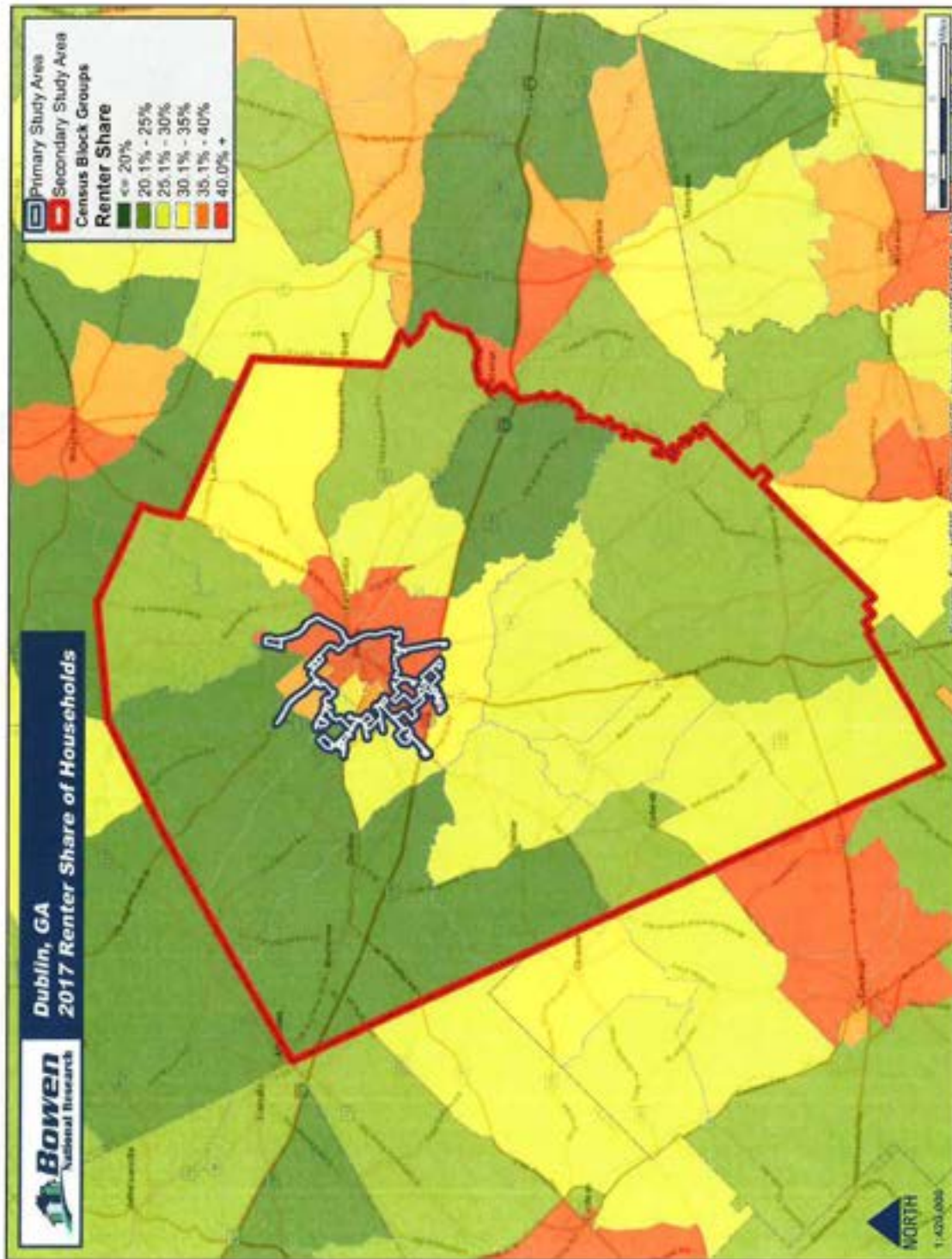


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



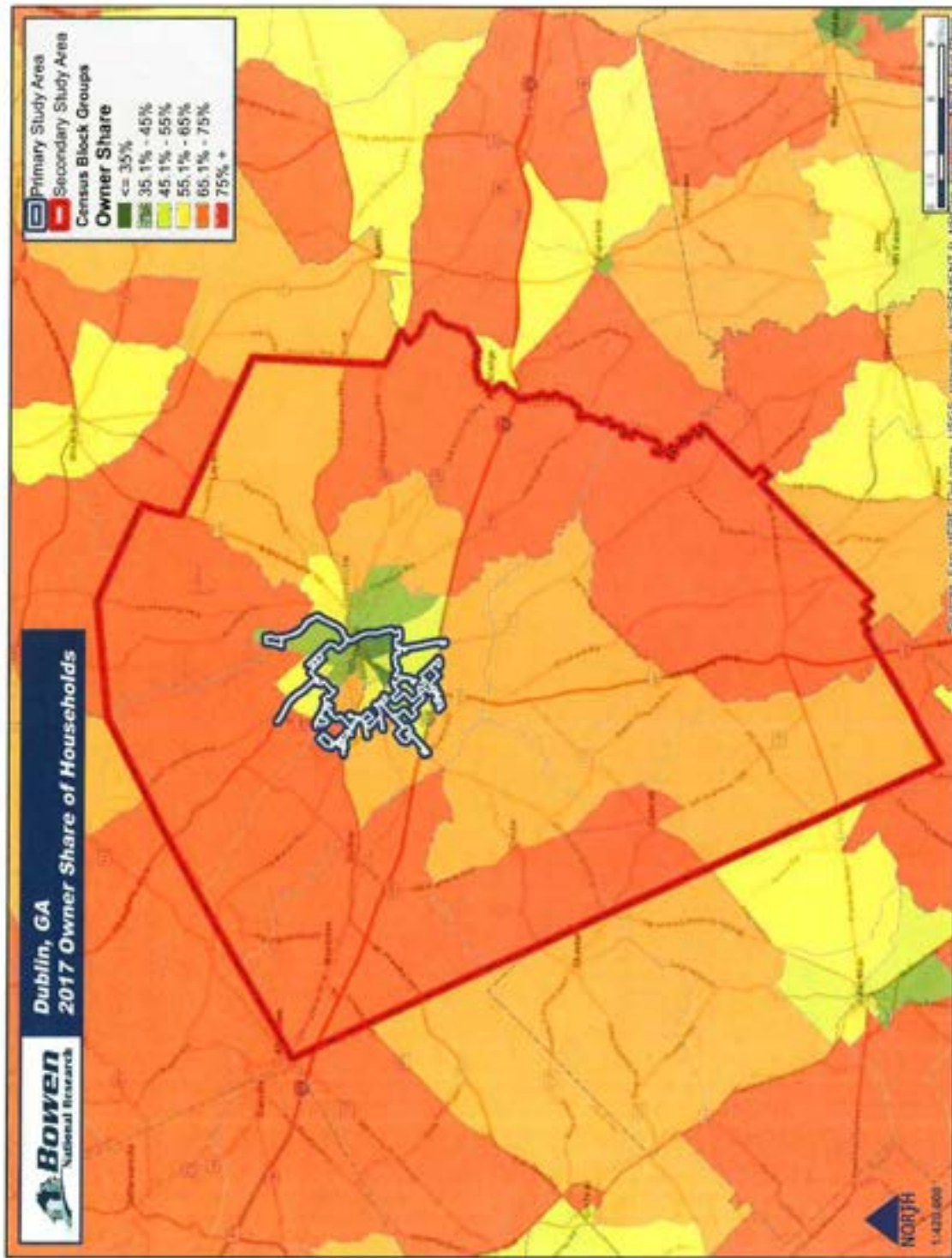


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



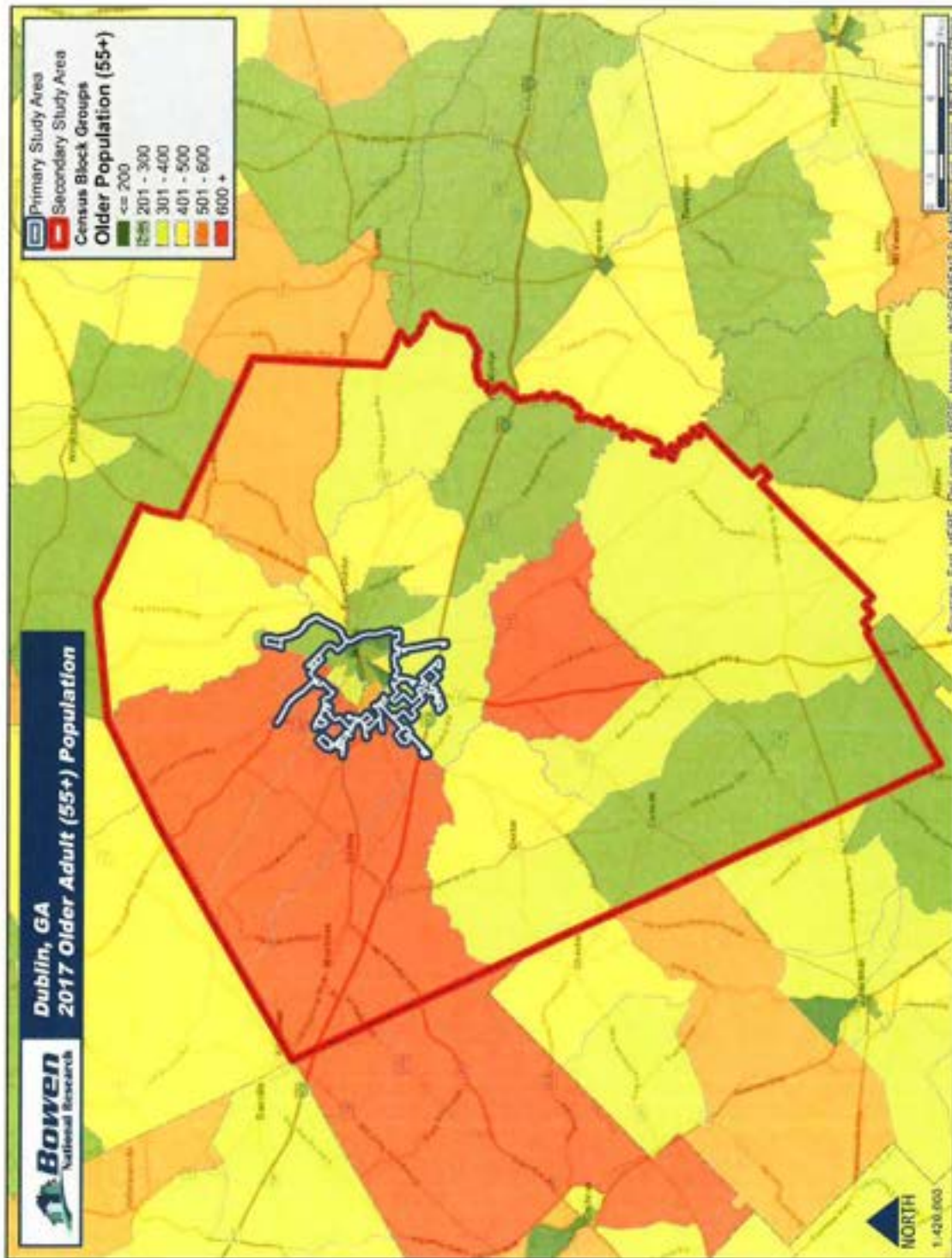


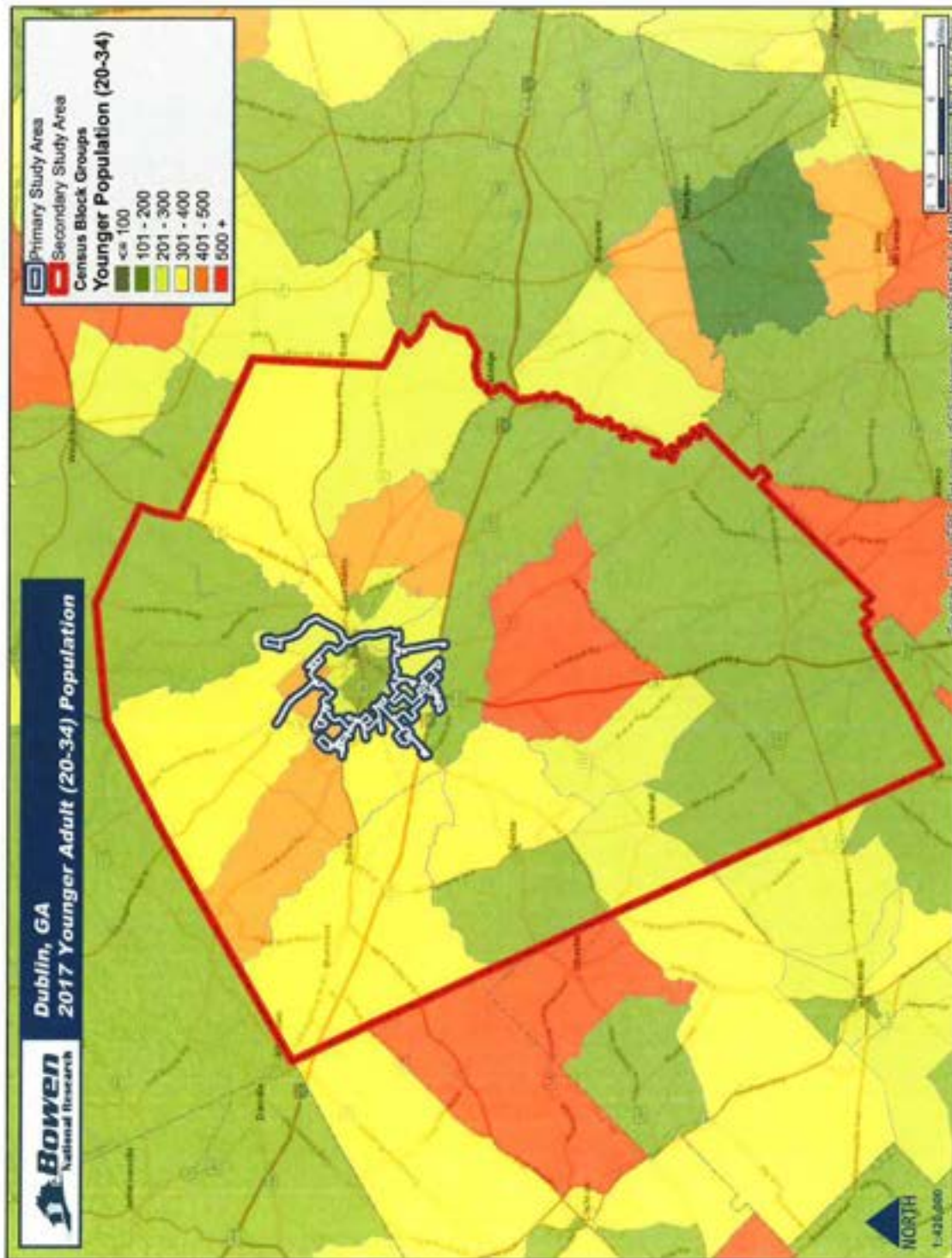
City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





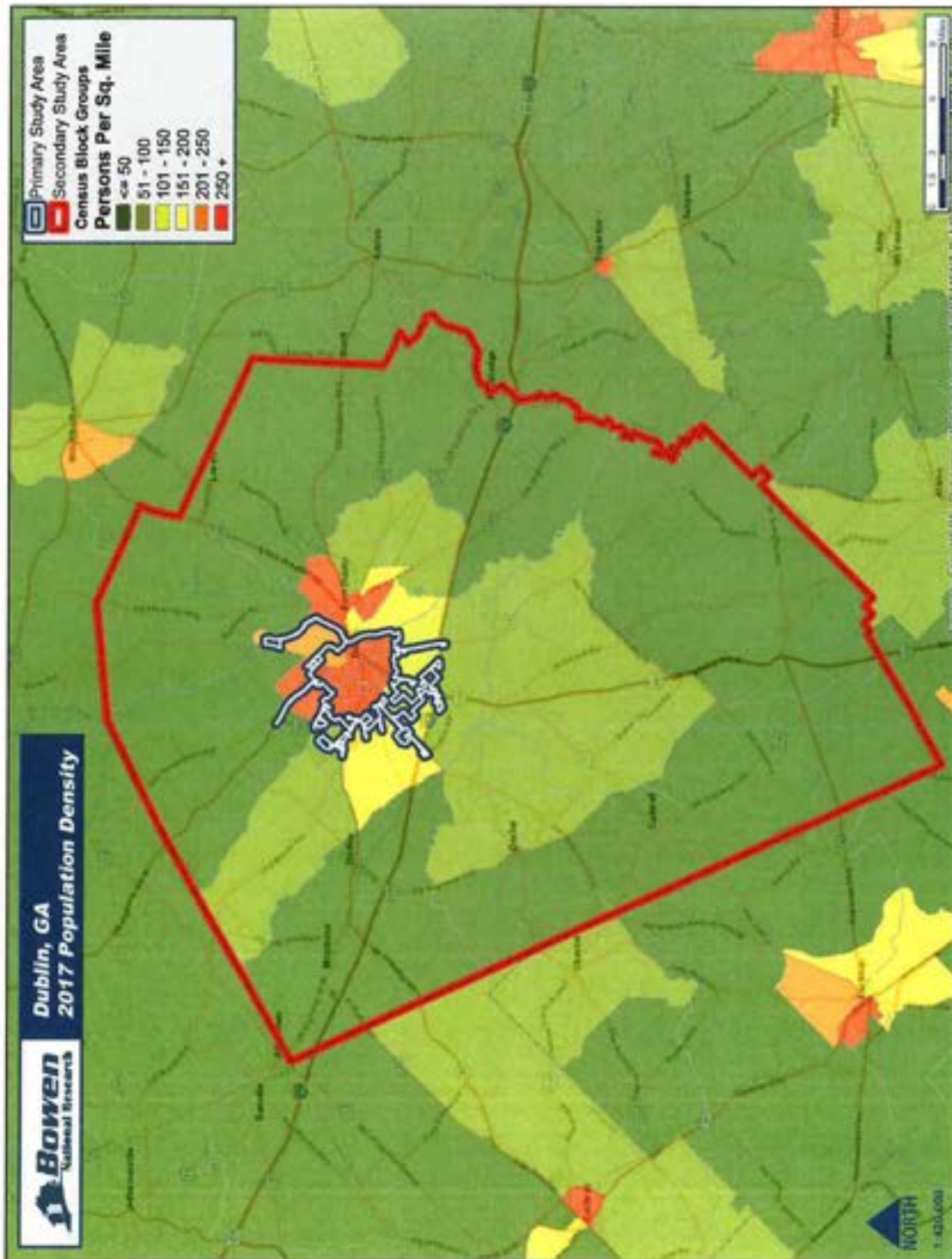
City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization







City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





4. Summary

This demographic analysis focuses on the Primary Study Area (PSA), which consists of Dublin. Additional focus is also placed on the Secondary Study Area (SSA), which reflects the balance of Laurens County. This section also presented demographic data for overall Laurens County (PSA and SSA combined) and the state of Georgia, in order to make comparisons between Dublin and related geographic areas. Additionally, we have provided demographic profiles and projections for the three selected neighborhoods of Scottsville, Stubbs Park and Southside.

The PSA (Dublin) experienced modest declines in the population and number of households between 2010 and 2017, with the population declining by 101 people (0.6%) and the number of households declining by 55 (0.9%). It is projected over the next five years (2017 to 2022) that the population in the PSA will decline by 98 (0.6%) and the number of households will decline by 48 (0.8%). It is important to note that these projections assume no major changes occur such as large shifts in the employment base, no new large-scale housing is developed, and no notable incentives to encourage economic or residential development activities are introduced over the next five years.

The following highlights key demographic trends and characteristics of the PSA.

- The median age (37.9) for the PSA's population in 2017 was slightly younger than the SSA (39.8) but older than the state of Georgia (36.5). It is projected that the PSA's median age will increase slightly to 38.9 years by 2022. Excluding the under age 25 cohorts, the largest share of the PSA population in 2017 was between the ages of 25 and 34, which made up 12.6% of the population. Overall, the distribution of population by age for the PSA is expected to remain relatively well balanced through 2022. The greatest change in population by age within the PSA between 2017 and 2022 is projected among persons between the ages of 65 and 74 and among ages 75 and older. Much of this senior growth is likely attributed to seniors aging in place. Another age cohort that is projected to increase is among the population between the ages of 35 and 44, while all other age segments are projected to decline by some degree over the next five years.
- The PSA had the highest share (61.5%) of unmarried people when compared with the SSA (47.8%), Laurens County (52.2%), and the state of Georgia (51.1%).



- The share of PSA population (15.3%) without a high school diploma is comparable to the SSA (18.8%), Laurens County (17.7%), and the state of Georgia (13.5%). Over one-quarter (28.5%) of PSA residents have received a college degree, which is slightly above the share of college degree holders in the SSA (22.1%) and Laurens County (24.1%). The statewide share of college graduates for Georgia (38.0%) is significantly higher than the PSA share.
- The PSA had a significantly higher share (35.0%) of people living below the poverty level compared with the SSA (23.8%) and Laurens County (27.5%) and Georgia (18.5%). Within the PSA, 2,024 of the 4,002 people under the age of 18 live below the poverty level, representing 50.6% of the younger population, which is much higher than the poverty rate than the surrounding areas, the county overall and state of Georgia. Note that the share of the PSA population over age 65 living in poverty is very comparable to surrounding geographic areas.
- The PSA had a higher share (17.4%) of people changing residences annually than the SSA (11.1%), Laurens County (13.2%), and the state of Georgia (16.0%). Of the PSA residents who had changed residences over the preceding year, the largest number (2,119 persons) moved from within Laurens County. An additional 393 persons (2.5%) came from another Georgia county, while 175 (1.1%) relocated from another state.
- The 2017 share of renter households in the PSA (55.7%) is significantly larger than the share of renter households within the SSA (28.3%), Laurens County (37.5%) and the state of Georgia (38.2%). As such, the PSA is a renter-dominated market.
- In 2017, the largest share (37.9%) of *renter* households in the PSA consisted of one-person households, while two-person households represented the second largest share (27.3%) of renter households. The shares of renter households by household size for the PSA are comparable to the SSA, Laurens County and Georgia. Larger renter households (three-person or above) in the PSA represent just over one-third (34.8%) of the renter households in 2017, which is smaller than the shares of the SSA (37.2%), Laurens County (36.1%), and Georgia (39.2%).
- Two-person *owner* households represented the largest share (36.0%) of PSA homeowners, while one-person owner households represent the second largest share (30.7%) in 2017. One-person and two-person households comprised two-thirds of all PSA owner households in 2017.



- Median *owner* household sizes are projected to remain virtually unchanged through 2022 for the PSA. In 2017, the median owner household size was 2.26 persons, and is projected to remain at 2.26 persons in 2022. The SSA had a slightly larger median owner household size (2.44 persons) in 2017, which is also projected to remain unchanged by 2022.
- In 2017, the largest share (29.1%) of households in the PSA had incomes below \$15,000. By 2022, this base of low-income households is projected to increase the most, growing by 83 (4.5%) households. Notable growth is also projected to increase among the highest income households, with those making \$150,000 or more annually projected to increase by 36 (7.8%). These anticipated shifts will impact the housing needs of Dublin over the foreseeable future.

Based on the preceding demographic characteristics and trends, the PSA (Dublin) has experienced a decline in its population and household bases since 2010, and it is projected to continue to decline through 2022. It is evident that the PSA has a high share of low-income households, many of which are renters. The PSA has a disproportionately high share of people living in poverty, with more than one-third of the population in poverty. The largest projected change in population by age between 2017 and 2022 is expected to occur among people ages 65 and older. These characteristics and trends are expected to influence current and future housing needs of the PSA.

The following highlights key demographic trends and characteristics of the three selected neighborhoods of Scottsville, Stubbs Park and Southside:

- Within the selected neighborhoods, both Stubbs Park and Southside have a median population age below 30, representative of a young population base. The median population age of Scottsville is 35.9, which is comparable to the over Dublin median population age of 37.9. The three selected neighborhoods have many young persons, including children, when compared with the rest of the city.
- Nearly three-fourths of the population within each of the three selected neighborhoods consist of unmarried persons.
- The share of people within the three selected neighborhoods that lack a high school diploma range from 20.9% to 28.5%, which are much higher than the overall PSA (15.3%) and the state of Georgia (13.5%). The lack of high school diplomas likely limits the earning capacity of most residents within the subject neighborhoods.



- Poverty rates are more pronounced within the selected neighborhoods than they are for the overall city of Dublin, particularly among younger persons under the age of 18. The poverty rates of young people (under age 18) are 63.2% in Scottsville, 44.2% in Stubbs Park, and 76.9% in Southside. Neighborhood poverty rates for persons between the ages of 18 and 64 ranges from 37.3% to 48.2%, while it ranges from 18.1% to 32.7% among seniors (ages 65 and older).
- About one in five people within the three selected neighborhoods moved in the past year, with the Stubbs Park neighborhood having the greatest turnover rate of 23.1%.
- The share of *renter* households within the three selected neighborhoods is significantly higher than the share of *owner-occupied* units. Renters represent 61.6% of occupied households in Scottsville, 88.1% in Stubbs Park and 76.8% in Southside.
- The Scottsville and Southside neighborhoods have a median *renter* household size of 2.50 or larger, which is larger than the overall PSA in 2017. The Stubbs Park neighborhood has a median household size of 2.20, which is smaller than the selected neighborhoods and the overall PSA.
- Within the selected Dublin neighborhoods, median household sizes are smaller than the overall PSA. The neighborhood sizes range from 1.94 to 2.21, evidence of the larger concentration of smaller owner-occupied household sizes in these neighborhoods.
- Within the selected neighborhoods, the greatest concentration of households is among the lowest income households. The greatest share of households by income within the Scottsville neighborhood makes less than \$15,000 annually. In total, 18.9% of Scottsville households earn below \$15,000, with 17.2% earning between \$35,000 and \$49,999. The distribution of households by income within this neighborhood is not expected to change significantly over the next five years. The distribution of households by income within Stubbs Park and Southside are greatly weighted towards the lowest income households. Just under 60% of all households in Stubbs Park earn less than \$15,000, while almost half (48.4%) of the households in Southside earn below \$15,000. The greatest growth between 2017 and 2022 in these two neighborhoods is projected to occur among those making less than \$15,000, which is projected to increase by 18 (6.6%) households in Stubbs Park and by 40 (8.4%) households in Southside. As such, affordable housing will remain an important segment within these neighborhoods.



In summary, the selected neighborhoods within Dublin have higher shares of lower income households than the overall city. Additionally, these neighborhoods have larger concentrations of younger households, renter households and people living in poverty. These characteristics and trends impact the housing needs of residents in these neighborhoods.



**APPENDIX F:
CITY OF DUBLIN 2017 BLIGHT TAX PROPERTIES AND DILAPIDATED PROPERTIES**



City of Dublin Blight Tax Structures for 2017
Written up for 2017 as of December 30, 2017

1007 Harlem Street
104 Pearl Street
315 McKinley Street
1013 Glenwood Ave.
412 N. Decatur St.
502 Ohio Street
212 Sawyer Street
1204 Academy Avenue
412 Vine Street
508 South Church Street
214 E. Columbia Street
406 Florida Street
120 New Street

Total: 13



City of Dublin Dilapidated Structures
Written up for 2017 as of December 30, 2017

104 Chester Street	705 Alabama Street
703 McKinley Street	513 Garfield Street
214 Sawyer Street	610 McKinley Street
333 Wabash Street	802 Lily Street
309 Washington Street	621 Rowe Street
303 E. Johnson Street	813 Central Ave.
407 E. Columbia Street	114 West Mary St.
402 Florida Street	812 N. Church Street
411 N. Washington Street	822 N. Church Street
606 Garfield Street	909 B. Church Street
511 Garfield Street	505 Smith Street
705 McKinley Street	510 Smith Street
507 Stone Street	1201 Cooper Street Apt. 1
127 Hillcrest Drive	810 Elk Street
1100 S. Washington St.	403 Florida Street
118 West Mary St.	308 Vine Street
820 N. Church Street	1102 N. Frankline St.
909 A. Cherry Street	809 N. Franklin St.
911 Cherry Street	807 N. Franklin St.
509 Smith Street	602 Roosevelt St.
512 Smith Street	215 Prince Street
810 Mary Street	213 Prince Street
215 Sawyer Street	221 Mincey Street
111 Carter Street	311 Grey Street
910 N. Franklin St.	223 Grey Street
805 N. Franklin St.	122 Marshall St.
815 N. Franklin St.	
101 Forest Ave.	TOTAL: 69
208 Sawyer Street	
210 Prince Street	
209 Mincey Street	
206 Sawyer Street	
309 Grey Street	
112 Marshall St.	
409 Wabash Street	
212 Robert Street	
0 Flanders Street	
706 N. Church Street	
507 E. Columbia Street	
303 McKinley Street	
605 McKinley Street	
501 Georgia Street	
405 Alabama Street	



**APPENDIX G:
CITY OF DUBLIN 2017 PRIMARY STRUCTURES VALUED LESS THAN \$10,000**



City of Dublin, 2017 Residences Less than \$10,000: Tax Assessor

Regional Commission - Dublin Residences Less than 10K

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D09 019	2001	E	0	7,200	02	Site Built
D03F 001	1997	E	0	5,256	02	Site Built
D09D 111	2008	R	0	6,749	02	Site Built
D10A 080	1957	R	0	9,716	02	Site Built
D10B 078	1949	R	0	4,733	02	Site Built
D10B 080	1951	R	0	5,608	02	Site Built
D10B 082	1951	R	0	5,208	02	Site Built
D10B 092	1940	R	0	7,049	02	Site Built
D10D 099	1951	R	0	3,041	02	Site Built
D10C 126	1970	R	0	8,110	02	Site Built
D10E 113	1952	R	0	2,951	02	Mfg Home
D10F 023	1950	R	0	8,170	02	Site Built
D10F 031	1950	E	0	3,740	02	Site Built
D10F 042	1910	R	0	6,622	02	Site Built
D10F 046	1940	R	0	5,460	02	Site Built
D10F 055	1930	R	0	6,891	02	Site Built
D10F 057	1960	R	0	8,343	02	Site Built
D10F 141	1947	R	0	6,779	02	Site Built
D10F 146	1947	R	0	7,020	02	Site Built
D10F 148	1947	R	0	6,780	02	Site Built
D10F 149	1947	R	0	9,923	02	Site Built
D10F 152	1947	R	0	9,657	02	Site Built
D11B 115	1987	R	0	8,413	02	Mfg Home
D14E 131	1991	R	0	9,608	02	Mfg Home
D14E 132	1982	R	0	9,906	02	Mfg Home
D14E 134	1991	R	0	9,907	02	Mfg Home
D14E 135	1978	R	0	2,959	02	Mfg Home
D14E 137	1988	R	0	5,122	02	Mfg Home
D14E 138	1972	R	0	4,600	02	Mfg Home
D14F 001	1979	R	0	8,333	02	Mfg Home
D14F 002	1984	R	0	5,329	02	Mfg Home
D15A 035	1983	R	0	4,195	02	Mfg Home
D15A 036	1979	R	0	6,090	02	Mfg Home
D15A 040	1972	R	0	2,974	02	Mfg Home
D15A 041	1988	R	0	4,358	02	Mfg Home
D15A 042	1973	R	0	5,889	02	Mfg Home
D15B 001	1978	R	0	6,007	02	Mfg Home
D15C 020 C	1960	R	0	7,023	02	Site Built
D15C 024	1950	R	0	9,979	02	Site Built
D15C 026	1952	R	0	8,508	02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TMP VAL	TD	OCCUPANCY
D15C 020	1947	R	0	6,004	02	Site Built
D15C 032	1940	R	0	7,762	02	Site Built
D15C 033	1940	R	0	8,526	02	Site Built
D15C 033	1940	R	0	4,301	02	Site Built
D15C 035	1947	R	0	3,568	02	Site Built
D15C 039	1949	R	0	9,076	02	Site Built
D15C 040	1955	R	0	8,746	02	Site Built
D15C 044	1960	R	0	8,362	02	Site Built
D15C 047	1960	R	0	9,842	02	Site Built
D15C 048	1960	R	0	8,728	02	Site Built
D15C 049	1960	R	0	9,133	02	Site Built
D15C 050	1960	R	0	8,181	02	Site Built
D15C 053	1960	R	0	9,173	02	Site Built
D15C 054	1960	R	0	8,990	02	Site Built
D15C 056	1960	R	0	9,862	02	Site Built
D15D 011	1972	R	0	7,526	02	Site Built
D15D 019	1940	R	0	4,411	02	Site Built
D15D 030	1940	R	0	8,465	02	Site Built
D15D 032	1920	R	0	3,877	02	Site Built
D15D 035	1930	R	0	9,465	02	Site Built
D15D 043	1940	R	0	8,586	02	Site Built
D15D 045	1950	R	0	7,566	02	Site Built
D15D 046	1950	R	0	7,179	02	Site Built
D15D 048	1950	R	0	6,269	02	Site Built
D15D 050	1950	R	0	7,893	02	Site Built
D15D 053	1950	R	0	1,175	02	Site Built
D15D 057	1950	R	0	9,888	02	Site Built
D15D 061	1940	R	0	6,042	02	Site Built
D15D 061	1940	R	0	5,141	02	Site Built
D15D 061	1940	R	0	5,333	02	Site Built
D15D 061	1940	R	0	4,789	02	Site Built
D15D 061	1940	R	0	2,752	02	Site Built
D15D 061	1940	R	0	2,430	02	Site Built
D15D 061	1940	R	0	5,254	02	Site Built
D15D 061 A	1950	R	0	9,791	02	Site Built
D15D 062	1949	R	0	5,829	02	Site Built
D15D 063	1949	R	0	6,129	02	Site Built
D15D 064	1949	R	0	6,099	02	Site Built
D15D 065	1949	R	0	8,347	02	Site Built
D15D 066	1950	R	0	8,185	02	Site Built
D15D 077	2001	R	0	4,227	02	Site Built

#495 P.002/011

12/04/2017 10:51

FROM:



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TMP VAL TD	OCCUPANCY
D15D 078	1950	R	0	8,262 02	Site Built
D15D 082	1930	R	0	9,387 02	Site Built
D15D 087	1940	R	0	9,497 02	Site Built
D15D 088	1950	R	0	6,463 02	Site Built
D15D 092	1940	R	0	8,141 02	Site Built
D15D 107	1954	R	0	9,547 02	Site Built
D15D 117 A	1976	R	0	4,925 02	Mtg Home
D15D 121	1940	R	0	7,582 02	Site Built
D15D 122	1940	R	0	4,763 02	Site Built
D15D 130	1940	R	0	5,284 02	Site Built
D15D 131	1940	R	0	5,577 02	Site Built
D15D 132	1940	R	0	9,457 02	Site Built
D15D 133	1970	R	0	6,604 02	Site Built
D15D 134	1940	R	0	6,154 02	Site Built
D15D 140	1940	R	0	6,294 02	Site Built
D15D 148	1950	R	0	6,571 02	Site Built
D15E 005	0	E	0	0 02	Site Built
D15E 056	1950	R	0	8,660 02	Site Built
D15E 057	1950	R	0	851 02	Site Built
D15E 061	1950	R	0	7,732 02	Site Built
D15E 062	1954	R	0	5,883 02	Site Built
D15E 092	1940	R	0	8,571 02	Site Built
D15E 097	1947	R	0	9,388 02	Site Built
D15E 111	1950	R	1,000	8,628 02	Site Built
D15E 129	1982	R	0	3,872 02	Mtg Home
D15E 132	1952	R	0	9,486 02	Site Built
D15E 178	1949	L	0	7,683 02	Site Built
D15E 179	1945	R	0	5,754 02	Site Built
D15E 182	1945	R	0	4,982 02	Site Built
D15F 016	1950	R	0	9,333 02	Site Built
D15F 017	1960	R	0	9,092 02	Site Built
D15F 029	1940	R	0	8,141 02	Site Built
D15F 036	1964	R	0	9,437 02	Site Built
D15F 039	1942	R	0	8,467 02	Site Built
D15F 041	1942	R	0	7,987 02	Site Built
D15F 043	1942	R	0	5,001 02	Site Built
D15F 049	1942	R	0	8,233 02	Site Built
D15F 052	1930	R	0	4,592 02	Site Built
D15F 059	1930	R	0	5,036 02	Site Built
D15F 070	1942	R	0	6,770 02	Site Built
D15F 071	1920	R	0	5,081 02	Site Built

1107000 15:51 12/04/2017 10:51 11/11/17



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TIMP VAL	TD	OCCUPANCY
D15F 072	1920	R	0	4,385	02	Site Built
D15F 073	1920	R	0	4,613	02	Site Built
D15F 074	1953	R	0	8,227	02	Site Built
D15F 078	1940	R	0	4,547	02	Site Built
D15F 084	1950	R	0	7,256	02	Site Built
D15F 089	1945	R	0	8,122	02	Site Built
D15F 093	1945	R	0	9,800	02	Site Built
D15F 096	1930	R	0	7,970	02	Site Built
D15F 097	1950	R	0	7,237	02	Site Built
D15F 098	1945	R	0	9,530	02	Site Built
D15F 112	1940	R	0	9,740	02	Site Built
D15F 113	1930	R	0	6,167	02	Site Built
D15F 114	1930	R	0	5,298	02	Site Built
D15F 119	1940	R	0	8,708	02	Site Built
D15F 119	1940	R	0	5,123	02	Site Built
D15F 126	1945	R	0	2,416	02	Site Built
D15F 127	1970	R	0	9,459	02	Site Built
D15F 136	1940	R	0	7,020	02	Site Built
D15F 139	1940	R	0	7,565	02	Site Built
D15F 145	1945	R	0	8,556	02	Site Built
D15F 147	1945	R	0	8,601	02	Site Built
D15F 150	1940	R	0	9,315	02	Site Built
D15F 160	1940	R	0	6,702	02	Site Built
D15F 163	1960	R	0	2,545	02	Site Built
D15F 164	1960	R	0	5,771	02	Site Built
D15F 172	1930	R	0	7,214	02	Site Built
D15F 180	1940	R	0	3,515	02	Site Built
D15F 181	1940	R	0	5,498	02	Site Built
D15F 184	1930	R	0	4,477	02	Site Built
D15F 189	1950	R	0	8,809	02	Site Built
D15F 193	1950	R	0	9,269	02	Site Built
D15F 201	1940	R	0	5,018	02	Site Built
D15F 204	1945	R	0	6,728	02	Site Built
D15F 215	1930	R	0	5,038	02	Site Built
D15F 216	1940	R	0	8,890	02	Site Built
D15F 221	1940	R	0	1,809	02	Site Built
D15F 224	1945	R	0	5,544	02	Site Built
D15F 228	1950	R	0	8,910	02	Site Built
D15F 244	1945	C	0	1,871	02	Site Built
D15F 245	1940	R	0	8,593	02	Site Built
D15F 253	1940	R	0	2,442	02	Site Built

43



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DECLASS	OVR VAL	TMP VAL	TO	OCCUPANCY
D15F 255	1950	R	0	5,468	02	Site Built
D15F 256	1940	R	0	9,194	02	Site Built
D15F 257	1920	R	0	4,122	02	Site Built
D15F 261	1988	R	0	7,734	02	Hlg Home
D15F 262	1950	R	0	4,077	02	Site Built
D15F 268	1940	H	0	4,720	02	Site Built
D15F 268	1970	R	0	8,795	02	Site Built
D15F 272	1935	R	0	7,449	02	Site Built
D15F 274	1940	R	0	4,253	02	Site Built
D15F 280	1955	R	0	6,494	02	Site Built
D15F 284	1945	R	0	8,347	02	Site Built
D15F 285	1945	R	0	6,563	02	Site Built
D15F 287	1963	R	0	9,898	02	Site Built
D15F 291	1920	R	0	7,876	02	Site Built
D15F 297	1947	R	0	7,703	02	Site Built
D15F 299	1947	R	0	9,530	02	Site Built
D15F 300	1949	R	0	9,500	02	Site Built
D15F 312	1940	R	0	4,982	02	Site Built
D15F 317	1947	R	0	7,837	02	Site Built
D15F 318	1947	R	0	5,693	02	Site Built
D15F 319	1947	R	0	8,062	02	Site Built
D15F 322	1947	R	0	6,668	02	Site Built
D15F 323	1947	R	0	5,934	02	Site Built
D15F 324	1947	R	0	6,114	02	Site Built
D15F 326	1947	R	0	5,814	02	Site Built
D15F 327	1947	R	0	9,665	02	Site Built
D15F 328	1947	R	0	7,870	02	Site Built
D15F 329	1945	R	0	6,486	02	Site Built
D15F 331	1941	R	0	6,204	02	Site Built
D15F 331	1984	R	0	7,501	02	Hlg Home
D15F 337	1940	R	0	5,341	02	Site Built
D15F 339	1940	R	0	8,227	02	Site Built
D15F 345	1950	R	0	9,792	02	Site Built
D15F 347	1960	R	0	9,194	02	Site Built
D15F 348	1960	R	0	9,194	02	Site Built
D15F 351	1940	R	0	5,887	02	Site Built
D15F 355	1940	R	0	1,729	02	Site Built
D15F 356	1940	R	0	9,852	02	Site Built
D15F 359	1940	R	0	9,875	02	Site Built
D15F 361	1940	R	0	5,979	02	Site Built
D15F 362	1940	R	0	8,025	02	Site Built

12/03/2017 10:51 AM P.008/011

Form



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DISCLASS	OVR VAL	TRHP VAL	TD	OCCUPANCY
D15F 368	1940	R	0	5,680	02	Site Built
D15F 370	1945	R	0	8,437	02	Site Built
D15F 374	1940	R	0	3,208	02	Site Built
D15F 379	1932	R	0	9,605	02	Site Built
D15F 392	1940	E	0	2,492	02	Site Built
D16A 009	1950	R	0	5,249	02	Site Built
D16A 097	1950	R	0	7,798	02	Site Built
D16A 117	1940	R	0	6,985	02	Site Built
D16A 123	1940	R	0	9,356	02	Site Built
D16A 164	1950	R	0	9,746	02	Site Built
D16A 175	1940	R	0	6,663	02	Site Built
D16A 182	1940	R	0	6,997	02	Site Built
D16A 184	1955	R	0	6,403	02	Site Built
D16A 196	1930	R	0	5,455	02	Site Built
D16A 196	1950	R	0	5,134	02	Site Built
D16B 084	1950	R	0	6,869	02	Site Built
D16B 084	1950	R	0	6,792	02	Site Built
D16B 084	1985	R	0	5,636	02	Site Built
D16B 084	1950	R	0	8,108	02	Site Built
D16B 084	1940	R	0	4,978	02	Site Built
D16B 084	1970	R	0	4,927	02	Site Built
D16B 087	1950	R	0	6,560	02	Site Built
D16B 099	1950	R	0	7,179	02	Site Built
D16B 128	1980	R	0	9,356	02	Site Built
D16B 134	1940	R	0	9,157	02	Site Built
D16B 137	1950	R	0	4,104	02	Site Built
D16B 171	1940	R	0	8,777	02	Site Built
D16B 248	1955	R	0	6,567	02	Site Built
D16B 249	1940	R	0	5,009	02	Site Built
D16B 263	1950	E	0	4,083	02	Site Built
D16B 269	1930	R	0	8,397	02	Site Built
D16C 130	1952	R	0	7,224	02	Site Built
D16C 151	1936	R	0	8,717	02	Site Built
D16C 176	1930	R	0	4,085	02	Site Built
D16C 182	1945	C	0	1,926	02	Site Built
D16C 184	1957	R	0	5,880	02	Site Built
D16C 185	1950	C	0	3,162	02	Site Built
D16D 007	1970	R	0	7,605	02	Site Built
D16D 008	1970	R	0	8,330	02	Site Built
D16D 016	1950	R	0	8,686	02	Site Built
D16D 019	1902	R	0	5,052	02	Site Built

212



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVH VAL	TIMP VAL	TD	OCCUPANCY
D16D 020	1940	E	0	1,872	02	Site Built
D16D 023	1941	R	0	7,619	02	Site Built
D16D 025	1946	R	0	6,200	02	Site Built
D16D 027	1940	R	0	1,092	02	Site Built
D16D 029	1940	R	0	6,921	02	Site Built
D16D 073	1946	R	0	8,565	02	Site Built
D16D 074	1930	R	0	6,501	02	Site Built
D16D 075	1920	R	0	8,335	02	Site Built
D16D 079	1950	R	0	8,140	02	Site Built
D16D 080	1900	E	0	9,043	02	Site Built
D16D 083	1932	R	0	7,190	02	Site Built
D16D 094	1950	R	0	9,116	02	Site Built
D16D 097	1940	R	0	7,218	02	Site Built
D16D 102	1910	R	0	4,995	02	Site Built
D16D 103	1955	R	0	6,536	02	Site Built
D16D 113	1950	R	0	6,626	02	Site Built
D16D 114	1950	R	0	8,992	02	Site Built
D16D 116	1949	R	0	5,541	02	Site Built
D16D 129	1910	R	0	5,674	02	Site Built
D16D 137	1945	R	0	8,871	02	Site Built
D16D 138	1935	R	0	9,828	02	Site Built
D16D 145	1950	R	0	8,290	02	Site Built
D16D 150	1920	R	0	4,266	02	Site Built
D16D 152	1900	R	0	5,695	02	Site Built
D16D 164	1960	R	0	2,274	02	Site Built
D16D 170	1920	R	0	6,113	02	Site Built
D16D 238	1949	R	0	7,579	02	Site Built
D16E 009	1955	E	0	9,225	02	Site Built
D16E 010	1940	E	0	9,445	02	Site Built
D16E 022	2005	E	0	9,114	02	Site Built
D16E 032	1930	R	0	7,728	02	Site Built
D16E 044	1945	R	0	6,804	02	Site Built
D16E 053	1930	R	0	9,425	02	Site Built
D16E 074	1945	R	0	8,865	02	Site Built
D16E 125	1956	R	0	9,115	02	Site Built
D16E 127	1953	R	0	9,202	02	Site Built
D16E 130	1953	R	0	9,633	02	Site Built
D16E 160	1950	R	0	7,723	02	Site Built
D16E 161	1951	R	0	8,583	02	Site Built
D16E 162	1950	R	0	8,222	02	Site Built
D16E 164	1932	C	0	8,856	02	Site Built

MAPS P.007/011

12/04/2017 10:52

FORM 8



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D16E 165	1920	R	0	5,715	02	Site Built
D16E 166	1920	R	0	6,300	02	Site Built
D16E 167	1950	R	0	9,940	02	Site Built
D16E 186	1960	R	0	6,772	02	Site Built
D16F 009	1920	R	0	6,532	02	Site Built
D16F 013	1957	R	0	7,504	02	Site Built
D16F 018	1958	R	0	8,032	02	Site Built
D16F 022	1910	R	0	9,660	02	Site Built
D16F 025	1910	R	0	5,206	02	Site Built
D16F 026	1910	R	0	9,290	02	Site Built
D16F 027	1940	R	0	6,696	02	Site Built
D16F 034	1940	R	0	4,271	02	Site Built
D16F 046	1940	R	0	8,976	02	Site Built
D16F 053	1960	R	0	8,136	02	Site Built
D16F 055	1960	R	0	9,781	02	Site Built
D16F 076	1952	E	0	2,262	02	Site Built
D16F 081	1950	R	0	4,720	02	Site Built
D16F 082	1960	E	0	8,712	02	Site Built
D16F 083	1962	E	0	6,768	02	Site Built
D16F 084	1960	R	0	3,588	02	Site Built
D16F 085	1960	E	0	9,966	02	Site Built
D16F 087	1960	R	0	5,508	02	Site Built
D16F 087	1960	R	0	5,522	02	Site Built
D16F 089	1960	R	0	7,110	02	Site Built
D16F 091	1900	R	0	6,568	02	Site Built
D16F 093	1917	R	0	9,479	02	Site Built
D16F 102	1952	R	0	7,946	02	Site Built
D16F 103	1952	R	0	8,308	02	Site Built
D16F 104	1952	R	0	9,540	02	Site Built
D16F 105	1952	R	0	9,580	02	Site Built
D16F 107	1940	R	0	5,568	02	Site Built
D16F 109	1950	R	0	7,981	02	Site Built
D16F 111	1950	N	0	6,725	02	Site Built
D16F 112	1950	R	0	7,757	02	Site Built
D16F 113	1950	R	0	6,312	02	Site Built
D16F 114	1950	R	0	6,794	02	Site Built
D16F 115	1950	R	0	7,172	02	Site Built
D16F 117	1940	R	0	8,466	02	Site Built
D16F 119	1910	R	0	9,850	02	Site Built
D16F 123	1950	H	0	8,273	02	Site Built
D16F 124	1950	R	0	8,841	02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVN VAL	TEMP VAL	TD	OCCUPANCY
D16F 125	1950	R	0	9,013	02	Site Built
D16F 127	1920	R	0	4,690	02	Site Built
D16F 129	1950	R	0	6,536	02	Site Built
D16F 131	1920	R	0	9,069	02	Site Built
D16F 132	1950	R	0	8,118	02	Site Built
D16F 133	1960	R	0	7,560	02	Site Built
D16F 135	1960	R	0	2,538	02	Site Built
D16F 140	1930	R	0	8,448	02	Site Built
D16F 141	1910	R	0	5,659	02	Site Built
D16F 142	1920	R	0	5,708	02	Site Built
D16F 144	1940	R	0	6,855	02	Site Built
D16F 145	1950	R	0	8,800	02	Site Built
D16F 149	1920	R	0	6,545	02	Site Built
D16F 149	1978	R	0	2,980	02	Mfg Home
D16F 159	1930	R	0	9,135	02	Site Built
D16F 162	1920	E	0	5,710	02	Site Built
D16F 163	1920	E	0	5,710	02	Site Built
D16F 164	1920	E	0	2,517	02	Site Built
D16F 176	1920	R	0	5,543	02	Site Built
D16F 177	1920	R	0	9,162	02	Site Built
D16F 178	1950	R	0	7,310	02	Site Built
D16F 183	1950	R	0	7,499	02	Site Built
D16F 187	1955	R	0	5,685	02	Site Built
D16F 190	1925	R	0	2,440	02	Site Built
D16F 191	1925	R	0	8,003	02	Site Built
D16F 192	1935	R	0	4,029	02	Site Built
D16F 194	1920	R	0	9,274	02	Site Built
D16F 195	1960	E	0	3,292	02	Site Built
D16F 196	1910	R	0	8,003	02	Site Built
D16F 199	1920	R	0	9,990	02	Site Built
D16F 227	1920	R	0	5,132	02	Site Built
D16F 229	1920	R	0	4,218	02	Site Built
D16F 232	1930	R	0	8,544	02	Site Built
D16F 233	1950	E	0	4,719	02	Site Built
D16F 236	1920	R	0	5,070	02	Site Built
D16F 237	1920	R	0	4,321	02	Site Built
D16F 238	1920	R	0	5,404	02	Site Built
D16F 240	1927	R	0	10,000	02	Site Built
D16F 246	1957	E	0	4,560	02	Site Built
D16F 257	1989	R	0	8,326	02	Mfg Home
D16F 258	1937	R	0	5,314	02	Site Built

110/009/011

12/04/2017 10:52

FROM



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D16F 259	1957	R	0	9,580	02	Site Built
D16F 267	1940	R	0	9,752	02	Site Built
D16F 279	1940	R	0	6,628	07	Site Built
D16F 284	1940	R	0	9,680	02	Site Built
D16F 298	1976	R	0	6,171	02	Hlg Home
D16F 321	1920	R	0	8,960	02	Site Built
D16F 333	1958	C	0	8,830	02	Site Built
D16F 334 A	1940	E	0	9,828	02	Site Built
D16F 345	1920	R	0	7,051	02	Site Built
D16F 346	1920	R	0	6,115	02	Site Built
D16F 347	1920	R	0	6,400	02	Site Built
D16F 357	1920	R	0	4,568	02	Site Built
D16F 368	1930	R	0	4,500	02	Site Built
D16F 375	1947	R	0	6,833	02	Site Built
D16F 377	1950	R	0	8,136	02	Site Built
D16F 378	1950	R	0	7,654	02	Site Built
D17A 006	1977	R	0	9,956	02	Hlg Home
D17A 015	1930	R	0	8,853	02	Site Built
D17A 016	1930	R	0	6,318	02	Site Built
D17A 022	1927	R	0	9,926	02	Site Built
D17A 023	1976	R	0	8,160	02	Hlg Home
D17A 025	1937	R	0	7,503	02	Site Built
D17A 027	1984	R	0	6,946	02	Hlg Home
D17A 034	1925	R	0	5,186	02	Site Built
D17A 041	1937	R	0	7,444	02	Site Built
D17A 047	1947	R	0	4,616	02	Site Built
D17A 049	1950	R	0	8,705	02	Site Built
D17A 058	1940	R	0	5,490	02	Site Built
D17A 069	1925	R	0	9,532	02	Site Built
D17A 072	1940	R	0	4,680	02	Site Built
D17A 118	1940	R	0	7,585	02	Site Built
D17A 189	1960	R	0	6,253	02	Site Built
D17A 220	1957	R	0	9,866	02	Site Built
D17B 050	1960	R	0	4,973	02	Site Built
D17B 072	1950	R	0	9,150	02	Site Built
D17B 072	1940	R	0	9,414	02	Site Built
D17B 073	1955	R	0	6,777	02	Site Built
D17B 077	1957	R	0	9,580	02	Site Built
D17B 083	1960	R	0	8,540	02	Site Built
D17C 083	1947	R	0	4,616	02	Site Built
D17C 103	1972	R	0	8,071	02	Site Built

16
14



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DISCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D17C 112	1930	R	0	7,692	02	Site Built
D17C 119	1983	E	0	3,218	02	Site Built
D17C 128	2000	R	0	5,801	02	Site Built
D17C 141	1940	E	0	5,022	02	Site Built
D17C 179	1956	R	0	7,658	02	Site Built
D19E 006	1960	R	0	8,890	02	Site Built
D19E 038	1950	R	0	7,082	02	Site Built
D19E 049	1940	R	0	6,533	02	Site Built
D20C 050	1960	R	0	7,526	02	Site Built
D20C 012	1950	R	0	8,512	02	Site Built
D20C 042	1927	R	0	6,413	02	Site Built
D20E 045	1940	R	0	1,350	02	Site Built
D20E 063	1930	R	0	3,067	02	Site Built
D20E 071	1981	R	0	7,471	02	Htg Home
D20E 081	1930	R	0	6,231	02	Site Built
D20E 094	1930	R	0	9,831	02	Site Built
D20E 099	1930	E	0	6,750	02	Site Built
D20E 106	1930	R	0	7,003	02	Site Built
D20E 108	1973	R	0	4,947	02	Htg Home
D20E 128	1986	R	0	6,823	02	Htg Home

42A



**APPENDIX A:
FINDING OF NECESSITY/RESOLUTION ADOPTING PLAN**



RESOLUTION _____

ADOPTION OF THE CITY OF DUBLIN URBAN REDEVELOPMENT PLAN

WHEREAS, the City of Dublin, Georgia has prepared an Urban Redevelopment Plan adopted under O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

WHEREAS, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development and generate new adaptive reuses for old industrial and agricultural facilities; and

WHEREAS, the City of Dublin has identified a defined geographic boundary that constitutes the Urban Redevelopment Area. The Urban Redevelopment Area is comprised of three subareas: Scottsville Community and 441 North Gateway Corridor, Southside Dublin and Highway 19 Gateway Corridor, Stubbs Park and Stonewall. The boundaries of these areas are described in detail in the City of Dublin Urban Redevelopment Plan; and

WHEREAS, conditions within this delineated area suffer from pockets of blight and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community (36-61-5); and

WHEREAS, the City of Dublin desires to work with public and private sector partners to ensure that the desired redevelopment is achieved; and

WHEREAS, the City of Dublin hereby identifies the influences on the geographic areas designated and intends to work diligently to foster conditions conducive to redevelopment within these area; and

WHEREAS, a public hearing on the adoption of the City of Dublin Urban Redevelopment Plan was held on **INSERT DATE**, and **INSERT LOCATION**; and

WHEREAS, the said City of Dublin Urban Redevelopment Plan shall be included as part of this resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT, the Mayor and City Council does hereby approve and adopt the City of Dublin Urban Redevelopment Plan.

Adopted this ____ day of _____, 2018.



**APPENDIX B:
COMMUNITY MEETING AGENDAS, SIGN-IN SHEETS AND INPUT SUMMARIES**



AGENDA/ SURVEY

City of Dublin
Urban Redevelopment Plan
Community Session: Scottsville/441 Corridor
Monday, December 4, 2017
Old Johnson Street School

1. Urban Redevelopment Plan Purpose

2. Stakeholder Input

- What defines this neighborhood for you?

- What is best about your neighborhood?

- What opportunities do you feel that your neighborhood lacks?
 - a. Recreation

 - b. Transportation

 - c. Security

 - d. Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.)

 - e. City services (water, sewer, gas)

 - f. Street lighting

 - g. Other



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

DUBLIN URP COMMUNITY SESSION
 SCOTTSVILLE/441 N CORRIDOR DATE: 12/4/2017

Name	Address	Phone	Email
Kenneth Mabe	411 East Park St	478-997-9102	MabeKenneth@yahoo.com
Laura Irwin	514 Georgia St, Dublin, GA	478-272-3966	irwin3966@charter.net
Hanne Sans	405 E. Hwy St.	478-271-1105	
Gary Johnson	510 Gortfer St.	478-697-1956	gjohnson@dkga.com
Jerry Davis	504 Dunwoody Drive, Dublin	478-697-6817	ddavis@dkga.com
Anne Harris	180 Co. Lee St Dublin	478-272-8902	anneharris3102@gmail.com
Willis Harris	" "	cell 290-7279	
Vincent T. Lillard Sr	317 P. Gaines	(478) 290-4277	
Deborah Stoney	City of Dublin		
Thomas Blackwell	Land Bank Authority		
Ilene Hanna	120 Church Street	272-2702	
Subhanshu	411 East Main St	478-691-7125	subhanshu.may@cityofdublin.com
Arthia Chusey	928 McKinley St.	478-595-5394	ckk@vixenbell.com
Gene Green	PO Box 814 Dublin	978-278-5264	APC@RAY@Bensouth.net
J.P. Sall	300 Sawyer St	478-304-2307	
Claretha N. Pullio	920 E. Main St	478-272-9519	



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Scottsville/441 Corridor 1

City of Dublin
Urban Redevelopment Plan Citizen Feedback
Community Session: Scottsville/441 Corridor

- **What defines this neighborhood for you?**
 - The history, the people, Scotts Park.
 - It's quiet most of the time, and there is not a lot of traffic.
 - Oldest African American neighborhood in Dublin
 - Dudley cemetery was ball field for African American league team

- **What is best about your neighborhood?**
 - Everyone tries to keep an eye out for one another. We try to keep it clean, but we have renters come in and destroy some areas.
 - Neighborhood watch group has done several clean-up days
 - Strong neighborhood watch group
 - Police presence has increased

- **What opportunities do you feel that your neighborhood lacks?**
 - **BIGGEST CONCERN IS DILAPIDATED PROPERTY**
 - **Recreation:**
 - No recreation opportunities in Katie Dudley, Vincent Village, and other neighborhoods
 - Upgrades to Scotts Park? (Ohio Street)
 - **Transportation:**
 - No Sidewalks – children cut through alleys, etc (unsafe)
 - Mary & Franklin – No sidewalks – a lot of foot traffic
 - E Mary – high speed, no sidewalks
 - Moore St – high speed, no sidewalks (including transfer trucks)
 - Children sit on road at Wolfe Street (Washington-E Mary)
 - Large trucks should not be in neighborhood – private residents are told by police that they cannot have their trucks parked in their yard, but large trucking companies are right beside neighborhood and travel through it.
 - **Security:**
 - Law enforcement needs to patrol more,
 - Do not want to report crime because you have to testify in court and the accused sees who reported them
 - Not enough residents reporting crime
 - No sense of security due to abundance of dilapidated, vacant, and rental properties
 - High crime at rental properties on Lilly Street
 - **Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.):**
 - One store on 441 – not much access to shopping



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Scottsville/441 Corridor 2

- No neighborhood grocery or drug store
- Need attention to drawing stores and growth to the area
- **City services (water, sewer, gas):**
 - Alabama/Decatur Street – need for speed breakers and speed limit reduction
 - Old Pecan Trace & Hunger and Hardship – need speed breakers and speed limit reduction
- **Street lighting:**
 - There is not enough
- **Other:**
 - A community workshop.
 - There are not many sidewalks or speed traps. When cleanup is done, it takes the city workers too long to pick up the contents.
 - High percentage of vacant and rental properties
 - Lack of pride of home and property ownership (many renters)
 - Workshops on their properties needed (how to maintain and get in new legal home)
 - Need money to encourage home improvement (like Telfair CDBG project?)
 - TOO MANY VACANCIES
 - Badly dilapidated property on Carter Street (M&T Bank owned)
 - Most properties that are owned are done so by aging residents
 - People use neighborhood as a dump
 - Information not disseminated well enough to reach those neighborhoods with greatest need (for their input/involvement)
 - No way to easily report infrastructure problems with the City (other than calling)
 - City does not cut the right-of-way in the neighborhood



AGENDA/ SURVEY

City of Dublin
Urban Redevelopment Plan
Community Session: Southside Dublin
Thursday, December 7, 2017
O'Connell Gym

1. Urban Redevelopment Plan Purpose

2. Stakeholder Input

- What defines this neighborhood for you?

- What is best about your neighborhood?

- What opportunities do you feel that your neighborhood lacks?
 - a. Recreation

 - b. Transportation

 - c. Security

 - d. Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.)

 - e. City services (water, sewer, gas)

 - f. Street lighting

 - g. Other



DUBLIN URP COMMUNITY SESSION
 SOUTHSIDE DUBLIN DATE: 12/7/2017

Name	Address	Phone	Email
LEE O. Taboridge	510 Graham St. Dublin, IA	478-275-4833	None
Pamela Holliman	313 A Johnson Home	478 290-6086	None
RHONDA TIMMONS	1305 Carolyn Watson St. Dublin	478-595-7779	rtimmons234@gmail.com
KARAN BIRAN	108 Edwards Ct Dublin	478-668-9473	trawarbiran70@gmail.com
RAUL DANIEL JR	416 Greenwood Plg, DUBLIN	478 984-5109	DMAN@322041012@yahoo.com
JAMES LEINSEY	319 STANLEY ST. DUBLIN	478-274-1186	PTSAU@EPPRESS.NET 214-400
Julie S. Driger	110 Geler Ave - Dublin	478-272-3991	jdriger@bellsouth.net
Evelyn Johnson	510 GEFSEKEN ST Dublin	478-697-1956	deejohnson@dlego.com
Reyn Wolfe	100 710 Rowe Street	478 290 5571	chry@dubn.gedesign.com
Jean Wolfe	710 Rowe St Dublin RI 01913	478 290 0505	meantab@jean.wolfe.com
Emery C. Bugta	787 Old Marm Rd. Dublin	478-279-3718	ecbugta@bellsouth.net
Jerry Davis	504 Dunwood Drive Dublin, IA	478-697-6817	jdavisfms@aol.com
Robin Williams	1206 Cardclyn Watson	478-278-8248	None
DEANIL JAMES		478 279.1125	
Tosher Lynne	532 Gresham St	609 238 6328	
Deborah Sherry	City of Dublin		
Engene Smith	709 Bell Dr.	478 290-0327	ESmith630@charter.net
Shirley Ivy	1740 Purwood Stephens Research	478 294-1807	shirley@step.com



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Southside 1

City of Dublin
Urban Redevelopment Plan Citizen Feedback
Community Session: Southside Dublin

- **What defines this neighborhood for you?**
 - A lot of dilapidated properties and low income housing. Need a lot of properties cleaned up.
 - Try to get the houses that are not livable and abandoned areas are cleared or brought back to life.
 - Many of the amenities of the community are not utilized by the residents. For example, the golf course, river, farmer's market, Southern Pine Recreation Park.
 - I like the spot that I live in.
 - The history of people who contribute to the growth of Southside
 - Front Porch Character
 - Amenities – but they are not utilized – need to develop amenities that the people of the neighborhood will use

- **What is best about your neighborhood?**
 - We have amenities like the golf course and Oconee River. A good neighborhood that needs to be cleaned up. It has been neglected as far as street paving and resurfacing.
 - We try to come together and keep it clean. Senior citizens get help with upkeep of home such as roof repairs/windows to maintain value of the property.
 - Neglected historical significance of the community. Former 4.H. site including a community swimming pool.
 - The people that live here.
 - The desire for our neighborhood to thrive like other neighborhoods in Dublin.
 - People
 - Crime has dropped on Rowe and Cherry St.

- **What opportunities do you feel that your neighborhood lacks?**
 - **Recreation:**
 - Needs more funding for different types of recreation parks other than basketball.
 - Need it for our kids.
 - Coordinated community recreation with Regional Park.
 - None / Resources center.
 - Soccer program.
 - Pool/soccer/summer programs.
 - **Transportation:**
 - Does not have any!
 - No public transportation.
 - Regular to Southern Pines.
 - Need bus service to other cities. Transportation to pool.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Southside 2

- **Security:**
 - Law enforcement needs to patrol more.
 - More visible than usual.
 - None / more police present.
 - Need better lighting and parking area near Oconee cultural center (Wabash St.).
 - Improving with police chief from community and implementation of community based policing.
 - Need signage for drug free zones, etc.
 - Overgrown, dilapidated housing incubates criminal activity (Carolyn Watson Blvd)
- **Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.):**
 - Do not have any of these.
 - No pharmacy service or healthcare facilities.
 - None
 - Need for pharmacies, shopping, medical offices, etc
- **City services (water, sewer, gas):**
 - Ok, but right-of-ways need cutting and manicured.
 - The sewer on my street needs some work done.
 - Need better drainage in some areas so streets drain better and not in yards (710 Rowe St. & Hudson & Stewart).
 - End of Culver – grown up around GA Power infrastructure
- **Street lighting:**
 - Need more lighting, it is dark on some streets.
 - More lights in darker areas.
 - More street lighting.
 - Around Oconee Cultural Center.
 - Many dark streets
- **Other:**
 - Southside has been neglected. Southside Community Association has to do a better job to spur economic development.
 - Otis sign needs repairing and redone to help our community stay beautiful. Sidewalks and resurface streets (Carolyn Watson St.).
 - No postage service and no voting precinct at all.
 - I've been trying to get some work done to my house for 7 or 8 years now.
 - Need library on this side of town. Help keep the free library filled with books.
 - Parking on Washington St. in Dublin Housing Authority. There should be parking after Dublin City business hours from 5:00 pm until 5:00 am Monday-Friday and all day on Saturday and Sunday.
 - Tax incentives – property development...
 - More centered development (not scattered)
 - A lot of overgrown, dilapidated housing
 - Abandoned junk cars around homes need to be removed
 - Housing stock is old – difficult to maintain
 - Large number of abandoned homes, streets that need to be repaved and sidewalks



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Southside 3

- Neighborhood needs clean up!
- Right-of-ways are not maintained
- Lack of home-ownership
- Hwy19 – MLK – need more development of better business
- Need more private investment, but lack of resources in neighborhood



AGENDA/ SURVEY

City of Dublin
Urban Redevelopment Plan
Community Session: Stubbs Park & Stonewall
Tuesday, December 12, 2017
Dublin Land Bank

1. Urban Redevelopment Plan Purpose

2. Stakeholder Input

- What defines this neighborhood for you?

- What is best about your neighborhood?

- What opportunities do you feel that your neighborhood lacks?
 - a. Recreation

 - b. Transportation

 - c. Security

 - d. Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.)

 - e. City services (water, sewer, gas)

 - f. Street lighting

 - g. Other



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

DUBLIN URP COMMUNITY SESSION
 STUBBS PARK & STONEWALL DATE: 12/12/2017

Name	Address	Phone	Email
John Gallo	300 Swauxen St	478-304-2307	j.gallo@spells.com
Justin Miller	1008 Springdale rd.	978-998-3035	nicklewoodfloors@gmail.com
Ros Cantuon	411 North D2		
Jennifer Claster	411 North DE		jenniferclaster@gmail.com
Gordon O'Flynn			
Julia Hardy	905 Euclid - Dublin	478-272-4695	juliahardy@cs.com
Ferr Davis		478-697-6817	fdavis@mic.com
Jim Cahill - Townsend	1500 Stonewall Dr.		ctownsend@eightdistrict.org
Lawrence Prouty *	504 N. Church St Dublin GA	478-272-9232	prouty@prouty.com
Lance Jones	100 Church St, Dublin, Va	478-277-5001	jones@edk.com
KATHY BAKE	KDUB Land bank offices	478-984-8665	kdbake@gmail.com
Keep Dublin Beautiful	Keep Dublin Beautiful		
Deborah Stanley	City of Dublin		

8-11-



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Stubbs Park & Stonewall I

City of Dublin
Urban Redevelopment Plan Citizen Feedback
Community Session: Stubbs Park & Stonewall

- **What defines this neighborhood for you?**
 - Neglect
- **What is best about your neighborhood?**
 - Police Precinct – Thank you!
 - The opportunity for great improvement
 - Police precinct in Stubbs Park – very attentive – hope to see more (as budgeting allows) in this neighborhood, and precincts added to other neighborhoods
- **What opportunities do you feel that your neighborhood lacks?**
 - **Recreation:**
 - **Transportation:**
 - We need city transportation
 - No sidewalk on Roosevelt
 - Stubbs park concept takes out road (Belvue) – change traffic patterns – will take away easy access to grocery store
 - Traffic redevelopment needed to solve this issue at W Moore & Church Street – roundabout? Light? City having surveyed
 - Maybe add speed table and crosswalk at Church & North Street (but at this location the water builds up quickly when it rains)
 - **Security:**
 - Crime, vandalism, call 911 every week
 - Check on speed on Church Street & Stonewall
 - **Accessibility to shopping (supermarkets, pharmacy, healthcare, etc.):**
 - **City services (water, sewer, gas):**
 - **Street lighting:**
 - Go out on regular basis
 - Vandalized often
 - **Other:**
 - More sidewalks
 - Higher value
 - If you close Calhoun Street, people from the Stonewall neighborhood can't cross Bellevue at a red light anywhere between Lancaster and Church St. Lancaster is a long red light for the 5-point crossing. Church Street has a good light, but if you are going to Kroger there is no light on Moore Street to turn left.
 - City needs to show investment in areas other than direct downtown to show residents there are things going on and moving forward everywhere
 - Beautification and development needed from federal courthouse to Riverwalk (Jackson Street)
 - Trash in much of the city (Moore St, neighborhoods, Kroger)
 - Landscapers at Kroger blow trash into drains



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Dublin URP – Stubbs Park & Stonewall 2

- Many blighted properties and rental properties
- Housing counseling (for revitalized neighborhoods/homes)
- Trash – Stonewall (no sidewalks)
- Uncovered loads going to collection centers – trash blows out
- Trash receptacles in park not used – KIDS ESPECIALLY DON'T USE
- People regularly litter and urinate in water in park
- Need education programs & encourage adults to teach their kids – PROGRAMS IN THE PARKS – police education programs
- Schools should be consolidated – residents partial to county schools, so don't want to live w/in city limits and send children to city schools



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

**APPENDIX C:
SELECTED SECTIONS FROM THE LAURENS COUNTY JOINT COMPREHENSIVE PLAN**



COMMUNITY VISION

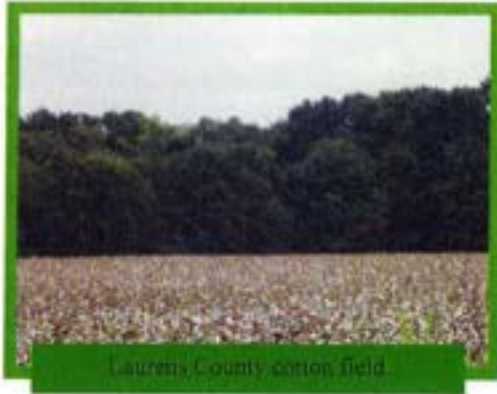
Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health

Laurens County is a regional leader and economic engine for a large rural region of south central and southeast Georgia. It is strategically located in the Upper Coastal Plain of Georgia along I-16 exactly half-way between Savannah and Atlanta. Laurens County is Georgia's fourth largest county in size, and nearly two-thirds of its land area remains forested with thousands of acres of green southern pines. Agriculture has always been important to Laurens County. In 1911, a Laurens County farm had the highest per acre corn yield in the U.S. The county once had Georgia's most acreage in peach trees, and was a top cotton producer for many years. As late as 1930, only one county in Georgia had more farms. Agriculture was the mainstay of the economy until World War II. The county now ranks 72nd in agricultural farm gate value, but remains Georgia's leader in forestry farm gate value. Since WWII, Laurens County has transitioned itself into a regional leader in commerce, health care, and logistics and distribution industries. It is now home to several nationally and internationally known companies, including YKK AP America, Inc.; a Best Buy distribution center; Fred's Southeastern Distribution Center; Farmers Home Furniture; the U.S. home of the German alternative technology firm, MAGE SOLAR; the first U.S. plant of German automotive supplier Erdrich Umformtechnik; the first U.S. plant for the Danish industrial exhaust and emission systems supplier firm Dinex; Parker Aerospace CSD, an aircraft flight control systems manufacturer for the global firm Parker Hannafin; along with many other firms. In recognition of Laurens County's strategic and well-served location for business and industry, a private firm is currently developing one of Georgia's premier industrial mega sites along I-16 in the county. The City of Dublin is a continuously expanding regional shopping center, and home to the only mall in the Region. Laurens County, along with its smaller dependent neighbor, Johnson County, is a U.S. Census Bureau designated micropolitan statistical area, the Dublin, Georgia Micropolitan Statistical Area, in recognition of its population size and economic influence.

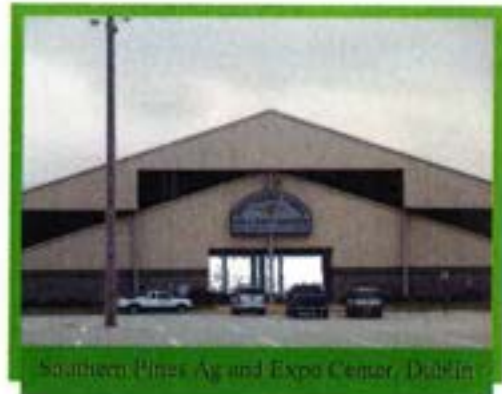


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

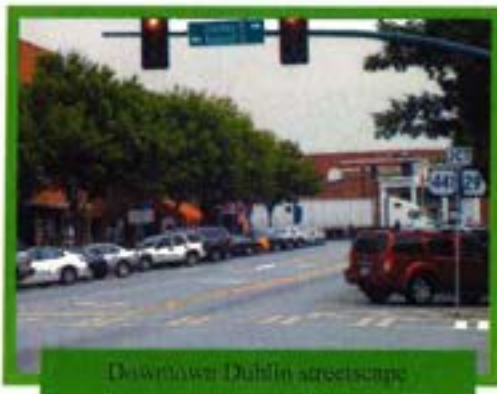
Laurens County Joint Comprehensive Plan



Laurens County cotton field



Southern Pine Ag and Expo Center, Dublin



Downtown Dublin streetscape



Ogeechee Technical College,
Dublin Campus



Best Buy Distribution Center, Dublin



Erdrich USA Dublin Plant



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The community has always been an important home for Georgia citizens and leaders, from the earliest Mississippian mound builders, to the later so-called Creek Indians, to early settlers of Georgia, to modern day rural Georgia. The county and its leaders were heavily involved in the frontier skirmishes and last Indian wars of Georgia. Governor George M. Troup, Georgia's first governor elected by popular vote, lived in and had a number of plantations in Laurens County. The community was also important in the railroad development history of Georgia as all of its current municipalities were established or rapidly grew as railroad stations. Dublin, while being established as a central county court seat along an Oconee River bluff, was once the crossing point of five railroads. It is still served by two Class I railroads today. Dublin and Laurens County is one of the few officially recognized communities in Georgia to have a certified American Association of Retirement Communities "Seal of Approval" as a retirement-friendly community.

Laurens County's heritage and history is long, acclaimed, and well-preserved. Its important river heritage and natural beauty is maintained through important ferry crossings, the Dublin Riverwalk, Buckeye Park in East Dublin, the Hugh Gillis Public Fishing Area, two state-owned Wildlife Management Areas (Beaverdam and River Bend), and a planned Oconee River Greenway. The community has two large designated historic districts on the National Register of Historic Places, as well as a locally designated historic district, and has preserved important landmarks, including its Carnegie Library, Dublin Theater, and Fred Roberts Hotel. There are ongoing plans underway to rehabilitate its renowned old First National Bank "skyscraper," a seven-story building and the tallest in Georgia between Macon and Savannah. Dublin's pedestrian and residential friendly downtown revitalization is garnering widespread notice and award. The community has always been a beacon of culture in rural Georgia, historically hosting Chautauqua gatherings with nationally known speakers, the traveling Grand Ole Opry, and professional baseball games, including those with the New York Yankees. The first public speech of Dr. Martin Luther King, Jr., at the age of 15, was made at the First African Baptist Church in Dublin in 1944 during the state convention of the Black Elks Clubs. This impressive support of cultural opportunities continues today as Dublin and its Carnegie Library has been selected by the State of Georgia as one of three statewide locations for a travelling art exhibit,



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

and the Dublin Theater is receiving statewide recognition for its varied events. Dublin's month-long St. Patrick's Day Celebration is now the longest celebration of Irish heritage in the United States, and the largest outside of a metropolitan area. This outstanding family celebration of Irish craic will celebrate its 50th festival in 2015.

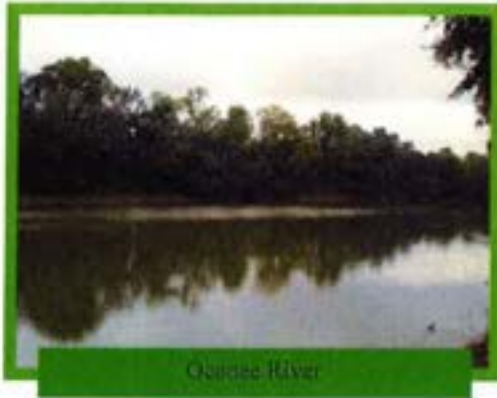
Dublin is now a regional healthcare leader. It is home to Fairview Park Hospital, a state-of-the-art 190-bed acute care facility, providing a wide range of healthcare facilities to the community and surrounding counties, including a 24-hour Emergency Room and both inpatient and outpatient surgery. Fairview has been recognized as one of the top hospitals in Georgia providing quality care for the nation's Medicare and Medicaid programs. The community is also home to the large Carl Vinson Veterans Administration Medical Center, one of only three VA medical centers in Georgia. This VA medical center has been in the community since 1948 when it began as a naval hospital. It serves veterans, and veterans outpatient clinics, throughout middle and south Georgia. In addition to these medical centers and many other related medical care facilities and offices, the community is also home to a multi-million dollar lifestyle community, Moore Station Village, which has the gamut of residential choices and recreational amenities for seniors, including an assisted living facility. The community has a number of other health care facilities for seniors, including three nursing homes, five retirement living centers, and adult day care.

Dublin and Laurens County is indeed a special place and hub for living and commerce of almost 50,000 persons located in central Georgia with many economic, service, cultural, and natural assets and amenities to offer to business, industry, residents, and visitors alike. This jewel with many and varied offerings is nestled in rural Georgia along I-16 in a tranquil and pastoral environment of green Georgia pines, rolling hills, and peaceful blackwater rivers. It is located about equal distance from Atlanta, the bustling capital of the new South, and Savannah, the serene city of Southern charm, living heritage, and moss-laden live oaks. Dublin's moniker is "The Emerald City." This community truly has something for all, offering a profile in excellence which belies its size and rural location amid an extraordinary quality of life and tapestry of pastoral and natural beauty.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan



Ogeechee River



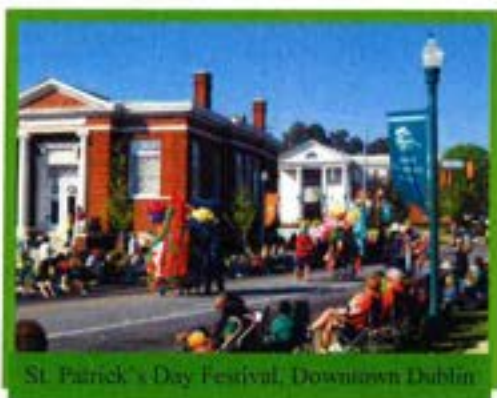
Julian motel near Fish Trap Cut



Historic Dublin skyscraper



Historic Dublin Theatre, Downtown Dublin



St. Patrick's Day Festival, Downtown Dublin



Carl Vinson VA Medical Center, Dublin



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The Chamber of Commerce has as its slogan "Green and Growing," and it truly is. The community has facilities which would be the envy of much larger population centers. These include ample water, sewer, and technology capacity; a modern airport with a 6, 600 foot runway; an award-winning landfill and recycling/composting program; a large and expanding regional hospital with many health care offerings and providers; an expanding Veteran's Administration Hospital with a long track record of service; an expanding unit of the University System of Georgia – Middle Georgia State College/Dublin Campus, which is seeking university status; a technical college with an over 30,000 square foot state-of-the-art business and industry training center; two local public school systems and a private school with excellent facilities and programs, including outlying community schools; exemplary local recreational facilities and activities for all ages, including the 120 acre Southern Pines Regional Park and many other venues; many available and developed lands for growth of all kinds; a well-developed and expanding retail and service sector; and easy access to multi-laned highways of I-16 and U.S. 441, as well as U.S. 80 and U.S. 319. The community's outstanding telecommunications network is on par with that of almost anyone, including the availability of broadband/DSL countywide and wireless networking citywide in Dublin. The community has several museums, several historic districts which remain everyday components of business and residential life, a large and vibrant historic downtown, and many other cultural amenities. Despite this well-developed and continually progressing community, a vast majority of its total land area is in forestry or agricultural use, most in evergreen Georgia yellow pines. The picturesque Oconee River meanders through the county including through Dublin and East Dublin. This scenic paradise can be accessed through an expanding riverwalk in Dublin, and a large riverside regional park in East Dublin. A longer Oconee River Greenway is in the planning stages. For sportsmen and other nature lovers, the unprecedented countryside beauty can be utilized through two public wildlife management areas, a state public fishing area, and through many other private lands and hunting clubs. The community is also known for its many and varied community festivals and celebrations which provide fun for the entire family while celebrating the community's heritage. The community also maintains ties to its agrarian heritage through an active and expansive Ag and Expo center and a local farmers market, Market on Madison in downtown Dublin, where fresh, local farm produce can be found.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

Laurens County is a warm and inviting place of unique charm and many amenities, which its citizens are willing to share with others. The community constructed a locally funded welcome center at the U.S. 441/I-16 interchange which has welcomed over 38,000 visitors from all 50 states and a number of other countries. Local community success and cooperation has been recognized through many awards, including being a Georgia Signature Community and one of Georgia's first recognized Communities of Excellence. There is local appeal for many types of residential living. Want to live or retire in an urban environment with numerous cultural, shopping, dining, educational, and housing choices? Dublin has that and more. Want to live in a community looking to improve the housing and other opportunities of its lower income and minority citizens? Dublin has an innovative and active comprehensive Southside Neighborhood Revitalization Program. Want to live in a historic house which is well maintained and part of a locally protected historic district? Dublin is for you. Want to live in a slightly less dense urban environment? East Dublin is immediately adjacent to Dublin with a large riverside park and county schools within its limits, but has a current population of less than 3,000 persons. Want to live in an even smaller town? Laurens County has the municipalities of Cadwell, Dexter, Dudley, Montrose, and Rentz -- none with a population of more than 600, but all with surprising facilities, including outlying local public schools within their borders or located nearby. Want to live in the undeveloped countryside on your own farm or mini-farm with teeming wildlife for neighbors? Laurens County has lots of that too. The community has an enviable quality of life supporting well-rounded living which nurtures and draws strength from a warm, comforting countryside and environment which locals want conserved and respected while continuing to better and improve their lives.

The Laurens County of the future will continue its development as a special and warm, green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. It will continue to demonstrate the progressive leadership, unrelenting cooperation and coordination, and advancing facilities and services development to let it be known far and wide not only as the "Green and Growing Jewel" hub of rural Georgia, but as the "Green and Growing Jewel" of all Georgia. This growth and development will be sound, quality growth planned and managed to be respectful and protective of its outstanding green environment and countryside and of its excellent quality of life. The community will be a

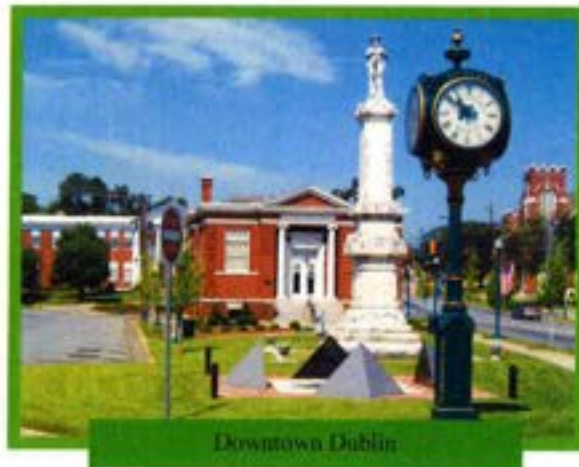


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

certified retirement friendly community, a certified entrepreneur friendly community, a certified business and industry location, a certified work ready community, a community with a growing university campus, but most of all a safe, aesthetically pleasing environmentally and family friendly community.

Development will be asked to locate in the community's many existing areas already prepared and developed with infrastructure, and to respect the current type, scale, density, and patterns of development, as well as the environment. Growth will be managed and encouraged to locate in areas designated and prepared for growth. All growth will be steered to first infill in existing developed areas with available services and infrastructure, and then to other appropriate sites within the Greater Dublin/East Dublin area or small municipal growth areas, as suitable. The natural functioning and scenic beauty of the countryside will be protected and encouraged to remain unspoiled. The outstanding quality of life and the special rural character of the current community will be continued and enhanced. Community connectivity, particularly for pedestrians and bicyclists, and aesthetics will continue to be improved. The community will remain a regional hub and leader for telecommunications, agriculture, education, employment, health care, shopping, solid waste/recycling, recreation, and retirement. The community will be a "Green and Growing Jewel" which is the model and envy for many to imitate. There will be opportunities for all to live, work, retire, shop, recreate, or raise a family in a truly unique and special place which remains unspoiled, and made even better with growth.





COMMUNITY GOALS

Economic Development

- Address low education levels
- Address continuing education/job skills improvements
- Develop/maintain necessary infrastructure
- Retain local graduates
- Enhance intergovernmental cooperation
- Support Heart of Georgia industrial mega site development
- Nurture existing industries/businesses/entrepreneurs
- Attract new businesses/industry/jobs
- Support small business/entrepreneurial development
- Preserve rural character
- Address growth management issues
- Address/improve community appearance/aesthetics
- Dublin neighborhood revitalization
- Promote/enhance tourism
- Maintain viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Appropriate U.S. 441 Bypass development
- Regional hub development
- Promote/maintain/adaptively use local historic resources
- Promote DSL/fiber optic/wireless availability
- Support continued development of industrial parks/sites
- Continued development of Oconee Fall Line Technical College
- Enhanced opportunities at Middle Georgia State College/Dublin Campus
- Revitalize downtown Dublin/smaller communities
- Retiree attraction



Downtown Dublin streetscape

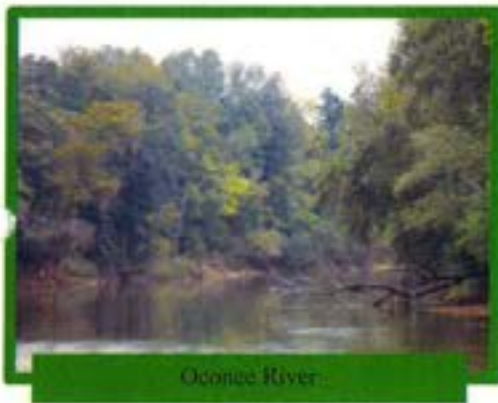


Dubose Porter Regional Business and Industry Training Center



Natural and Cultural Resources

- Utilize/preserve/adaptively use historic resources/heritage of Laurens County
- Improve community appearance/aesthetics
- Address growth management/natural and cultural resources protection
- Support continued protection, promotion, and enhancement of community's outdoor recreation/nature venues
- Maintain existing rural character/quality of life
- Seek compatible development/utilization
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of Laurens County
- Promote nature-based, recreation and bicycling tourism opportunities
- Enhance heritage and cultural tourism



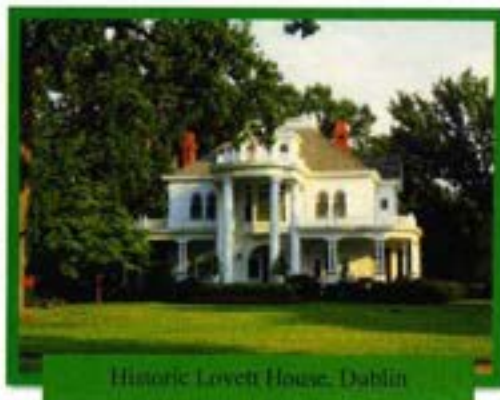
Oconee River



Laurens County cotton fields



Historic Dublin Theatre



Historic Lovett House, Dublin



Laurens County Joint Comprehensive Plan

Housing

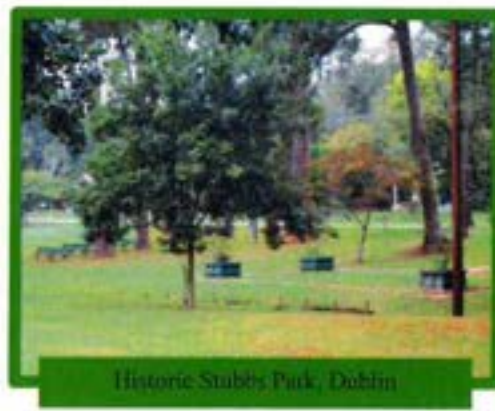
- Improve quality/appearance of housing
- Identify/assess housing needs
- Utilize public/private partnerships to enhance local housing
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Utilize state/federal programs
- Guide/plan residential development
- Seek to attract retirees
- Encourage diverse housing mix
- Continue Dublin in-town neighborhood revitalization

Land Use

- Address growth management/compatible development
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Seek compatible development/utilization
- Encourage infill development
- Rural character/quality of life protection
- Maintain agricultural/forestry uses
- Improve community appearance/aesthetics
- Protect Laurens County's significant natural resources
- Utilize annexation(s), as needed
- Maintain/support Dublin's Bellevue Avenue local historic district and its expansion/preserve significant historic properties
- Continue Southside Dublin 441 Corridor/Enterprise zone and other in-town neighborhood revitalization



Historic Crockett-Brantley House, Dublin



Historic Stables Park, Dublin



Laurens County Joint Comprehensive Plan

Community Facilities and Services

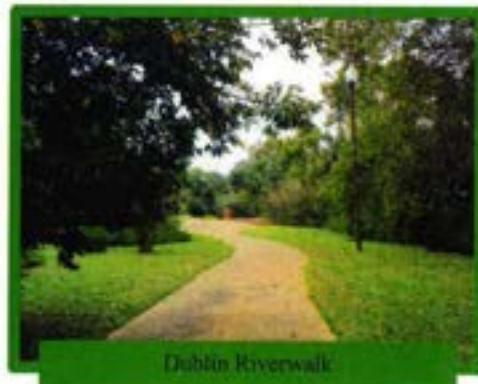
- Utilize/maintain current Dublin water-sewer infrastructure master plan/upgrade water/sewer countywide as needed
- Improve fire service countywide
- Maintain quality educational facilities/services, including post-secondary
- Continue to upgrade public safety/emergency medical facilities/services
- Develop/improve/maintain recreation facilities and programs countywide
- Oconee River Greenway/Dublin Riverwalk development
- Improve/promote transportation access/quality
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Maintain appropriate governmental facilities/services
- Maintain/upgrade local hospital and other health care access/facilities/services within the community and regional healthcare hub status
- Maintain/enhance solid waste management/recycling facilities/programs/initiatives
- Promote availability of quality telecommunications technology
- Continue support/utilization of local media
- Continue utilization of local clubs/organizations for community projects

Intergovernmental Coordination

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinated planning/growth management



Bud Barron Airport



Dublin Riverwalk



IMPLEMENTATION GOALS

Laurens County Joint Comprehensive Plan

LONG TERM COMMUNITY POLICIES

Economic Development

The community will collaboratively support the local school systems and develop cooperative efforts to engage students to remain in school, thus increasing the graduation rate and improving the illiteracy rate

The community will work together to support the public school systems as needed, through facility improvements, technological advancements, and other means

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers

The community will work to develop and maintain the necessary infrastructure to facilitate and accommodate future development

The community will seek diversified economic development with jobs and wages of all levels

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Laurens County

The community will support development of the private Heart of Georgia industrial mega site along I-16

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities

The community will continue to actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county

The community will work to support small business/entrepreneurial development to promote job diversification

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, and Bellevue

The community will work cooperatively to increase promotion and marketing of tourist facilities/services and attractions/events located in the community, and otherwise grow tourism as an important component of the local economy

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support economic development efforts

The community will work to guide and direct appropriate development along the U.S. 441 Bypass

The community will seek to continue to cooperatively develop and promote itself as a regional hub and leader for job opportunities, shopping, healthcare, education, cultural opportunities, recreation, and recycling

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will promote the availability of county-wide access to DSL/fiber optic communications and wireless connectivity in Dublin

The community will work to develop and maintain the necessary improvements (such as spec buildings/pad ready sites) at industrial sites to support existing industries and to facilitate and accommodate desired industrial growth

The community will continue to support the Oconee Fall Line Technical College and its expansion, as needed, through infrastructure upgrades and other means

The community will work cooperatively to support continued enhancement of all educational and technological opportunities through the Middle Georgia State College/Dublin Campus



The community will continue downtown revitalization economic and community development efforts in Dublin and the county's smaller municipalities through the use of the Downtown Development Authority, Main Street Dublin, and local, state, and federal incentives, as appropriate

The community will cooperate to support its designation as a "Certified Retirement Friendly Community," and will otherwise prepare itself to attract retirees

Natural and Cultural Resources

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will seek to conserve and protect its public fishing area and wildlife management areas, as well as enhance its outdoor recreation/nature venues

The community will seek development compatible with its existing rural character and quality of life

The community will capitalize on its economic opportunities associated with its natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will encourage growth that preserves and maintains its open spaces and agriculture and forestry as viable, functioning land uses

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will support and encourage increased nature-based tourism, including completion of the Dublin Riverwalk, extension of the Oconee River Greenway through Laurens County, and promotion of Buckeye Park and its GO FISH Project improvements

The community will seek to enhance heritage and cultural tourism through expansion of the Dublin local historic district, preservation and recognition of the African-American Southside Neighborhood historic district, recognition and promotion of First African Baptist Church (site of Martin Luther King's first public speech), installation of the Civil War Trail



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

Heritage markers, renovation of the Carnegie Library, museum development, and other means

Housing

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will seek to better define its housing needs and specific areas of improvement needed in its housing supply and types

The community will pursue developing collaborative public/private partnerships to enhance local housing

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing ordinances, and code enforcement

The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly and compatible workforce housing

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone; in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others; and additional areas as appropriate

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing regulations, growth management and code enforcement

The community will seek and promote development that is compatible with existing infrastructure location to guide growth



Laurens County Joint Comprehensive Plan

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will work to improve its appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will work together to explore the feasibility of annexation where appropriate and desired

The community will continue to maintain and support the Bellevue Avenue local historic district and its expansion, as well as possible other local district designations, and otherwise work to preserve significant historic properties

The community will continue revitalization efforts along the Southside Dublin 441 Corridor/Enterprise Zone and other in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others

Community Facilities and Services

The community will continue to utilize and keep current the City of Dublin's water-sewer infrastructure master plan and otherwise upgrade water/sewer infrastructure as needed in Laurens County's smaller municipalities

The community will work to improve fire services county-wide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements

The community will maintain, upgrade, and expand its aging, existing infrastructure and services to enhance services, fire protection, and the quality of life, and to attract desired, compatible growth and development

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will continue to enhance educational and technological opportunities through support of the Oconee Fall Line Technical College and Middle Georgia State College/Dublin Campus



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service

The community will promote and utilize the current Code Red or similar emergency alert program to ensure the safety of citizens in the event of severe weather threats

The community will maintain and improve existing parks/recreational facilities, as needed, and establish new parks/recreational facilities, programs, and activities to serve existing and future populations, including both countywide and those in the smaller communities

The community will continue to develop facilities and amenities along its Oconee River Greenway and Dublin Riverwalk

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life

The community will work to improve/expand sidewalk connectivity, especially those connecting downtowns and other community magnet uses

The community will seek to improve bicycle infrastructure, support facilities, and events both for alternative transportation connectivity and tourism

The community will continue to support its cultural facilities and provide enhanced service and programs as feasible

The community will continue to support, promote, and improve existing museums, such as the Dublin-Laurens County Museum, and seek to establish additional museum facilities as education resources and tourist attractions

The community will provide and maintain adequate government services and facilities, including city and county administrative facilities

The community will work together to maintain and upgrade healthcare facilities and services, and seek to continue its status as a regional healthcare hub

The community will continue to maintain its state-of-the-art Subtitle D landfill through technological and/or other improvements, as needed, and continue to promote usage of its solid waste/recycling convenience centers

The community will promote the availability of county-wide access to DSL/fiber optic communications, and the available fiber optic loop and wireless connectivity in Dublin



Laurens County Joint Comprehensive Plan

The community will continue to support and utilize the local media to help keep the public informed

The community will continue to utilize local clubs/organizations to actively participate in civic efforts and projects to improve the local quality of life

Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Laurens County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development



FUTURE DEVELOPMENT STRATEGIES

Laurens County Joint Comprehensive Plan

continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

Future land use maps for Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are included following this description.

Land Use Goals. Laurens County and its municipalities seek future growth and development respective of its rural character, scenic natural and cultural resources and agricultural/forestry uses, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

Address Growth Management/Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community, outside of Dublin and East Dublin, has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

Implement/Enforce Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement

As noted above, Laurens County has only narrow, specific land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Dublin and East Dublin have a zoning ordinance. These two governments and Laurens County now administer building code enforcement, after the County's



adoption of Georgia's Uniform Construction Codes and hiring of a codes enforcement officer in 2011. This is a major step forward for land use regulation within the county. The community countywide needs to update, expand, and coordinate joint collaborative land use/subdivision/manufactured housing regulations/code enforcement to initiate a more comprehensive approach.

Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The celebration of the community's heritage and resources in festivals provides outside exposure and recruitment of residents and businesses. The Saint Patrick's Day celebration has national clout. Protection of the Oconee River; the state wildlife management areas; nearby Balls Ferry State Park; continued downtown revitalization; and development and support of history, culture, and the arts; and the existing high quality of life will also help. Regulation should also be utilized. Increased utilization of the Market on Madison farmers market in downtown Dublin and the Southern Pines Ag and Expo Center will also help.

Encourage/Protect Utilization/Access/Tourism for Natural/Cultural Resources

The Oconee River, the Beaverdam and River Bend Wildlife Management Areas, the Hugh M. Gills Public Fishing Area, U.S. 441, and the St. Patrick's Day Festival all have much history for recreation, tourism, and motoring within the county. Buckeye Park and its Go Fish Georgia enhancements, Dudley's Little League, the Dublin Riverwalk and planned expansion of the Oconee River Greenway will also enhance both protection and utilization. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. Dublin's historic districts and ongoing efforts in downtown revitalization are already garnering increased attention. This can also attract more visitors, and more residents, and build a larger audience of



citizen support for protection and enhancement of these resources. Improvement and promotion of U.S. 441 also hold promise. Continued improvement of Oconee River access, the greenway, bicycle venues, and local recreational facilities; museums; enhancement of events or festivals; and continued preservation of community landmarks and heritage will also reap benefits.

Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. Dublin is already reaping benefit from both public and private investment in its historic, downtown structures. Downtown revitalization and reuse of existing structures and available infrastructure conserves tax dollars and provides many other community and economic development benefits. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings countywide are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Public preservation of landmarks and important structures, as has already happened in Dublin, can further stimulate nearby private investment.

Improve Community Appearance/Aesthetics

Laurens County and its municipalities have much intrinsic natural and cultural beauty and Southern charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this. The multi-facet improvement planned in Southside Dublin can be a beacon and guide to other improvements. Continuing gateway improvements, particularly along U.S. 441 South and U.S. 80, can enhance community image and attractiveness. Upgrade of the housing stock quality and planned resurfacing of local streets under T-SPLOST will also help. Dublin/Laurens County has been a long-time affiliate of the Keep America Beautiful Program through its Keep Dublin-Laurens Beautiful Program. This organization can provide a coordination mechanism for collaborative efforts.



Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry uses is desired. The community is already having much success in recruiting distribution/manufacturing businesses because of location, and in locating them into already served and appropriately designated areas. The recruitment of retirees is also supportive.

Utilize/Pursue Annexation

Since significant growth is occurring near Dublin, East Dublin, and most of the county's smaller municipalities, and most, offer public water and sewer services, annexation can provide better control of this growth as well as allow better service provision and environmental protection.

Maintain/Support/Expand Dublin's Bellevue Avenue Local Historic District

Much of the energy and growth associated with the successful, ongoing downtown revitalization efforts can be traced to local vision in designating and preserving the Bellevue Avenue Local Historic District, and in connecting these areas to downtown. Having people want to be and live in and near downtown creates a natural market for successful economic uses downtown. These efforts can be widened.

Support Southside Dublin 441 Corridor/Enterprise Zone Improvement and Other In-Town Neighborhood Revitalization

This is an important gateway and calling card for the community. A multi-faceted, public and private partnership improvement package can provide many benefits, including maintaining vibrant neighborhoods and successful businesses. It can encourage others to join in. As seen



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

Laurens County Joint Comprehensive Plan

downtown, it takes people to complete economic transformations and allow structure preservation to be successful. Decent, safe, and sanitary housing is also required.



**APPENDIX D:
SOUTHSIDE DUBLIN RIVERWALK CONCEPT**



**SOUTHSIDE DUBLIN
 RIVERWALK**

Dec. 10, 2001

SCALE: 1:800



Note:

- Proposed riverwalk to have multiple connections to adjacent neighborhoods.
- Location of Riverwalk is conceptual. Actual walk should include a mix of paved trails and wooden boardwalks strategically located for various historical, recreational & environmental experiences.



**APPENDIX E:
BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS**



IV. Demographic Analysis

A. Introduction

This section of the report evaluates key demographic characteristics for the Primary Study Area (Dublin), the Secondary Study Area (the balance of Laurens County), Laurens County (PSA and SSA combined), and the state of Georgia (statewide). Additionally, we have evaluated selected submarkets within Dublin that included the neighborhoods of Scottsville, Stubbs Park and Southside.

Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons among these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Dublin, and what are these people like?
- In what kinds of household groupings do Dublin residents live?
- What share of people rent or own their Dublin residence?
- Are the number of people and households living in Dublin increasing or decreasing over time?
- How do Dublin residents compare with residents in the rest of the surrounding area (SSA)?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region and are included in this section of the report.

It is important to note that 2000 and 2010 demographics are based on U.S. Census data (actual count), while 2017 and 2022 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize;
- Governmental policies with respect to residential development remain consistent;
- Availability of financing for residential development (i.e. mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent;
- Sufficient housing and infrastructure is provided to support projected population and household growth.



Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic projections/estimates.

It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding.

B. Overall Market Analysis (Dublin and Neighborhood Submarkets)

This section evaluates different demographic characteristics and trends of Dublin and compares them with the balance of the county (Secondary Study Area, or SSA), the overall county, and the state of Georgia. Additional data and analysis is provided for the neighborhoods of Scottsville, Southside and Stubbs Park. It is critical to point out that the projections included in this report assume no major initiatives, incentives or policies are enacted to impact these neighborhoods.

A map illustrating the PSA, SSA and selected neighborhoods is shown below.





I. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

	Total Population									
	2000		2010		2017		2022		Change 2017-2022	
	Census	Census	#	%	Estimated	#	%	Projected	#	%
PSA	16,509	16,201	-308	-1.9%	16,100	-101	-0.6%	16,002	-98	-0.6%
SSA	28,365	32,233	3,868	13.6%	32,871	638	2.0%	32,903	32	0.1%
Combined (PSA & SSA)	44,874	48,434	3,560	7.9%	48,971	537	1.1%	48,905	-66	-0.1%
Scottsville Neighborhood	1,059	985	-74	-7.0%	894	-91	-9.2%	853	-41	-4.6%
Stubbs Park Neighborhood	811	996	185	22.8%	1,017	21	2.1%	1,019	2	0.2%
Southside Neighborhood	2,391	2,259	-132	-5.5%	2,446	187	8.3%	2,499	53	2.2%
Georgia	8,186,474	9,687,672	1,501,198	18.3%	10,390,408	702,736	7.3%	10,938,863	548,455	5.3%

Source: 2000, 2010 Census; ESRI, Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

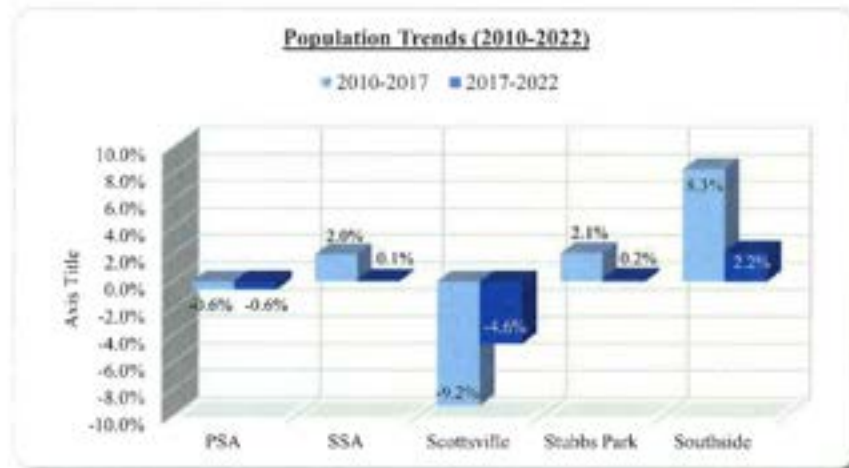
- From 2000 to 2010, the PSA population decreased by 308 (1.9%), while the SSA population (balance of Laurens County) increased by 3,868, or by 13.6%. During the same period, the state of Georgia experienced positive population growth of 18.3%.
- Over the past seven years (2010 to 2017), it is estimated that the PSA population decreased by 101 (0.6%). During the same period, the SSA experienced an increase of 638 people, which reflects an increase of 2.0% over 2010 numbers. Meanwhile the statewide population increased by 7.3% during this period.
- It is projected that the PSA population base will continue to decline, losing 98 people (0.6%) between 2017 and 2022. Meanwhile, it is projected that the total number of people in the SSA will experience positive population growth, increasing by approximately 32 (0.1%) during this same five-year period. The state of Georgia is projected to experience population growth of 5.3% over the next five years.





- In terms of the neighborhood submarkets, the Southside is the largest of the neighborhoods with 2,446 people in 2017. This neighborhood increased the most between 2010 and 2017, adding 187 (8.3%) people during this time. While the Stubbs Park neighborhood remain generally stable over the past seven years, adding 21 (2.1%) people, the Scottsville neighborhood lost 91 people, representing a decline of 9.2%. Between 2017 and 2022, the Southside neighborhood is projected to add 53 (2.2%) people, while the Scottsville neighborhood is projected to decline by 41 (4.6%). At the same time, the Stubbs Park population is projected to remain stable.

The following graph compares percent change in population (growth +/decline -) for two time periods, 2010 to 2017 and 2017 to 2022:





Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
PSA	2010	5,772 (35.6%)	1,994 (12.3%)	1,840 (11.4%)	2,077 (12.8%)	1,945 (12.0%)	1,247 (7.7%)	1,326 (8.2%)	36.9
	2017	5,472 (34.0%)	2,035 (12.6%)	1,790 (11.1%)	1,851 (11.5%)	1,988 (12.3%)	1,555 (9.7%)	1,409 (8.8%)	37.9
	2022	5,350 (33.4%)	1,916 (12.0%)	1,873 (11.7%)	1,750 (10.9%)	1,912 (11.9%)	1,697 (10.6%)	1,504 (9.4%)	38.9
	Change 2017-2022	-122 (-2.2%)	-119 (-5.8%)	83 (4.6%)	-101 (-5.5%)	-76 (-3.8%)	142 (9.1%)	95 (6.7%)	N/A
SSA	2010	10,801 (33.5%)	3,899 (12.1%)	4,442 (13.8%)	4,743 (14.7%)	4,037 (12.5%)	2,587 (8.0%)	1,724 (5.3%)	38.3
	2017	10,266 (31.2%)	4,126 (12.6%)	4,204 (12.8%)	4,532 (13.8%)	4,525 (13.8%)	3,295 (10.0%)	1,923 (5.9%)	39.8
	2022	9,992 (30.4%)	3,758 (11.4%)	4,184 (12.7%)	4,346 (13.2%)	4,590 (14.0%)	3,670 (11.2%)	2,363 (7.2%)	41.5
	Change 2017-2022	-274 (-2.7%)	-368 (-8.9%)	-20 (-0.5%)	-186 (-4.1%)	65 (1.4%)	375 (11.4%)	440 (22.9%)	N/A
Combined (PSA & SSA)	2010	16,573 (34.2%)	5,893 (12.2%)	6,282 (13.0%)	6,820 (14.1%)	5,982 (12.4%)	3,834 (7.9%)	3,050 (6.3%)	37.9
	2017	15,738 (32.1%)	6,161 (12.6%)	5,994 (12.2%)	6,383 (13.0%)	6,513 (13.3%)	4,850 (9.9%)	3,332 (6.8%)	39.3
	2022	15,342 (31.4%)	5,674 (11.6%)	6,057 (12.4%)	6,096 (12.5%)	6,502 (13.3%)	5,367 (11.0%)	3,867 (7.9%)	40.7
	Change 2017-2022	-396 (-2.5%)	-487 (-7.9%)	63 (1.1%)	-287 (-4.5%)	-11 (-0.2%)	517 (10.7%)	535 (16.1%)	N/A
Scottsville Neighborhood	2010	376 (38.1%)	126 (12.8%)	102 (10.3%)	137 (13.9%)	108 (10.9%)	67 (6.8%)	71 (7.2%)	34.4
	2017	316 (35.3%)	122 (13.6%)	93 (10.4%)	108 (12.1%)	107 (12.0%)	80 (8.9%)	68 (7.6%)	35.9
	2022	295 (34.6%)	113 (13.2%)	91 (10.7%)	95 (11.1%)	99 (11.6%)	87 (10.2%)	73 (8.6%)	36.9
	Change 2017-2022	-21 (-6.6%)	-9 (-7.4%)	-2 (-2.2%)	-13 (-12.0%)	-8 (-7.5%)	7 (8.8%)	5 (7.4%)	N/A
Stubb's Park Neighborhood	2010	447 (44.9%)	129 (13.0%)	106 (10.6%)	107 (10.7%)	93 (9.3%)	53 (5.3%)	61 (6.1%)	28.5
	2017	445 (43.8%)	149 (14.7%)	100 (9.8%)	105 (10.3%)	97 (9.5%)	70 (6.9%)	51 (5.0%)	29.1
	2022	442 (43.4%)	141 (13.8%)	118 (11.6%)	95 (9.3%)	100 (9.8%)	73 (7.2%)	50 (4.9%)	29.8
	Change 2017-2022	-3 (-0.7%)	-8 (-5.4%)	18 (18.0%)	-10 (-9.5%)	3 (3.1%)	3 (4.3%)	-1 (-2.0%)	N/A
Southside Neighborhood	2010	1,034 (45.8%)	299 (13.2%)	232 (10.3%)	242 (10.7%)	216 (9.6%)	131 (5.8%)	104 (4.6%)	27.9
	2017	1,060 (43.3%)	358 (14.6%)	247 (10.1%)	240 (9.8%)	257 (10.5%)	165 (6.7%)	119 (4.9%)	29.2
	2022	1,072 (42.9%)	361 (14.4%)	282 (11.3%)	231 (9.2%)	252 (10.1%)	178 (7.1%)	123 (4.9%)	29.8
	Change 2017-2022	12 (1.1%)	3 (0.8%)	35 (14.2%)	-9 (-3.8%)	-5 (-1.9%)	13 (7.9%)	4 (3.4%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
Georgia	2010	3,461,716 (35.7%)	1,335,563 (13.8%)	1,397,542 (14.4%)	1,391,254 (14.4%)	1,069,559 (11.0%)	606,430 (6.3%)	425,608 (4.4%)	35.3
	2017	3,503,717 (33.7%)	1,483,701 (14.3%)	1,379,345 (13.3%)	1,387,317 (13.4%)	1,265,572 (12.2%)	862,839 (8.3%)	507,917 (4.9%)	36.5
	2022	3,578,210 (32.7%)	1,554,296 (14.2%)	1,471,528 (13.5%)	1,354,811 (12.4%)	1,331,465 (12.2%)	1,013,652 (9.3%)	634,901 (5.8%)	37.2
	Change 2017-2022	74,493 (2.1%)	70,595 (4.8%)	92,183 (6.7%)	-32,506 (-2.3%)	65,893 (5.2%)	150,813 (17.5%)	126,984 (25.0%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

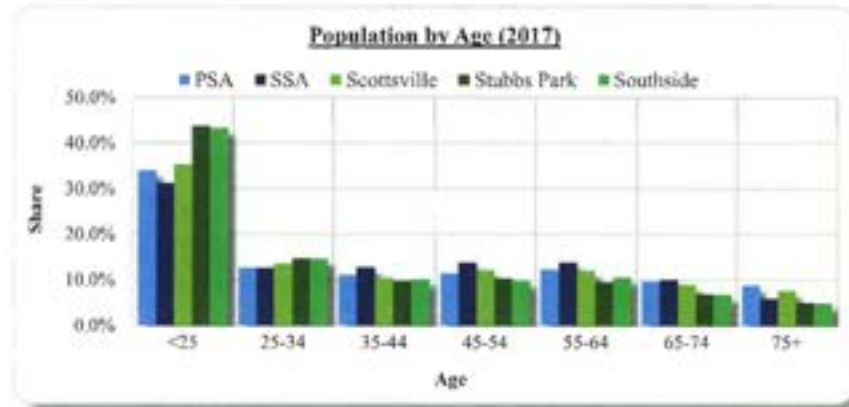
Noteworthy observations from the preceding table include:

- The median age (37.9) for the PSA's population in 2017 was slightly younger than the SSA (39.8) but older than the state of Georgia (36.5). It is projected that the PSA's median age will increase slightly to 38.9 years by 2022.
- Excluding the under age 25 cohorts, the largest share of the PSA population in 2017 was between the ages of 25 and 34, which made up 12.6% of the population. By 2022, the population share within this age cohort is projected to decrease to 12.0%, yet it will still be the largest share of population by age within the PSA. Overall, the distribution of population by age for the PSA is expected to be well balanced.
- The greatest change in population by age within the PSA between 2017 and 2022 is projected among persons between the ages of 65 and 74. This age cohort is projected to increase by 142 (9.1%) between 2017 and 2022. The population ages 75 and older is also projected to increase by a notable amount, increasing by 95 people, or 6.7% during this period. Much of this senior growth is likely attributed to seniors aging in place. Another age cohort that is projected to increase is among the population between the ages of 35 and 44, which is projected to increase by 83 people, representing a 4.6% increase. All other age cohorts within the PSA are projected to decline over the next five years.
- Within the selected neighborhoods, both Stubbs Park and Southside have a median population age below 30, representative of a young population base. The median population age of Scottsville is 35.9, which is comparable to the Dublin median population age of 37.9. The three selected neighborhoods have many young persons, including children, when compared with the rest of the city.





The following graph compares population age cohort shares for 2017:



Population by race for 2010 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
PSA	Number	6,350	9,171	287	196	197	16,201
	Percent	39.2%	56.6%	1.8%	1.2%	1.2%	100.0%
SSA	Number	23,005	8,153	196	499	380	32,233
	Percent	71.4%	25.3%	0.6%	1.5%	1.2%	100.0%
Combined (PSA & SSA)	Number	29,355	17,324	483	695	577	48,434
	Percent	60.6%	35.8%	1.0%	1.4%	1.2%	100.0%
Scottsville Neighborhood	Number	152	775	2	42	15	986
	Percent	15.4%	78.6%	0.2%	4.3%	1.5%	100.0%
Stabbs Park Neighborhood	Number	178	791	8	4	15	996
	Percent	17.9%	79.4%	0.8%	0.4%	1.5%	100.0%
Southside Neighborhood	Number	68	2,138	1	11	41	2,259
	Percent	3.0%	94.6%	0.0%	0.5%	1.8%	100.0%
Georgia	Number	5,787,453	2,950,439	314,468	427,823	207,489	9,687,672
	Percent	59.7%	30.5%	3.2%	4.4%	2.1%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Over half (56.6%) of the PSA's population was categorized as "Black or African American Alone". This is more than double the SSA average (25.3%) and notable higher than the state of Georgia (30.5%).





- The racial composition within the three selected neighborhoods is heavily concentrated among minorities, with over 80% of the population within the Scottsville and Stubbs Park neighborhoods consisting of minorities and over 90% of the Southside neighborhood consisting of minorities.

Population by marital status for 2017 is shown in the following table:

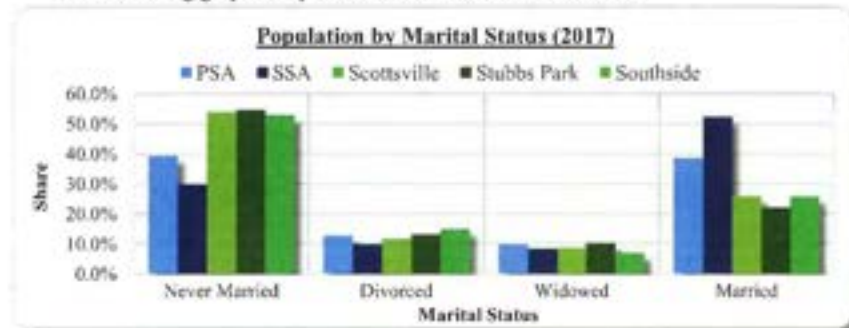
		Population by Marital Status				Total
		Not Married			Married	
		Never Married	Divorced	Widowed	Married	
PSA	Number	4,943	1,583	1,220	4,850	12,596
	Percent	39.2%	12.6%	9.7%	38.5%	100.0%
SSA	Number	7,871	2,581	2,188	13,824	26,464
	Percent	29.7%	9.8%	8.3%	52.2%	100.0%
Laurens County	Number	12,814	4,164	3,408	18,674	39,060
	Percent	32.8%	10.7%	8.7%	47.8%	100.0%
Scottsville Neighborhood	Number	381	83	61	182	707
	Percent	53.9%	11.7%	8.6%	25.7%	100.0%
Stubbs Park Neighborhood	Number	389	93	72	158	712
	Percent	54.6%	13.1%	10.1%	22.2%	100.0%
Southside Neighborhood	Number	923	258	120	447	1,748
	Percent	52.8%	14.8%	6.9%	25.6%	100.0%
Georgia	Number	2,858,009	929,861	463,369	4,063,537	8,314,776
	Percent	34.4%	11.2%	5.6%	48.9%	100.0%

Source: ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had the highest share (61.5%) of unmarried people when compared with the SSA (47.8%), Laurens County (52.2%), and the state of Georgia (51.1%).
- Nearly three-fourths of the population within each of the three selected neighborhoods consist of unmarried persons.

The following graph compares marital status shares for 2017:





Population by highest educational attainment for 2017 is shown below:

		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
PSA	Number	1,628	4,388	1,580	1,030	842	1,158	10,626
	Percent	15.3%	41.3%	14.9%	9.7%	7.9%	10.9%	100.0%
SSA	Number	4,259	10,018	3,348	1,578	1,844	1,560	22,607
	Percent	18.8%	44.3%	14.8%	7.0%	8.2%	6.9%	100.0%
Combined (PSA & SSA)	Number	5,887	14,406	4,928	2,608	2,686	2,718	33,233
	Percent	17.7%	43.3%	14.8%	7.8%	8.1%	8.2%	100.0%
Scottsville Neighborhood	Number	121	281	84	38	20	34	578
	Percent	20.9%	48.6%	14.5%	6.6%	3.5%	5.9%	100.0%
Stubbs Park Neighborhood	Number	163	249	70	38	19	33	572
	Percent	28.5%	43.5%	12.2%	6.6%	3.3%	5.8%	100.0%
Southside Neighborhood	Number	349	695	215	81	3	42	1,385
	Percent	25.2%	50.2%	15.5%	5.8%	0.2%	3.0%	100.0%
Georgia	Number	931,463	1,924,436	1,412,304	522,527	1,293,868	802,693	6,886,691
	Percent	13.5%	27.9%	20.5%	7.6%	18.8%	11.6%	100.0%

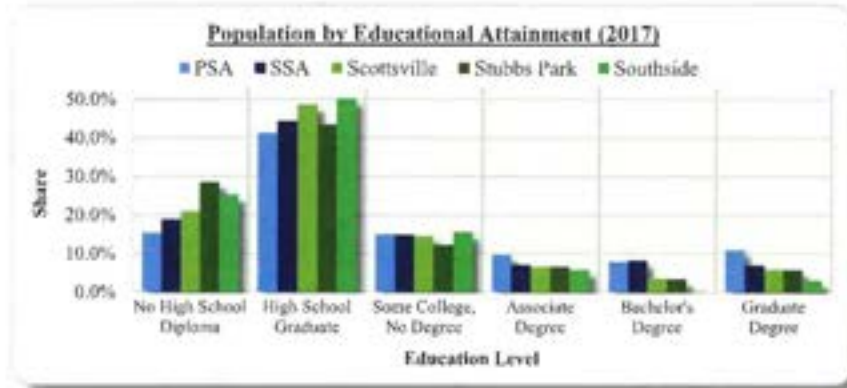
Source: ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The share of PSA population (15.3%) without a high school diploma is comparable to the SSA (18.8%), Laurens County (17.7%), and the state of Georgia (13.5%).
- Over one-quarter (28.5%) of PSA residents have received a college degree, which is slightly above the share of college degree holders in the SSA (22.1%) and Laurens County (24.1%). The statewide share of college graduates for Georgia (38.0%) is significantly higher than the PSA share.
- The share of people within the three selected neighborhoods that lack a high school diploma range from 20.9% to 28.5%, which are much higher than the overall PSA (15.3%) and the state of Georgia (13.5%). The lack of high school diplomas likely limits the earning capacity of residents within the subject neighborhoods.



The following graph compares educational attainment for the year 2017:



Population by poverty status is shown in the following table:

		Population by Poverty Status						Total	
		Income below poverty level:			Income at or above poverty level:				
		<18	18 to 64	65+	<18	18 to 64	65+		
PSA	Number	2,024	2,968	349	1,978	5,935	1,996	15,250	
	Percent	13.3%	19.5%	2.3%	13.0%	38.9%	13.1%	100.0%	
SSA	Number	2,509	4,246	727	5,154	14,633	4,146	31,415	
	Percent	8.0%	13.5%	2.3%	16.4%	46.6%	13.2%	100.0%	
Laurens County (PSA & SSA)		Number	4,533	7,214	1,076	7,132	20,568	6,142	46,665
		Percent	9.7%	15.5%	2.3%	15.3%	44.1%	13.2%	100.0%
Scottsville Neighborhood		Number	182	256	32	106	275	66	917
		Percent	19.8%	27.9%	3.5%	11.6%	30.0%	7.2%	100.0%
Stubbs Park Neighborhood		Number	95	205	28	120	345	127	920
		Percent	10.3%	22.3%	3.0%	13.0%	37.5%	13.8%	100.0%
Southside Neighborhood		Number	627	600	58	188	668	190	2,331
		Percent	26.9%	25.7%	2.5%	8.1%	28.7%	8.2%	100.0%
Georgia		Number	638,884	1,027,361	122,702	1,819,828	5,090,527	1,037,857	9,737,159
		Percent	6.6%	10.6%	1.3%	18.7%	52.3%	10.7%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; Urban Decision Group; Bowen National Research

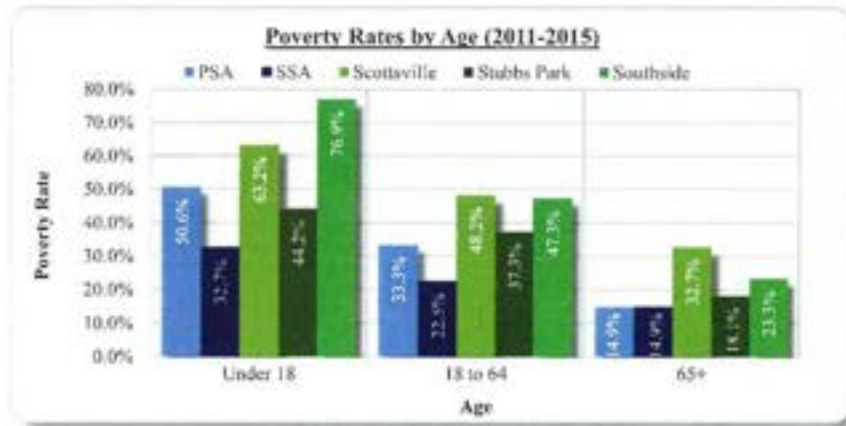
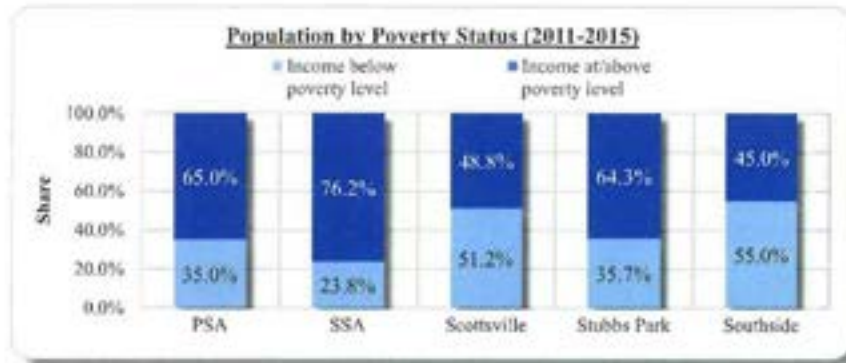
Noteworthy observations from the preceding table include:

- The PSA had a significantly higher share (35.0%) of people living below the poverty level compared with the SSA (23.8%) and Laurens County (27.5%). The Georgia statewide poverty rate (18.5%) is just over one-half of the PSA poverty rate.
- Within the PSA, 2,024 of the 4,002 people under the age of 18 live below the poverty level, representing 50.6% of the younger population. This rate is much higher than the poverty rate (under the age of 18) for the SSA (32.7%), Laurens County (38.9%), and the state of Georgia (26.0%).



- Note that the share of the PSA population over age 65 living in poverty (14.9%) is identical to the SSA (14.9%) and Laurens County (14.9%), and comparable to the state of Georgia (10.6%) for the same age group.
- Poverty rates are more pronounced within the selected neighborhoods, particularly among younger persons under the age of 18. The poverty rates of young people (under age 18) are 63.2% in Scottsville, 44.2% in Stubbs Park, and 76.9% in Southside. Neighborhood poverty rates for persons between the ages of 18 and 64 ranges from 37.3% to 48.2%, while it ranges from 18.1% to 32.7% among seniors (ages 65 and older).

The following graphs compare poverty status for each geographic area and age group:





Population by migration (previous residence one year prior to survey) for years 2011-2015 is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County in Same State	Different State	Moved from Abroad	Total
PSA	Number	12,892	2,119	393	175	35	15,614
	Percent	82.6%	13.6%	2.5%	1.1%	0.2%	100.0%
SSA	Number	28,040	2,392	763	297	40	31,532
	Percent	88.9%	7.6%	2.4%	0.9%	0.1%	100.0%
Combined (PSA & SSA)	Number	40,932	4,511	1,156	472	75	47,146
	Percent	86.8%	9.6%	2.5%	1.0%	0.2%	100.0%
Scottsville Neighborhood	Number	763	103	19	29	3	917
	Percent	83.2%	11.2%	2.1%	3.2%	0.3%	100.0%
Stubbs Park Neighborhood	Number	701	191	12	8	0	912
	Percent	76.9%	20.9%	1.3%	0.9%	0.0%	100.0%
Southside Neighborhood	Number	1,862	408	47	10	4	2,331
	Percent	79.9%	17.5%	2.0%	0.4%	0.2%	100.0%
Georgia	Number	8,297,870	794,649	461,983	276,310	52,507	9,883,319
	Percent	84.0%	8.0%	4.7%	2.8%	0.5%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a higher share (17.4%) of people changing residences annually than the SSA (11.1%), Laurens County (13.2%), and the state of Georgia (16.0%).
- Of the PSA residents who had changed residences over the preceding year, the largest number (2,119 persons) moved from within Laurens County. An additional 393 persons (2.5%) came from another Georgia county, while 175 (1.1%) relocated from another state.
- About one in five people within the three selected neighborhoods moved in the past year, with the Stubbs Park neighborhood having the greatest turnover rate of 23.1%.

The following graph compares population by migration (previous residence one year prior to survey) for years 2011-2015:



Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2017	2022
PSA	Population	16,509	16,201	16,100	16,002
	Area in Square Miles	15.58	15.58	15.58	15.58
	Density	1,059.3	1,039.6	1,033.1	1,026.8
SSA	Population	28,365	32,233	32,871	32,903
	Area in Square Miles	802.87	802.87	802.87	802.87
	Density	35.3	40.1	40.9	41.0
Combined (PSA & SSA)	Population	44,874	48,434	48,971	48,905
	Area in Square Miles	818.46	818.46	818.46	818.46
	Density	54.8	59.2	59.8	59.8
Scottsville Neighborhood	Population	1,059	985	894	853
	Area in Square Miles	0.60	0.60	0.60	0.60
	Density	1,755.3	1,632.7	1,481.8	1,413.9
Stubbs Park Neighborhood	Population	811	996	1,017	1,019
	Area in Square Miles	0.26	0.26	0.26	0.26
	Density	3,179.1	3,904.4	3,986.7	3,994.5
Southside Neighborhood	Population	2,391	2,259	2,446	2,499
	Area in Square Miles	1.35	1.35	1.35	1.35
	Density	1,766.7	1,669.1	1,807.3	1,846.5
Georgia	Population	8,186,474	9,687,672	10,390,408	10,938,863
	Area in Square Miles	58,829.09	58,829.09	58,829.09	58,829.09
	Density	139.2	164.7	176.6	185.9

Source: 2000, 2010 Census; ISRI; Urban Decision Group; Bowen National Research



Noteworthy observations from the preceding table include:

- The 2017 PSA population density of 1,033.1 people per square mile is significantly higher than the SSA density of 802.87. The population density within the PSA is also significantly higher than the state of Georgia (176.6 people per square mile).
- The population density within the three selected submarkets is well above the overall PSA, with population densities ranging from 1,481.8 people per square mile in Scottsville to 3,986.7 people per square mile in Stubbs Park.

2. Household Characteristics

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2017 Estimated	Change 2010-2017		2022 Projected	Change 2017-2022	
			#	%		#	%		#	%
PSA	6,209	6,357	148	2.4%	6,302	-55	-0.9%	6,254	-48	-0.8%
SSA	10,874	12,284	1,410	13.0%	12,488	204	1.7%	12,483	-5	0.0%
Combined (PSA & SSA)	17,083	18,641	1,558	9.1%	18,790	149	0.8%	18,737	-53	-0.3%
Scottsville Neighborhood	412	380	-32	-7.8%	344	-36	-9.5%	327	-17	-4.9%
Stubbs Park Neighborhood	356	457	101	28.4%	464	7	1.5%	464	0	0.0%
Southside Neighborhood	937	908	-29	-3.1%	983	75	8.3%	1,004	21	2.1%
Georgia	3,006,034	3,585,597	579,563	19.3%	3,836,118	250,521	7.0%	4,034,437	198,319	5.2%

Source: 2000, 2010 Census; USRI, Urban Decision Group; Bowen National Research

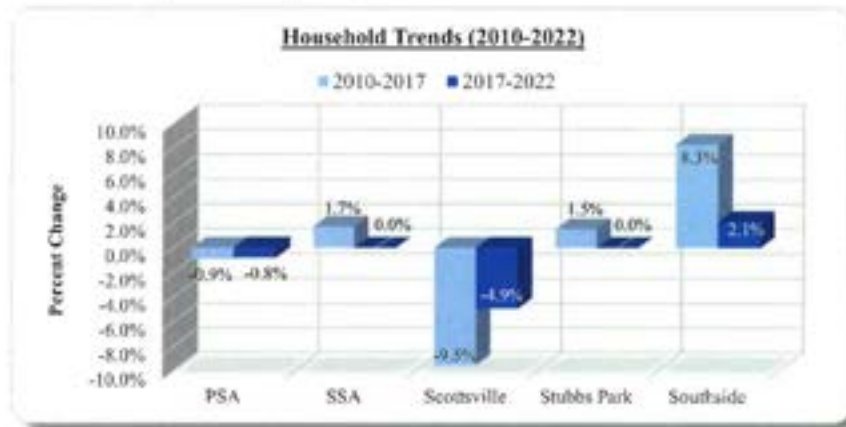
Noteworthy observations from the preceding table include:

- From 2000 to 2010, the number of households in the PSA increased by 148, reflecting an increase of 2.4%. By comparison, surrounding markets grew at more rapid rates: SSA (13.0%), Laurens County (9.1%), and the state of Georgia (19.3%).
- The number of households within the PSA have decreased by 55 (0.9%) during the past seven years (between 2010 and 2017). Meanwhile, the SSA (1.7%), Laurens County (0.8%), and the state of Georgia (7.0%) all experienced an increase in households between 2010 and 2017.
- Between 2017 and 2022, the number of households in the PSA is projected to continue declining (by 48 households, 0.8%), while the SSA and Laurens County are projected to decline at much lower rates. At the same time, the state of Georgia is projected to increase by 5.2%.





The following graph compares percent change in households (growth +/decline -) for two time periods, 2010 to 2017 and 2017 to 2022:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
PSA	2010	370 (5.8%)	1,016 (16.0%)	1,049 (16.5%)	1,209 (19.0%)	1,150 (18.1%)	801 (12.6%)	763 (12.0%)
	2017	325 (5.2%)	1,021 (16.2%)	953 (15.1%)	1,048 (16.6%)	1,153 (18.3%)	970 (15.4%)	832 (13.2%)
	2022	310 (5.0%)	954 (15.3%)	990 (15.8%)	978 (15.6%)	1,099 (17.6%)	1,045 (16.7%)	879 (14.1%)
	Change 2017-2022	-15 (-4.6%)	-67 (-6.6%)	37 (3.9%)	-70 (-6.7%)	-54 (-4.7%)	75 (7.7%)	47 (5.6%)
SSA	2010	376 (3.1%)	1,666 (13.6%)	2,294 (18.7%)	2,644 (21.5%)	2,351 (19.1%)	1,711 (13.9%)	1,246 (10.1%)
	2017	318 (2.5%)	1,710 (13.7%)	2,130 (17.1%)	2,421 (19.4%)	2,525 (20.2%)	2,087 (16.7%)	1,297 (10.4%)
	2022	294 (2.4%)	1,520 (12.2%)	2,072 (16.6%)	2,265 (18.1%)	2,499 (20.0%)	2,273 (18.2%)	1,559 (12.5%)
	Change 2017-2022	-24 (-7.5%)	-190 (-11.1%)	-58 (-2.7%)	-156 (-6.4%)	-26 (-1.0%)	186 (8.9%)	262 (20.2%)
Combined (PSA & SSA)	2010	746 (4.0%)	2,682 (14.4%)	3,342 (17.9%)	3,854 (20.7%)	3,502 (18.8%)	2,509 (13.5%)	2,006 (10.8%)
	2017	643 (3.4%)	2,731 (14.5%)	3,083 (16.4%)	3,469 (18.5%)	3,678 (19.6%)	3,057 (16.3%)	2,129 (11.3%)
	2022	604 (3.2%)	2,474 (13.2%)	3,062 (16.3%)	3,243 (17.3%)	3,598 (19.2%)	3,318 (17.7%)	2,438 (13.0%)
	Change 2017-2022	-39 (-6.1%)	-257 (-9.4%)	-21 (-0.7%)	-226 (-6.5%)	-80 (-2.2%)	261 (8.5%)	309 (14.5%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research



(Continued)

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Scottsville Neighborhood	2010	27 (7.1%)	66 (17.4%)	55 (14.5%)	79 (20.8%)	62 (16.3%)	44 (11.6%)	47 (12.4%)
	2017	18 (5.2%)	52 (15.1%)	48 (14.0%)	61 (17.7%)	60 (17.4%)	58 (16.9%)	47 (13.7%)
	2022	16 (4.9%)	47 (14.3%)	46 (14.0%)	54 (16.5%)	54 (16.5%)	61 (18.6%)	50 (15.2%)
	Change 2017-2022	-2 (-11.1%)	-5 (-9.6%)	-2 (-4.2%)	-7 (-11.5%)	-6 (-10.0%)	3 (5.2%)	3 (6.4%)
Stubbs Park Neighborhood	2010	29 (6.3%)	75 (16.4%)	77 (16.8%)	85 (18.6%)	76 (16.6%)	52 (11.4%)	64 (14.0%)
	2017	41 (8.9%)	98 (21.2%)	69 (14.9%)	75 (16.2%)	75 (16.2%)	59 (12.7%)	46 (9.9%)
	2022	45 (9.7%)	92 (19.9%)	80 (17.3%)	66 (14.3%)	76 (16.4%)	61 (13.2%)	43 (9.3%)
	Change 2017-2022	4 (9.8%)	-6 (-6.1%)	11 (15.9%)	-9 (-12.0%)	1 (1.3%)	2 (3.4%)	-3 (-6.5%)
Southside Neighborhood	2010	103 (11.3%)	171 (18.8%)	149 (16.4%)	160 (17.6%)	144 (15.9%)	101 (11.1%)	80 (8.8%)
	2017	92 (9.4%)	206 (21.0%)	154 (15.7%)	156 (15.9%)	165 (16.8%)	122 (12.4%)	87 (8.9%)
	2022	90 (9.0%)	208 (20.7%)	174 (17.3%)	149 (14.9%)	162 (16.2%)	132 (13.2%)	88 (8.8%)
	Change 2017-2022	-2 (-2.2%)	2 (1.0%)	20 (13.0%)	-7 (-4.5%)	-3 (-1.8%)	10 (8.2%)	1 (1.1%)
Georgia	2010	177,112 (4.9%)	602,314 (16.8%)	739,332 (20.6%)	775,458 (21.6%)	628,332 (17.5%)	382,262 (10.7%)	280,787 (7.8%)
	2017	169,098 (4.4%)	644,320 (16.8%)	710,584 (18.5%)	749,103 (19.5%)	717,056 (18.7%)	523,564 (13.6%)	322,356 (8.4%)
	2022	170,601 (4.2%)	666,210 (16.5%)	746,079 (18.5%)	719,700 (17.8%)	738,341 (18.3%)	600,705 (14.9%)	392,764 (9.7%)
	Change 2017-2022	1,503 (0.9%)	21,890 (3.4%)	35,495 (5.0%)	-29,403 (-3.9%)	21,285 (3.0%)	77,141 (14.7%)	70,408 (21.8%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

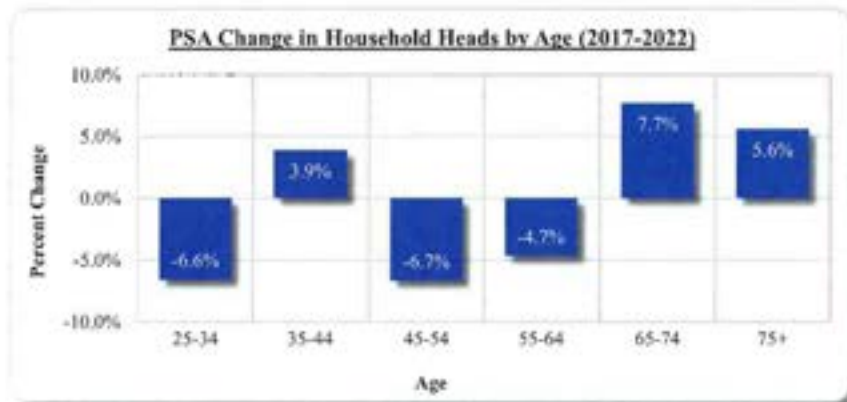
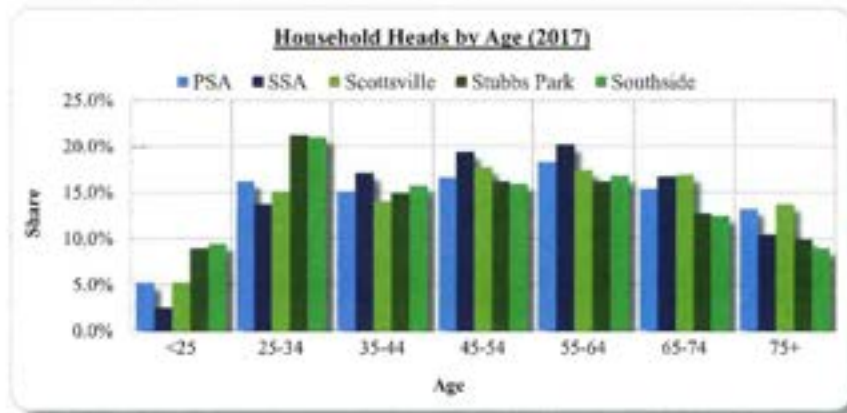
Noteworthy observations from the preceding table include:

- The largest share (18.3%) of households by age in the PSA in 2017 is headed by a person between the ages of 55 and 64. By 2022, it is projected that households within this same age group will decline by 54, but will still represent the largest share (17.6%) of households. Regardless, the shares of households by age group within the PSA is relatively well-balanced, with no age segment falling below 13.2%, but none higher than 18.3%.
- Between 2017 and 2022, the greatest increase in households by age groups within the PSA is projected to occur among households ages 65 to 74, which are projected to increase by 75 (7.7%). Notable growth within the PSA is also projected to occur among households ages 75 and older (47 households, 5.6%) and between the ages of 35 and 44 (37 households, 3.9%).



- Within the selected neighborhoods, the greatest concentration of households is among some of the younger households. The largest share of households by age within Scottsville is among households ages 45 to 54 (17.7%) and between the ages of 55 and 64 (17.4%). The largest share of households by age within the other two neighborhoods is concentrated among households between the ages of 25 and 34, with 21.2% of these younger households in Stubbs Park and 20.7% in Southside. While Scottsville's distribution of households by age is projected to experience minimal changes over the next five years, the greatest change in Stubbs Park and Southside is projected to occur among households between the ages of 35 and 44, with Stubbs Park increasing by 11 (15.9%) households and Southside increasing by 20 (13.0%).

The following graphs compare household age cohort shares for 2017:





Households by tenure for selected years are shown in the following table:

Household Type	Households by Tenure								
	2000		2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
PSA	Owner-Occupied	3,494	56.3%	3,103	48.8%	2,794	44.3%	2,739	43.8%
	Renter-Occupied	2,715	43.7%	3,254	51.2%	3,508	55.7%	3,515	56.2%
	Total	6,209	100.0%	6,357	100.0%	6,302	100.0%	6,254	100.0%
SSA	Owner-Occupied	8,678	79.8%	9,215	75.0%	8,953	71.7%	8,952	71.7%
	Renter-Occupied	2,196	20.2%	3,069	25.0%	3,535	28.3%	3,531	28.3%
	Total	10,874	100.0%	12,284	100.0%	12,488	100.0%	12,483	100.0%
Combined (PSA & SSA)	Owner-Occupied	12,172	71.3%	12,318	66.1%	11,747	62.5%	11,691	62.4%
	Renter-Occupied	4,911	28.7%	6,323	33.9%	7,043	37.5%	7,046	37.6%
	Total	17,083	100.0%	18,641	100.0%	18,790	100.0%	18,737	100.0%
Scottsville Neighborhood	Owner-Occupied	203	49.4%	164	43.2%	132	38.4%	124	37.9%
	Renter-Occupied	209	50.6%	216	56.8%	212	61.6%	203	62.1%
	Total	412	100.0%	380	100.0%	344	100.0%	327	100.0%
Stubbs Park Neighborhood	Owner-Occupied	89	25.0%	63	13.8%	55	11.9%	53	11.4%
	Renter-Occupied	267	75.0%	394	86.2%	409	88.1%	411	88.6%
	Total	356	100.0%	457	100.0%	464	100.0%	464	100.0%
Southside Neighborhood	Owner-Occupied	323	34.4%	245	27.0%	228	23.2%	229	22.8%
	Renter-Occupied	614	65.6%	663	73.0%	755	76.8%	775	77.2%
	Total	937	100.0%	908	100.0%	983	100.0%	1,004	100.0%
Georgia	Owner-Occupied	2,029,127	67.5%	2,354,406	65.7%	2,371,578	61.8%	2,491,118	61.7%
	Renter-Occupied	976,907	32.5%	1,231,191	34.3%	1,464,540	38.2%	1,543,319	38.3%
	Total	3,006,034	100.0%	3,585,597	100.0%	3,836,118	100.0%	4,034,437	100.0%

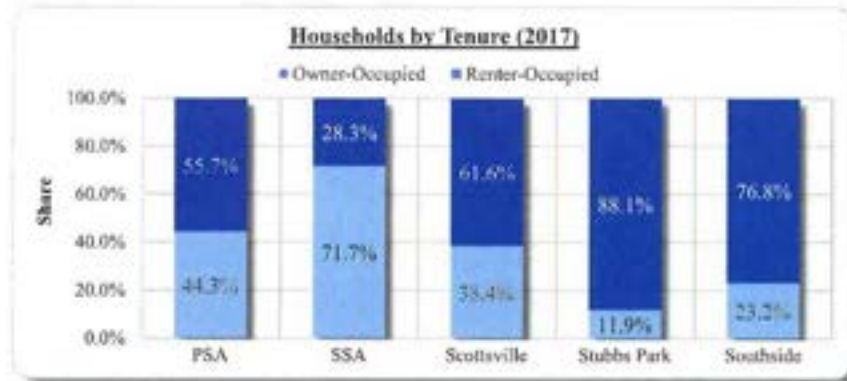
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2017 *share* (55.7%) of renter households within the PSA is projected to increase slightly through 2022 (56.2%). The *number* of renter households within the PSA is also projected to decrease slightly (7) between 2017 and 2022. Meanwhile the number of owner households is projected to decline by 55, or by 2.0%.
- The 2017 share of renter households in the PSA (55.7%) is significantly larger than the share of renter households within the SSA (28.3%), Laurens County (37.5%) and the state of Georgia (38.2%). As such, the PSA is a renter-dominated market.
- The share of renter households within the three selected neighborhoods is significantly higher than the share of owner-occupied units. Renters represent 61.6% of occupied households in Scottsville, 88.1% in Stubbs Park and 76.8% in Southside.



The following graph compares household tenure shares for 2017:



Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household					Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person		
PSA	2010	1,245 (38.3%)	816 (25.1%)	425 (13.0%)	326 (10.0%)	444 (13.6%)	3,255 (100.0%)	2.36
	2017	1,330 (37.9%)	958 (27.3%)	410 (11.7%)	332 (9.5%)	478 (13.6%)	3,507 (100.0%)	2.34
	2022	1,333 (37.9%)	960 (27.3%)	411 (11.7%)	333 (9.5%)	479 (13.6%)	3,515 (100.0%)	2.34
SSA	2010	967 (31.5%)	822 (26.8%)	467 (15.2%)	472 (15.4%)	341 (11.1%)	3,069 (100.0%)	2.48
	2017	1,145 (32.4%)	1,076 (30.4%)	483 (13.6%)	463 (13.1%)	371 (10.5%)	3,536 (100.0%)	2.39
	2022	1,143 (32.4%)	1,074 (30.4%)	482 (13.6%)	462 (13.1%)	370 (10.5%)	3,531 (100.0%)	2.39
Laurens County	2010	2,202 (34.8%)	1,639 (25.9%)	895 (14.2%)	895 (12.7%)	782 (12.4%)	6,323 (100.0%)	2.42
	2017	2,458 (34.9%)	2,042 (29.0%)	899 (12.8%)	895 (11.4%)	840 (11.9%)	7,043 (100.0%)	2.36
	2022	2,459 (34.9%)	2,043 (29.0%)	899 (12.8%)	895 (11.4%)	840 (11.9%)	7,046 (100.0%)	2.36

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National



(Continued)

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
Scottsville Neighborhood	2010	81 (37.3%)	22 (10.0%)	77 (35.5%)	6 (2.7%)	31 (14.5%)	216 (100.0%)	2.47
	2017	96 (44.2%)	33 (15.2%)	24 (11.2%)	12 (5.6%)	52 (23.9%)	217 (100.0%)	2.50
	2022	90 (44.2%)	31 (15.2%)	23 (11.2%)	11 (5.6%)	48 (23.9%)	203 (100.0%)	2.50
Stubbs Park Neighborhood	2010	171 (43.2%)	98 (24.8%)	22 (5.6%)	47 (12.0%)	57 (14.4%)	395 (100.0%)	2.30
	2017	158 (38.7%)	130 (31.8%)	50 (12.3%)	24 (5.8%)	47 (11.5%)	409 (100.0%)	2.20
	2022	159 (38.7%)	130 (31.8%)	50 (12.3%)	24 (5.8%)	47 (11.5%)	410 (100.0%)	2.20
Southside Neighborhood	2010	243 (36.7%)	127 (19.2%)	91 (13.7%)	82 (12.4%)	119 (18.0%)	663 (100.0%)	2.56
	2017	275 (36.3%)	163 (21.6%)	80 (10.6%)	138 (18.2%)	100 (13.3%)	756 (100.0%)	2.51
	2022	281 (36.3%)	167 (21.6%)	82 (10.6%)	141 (18.2%)	103 (13.3%)	775 (100.0%)	2.51
Georgia	2010	426,854 (34.7%)	319,863 (26.0%)	202,162 (16.4%)	153,283 (12.5%)	129,029 (10.5%)	1,231,191 (100.0%)	2.38
	2017	503,069 (34.4%)	387,078 (26.4%)	239,013 (16.3%)	180,138 (12.3%)	155,241 (10.6%)	1,464,540 (100.0%)	2.38
	2022	530,130 (34.3%)	407,899 (26.4%)	251,870 (16.3%)	189,828 (12.3%)	163,592 (10.6%)	1,543,319 (100.0%)	2.38

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

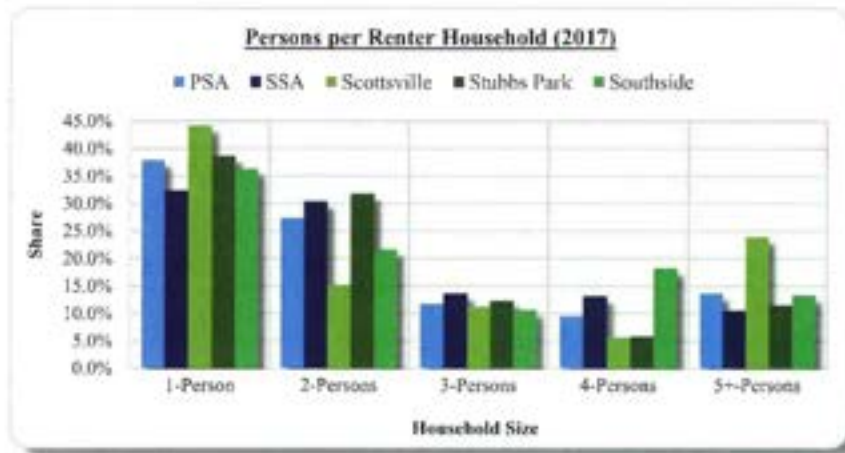
- In 2017, the largest share (37.9%) of renter households in the PSA consisted of one-person households, while two-person households represented the second largest share (27.3%) of renter households. The shares of renter households by household size for the PSA is comparable to the SSA, Laurens County and Georgia.
- Larger renter households (three-person or above) in the PSA represent just over one-third (34.8%) of the renter households in 2017, which is slightly smaller than the shares of the SSA (37.2%), Laurens County (36.1%), and Georgia (39.2%).
- The overall median renter household size was 2.34 persons in the PSA in 2017. The PSA had a slightly smaller median renter household size than the SSA (2.39 persons), Laurens County (2.36 persons), and the state of Georgia (2.38 persons). By 2022, the overall median renter household size in the PSA is expected to stay at 2.34 persons.





- The Scottsville and Southside neighborhoods have a median household size of 2.50 or larger, which is larger than the overall PSA in 2017. The Stubbs Park neighborhood has a median household size of 2.20, which is smaller than the selected neighborhoods and the overall PSA.

The following graph compares renter household size shares for 2017:



Owner households by size for selected years are shown on the following table:

		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
PSA	2010	872 (28.1%)	1,233 (39.7%)	410 (13.2%)	411 (13.2%)	177 (5.7%)	3,103 (100.0%)	2.29
	2017	858 (30.7%)	1,004 (36.0%)	467 (16.7%)	288 (10.3%)	177 (6.3%)	2,794 (100.0%)	2.26
	2022	841 (30.7%)	985 (36.0%)	457 (16.7%)	282 (10.3%)	173 (6.3%)	2,739 (100.0%)	2.26
SSA	2010	2,062 (22.4%)	3,580 (38.8%)	1,486 (16.1%)	1,378 (14.9%)	713 (7.7%)	9,219 (100.0%)	2.47
	2017	2,170 (24.2%)	3,289 (36.7%)	1,613 (18.0%)	1,159 (12.9%)	724 (8.1%)	8,954 (100.0%)	2.44
	2022	2,169 (24.2%)	3,288 (36.7%)	1,612 (18.0%)	1,159 (12.9%)	724 (8.1%)	8,953 (100.0%)	2.44
Laurens County	2010	2,949 (23.9%)	4,814 (39.1%)	1,887 (15.3%)	1,784 (14.5%)	884 (7.2%)	12,318 (100.0%)	2.42
	2017	3,044 (25.9%)	4,290 (36.5%)	2,076 (17.7%)	1,440 (12.3%)	897 (7.6%)	11,747 (100.0%)	2.39
	2022	3,029 (25.9%)	4,270 (36.5%)	2,066 (17.7%)	1,433 (12.3%)	893 (7.6%)	11,691 (100.0%)	2.39

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National



(Continued)

		Persons Per Owner Household					Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person		
Scottsville Neighborhood	2010	47 (28.5%)	81 (49.3%)	20 (12.1%)	8 (4.8%)	9 (5.3%)	164 (100.0%)	2.09
	2017	38 (28.6%)	53 (40.5%)	24 (18.2%)	10 (7.9%)	6 (4.8%)	132 (100.0%)	2.20
	2022	35 (28.6%)	50 (40.5%)	23 (18.2%)	10 (7.9%)	6 (4.8%)	124 (100.0%)	2.20
Stubbs Park Neighborhood	2010	27 (42.9%)	22 (34.9%)	6 (10.3%)	4 (5.7%)	4 (6.3%)	63 (100.0%)	1.98
	2017	22 (40.0%)	22 (40.6%)	6 (10.6%)	2 (2.9%)	3 (5.9%)	55 (100.0%)	1.94
	2022	21 (40.0%)	22 (40.6%)	6 (10.6%)	2 (2.9%)	3 (5.9%)	53 (100.0%)	1.94
Southside Neighborhood	2010	124 (50.5%)	87 (35.7%)	34 (13.8%)	0 (0.0%)	0 (0.0%)	245 (100.0%)	1.63
	2017	86 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	228 (100.0%)	2.21
	2022	87 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	229 (100.0%)	2.21
Georgia	2010	522,914 (22.2%)	844,996 (35.9%)	404,487 (17.2%)	354,574 (15.1%)	227,436 (9.7%)	2,354,406 (100.0%)	2.54
	2017	530,522 (22.4%)	863,966 (36.4%)	402,931 (17.0%)	349,096 (14.7%)	225,063 (9.5%)	2,371,578 (100.0%)	2.53
	2022	557,263 (22.4%)	907,514 (36.4%)	423,241 (17.0%)	366,693 (14.7%)	236,407 (9.5%)	2,491,118 (100.0%)	2.53

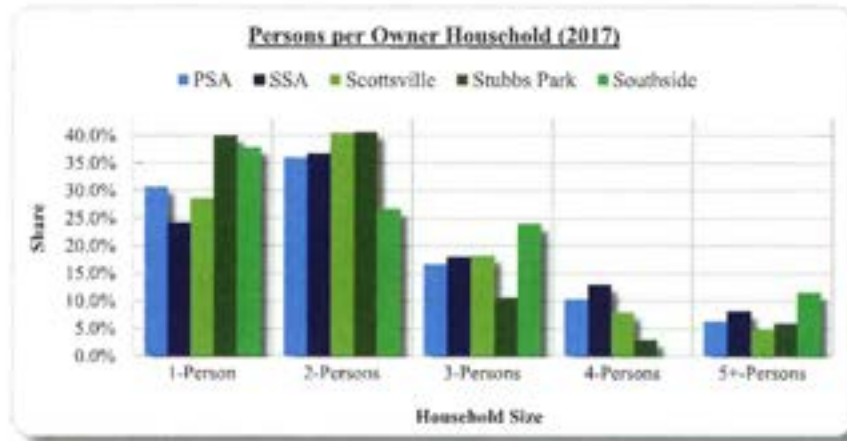
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- Two-person owner households represented the largest share (36.0%) of PSA homeowners, while one-person owner households represent the second largest share (30.7%) in 2017. One-person and two-person households comprised two-thirds of all PSA owner households in 2017.
- Median owner household sizes are projected to remain virtually unchanged through 2022 for the PSA. In 2017, the PSA's median owner household size was 2.26 persons, and is projected to remain at 2.26 persons in 2022. The SSA had a slightly larger median owner household size (2.44 persons) in 2017, which is also projected to remain unchanged by 2022.
- Within the selected Dublin neighborhoods, median owner household sizes are smaller than the overall PSA. The neighborhood sizes range from 1.94 to 2.21, evidence of the larger concentration of smaller household sizes in these neighborhoods.



The following graph compares owner household size shares for 2017:



The distribution of households by income is illustrated below:

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	1,528 (24.0%)	1,118 (17.6%)	665 (10.5%)	1,015 (16.0%)	908 (14.3%)	311 (4.9%)	488 (7.7%)	325 (5.1%)
	2017	1,835 (29.1%)	859 (13.6%)	552 (8.8%)	874 (13.9%)	811 (12.9%)	482 (7.6%)	429 (6.8%)	459 (7.3%)
	2022	1,918 (30.7%)	867 (13.9%)	532 (8.5%)	826 (13.2%)	765 (12.2%)	453 (7.2%)	398 (6.4%)	495 (7.9%)
	Change 2017-2022	83 (4.5%)	8 (0.9%)	-20 (-3.6%)	-48 (-5.5%)	-46 (-5.7%)	-29 (-6.0%)	-31 (-7.2%)	36 (7.8%)
SSA	2010	2,707 (22.0%)	2,124 (17.3%)	1,340 (10.9%)	2,064 (16.8%)	2,068 (16.8%)	761 (6.2%)	836 (6.8%)	388 (3.2%)
	2017	2,319 (18.6%)	1,722 (13.8%)	1,487 (11.9%)	1,821 (14.6%)	2,185 (17.5%)	1,261 (10.1%)	1,054 (8.4%)	641 (5.1%)
	2022	2,508 (20.1%)	1,728 (13.8%)	1,456 (11.7%)	1,790 (14.3%)	2,072 (16.6%)	1,194 (9.6%)	1,024 (8.2%)	712 (5.7%)
	Change 2017-2022	189 (8.2%)	6 (0.3%)	-31 (-2.1%)	-31 (-1.7%)	-113 (-5.2%)	-67 (-5.3%)	-30 (-2.8%)	71 (11.1%)
Laurens County	2010	4,095 (22.0%)	3,258 (17.5%)	2,023 (10.9%)	3,111 (16.7%)	3,014 (16.2%)	1,086 (5.8%)	1,339 (7.2%)	715 (3.8%)
	2017	4,154 (22.1%)	2,581 (13.7%)	2,039 (10.9%)	2,694 (14.3%)	2,996 (15.9%)	1,743 (9.3%)	1,483 (7.9%)	1,100 (5.9%)
	2022	4,404 (23.5%)	2,586 (13.8%)	1,993 (10.6%)	2,628 (14.0%)	2,782 (14.8%)	1,670 (8.9%)	1,451 (7.7%)	1,223 (6.5%)
	Change 2017-2022	250 (6.0%)	5 (0.2%)	-46 (-2.3%)	-66 (-2.4%)	-214 (-7.1%)	-73 (-4.2%)	-32 (-2.2%)	123 (11.2%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Scottsville Neighborhood	2010	159 (41.8%)	67 (17.6%)	47 (12.4%)	69 (18.2%)	17 (4.5%)	0 (0.0%)	13 (3.4%)	8 (2.1%)
	2017	66 (18.9%)	45 (12.9%)	47 (13.5%)	60 (17.2%)	53 (15.2%)	31 (8.9%)	29 (8.3%)	18 (5.2%)
	2022	68 (20.8%)	44 (13.5%)	41 (12.5%)	53 (16.2%)	51 (15.6%)	30 (9.2%)	24 (7.3%)	16 (4.9%)
	Change 2017-2022	2 (3.0%)	-1 (-2.2%)	-6 (-12.8%)	-7 (-11.7%)	-2 (-3.8%)	-1 (-3.2%)	-5 (-17.2%)	-2 (-11.1%)
Stubbs Park Neighborhood	2010	159 (34.7%)	100 (21.8%)	74 (16.2%)	58 (12.7%)	41 (9.0%)	5 (1.1%)	12 (2.6%)	9 (2.0%)
	2017	274 (59.1%)	71 (15.3%)	18 (3.9%)	35 (7.5%)	15 (3.2%)	38 (8.2%)	4 (0.9%)	9 (1.9%)
	2022	292 (63.1%)	59 (12.7%)	17 (3.7%)	35 (7.6%)	14 (3.0%)	34 (7.3%)	3 (0.6%)	9 (1.9%)
	Change 2017-2022	18 (6.6%)	-12 (-16.9%)	-1 (-5.6%)	0 (0.0%)	-1 (-6.7%)	-4 (-10.5%)	-1 (-25.0%)	0 (0.0%)
Southside Neighborhood	2010	332 (36.6%)	213 (23.5%)	140 (15.4%)	98 (10.8%)	74 (8.1%)	12 (1.3%)	31 (3.4%)	8 (0.9%)
	2017	476 (48.4%)	193 (19.6%)	78 (7.9%)	153 (15.5%)	50 (5.1%)	21 (2.1%)	11 (1.1%)	2 (0.2%)
	2022	516 (51.4%)	174 (17.3%)	81 (8.1%)	154 (15.3%)	49 (4.9%)	19 (1.9%)	9 (0.9%)	2 (0.2%)
	Change 2017-2022	40 (8.4%)	-19 (-9.8%)	3 (3.8%)	1 (0.7%)	-1 (-2.0%)	-2 (-9.5%)	-2 (-18.2%)	0 (0.0%)
Georgia	2010	544,504 (15.2%)	416,612 (11.6%)	388,958 (10.8%)	527,733 (14.7%)	667,292 (18.6%)	391,911 (10.9%)	386,685 (10.8%)	261,902 (7.3%)
	2017	503,659 (13.1%)	405,161 (10.6%)	384,222 (10.0%)	529,537 (13.8%)	705,468 (18.4%)	442,177 (11.5%)	499,793 (13.0%)	366,101 (9.5%)
	2022	572,908 (14.2%)	451,527 (11.2%)	408,077 (10.1%)	556,740 (13.8%)	704,194 (17.5%)	448,962 (11.1%)	514,785 (12.8%)	377,244 (9.4%)
	Change 2017-2022	69,249 (13.7%)	46,366 (11.4%)	23,855 (6.2%)	27,203 (5.1%)	-1,274 (-0.2%)	6,785 (1.5%)	14,992 (3.0%)	11,143 (3.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2017, the largest share (29.1%) of households in the PSA had incomes below \$15,000. By 2022, this base of low-income households is projected to increase the most, growing by 83 (4.5%) households. Notable growth is also projected to increase among the highest income households, with those making \$150,000 or more annually projected to increase by 36 (7.8%). These anticipated shifts will impact the housing needs of Dublin over the foreseeable future.



- Within the selected neighborhoods, the greatest concentration of households is among the lowest income households. The greatest share of households by income within the Scottsville neighborhood makes less than \$15,000 annually. In total, 18.9% of Scottsville households earn below \$15,000, with 17.2% earning between \$35,000 and \$49,999. The distribution of households by income within this neighborhood is not expected to change significantly over the next five years. The distribution of households by income within Stubbs Park and Southside are greatly weighted towards the lowest income households. Just under 60% of all households in Stubbs Park earn less than \$15,000, while almost half (48.4%) of the households in Southside earn below \$15,000. The greatest growth between 2017 and 2022 in these two neighborhoods is projected to occur among those making less than \$15,000, which is projected to increase by 18 (6.6%) households in Stubbs Park and by 40 (8.4%) households in Southside. As such, affordable housing will remain an important segment of the local housing market.

The distribution of renter households by income is illustrated below (Note: Due to the relatively small size of the selected neighborhoods and the corresponding higher margins of error associated with certain data sets, we have excluded 2010 data for the neighborhoods):

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$150,000+	
PSA	2017	1,542 (44.0%)	596 (17.0%)	374 (10.7%)	372 (10.6%)	372 (10.6%)	142 (4.0%)	44 (1.3%)	66 (1.9%)
	2022	1,632 (46.4%)	626 (17.8%)	378 (10.7%)	288 (8.2%)	383 (10.9%)	110 (3.1%)	26 (0.7%)	77 (2.2%)
	Change 2017-2022	90 (5.8%)	30 (5.0%)	4 (1.0%)	-84 (-22.5%)	11 (3.0%)	-31 (-22.0%)	-18 (-40.9%)	11 (16.8%)
	2017	1,218 (39.7%)	553 (18.0%)	411 (13.4%)	362 (11.8%)	340 (11.1%)	89 (2.9%)	77 (2.5%)	19 (0.6%)
SSA	2017	1,266 (35.8%)	614 (17.4%)	455 (12.9%)	520 (14.7%)	360 (10.2%)	164 (4.6%)	140 (3.9%)	16 (0.5%)
	2022	1,482 (41.9%)	629 (17.8%)	335 (9.5%)	485 (13.7%)	262 (7.4%)	134 (3.8%)	195 (5.5%)	12 (0.3%)
	Change 2017-2022	216 (17.0%)	14 (2.3%)	-120 (-26.4%)	-35 (-6.8%)	-98 (-27.3%)	-30 (-18.4%)	55 (39.4%)	-4 (-25.2%)
	2017	2,470 (39.1%)	1,223 (19.3%)	820 (13.0%)	738 (11.7%)	649 (10.3%)	196 (3.1%)	178 (2.8%)	49 (0.8%)
Laurens County	2017	2,797 (39.7%)	1,207 (17.1%)	845 (12.0%)	887 (12.6%)	744 (10.6%)	306 (4.3%)	188 (2.7%)	69 (1.0%)
	2022	3,079 (43.6%)	1,260 (17.9%)	758 (10.7%)	770 (10.9%)	662 (9.4%)	264 (3.7%)	191 (2.7%)	71 (1.0%)
	Change 2017-2022	282 (10.1%)	53 (4.4%)	-87 (-10.3%)	-117 (-13.2%)	-82 (-11.0%)	-42 (-13.8%)	3 (1.7%)	2 (2.6%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Scottsville Neighborhood	2017	58 (26.8%)	28 (12.8%)	27 (12.2%)	33 (15.0%)	34 (15.5%)	22 (10.2%)	4 (2.0%)	12 (5.4%)
	2022	52 (25.6%)	29 (14.5%)	17 (8.1%)	26 (12.8%)	41 (20.3%)	21 (10.4%)	3 (1.4%)	14 (6.8%)
	Change 2017-2022	-6 (-10.5%)	2 (5.5%)	-10 (-37.8%)	-7 (-20.0%)	8 (22.8%)	-1 (-4.3%)	-1 (-33.3%)	2 (16.3%)
Stubbs Park Neighborhood	2017	260 (63.5%)	63 (15.5%)	16 (4.0%)	29 (7.2%)	11 (2.7%)	28 (6.7%)	1 (0.2%)	1 (0.2%)
	2022	275 (67.0%)	52 (12.8%)	16 (3.8%)	30 (7.3%)	11 (2.6%)	26 (6.3%)	0 (0.1%)	1 (0.2%)
	Change 2017-2022	15 (5.7%)	-11 (-17.4%)	-1 (-3.4%)	1 (2.1%)	-1 (-5.9%)	-2 (-6.4%)	0 (-53.0%)	0 (-6.4%)
Southside Neighborhood	2017	414 (54.8%)	155 (20.5%)	72 (9.6%)	70 (9.3%)	35 (4.6%)	2 (0.3%)	6 (0.8%)	0 (0.1%)
	2022	448 (57.8%)	142 (18.3%)	76 (9.8%)	67 (8.6%)	35 (4.5%)	2 (0.3%)	5 (0.6%)	1 (0.1%)
	Change 2017-2022	34 (8.2%)	-13 (-8.5%)	3 (4.7%)	-3 (-4.4%)	0 (-0.5%)	-1 (-20.7%)	-1 (-22.6%)	0 (98.2%)
Georgia	2010	335,233 (27.2%)	210,764 (17.1%)	174,273 (14.2%)	195,726 (15.9%)	179,493 (14.6%)	73,600 (6.0%)	44,198 (3.6%)	17,904 (1.5%)
	2017	336,242 (23.0%)	230,074 (15.7%)	195,907 (13.4%)	233,037 (15.9%)	240,349 (16.4%)	110,418 (7.5%)	82,127 (5.6%)	36,384 (2.5%)
	2022	371,255 (24.1%)	244,655 (15.9%)	198,944 (12.9%)	237,702 (15.4%)	239,787 (15.5%)	117,641 (7.6%)	93,267 (6.0%)	40,232 (2.6%)
	Change 2017-2022	35,012 (10.4%)	14,581 (6.3%)	3,036 (1.5%)	4,665 (2.0%)	-562 (-0.2%)	7,223 (6.5%)	11,139 (13.6%)	3,847 (10.6%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2017, the largest number of renter households (1,542) in the PSA had incomes below \$15,000. This figure represented 44.0% of all renter households in the PSA. This segment is projected to increase the most between 2017 and 2022, adding 90 (5.8%) households during this time. The next largest number of renter households (596) made between \$15,000 and \$24,999, which represented a 17.0% share of all renter households. As a combined figure, well over half of the renter households in the PSA earned less than \$25,000 in 2017. While the majority of renter households in the SSA (balance of Laurens County) are also among lower income households, it is not as pronounced as the PSA.



- More than one-half of all renter households in the Stubbs Park and Southside neighborhoods have annual incomes below \$15,000, while over one-fourth of renter households within the Scottsville neighborhood earn below \$15,000. Between 2017 and 2022, most of the projected renter household growth is expected to occur among these lower income households within Stubbs Park and Southside, while most growth among renters in Scottsville is expected to occur among those earning between \$50,000 and \$74,999.

The graphs on the following page compare *renter* household income shares for 2017 and 2022.





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

The distribution of owner households by income is included below (Note: Due to the relatively small size of the selected neighborhoods and the corresponding higher margins of error associated with certain data sets, we have excluded 2010 data for the neighborhoods):

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	319 (10.3%)	444 (14.3%)	237 (7.6%)	634 (20.4%)	601 (19.4%)	202 (6.5%)	377 (12.2%)	290 (9.3%)
	2017	293 (10.5%)	263 (9.4%)	178 (6.4%)	502 (18.0%)	439 (15.7%)	340 (12.2%)	385 (13.8%)	393 (14.1%)
	2022	286 (10.4%)	241 (8.8%)	154 (5.6%)	538 (19.6%)	382 (13.9%)	343 (12.5%)	372 (13.6%)	424 (15.5%)
	Change 2017-2022	-7 (-2.5%)	-22 (-8.4%)	-24 (-13.4%)	36 (7.1%)	-57 (-13.0%)	2 (0.6%)	-13 (-3.4%)	31 (7.8%)
SSA	2010	1,489 (16.1%)	1,571 (17.0%)	929 (10.1%)	1,702 (18.5%)	1,728 (18.7%)	672 (7.3%)	759 (8.2%)	369 (4.0%)
	2017	1,053 (11.8%)	1,108 (12.4%)	1,032 (11.5%)	1,301 (14.5%)	1,825 (20.4%)	1,097 (12.2%)	914 (10.2%)	625 (7.0%)
	2022	1,026 (11.5%)	1,099 (12.3%)	1,121 (12.5%)	1,305 (14.6%)	1,810 (20.2%)	1,060 (11.8%)	829 (9.3%)	702 (7.8%)
	Change 2017-2022	-27 (-2.5%)	-8 (-0.7%)	89 (8.7%)	4 (0.3%)	-15 (-0.8%)	-37 (-3.3%)	-85 (-9.3%)	77 (12.1%)
Laurens County	2010	1,625 (13.2%)	2,035 (16.5%)	1,203 (9.8%)	2,373 (19.3%)	2,365 (19.2%)	890 (7.2%)	1,161 (9.4%)	666 (5.4%)
	2017	1,357 (11.6%)	1,374 (11.7%)	1,194 (10.2%)	1,807 (15.4%)	2,252 (19.2%)	1,437 (12.2%)	1,295 (11.0%)	1,031 (8.8%)
	2022	1,325 (11.3%)	1,326 (11.3%)	1,235 (10.6%)	1,858 (15.9%)	2,120 (18.1%)	1,406 (12.0%)	1,260 (10.8%)	1,161 (9.9%)
	Change 2017-2022	-32 (-2.3%)	-48 (-3.5%)	41 (3.4%)	51 (2.8%)	-132 (-5.9%)	-31 (-2.1%)	-35 (-2.7%)	130 (12.6%)
Scottsville Neighborhood	2017	8 (5.9%)	17 (13.0%)	20 (15.5%)	27 (20.8%)	19 (14.7%)	9 (6.7%)	25 (18.7%)	6 (4.7%)
	2022	16 (12.8%)	15 (11.8%)	24 (19.7%)	27 (21.7%)	10 (7.9%)	9 (7.1%)	21 (17.0%)	2 (1.8%)
	Change 2017-2022	8 (104.4%)	-3 (-14.7%)	4 (19.9%)	0 (-1.8%)	-10 (-49.7%)	0 (-0.5%)	-4 (-14.4%)	-4 (-63.1%)
Stubbs Park Neighborhood	2017	14 (25.9%)	8 (13.9%)	2 (3.3%)	6 (10.4%)	4 (6.8%)	10 (19.1%)	3 (5.7%)	8 (14.8%)
	2022	17 (32.7%)	7 (12.6%)	1 (2.6%)	5 (9.6%)	3 (6.5%)	8 (15.6%)	3 (4.9%)	8 (15.5%)
	Change 2017-2022	3 (22.0%)	-1 (-13.0%)	0 (-24.3%)	-1 (-10.7%)	0 (-8.8%)	-2 (-21.3%)	-1 (-17.6%)	0 (0.6%)
Southside Neighborhood	2017	62 (27.0%)	38 (16.6%)	6 (2.4%)	83 (36.4%)	15 (6.6%)	19 (8.1%)	5 (2.1%)	2 (0.7%)
	2022	68 (29.5%)	32 (14.0%)	5 (2.3%)	87 (38.0%)	14 (6.2%)	17 (7.4%)	4 (1.8%)	2 (0.7%)
	Change 2017-2022	6 (9.7%)	-6 (-15.2%)	0 (-7.2%)	4 (4.9%)	-1 (-5.5%)	-1 (-8.0%)	-1 (-12.3%)	0 (0.3%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

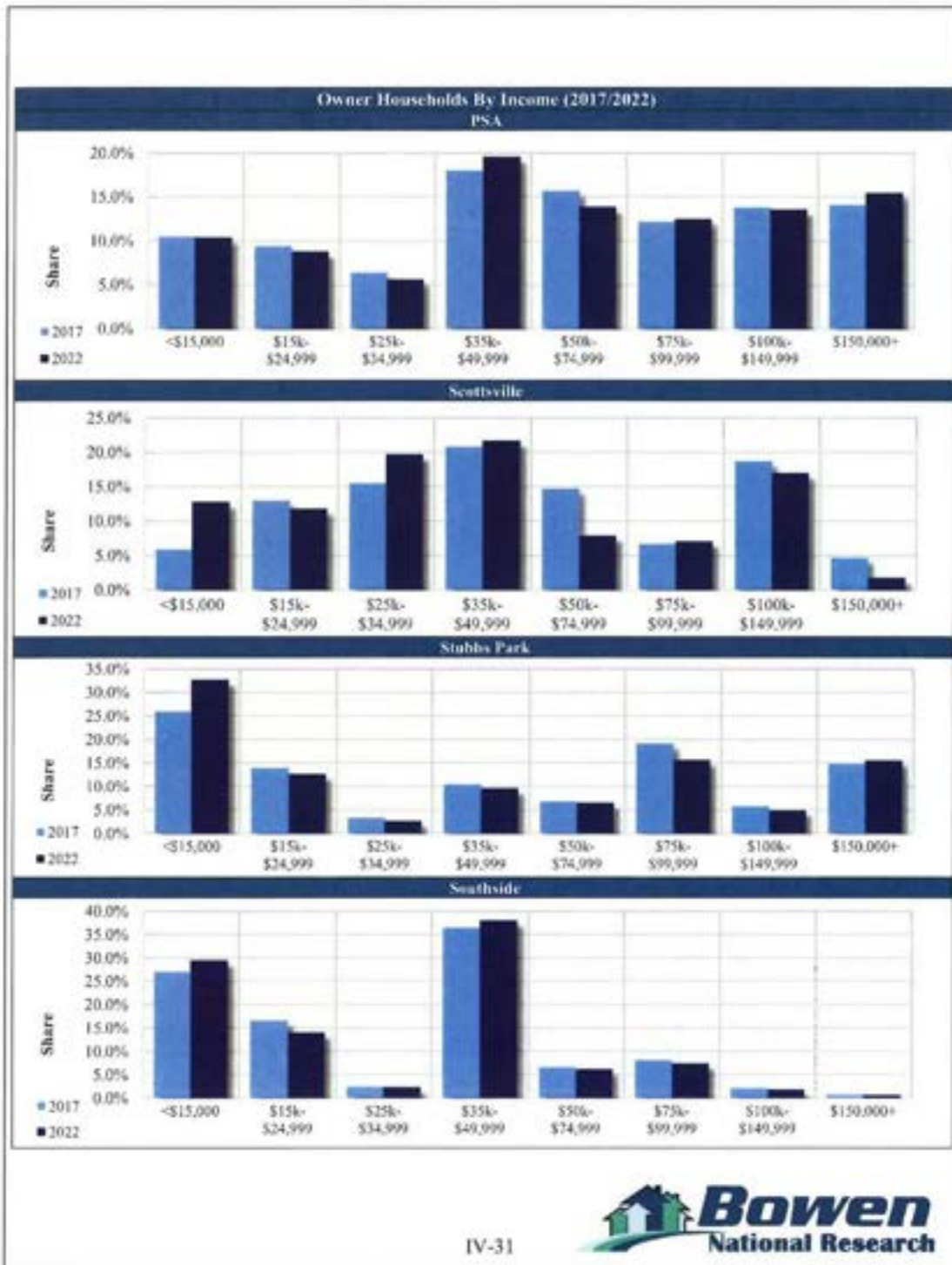
		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Georgia	2010	209,271 (8.9%)	205,848 (8.7%)	214,685 (9.1%)	332,007 (14.1%)	487,799 (20.7%)	318,311 (13.5%)	342,487 (14.5%)	243,998 (10.4%)
	2017	167,417 (7.1%)	175,087 (7.4%)	188,315 (7.9%)	296,500 (12.5%)	465,119 (19.6%)	331,759 (14.0%)	417,666 (17.6%)	329,717 (13.9%)
	2022	201,653 (8.1%)	206,872 (8.3%)	209,133 (8.4%)	319,038 (12.8%)	464,407 (18.6%)	331,321 (13.3%)	421,518 (16.9%)	337,175 (13.5%)
	Change 2017-2022	34,237 (20.4%)	31,785 (18.2%)	20,819 (11.1%)	22,538 (7.6%)	-712 (-0.2%)	-438 (-0.1%)	3,853 (0.9%)	7,458 (2.3%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest number of owner households in the PSA was among those making between \$35,000 and \$49,999 in 2017, followed closely by those earning between \$50,000 and \$74,999. Combined, 33.7% of owner households earned between \$35,000 and \$74,999 in 2017.
- The most significant growth between 2017 and 2022 in owner households within the PSA is projected to occur within the \$35,000 to \$49,999 income level. Households within this income level are projected to increase by 36 (7.1%). It is also projected that notable growth will occur among owner households earning \$150,000 or more over the next five years, with an additional 31 households (7.8% increase).
- The largest concentration of owner households in 2017 within the selected neighborhoods is concentrated among those making less than \$25,000 within Stubbs Park (39.8%) and Southside (43.6%). Meanwhile, the greatest concentration of owner households in the Scottsville neighborhood is among those making between \$25,000 and \$74,999, representing 51.0% of all owner households in the submarket. None of the submarkets are expected to experience large shifts among the distribution of owner households by income level through 2022.

The graphs on the following page compare *owner* household income shares for 2017 and 2022.





The following table shows the distribution of *senior (age 55+)* renter households by income (Note: Due to the relatively small size of the selected neighborhoods and the corresponding higher margins of error associated with certain data sets, we have excluded 2010 data for the neighborhoods):

		Age 55+ Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	383 (44.5%)	209 (24.3%)	117 (13.6%)	56 (6.5%)	51 (6.0%)	25 (3.0%)	13 (1.5%)	6 (0.7%)
	2017	604 (54.3%)	228 (20.5%)	127 (11.4%)	58 (5.2%)	67 (6.0%)	17 (1.5%)	3 (0.3%)	8 (0.7%)
	2022	625 (52.8%)	243 (20.5%)	146 (12.3%)	40 (3.4%)	102 (8.6%)	13 (1.1%)	2 (0.2%)	12 (1.1%)
	Change 2017-2022	20 (3.4%)	14 (6.3%)	19 (14.8%)	-17 (-29.9%)	34 (51.4%)	-3 (-19.5%)	-1 (-35.7%)	4 (50.4%)
SSA	2010	355 (46.9%)	147 (19.4%)	114 (15.0%)	59 (7.7%)	53 (7.1%)	15 (2.0%)	10 (1.4%)	3 (0.4%)
	2017	506 (48.2%)	205 (19.5%)	117 (11.1%)	113 (10.8%)	56 (5.4%)	28 (2.7%)	21 (2.0%)	2 (0.2%)
	2022	674 (57.6%)	222 (19.0%)	77 (6.6%)	102 (8.7%)	38 (3.2%)	23 (2.0%)	33 (2.8%)	2 (0.1%)
	Change 2017-2022	168 (33.1%)	17 (8.4%)	-40 (-34.0%)	-11 (-9.9%)	-19 (-33.3%)	-5 (-18.9%)	12 (55.9%)	-1 (-35.7%)
Laurens County	2010	782 (48.8%)	326 (20.3%)	214 (13.4%)	113 (7.0%)	102 (6.4%)	36 (2.2%)	22 (1.4%)	9 (0.6%)
	2017	1,101 (51.3%)	418 (19.5%)	233 (10.9%)	184 (8.6%)	123 (5.7%)	50 (2.3%)	26 (1.2%)	11 (0.5%)
	2022	1,339 (56.3%)	478 (20.1%)	212 (8.9%)	155 (6.5%)	113 (4.8%)	43 (1.8%)	28 (1.2%)	10 (0.4%)
	Change 2017-2022	238 (21.6%)	60 (14.3%)	-22 (-9.2%)	-29 (-15.5%)	-10 (-7.8%)	-7 (-13.7%)	2 (6.9%)	-1 (-7.7%)
Scottsville Neighborhood	2017	29 (38.2%)	11 (14.9%)	7 (9.8%)	9 (12.1%)	9 (12.3%)	7 (9.6%)	0 (0.0%)	2 (3.1%)
	2022	23 (27.4%)	13 (15.0%)	4 (4.3%)	13 (15.3%)	19 (21.8%)	9 (11.0%)	0 (0.0%)	5 (5.3%)
	Change 2017-2022	-5 (-18.6%)	2 (13.7%)	-4 (-50.9%)	4 (43.8%)	9 (101.5%)	2 (30.9%)	0 (0.0%)	2 (91.5%)
Stubbs Park Neighborhood	2017	96 (69.5%)	27 (19.1%)	5 (3.8%)	7 (5.1%)	1 (0.9%)	2 (1.5%)	0 (0.0%)	0 (0.0%)
	2022	91 (66.1%)	27 (19.5%)	6 (4.2%)	8 (6.0%)	1 (1.1%)	4 (3.2%)	0 (0.0%)	0 (0.0%)
	Change 2017-2022	-5 (-5.5%)	0 (0.0%)	1 (9.2%)	1 (15.1%)	0 (0.0%)	2 (110.7%)	0 (0.0%)	0 (0.0%)
Southside Neighborhood	2017	123 (63.3%)	49 (25.2%)	22 (11.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2022	117 (59.7%)	51 (25.8%)	28 (14.1%)	0 (0.0%)	1 (0.4%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2017-2022	-6 (-4.8%)	2 (3.6%)	5 (24.1%)	0 (0.0%)	1 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

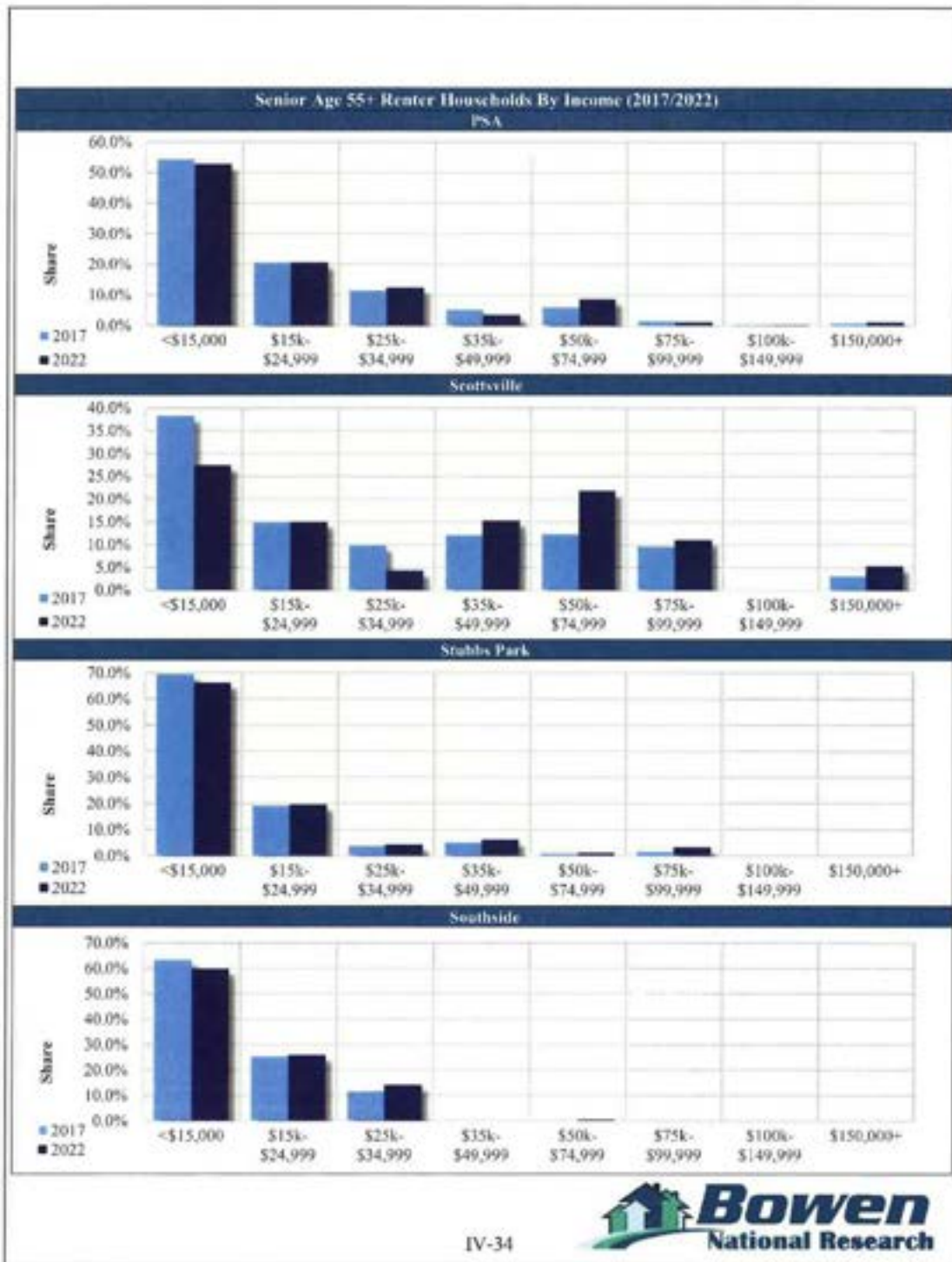
		Age 55+ Renter Households by Income							
		< \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 +
Georgia	2010	103,124 (40.2%)	55,093 (21.5%)	33,842 (13.2%)	28,788 (11.2%)	20,835 (8.1%)	7,749 (3.0%)	4,650 (1.8%)	2,475 (1.0%)
	2017	121,502 (34.4%)	77,026 (21.8%)	46,488 (13.2%)	44,736 (12.7%)	34,491 (9.8%)	13,752 (3.9%)	10,309 (2.9%)	4,707 (1.3%)
	2022	136,989 (36.0%)	84,578 (22.2%)	46,909 (12.3%)	44,184 (11.6%)	34,901 (9.2%)	15,248 (4.0%)	12,142 (3.2%)	5,268 (1.4%)
	Change 2017-2022	15,487 (12.7%)	7,552 (9.8%)	420 (0.9%)	-552 (-1.2%)	410 (1.2%)	1,496 (10.9%)	1,833 (17.8%)	561 (11.9%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2017, the largest number of PSA senior renter households were earning less than \$15,000 per year, with the second largest number among those making between \$15,000 and \$24,999. Overall, senior renter households making less than \$25,000 a year represented 74.8% of all senior renter households in the PSA.
- It is projected that most of the senior renter household growth within the PSA between 2017 and 2022 will occur among those making less than \$35,000 a year. These lower income renter households are projected to increase by 53 during this five-year period. A notable increase is also projected to occur during this same time among senior renter households earning between \$50,000 and \$74,999, which are expected to increase by 34 households (51.4%).
- Within the selected neighborhoods, the largest share of senior renter households is among those making less than \$15,000. This very low income segment of senior renter households represents 27.4% of senior renter households in Scottsville, 66.1% in Stubbs Park and 59.7% in Southside. As such, it is clear that the Stubbs Park and Southside neighborhoods are dominated by very low-income senior renter households. These neighborhoods are not expected to experience much of a shift in terms of the distribution of senior renter households by income level over the five-year projection period.

The graphs on the following page compare senior *renter* household income shares for 2017 and 2022.





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

The distribution of senior (age 55+) owner households by income are below:

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	250 (13.5%)	352 (19.0%)	167 (9.0%)	344 (18.6%)	319 (17.2%)	119 (6.4%)	156 (8.4%)	147 (7.9%)
	2017	257 (13.9%)	233 (12.6%)	152 (8.3%)	333 (18.1%)	293 (15.9%)	189 (10.3%)	166 (9.0%)	221 (12.0%)
	2022	234 (12.7%)	203 (11.1%)	128 (7.0%)	346 (18.8%)	280 (15.3%)	202 (11.0%)	178 (9.7%)	267 (14.5%)
	Change 2017-2022	-22 (-8.8%)	-29 (-12.7%)	-24 (-15.6%)	12 (3.7%)	-12 (-4.3%)	12 (6.5%)	12 (7.2%)	46 (20.8%)
SSA	2010	906 (19.9%)	972 (21.4%)	547 (12.0%)	755 (16.6%)	676 (14.8%)	271 (5.9%)	267 (5.9%)	158 (3.5%)
	2017	781 (16.1%)	797 (16.4%)	645 (13.3%)	726 (14.9%)	809 (16.6%)	486 (10.0%)	368 (7.6%)	249 (5.1%)
	2022	834 (16.2%)	844 (16.3%)	710 (13.7%)	762 (14.8%)	825 (16.0%)	506 (9.8%)	377 (7.3%)	304 (5.9%)
	Change 2017-2022	53 (6.8%)	47 (5.9%)	65 (10.0%)	36 (5.0%)	17 (2.1%)	20 (4.2%)	9 (2.5%)	56 (22.5%)
Laurens County	2010	1,111 (17.3%)	1,350 (21.1%)	731 (11.4%)	1,101 (17.2%)	998 (15.6%)	395 (6.2%)	425 (6.6%)	302 (4.7%)
	2017	1,047 (15.6%)	1,045 (15.6%)	808 (12.0%)	1,045 (15.6%)	1,102 (16.4%)	670 (10.0%)	532 (7.9%)	469 (7.0%)
	2022	1,078 (15.4%)	1,054 (15.1%)	853 (12.2%)	1,097 (15.7%)	1,102 (15.8%)	688 (9.9%)	551 (7.9%)	555 (7.9%)
	Change 2017-2022	31 (2.9%)	9 (0.9%)	46 (5.6%)	52 (4.9%)	0 (0.0%)	18 (2.7%)	19 (3.6%)	86 (18.3%)
Scottsville Neighborhood	2017	7 (7.8%)	16 (17.0%)	17 (17.9%)	20 (21.5%)	13 (13.8%)	7 (7.3%)	11 (11.9%)	3 (2.8%)
	2022	11 (13.7%)	11 (14.5%)	18 (23.7%)	16 (20.5%)	5 (7.0%)	6 (7.2%)	10 (12.9%)	0 (0.6%)
	Change 2017-2022	3 (46.2%)	-5 (-28.8%)	2 (10.7%)	-4 (-20.0%)	-7 (-57.6%)	-1 (-18.0%)	-1 (-9.1%)	-2 (-82.3%)
Stubbs Park Neighborhood	2017	14 (33.0%)	7 (18.2%)	2 (4.0%)	5 (11.8%)	3 (6.6%)	8 (19.2%)	0 (0.0%)	3 (7.3%)
	2022	15 (39.1%)	6 (16.2%)	1 (3.1%)	5 (12.6%)	3 (6.6%)	6 (14.6%)	0 (0.0%)	3 (7.9%)
	Change 2017-2022	1 (9.9%)	-1 (-17.4%)	0 (-29.6%)	0 (-1.5%)	0 (-6.3%)	-2 (-29.3%)	0 (0.0%)	0 (0.0%)
Southside Neighborhood	2017	62 (33.8%)	38 (20.8%)	6 (3.1%)	51 (28.0%)	15 (8.2%)	9 (4.9%)	1 (0.5%)	1 (0.5%)
	2022	68 (36.3%)	32 (17.3%)	5 (2.8%)	56 (30.1%)	14 (7.7%)	9 (4.8%)	1 (0.5%)	1 (0.5%)
	Change 2017-2022	6 (9.7%)	-6 (-15.2%)	0 (-7.2%)	5 (9.8%)	-1 (-4.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research





(Continued)

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Georgia	2010	145,066 (14.0%)	136,078 (13.1%)	119,510 (11.5%)	154,172 (14.9%)	184,303 (17.8%)	104,580 (10.1%)	107,010 (10.3%)	84,106 (8.1%)
	2017	127,985 (10.6%)	132,731 (11.0%)	123,619 (10.2%)	171,361 (14.2%)	222,815 (18.4%)	139,554 (11.5%)	167,642 (13.9%)	124,254 (10.3%)
	2022	158,265 (11.7%)	162,014 (12.0%)	140,309 (10.4%)	185,945 (13.8%)	234,221 (17.3%)	151,556 (11.2%)	183,005 (13.5%)	136,272 (10.1%)
	Change 2017-2022	30,280 (23.7%)	29,283 (22.1%)	16,691 (13.5%)	14,584 (8.5%)	11,406 (5.1%)	12,002 (8.6%)	15,363 (9.2%)	12,018 (9.7%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

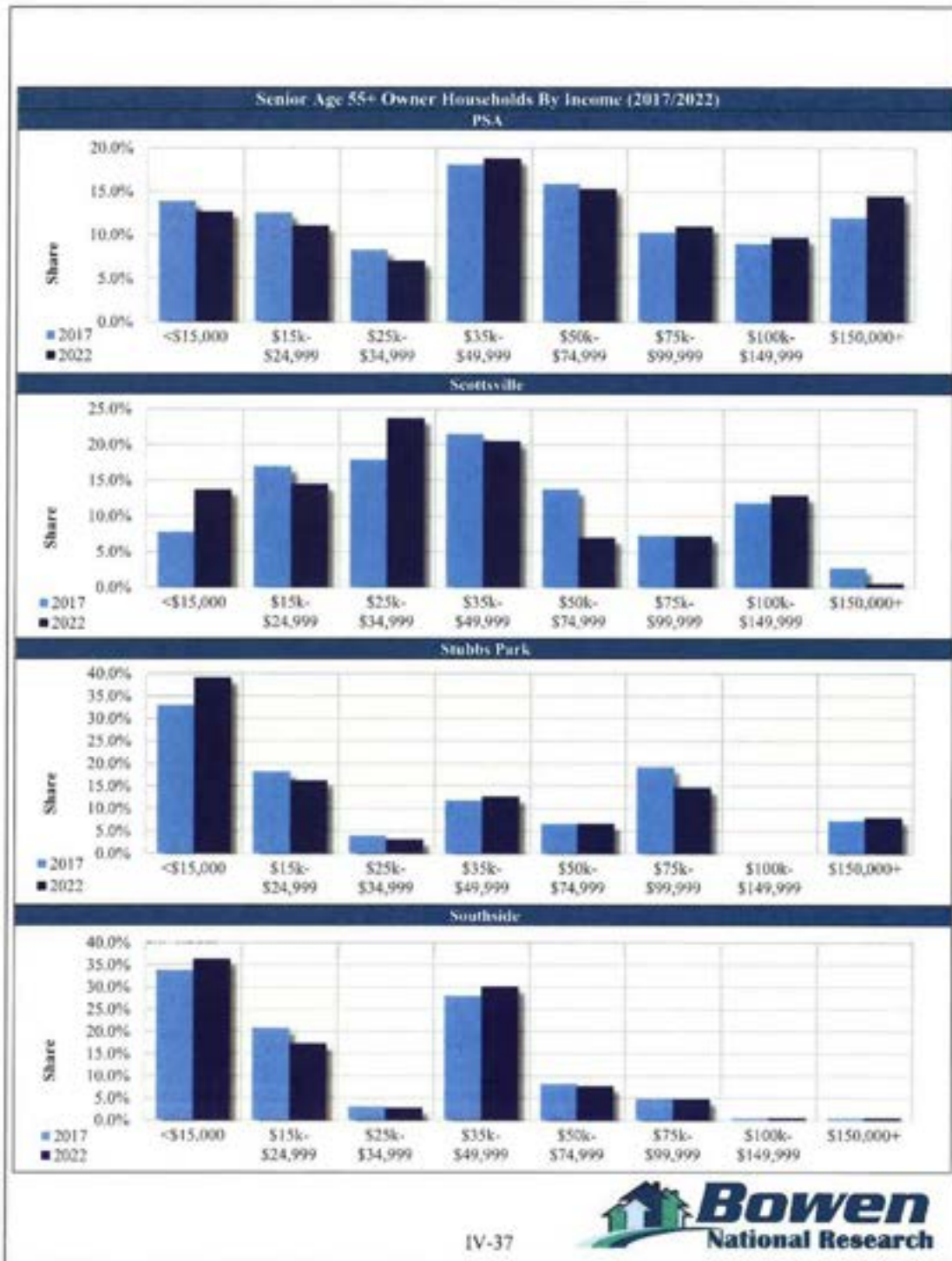
Noteworthy observations from the preceding table include:

- The largest share (18.1%) of senior homeowners within the PSA in 2017 was among those making between \$35,000 and \$49,999 annually, followed by those senior homeowners (15.9%) earning between \$50,000 and \$74,999. Combined, these two income brackets represented over one-third (34.0%) of all senior homeowners in the PSA. It is projected that most of the growth among senior homeowners between 2017 and 2022 will occur among those earning \$75,000 or more.
- While there are not many senior homeowners within the Scottsville neighborhood, the largest number (20 households, representing 21.5%) of seniors earn between \$35,000 and \$49,999. The greatest concentration of senior owner households within the Stubbs Park and Southside neighborhoods is among those earning below \$15,000 a year, with approximately one-third of senior households earning below this income level. The distribution of senior owner households by income level are not expected to change much between 2017 and 2022.

The graphs on the following page compare senior *owner* household income shares for 2017 and 2022.



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





3. Demographic Theme Maps

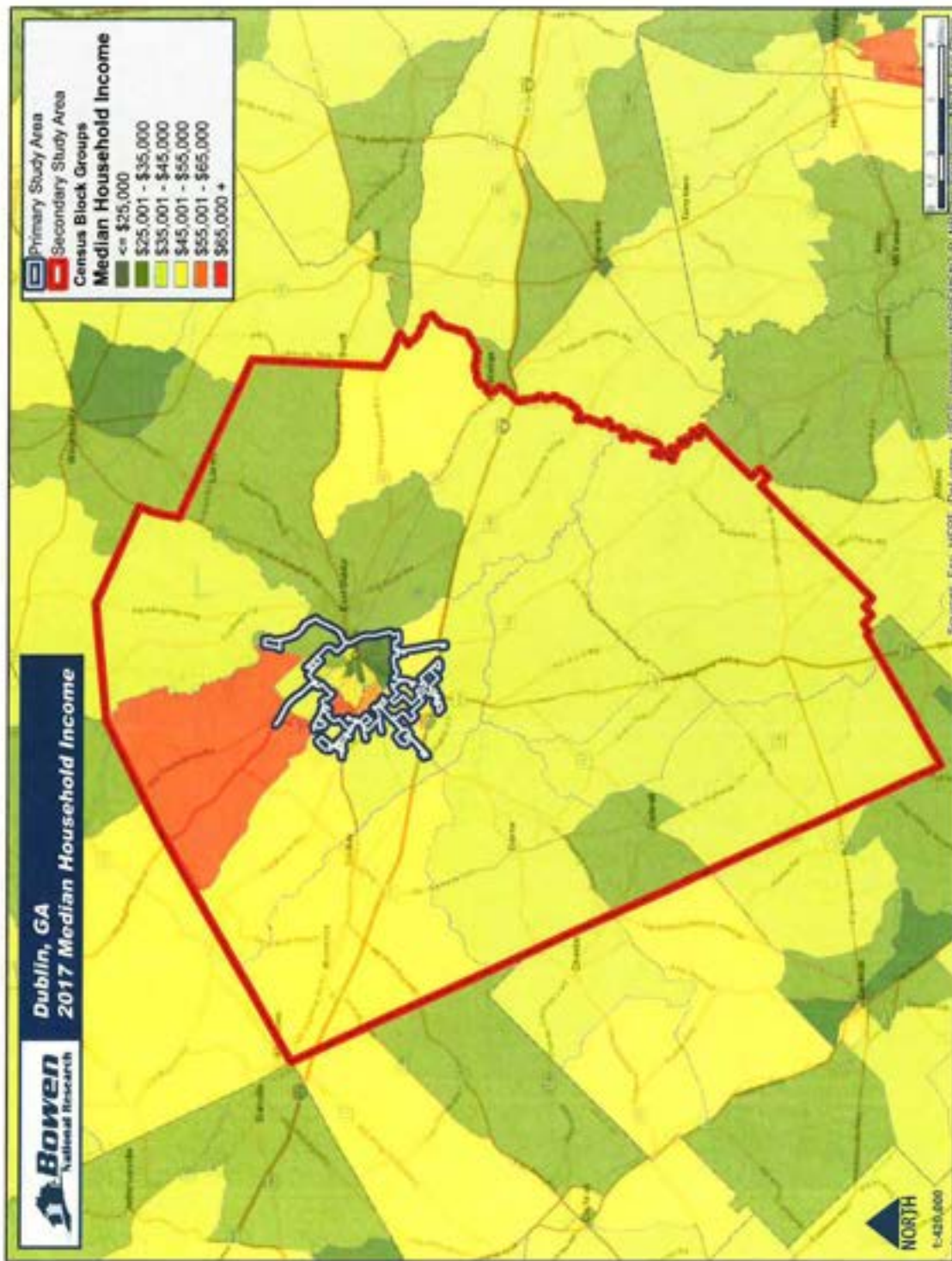
The following demographic theme maps for the study areas are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

The demographic data used in these maps is based on US Census, ACS and ESRI data sets.

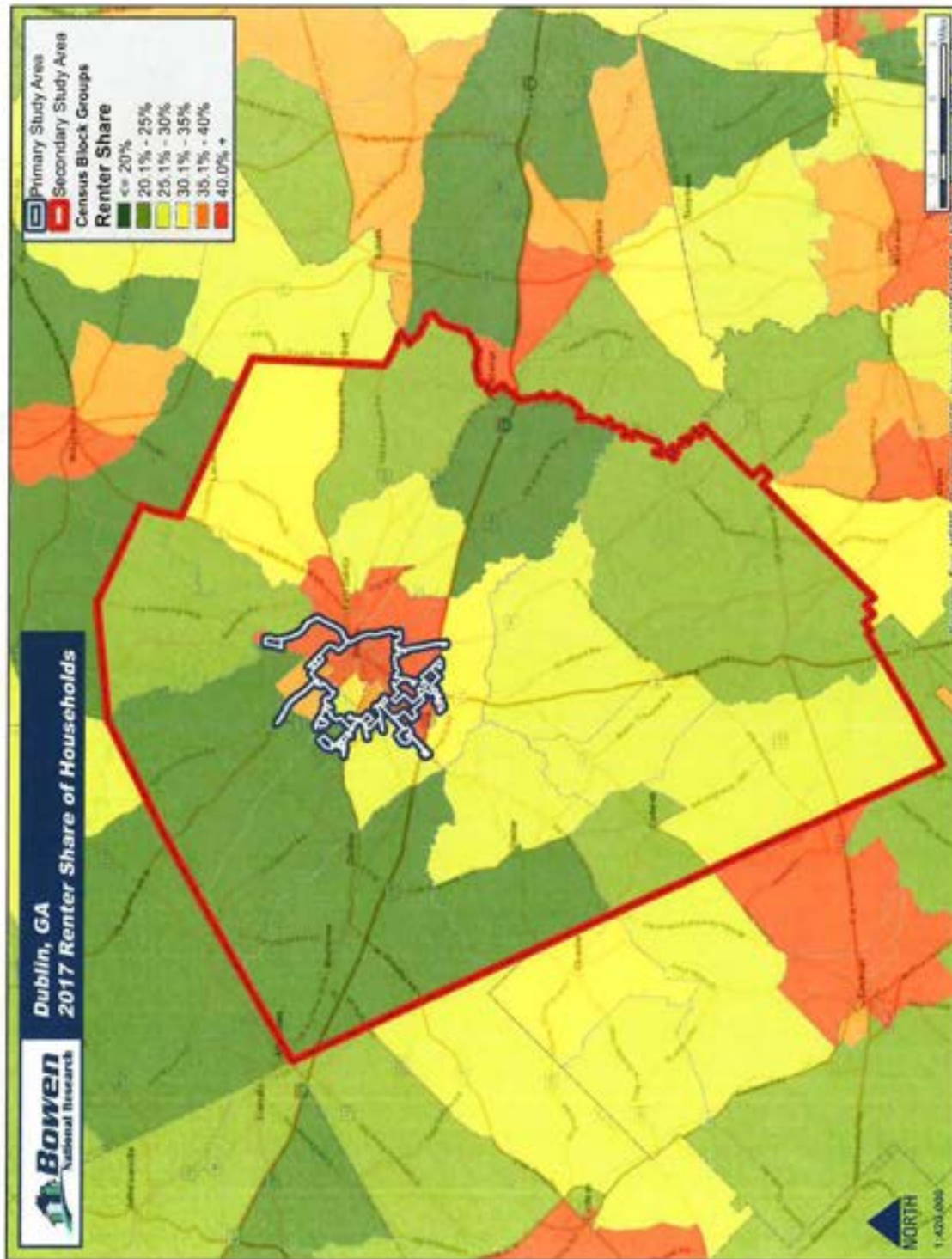


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



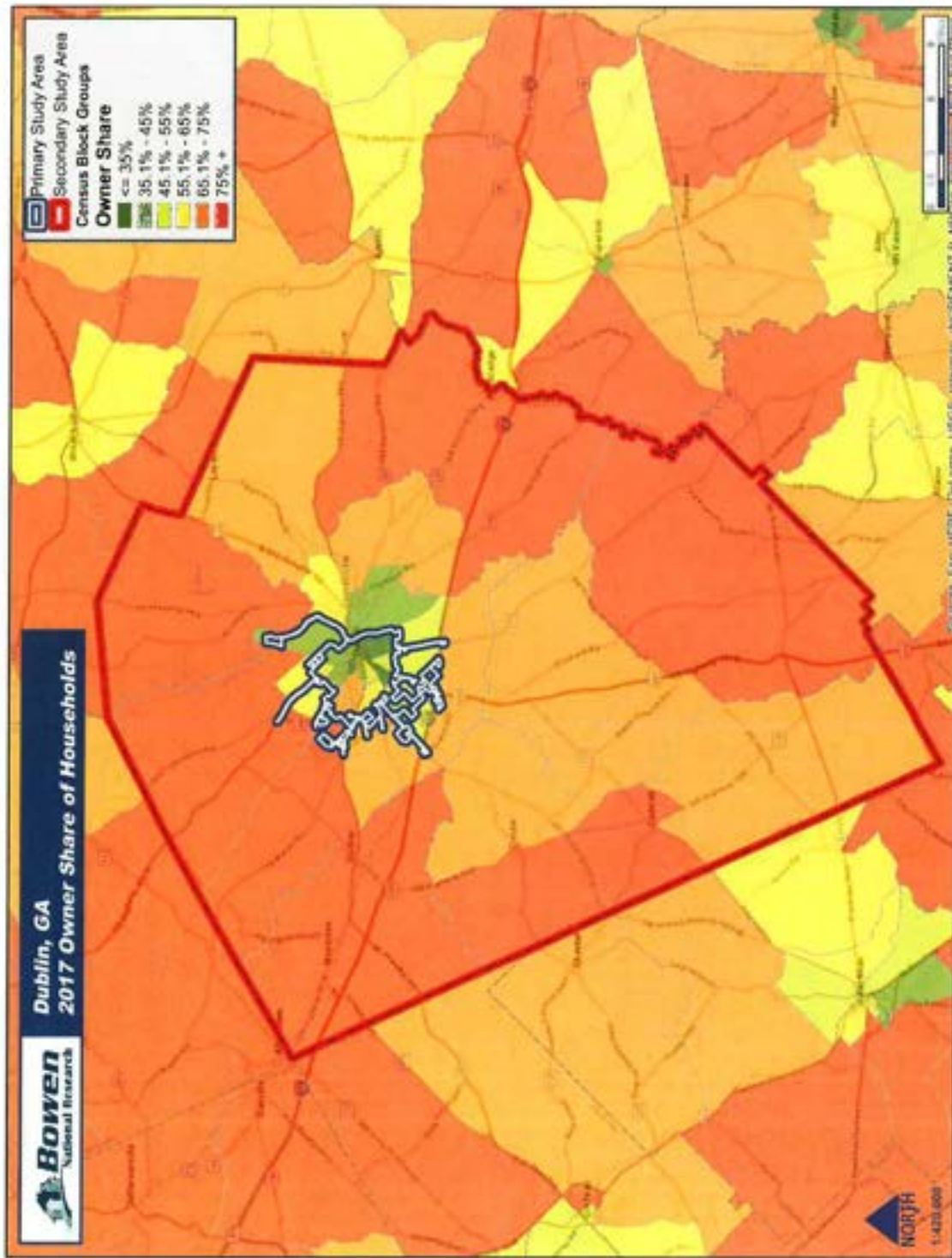


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



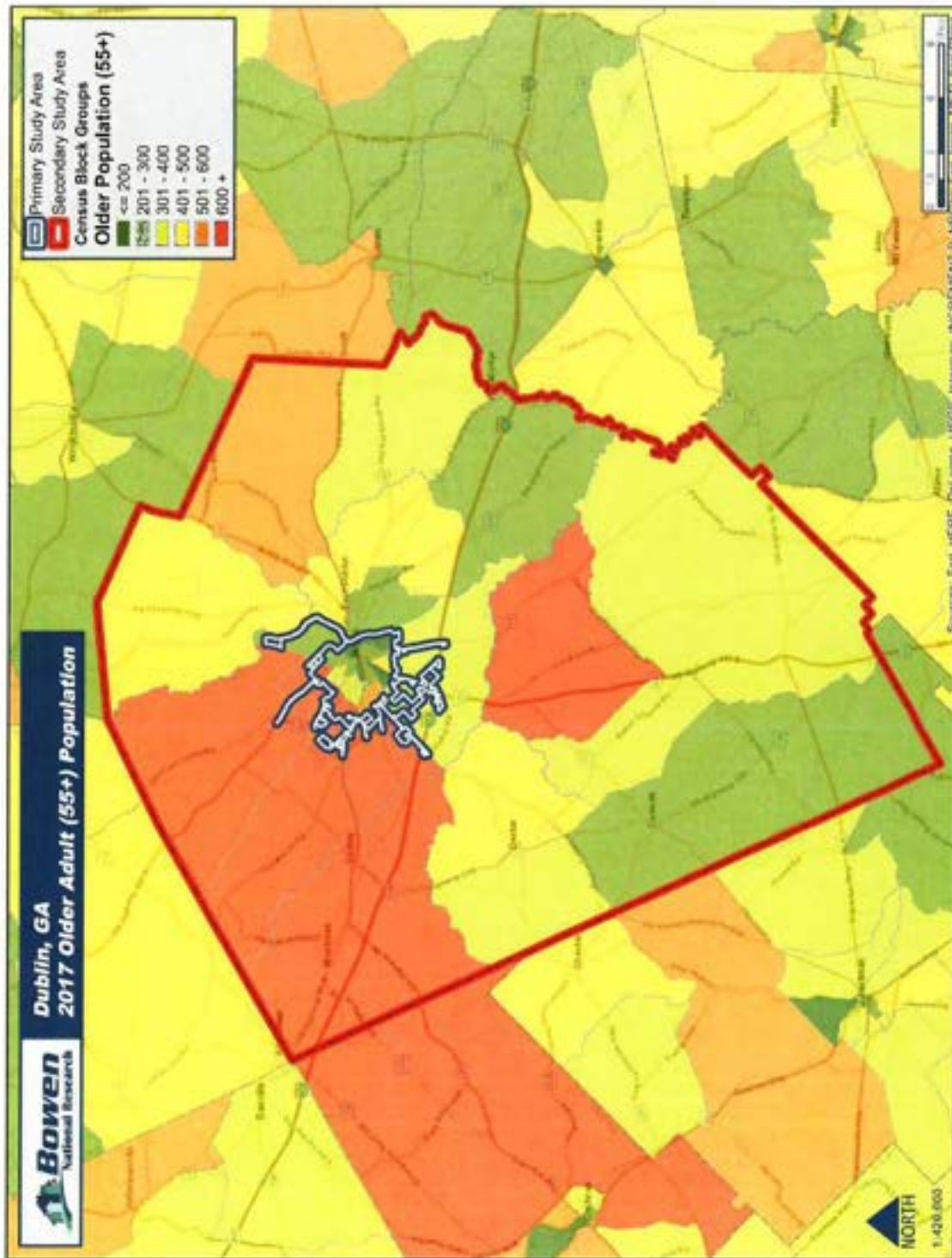


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



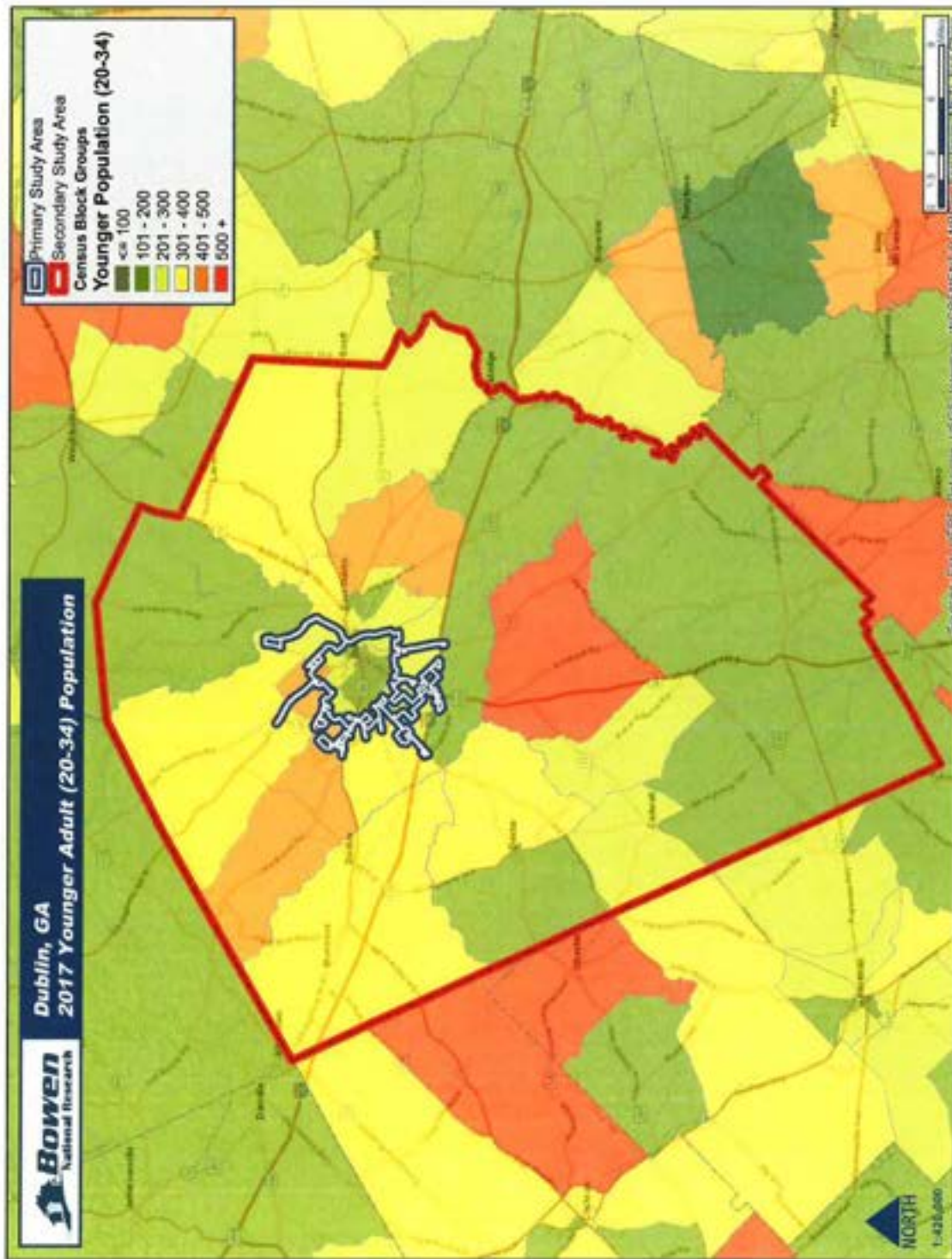


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization



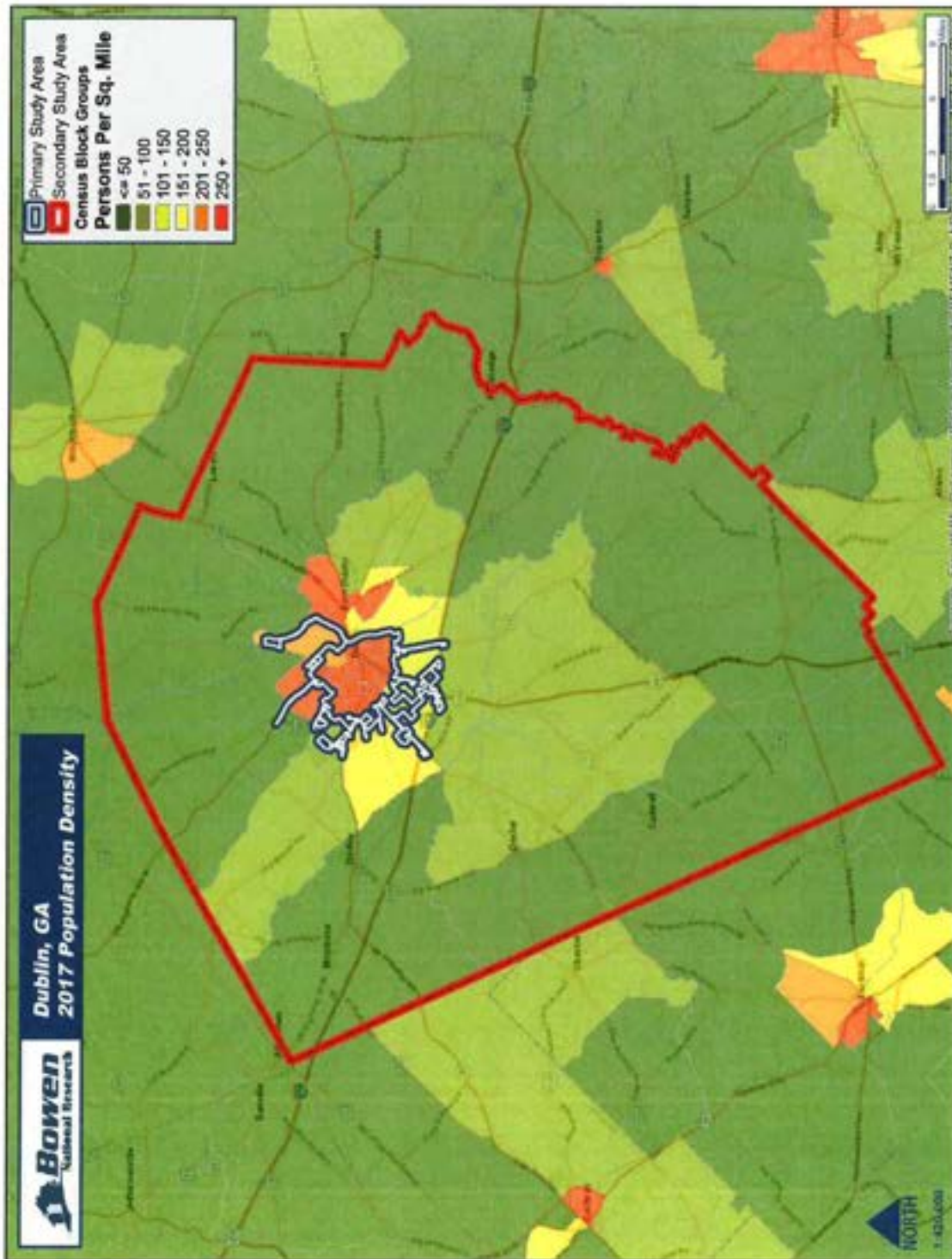


City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization





4. Summary

This demographic analysis focuses on the Primary Study Area (PSA), which consists of Dublin. Additional focus is also placed on the Secondary Study Area (SSA), which reflects the balance of Laurens County. This section also presented demographic data for overall Laurens County (PSA and SSA combined) and the state of Georgia, in order to make comparisons between Dublin and related geographic areas. Additionally, we have provided demographic profiles and projections for the three selected neighborhoods of Scottsville, Stubbs Park and Southside.

The PSA (Dublin) experienced modest declines in the population and number of households between 2010 and 2017, with the population declining by 101 people (0.6%) and the number of households declining by 55 (0.9%). It is projected over the next five years (2017 to 2022) that the population in the PSA will decline by 98 (0.6%) and the number of households will decline by 48 (0.8%). It is important to note that these projections assume no major changes occur such as large shifts in the employment base, no new large-scale housing is developed, and no notable incentives to encourage economic or residential development activities are introduced over the next five years.

The following highlights key demographic trends and characteristics of the PSA.

- The median age (37.9) for the PSA's population in 2017 was slightly younger than the SSA (39.8) but older than the state of Georgia (36.5). It is projected that the PSA's median age will increase slightly to 38.9 years by 2022. Excluding the under age 25 cohorts, the largest share of the PSA population in 2017 was between the ages of 25 and 34, which made up 12.6% of the population. Overall, the distribution of population by age for the PSA is expected to remain relatively well balanced through 2022. The greatest change in population by age within the PSA between 2017 and 2022 is projected among persons between the ages of 65 and 74 and among ages 75 and older. Much of this senior growth is likely attributed to seniors aging in place. Another age cohort that is projected to increase is among the population between the ages of 35 and 44, while all other age segments are projected to decline by some degree over the next five years.
- The PSA had the highest share (61.5%) of unmarried people when compared with the SSA (47.8%), Laurens County (52.2%), and the state of Georgia (51.1%).



- The share of PSA population (15.3%) without a high school diploma is comparable to the SSA (18.8%), Laurens County (17.7%), and the state of Georgia (13.5%). Over one-quarter (28.5%) of PSA residents have received a college degree, which is slightly above the share of college degree holders in the SSA (22.1%) and Laurens County (24.1%). The statewide share of college graduates for Georgia (38.0%) is significantly higher than the PSA share.
- The PSA had a significantly higher share (35.0%) of people living below the poverty level compared with the SSA (23.8%) and Laurens County (27.5%) and Georgia (18.5%). Within the PSA, 2,024 of the 4,002 people under the age of 18 live below the poverty level, representing 50.6% of the younger population, which is much higher than the poverty rate than the surrounding areas, the county overall and state of Georgia. Note that the share of the PSA population over age 65 living in poverty is very comparable to surrounding geographic areas.
- The PSA had a higher share (17.4%) of people changing residences annually than the SSA (11.1%), Laurens County (13.2%), and the state of Georgia (16.0%). Of the PSA residents who had changed residences over the preceding year, the largest number (2,119 persons) moved from within Laurens County. An additional 393 persons (2.5%) came from another Georgia county, while 175 (1.1%) relocated from another state.
- The 2017 share of renter households in the PSA (55.7%) is significantly larger than the share of renter households within the SSA (28.3%), Laurens County (37.5%) and the state of Georgia (38.2%). As such, the PSA is a renter-dominated market.
- In 2017, the largest share (37.9%) of *renter* households in the PSA consisted of one-person households, while two-person households represented the second largest share (27.3%) of renter households. The shares of renter households by household size for the PSA are comparable to the SSA, Laurens County and Georgia. Larger renter households (three-person or above) in the PSA represent just over one-third (34.8%) of the renter households in 2017, which is smaller than the shares of the SSA (37.2%), Laurens County (36.1%), and Georgia (39.2%).
- Two-person *owner* households represented the largest share (36.0%) of PSA homeowners, while one-person owner households represent the second largest share (30.7%) in 2017. One-person and two-person households comprised two-thirds of all PSA owner households in 2017.



- Median *owner* household sizes are projected to remain virtually unchanged through 2022 for the PSA. In 2017, the median owner household size was 2.26 persons, and is projected to remain at 2.26 persons in 2022. The SSA had a slightly larger median owner household size (2.44 persons) in 2017, which is also projected to remain unchanged by 2022.
- In 2017, the largest share (29.1%) of households in the PSA had incomes below \$15,000. By 2022, this base of low-income households is projected to increase the most, growing by 83 (4.5%) households. Notable growth is also projected to increase among the highest income households, with those making \$150,000 or more annually projected to increase by 36 (7.8%). These anticipated shifts will impact the housing needs of Dublin over the foreseeable future.

Based on the preceding demographic characteristics and trends, the PSA (Dublin) has experienced a decline in its population and household bases since 2010, and it is projected to continue to decline through 2022. It is evident that the PSA has a high share of low-income households, many of which are renters. The PSA has a disproportionately high share of people living in poverty, with more than one-third of the population in poverty. The largest projected change in population by age between 2017 and 2022 is expected to occur among people ages 65 and older. These characteristics and trends are expected to influence current and future housing needs of the PSA.

The following highlights key demographic trends and characteristics of the three selected neighborhoods of Scottsville, Stubbs Park and Southside:

- Within the selected neighborhoods, both Stubbs Park and Southside have a median population age below 30, representative of a young population base. The median population age of Scottsville is 35.9, which is comparable to the over Dublin median population age of 37.9. The three selected neighborhoods have many young persons, including children, when compared with the rest of the city.
- Nearly three-fourths of the population within each of the three selected neighborhoods consist of unmarried persons.
- The share of people within the three selected neighborhoods that lack a high school diploma range from 20.9% to 28.5%, which are much higher than the overall PSA (15.3%) and the state of Georgia (13.5%). The lack of high school diplomas likely limits the earning capacity of most residents within the subject neighborhoods.



- Poverty rates are more pronounced within the selected neighborhoods than they are for the overall city of Dublin, particularly among younger persons under the age of 18. The poverty rates of young people (under age 18) are 63.2% in Scottsville, 44.2% in Stubbs Park, and 76.9% in Southside. Neighborhood poverty rates for persons between the ages of 18 and 64 ranges from 37.3% to 48.2%, while it ranges from 18.1% to 32.7% among seniors (ages 65 and older).
- About one in five people within the three selected neighborhoods moved in the past year, with the Stubbs Park neighborhood having the greatest turnover rate of 23.1%.
- The share of *renter* households within the three selected neighborhoods is significantly higher than the share of *owner-occupied* units. Renters represent 61.6% of occupied households in Scottsville, 88.1% in Stubbs Park and 76.8% in Southside.
- The Scottsville and Southside neighborhoods have a median *renter* household size of 2.50 or larger, which is larger than the overall PSA in 2017. The Stubbs Park neighborhood has a median household size of 2.20, which is smaller than the selected neighborhoods and the overall PSA.
- Within the selected Dublin neighborhoods, median household sizes are smaller than the overall PSA. The neighborhood sizes range from 1.94 to 2.21, evidence of the larger concentration of smaller owner-occupied household sizes in these neighborhoods.
- Within the selected neighborhoods, the greatest concentration of households is among the lowest income households. The greatest share of households by income within the Scottsville neighborhood makes less than \$15,000 annually. In total, 18.9% of Scottsville households earn below \$15,000, with 17.2% earning between \$35,000 and \$49,999. The distribution of households by income within this neighborhood is not expected to change significantly over the next five years. The distribution of households by income within Stubbs Park and Southside are greatly weighted towards the lowest income households. Just under 60% of all households in Stubbs Park earn less than \$15,000, while almost half (48.4%) of the households in Southside earn below \$15,000. The greatest growth between 2017 and 2022 in these two neighborhoods is projected to occur among those making less than \$15,000, which is projected to increase by 18 (6.6%) households in Stubbs Park and by 40 (8.4%) households in Southside. As such, affordable housing will remain an important segment within these neighborhoods.



In summary, the selected neighborhoods within Dublin have higher shares of lower income households than the overall city. Additionally, these neighborhoods have larger concentrations of younger households, renter households and people living in poverty. These characteristics and trends impact the housing needs of residents in these neighborhoods.



**APPENDIX F:
CITY OF DUBLIN 2017 BLIGHT TAX PROPERTIES AND DILAPIDATED PROPERTIES**



City of Dublin Blight Tax Structures for 2017
Written up for 2017 as of December 30, 2017

1007 Harlem Street
104 Pearl Street
315 McKinley Street
1013 Glenwood Ave.
412 N. Decatur St.
502 Ohio Street
212 Sawyer Street
1204 Academy Avenue
412 Vine Street
508 South Church Street
214 E. Columbia Street
406 Florida Street
120 New Street

Total: 13



City of Dublin Dilapidated Structures
Written up for 2017 as of December 30, 2017

104 Chester Street	705 Alabama Street
703 McKinley Street	513 Garfield Street
214 Sawyer Street	610 McKinley Street
333 Wabash Street	802 Lily Street
309 Washington Street	621 Rowe Street
303 E. Johnson Street	813 Central Ave.
407 E. Columbia Street	114 West Mary St.
402 Florida Street	812 N. Church Street
411 N. Washington Street	822 N. Church Street
606 Garfield Street	909 B. Church Street
511 Garfield Street	505 Smith Street
705 McKinley Street	510 Smith Street
507 Stone Street	1201 Cooper Street Apt. 1
127 Hillcrest Drive	810 Elk Street
1100 S. Washington St.	403 Florida Street
118 West Mary St.	308 Vine Street
820 N. Church Street	1102 N. Frankline St.
909 A. Cherry Street	809 N. Franklin St.
911 Cherry Street	807 N. Franklin St.
509 Smith Street	602 Roosevelt St.
512 Smith Street	215 Prince Street
810 Mary Street	213 Prince Street
215 Sawyer Street	221 Mincey Street
111 Carter Street	311 Grey Street
910 N. Franklin St.	223 Grey Street
805 N. Franklin St.	122 Marshall St.
815 N. Franklin St.	
101 Forest Ave.	TOTAL: 69
208 Sawyer Street	
210 Prince Street	
209 Mincey Street	
206 Sawyer Street	
309 Grey Street	
112 Marshall St.	
409 Wabash Street	
212 Robert Street	
0 Flanders Street	
706 N. Church Street	
507 E. Columbia Street	
303 McKinley Street	
605 McKinley Street	
501 Georgia Street	
405 Alabama Street	



**APPENDIX G:
CITY OF DUBLIN 2017 PRIMARY STRUCTURES VALUED LESS THAN \$10,000**



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

City of Dublin, 2017 Residences Less than \$10,000: Tax Assessor

Regional Commission - Dublin Residences Less than 10K

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D09 019	2001	E	0	7,200	02	Site Built
D03F 001	1997	E	0	5,256	02	Site Built
D09D 111	2008	R	0	6,749	02	Site Built
D10A 080	1957	R	0	9,716	02	Site Built
D10B 078	1949	R	0	4,733	02	Site Built
D10B 080	1951	R	0	5,608	02	Site Built
D10B 082	1951	R	0	5,208	02	Site Built
D10B 092	1940	R	0	7,049	02	Site Built
D10D 099	1951	R	0	3,041	02	Site Built
D10C 126	1970	R	0	8,110	02	Site Built
D10E 113	1952	R	0	2,951	02	Mfg Home
D10F 023	1950	R	0	8,170	02	Site Built
D10F 031	1950	E	0	3,740	02	Site Built
D10F 042	1910	R	0	6,622	02	Site Built
D10F 046	1940	R	0	5,460	02	Site Built
D10F 055	1930	R	0	6,891	02	Site Built
D10F 057	1960	R	0	8,343	02	Site Built
D10F 141	1947	R	0	6,779	02	Site Built
D10F 146	1947	R	0	7,020	02	Site Built
D10F 148	1947	R	0	6,780	02	Site Built
D10F 149	1947	R	0	9,923	02	Site Built
D10F 152	1947	R	0	9,657	02	Site Built
D11B 115	1987	R	0	8,413	02	Mfg Home
D14E 131	1991	R	0	9,608	02	Mfg Home
D14E 132	1982	R	0	9,906	02	Mfg Home
D14E 134	1991	R	0	9,907	02	Mfg Home
D14E 135	1978	R	0	2,959	02	Mfg Home
D14E 137	1988	R	0	5,122	02	Mfg Home
D14E 138	1972	R	0	4,600	02	Mfg Home
D14F 001	1979	R	0	8,333	02	Mfg Home
D14F 002	1984	R	0	5,329	02	Mfg Home
D15A 035	1983	R	0	4,195	02	Mfg Home
D15A 036	1979	R	0	6,090	02	Mfg Home
D15A 040	1972	R	0	2,974	02	Mfg Home
D15A 041	1988	R	0	4,358	02	Mfg Home
D15A 042	1973	R	0	5,889	02	Mfg Home
D15B 001	1978	R	0	6,007	02	Mfg Home
D15C 020 C	1960	R	0	7,023	02	Site Built
D15C 024	1950	R	0	9,979	02	Site Built
D15C 026	1952	R	0	8,508	02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TMP VAL	TD	OCCUPANCY
D15C 020	1947	R	0	6,004	02	Site Built
D15C 032	1940	R	0	7,762	02	Site Built
D15C 033	1940	R	0	8,526	02	Site Built
D15C 033	1940	R	0	4,301	02	Site Built
D15C 035	1947	R	0	3,568	02	Site Built
D15C 039	1949	R	0	9,076	02	Site Built
D15C 040	1955	R	0	8,746	02	Site Built
D15C 044	1960	R	0	8,362	02	Site Built
D15C 047	1960	R	0	9,842	02	Site Built
D15C 048	1960	R	0	8,728	02	Site Built
D15C 049	1960	R	0	9,133	02	Site Built
D15C 050	1960	R	0	8,181	02	Site Built
D15C 053	1960	R	0	9,173	02	Site Built
D15C 054	1960	R	0	8,990	02	Site Built
D15C 056	1960	R	0	9,862	02	Site Built
D15D 011	1972	R	0	7,526	02	Site Built
D15D 019	1940	R	0	4,411	02	Site Built
D15D 030	1940	R	0	8,465	02	Site Built
D15D 032	1920	R	0	3,877	02	Site Built
D15D 035	1930	R	0	9,465	02	Site Built
D15D 043	1940	R	0	8,586	02	Site Built
D15D 045	1950	R	0	7,566	02	Site Built
D15D 046	1950	R	0	7,179	02	Site Built
D15D 048	1950	R	0	6,269	02	Site Built
D15D 050	1950	R	0	7,893	02	Site Built
D15D 053	1950	R	0	1,175	02	Site Built
D15D 057	1950	R	0	9,888	02	Site Built
D15D 061	1940	R	0	6,042	02	Site Built
D15D 061	1940	R	0	5,141	02	Site Built
D15D 061	1940	R	0	5,333	02	Site Built
D15D 061	1940	R	0	4,789	02	Site Built
D15D 061	1940	R	0	2,752	02	Site Built
D15D 061	1940	R	0	2,430	02	Site Built
D15D 061	1940	R	0	5,254	02	Site Built
D15D 061 A	1950	R	0	9,791	02	Site Built
D15D 062	1949	R	0	5,829	02	Site Built
D15D 063	1949	R	0	6,129	02	Site Built
D15D 064	1949	R	0	6,099	02	Site Built
D15D 065	1949	R	0	8,347	02	Site Built
D15D 066	1950	R	0	8,185	02	Site Built
D15D 077	2001	R	0	4,227	02	Site Built

#495 P.002/011

12/04/2017 10:51

FROM:



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TMP VAL TD	OCCUPANCY
D15D 078	1950	R	0	8,262 02	Site Built
D15D 082	1930	R	0	9,387 02	Site Built
D15D 087	1940	R	0	9,497 02	Site Built
D15D 088	1950	R	0	6,463 02	Site Built
D15D 092	1940	R	0	8,141 02	Site Built
D15D 107	1954	R	0	9,547 02	Site Built
D15D 117 A	1976	R	0	4,925 02	Mfg Home
D15D 121	1940	R	0	7,582 02	Site Built
D15D 122	1940	R	0	4,763 02	Site Built
D15D 130	1940	R	0	5,284 02	Site Built
D15D 131	1940	R	0	5,577 02	Site Built
D15D 132	1940	R	0	9,457 02	Site Built
D15D 133	1970	R	0	6,604 02	Site Built
D15D 134	1940	R	0	6,154 02	Site Built
D15D 140	1940	R	0	6,294 02	Site Built
D15D 148	1950	R	0	6,571 02	Site Built
D15E 005	0	E	0	0 02	Site Built
D15E 056	1950	R	0	8,660 02	Site Built
D15E 057	1950	R	0	851 02	Site Built
D15E 061	1950	R	0	7,732 02	Site Built
D15E 062	1954	R	0	5,883 02	Site Built
D15E 092	1940	R	0	8,571 02	Site Built
D15E 097	1947	R	0	9,388 02	Site Built
D15E 111	1950	R	1,000	8,628 02	Site Built
D15E 129	1982	R	0	3,872 02	Mfg Home
D15E 132	1952	R	0	9,486 02	Site Built
D15E 178	1949	L	0	7,683 02	Site Built
D15E 179	1945	R	0	5,754 02	Site Built
D15E 182	1945	R	0	4,982 02	Site Built
D15F 016	1950	R	0	9,333 02	Site Built
D15F 017	1960	R	0	9,092 02	Site Built
D15F 029	1940	R	0	8,141 02	Site Built
D15F 036	1964	R	0	9,437 02	Site Built
D15F 039	1942	R	0	8,467 02	Site Built
D15F 041	1942	R	0	7,987 02	Site Built
D15F 043	1942	R	0	5,001 02	Site Built
D15F 049	1942	R	0	8,233 02	Site Built
D15F 052	1930	R	0	4,592 02	Site Built
D15F 059	1930	R	0	5,036 02	Site Built
D15F 070	1942	R	0	6,770 02	Site Built
D15F 071	1920	R	0	5,081 02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TIMP VAL	TD	OCCUPANCY
D15F 072	1920	R	0	4,385	02	Site Built
D15F 073	1920	R	0	4,613	02	Site Built
D15F 074	1953	R	0	8,227	02	Site Built
D15F 078	1940	R	0	4,547	02	Site Built
D15F 084	1950	R	0	7,256	02	Site Built
D15F 089	1945	R	0	8,122	02	Site Built
D15F 093	1945	R	0	9,800	02	Site Built
D15F 096	1930	R	0	7,970	02	Site Built
D15F 097	1950	R	0	7,237	02	Site Built
D15F 098	1945	R	0	9,530	02	Site Built
D15F 112	1940	R	0	9,740	02	Site Built
D15F 113	1930	R	0	6,167	02	Site Built
D15F 114	1930	R	0	5,298	02	Site Built
D15F 119	1940	R	0	8,708	02	Site Built
D15F 119	1940	R	0	5,123	02	Site Built
D15F 126	1945	R	0	2,416	02	Site Built
D15F 127	1970	R	0	9,459	02	Site Built
D15F 136	1940	R	0	7,020	02	Site Built
D15F 139	1940	R	0	7,565	02	Site Built
D15F 145	1945	R	0	8,556	02	Site Built
D15F 147	1945	R	0	8,601	02	Site Built
D15F 150	1940	R	0	9,315	02	Site Built
D15F 160	1940	R	0	6,702	02	Site Built
D15F 163	1960	R	0	2,545	02	Site Built
D15F 164	1960	R	0	5,771	02	Site Built
D15F 172	1930	R	0	7,214	02	Site Built
D15F 180	1940	R	0	3,515	02	Site Built
D15F 181	1940	R	0	5,498	02	Site Built
D15F 184	1930	R	0	4,477	02	Site Built
D15F 189	1950	R	0	8,809	02	Site Built
D15F 193	1950	R	0	9,269	02	Site Built
D15F 201	1940	R	0	5,018	02	Site Built
D15F 204	1945	R	0	6,728	02	Site Built
D15F 215	1930	R	0	5,038	02	Site Built
D15F 216	1940	R	0	8,890	02	Site Built
D15F 221	1940	R	0	1,809	02	Site Built
D15F 224	1945	R	0	5,544	02	Site Built
D15F 228	1950	R	0	8,910	02	Site Built
D15F 244	1945	C	0	1,871	02	Site Built
D15F 245	1940	R	0	8,593	02	Site Built
D15F 253	1940	R	0	2,442	02	Site Built

43



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DECLASS	OVR VAL	TEMP VAL	TO	OCCUPANCY
D15F 255	1950	R	0	5,468	02	Site Built
D15F 256	1940	R	0	9,194	02	Site Built
D15F 257	1920	R	0	4,122	02	Site Built
D15F 261	1988	R	0	7,734	02	Htg Home
D15F 262	1950	R	0	4,077	02	Site Built
D15F 268	1940	H	0	4,720	02	Site Built
D15F 268	1970	R	0	8,795	02	Site Built
D15F 272	1935	R	0	7,449	02	Site Built
D15F 274	1940	R	0	4,253	02	Site Built
D15F 280	1955	R	0	6,494	02	Site Built
D15F 284	1945	R	0	8,347	02	Site Built
D15F 285	1945	R	0	6,563	02	Site Built
D15F 287	1963	R	0	9,898	02	Site Built
D15F 291	1920	R	0	7,876	02	Site Built
D15F 297	1947	R	0	7,703	02	Site Built
D15F 299	1947	R	0	9,530	02	Site Built
D15F 300	1949	R	0	9,500	02	Site Built
D15F 312	1940	R	0	4,982	02	Site Built
D15F 317	1947	R	0	7,837	02	Site Built
D15F 318	1947	R	0	5,693	02	Site Built
D15F 319	1947	R	0	8,062	02	Site Built
D15F 322	1947	R	0	6,668	02	Site Built
D15F 323	1947	R	0	5,934	02	Site Built
D15F 324	1947	R	0	6,114	02	Site Built
D15F 326	1947	R	0	5,814	02	Site Built
D15F 327	1947	R	0	9,665	02	Site Built
D15F 328	1947	R	0	7,870	02	Site Built
D15F 329	1945	R	0	6,486	02	Site Built
D15F 331	1941	R	0	6,204	02	Site Built
D15F 331	1984	R	0	7,501	02	Htg Home
D15F 337	1940	R	0	5,341	02	Site Built
D15F 339	1940	R	0	8,227	02	Site Built
D15F 345	1950	R	0	9,792	02	Site Built
D15F 347	1960	R	0	9,194	02	Site Built
D15F 348	1960	R	0	9,194	02	Site Built
D15F 351	1940	R	0	5,887	02	Site Built
D15F 355	1940	R	0	1,729	02	Site Built
D15F 356	1940	R	0	9,852	02	Site Built
D15F 359	1940	R	0	9,875	02	Site Built
D15F 361	1940	R	0	5,979	02	Site Built
D15F 362	1940	R	0	8,025	02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DISCLASS	OVR VAL	TRHP VAL	TD	OCCUPANCY
D15F 368	1940	R	0	5,680	02	Site Built
D15F 370	1945	R	0	8,437	02	Site Built
D15F 374	1940	R	0	3,208	02	Site Built
D15F 379	1932	R	0	9,605	02	Site Built
D15F 392	1940	E	0	2,492	02	Site Built
D16A 009	1950	R	0	5,249	02	Site Built
D16A 097	1950	R	0	7,798	02	Site Built
D16A 117	1940	R	0	6,985	02	Site Built
D16A 123	1940	R	0	9,356	02	Site Built
D16A 164	1950	R	0	9,746	02	Site Built
D16A 175	1940	R	0	6,663	02	Site Built
D16A 182	1940	R	0	6,997	02	Site Built
D16A 184	1955	R	0	6,403	02	Site Built
D16A 196	1930	R	0	5,455	02	Site Built
D16A 196	1950	R	0	5,134	02	Site Built
D16B 084	1950	R	0	6,869	02	Site Built
D16B 084	1950	R	0	6,792	02	Site Built
D16B 084	1985	R	0	5,636	02	Site Built
D16B 084	1950	R	0	8,108	02	Site Built
D16B 084	1940	R	0	4,978	02	Site Built
D16B 084	1970	R	0	4,927	02	Site Built
D16B 087	1950	R	0	6,560	02	Site Built
D16B 099	1950	R	0	7,179	02	Site Built
D16B 128	1980	R	0	9,356	02	Site Built
D16B 134	1940	R	0	9,157	02	Site Built
D16B 137	1950	R	0	4,104	02	Site Built
D16B 171	1940	R	0	8,777	02	Site Built
D16B 248	1955	R	0	6,567	02	Site Built
D16B 249	1940	R	0	5,009	02	Site Built
D16B 263	1950	E	0	4,083	02	Site Built
D16B 269	1930	R	0	8,397	02	Site Built
D16C 130	1952	R	0	7,224	02	Site Built
D16C 151	1936	R	0	8,717	02	Site Built
D16C 176	1930	R	0	4,085	02	Site Built
D16C 182	1945	C	0	1,926	02	Site Built
D16C 184	1957	R	0	5,880	02	Site Built
D16C 185	1950	C	0	3,162	02	Site Built
D16D 007	1970	R	0	7,605	02	Site Built
D16D 008	1970	R	0	8,330	02	Site Built
D16D 016	1950	R	0	8,686	02	Site Built
D16D 019	1902	R	0	5,052	02	Site Built

212



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVH VAL	TIMP VAL	TD	OCCUPANCY
D160 020	1940	E	0	1,872	02	Site Built
D160 023	1941	R	0	7,619	02	Site Built
D160 025	1946	R	0	6,200	02	Site Built
D160 027	1940	R	0	1,092	02	Site Built
D160 029	1940	R	0	6,921	02	Site Built
D160 073	1946	R	0	8,565	02	Site Built
D160 074	1930	R	0	6,501	02	Site Built
D160 075	1920	R	0	8,335	02	Site Built
D160 079	1950	R	0	8,140	02	Site Built
D160 080	1900	E	0	9,043	02	Site Built
D160 083	1932	R	0	7,190	02	Site Built
D160 094	1950	R	0	9,116	02	Site Built
D160 097	1940	R	0	7,218	02	Site Built
D160 102	1910	R	0	4,995	02	Site Built
D160 103	1955	R	0	6,536	02	Site Built
D160 113	1950	R	0	6,626	02	Site Built
D160 114	1950	R	0	8,992	02	Site Built
D160 116	1949	R	0	5,541	02	Site Built
D160 129	1910	R	0	5,674	02	Site Built
D160 137	1945	R	0	8,871	02	Site Built
D160 138	1935	R	0	9,828	02	Site Built
D160 145	1950	R	0	8,290	02	Site Built
D160 150	1920	R	0	4,266	02	Site Built
D160 152	1900	R	0	5,695	02	Site Built
D160 164	1960	R	0	2,274	02	Site Built
D160 170	1920	R	0	6,113	02	Site Built
D160 238	1949	R	0	7,579	02	Site Built
D16E 009	1955	E	0	9,225	02	Site Built
D16E 010	1940	E	0	9,445	02	Site Built
D16E 032	2005	E	0	9,114	02	Site Built
D16E 032	1930	R	0	7,728	02	Site Built
D16E 044	1945	R	0	6,804	02	Site Built
D16E 053	1930	R	0	9,425	02	Site Built
D16E 074	1945	R	0	8,865	02	Site Built
D16E 125	1956	R	0	9,115	02	Site Built
D16E 127	1953	R	0	9,202	02	Site Built
D16E 130	1953	R	0	9,633	02	Site Built
D16E 160	1950	R	0	7,723	02	Site Built
D16E 161	1951	R	0	8,583	02	Site Built
D16E 162	1950	R	0	8,222	02	Site Built
D16E 164	1932	C	0	8,856	02	Site Built

V03



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D16E 165	1920	R	0	5,715	02	Site Built
D16E 166	1920	R	0	6,300	02	Site Built
D16E 167	1950	R	0	9,940	02	Site Built
D16E 186	1960	R	0	6,772	02	Site Built
D16F 009	1920	R	0	6,532	02	Site Built
D16F 013	1957	R	0	7,104	02	Site Built
D16F 018	1958	R	0	8,032	02	Site Built
D16F 022	1910	R	0	9,660	02	Site Built
D16F 025	1910	R	0	5,206	02	Site Built
D16F 026	1910	R	0	9,290	02	Site Built
D16F 027	1940	R	0	6,696	02	Site Built
D16F 034	1940	R	0	4,271	02	Site Built
D16F 046	1940	R	0	8,976	02	Site Built
D16F 053	1960	R	0	8,136	02	Site Built
D16F 055	1960	R	0	9,781	02	Site Built
D16F 076	1952	E	0	2,262	02	Site Built
D16F 081	1950	R	0	4,720	02	Site Built
D16F 082	1960	E	0	8,712	02	Site Built
D16F 083	1962	E	0	6,768	02	Site Built
D16F 084	1960	R	0	3,588	02	Site Built
D16F 085	1960	E	0	9,966	02	Site Built
D16F 087	1960	R	0	5,508	02	Site Built
D16F 087	1960	R	0	5,522	02	Site Built
D16F 089	1960	R	0	7,110	02	Site Built
D16F 091	1900	R	0	6,568	02	Site Built
D16F 093	1917	R	0	9,479	02	Site Built
D16F 102	1952	R	0	7,946	02	Site Built
D16F 103	1952	R	0	8,308	02	Site Built
D16F 104	1952	R	0	9,540	02	Site Built
D16F 105	1952	R	0	9,580	02	Site Built
D16F 107	1940	R	0	5,568	02	Site Built
D16F 109	1950	R	0	7,981	02	Site Built
D16F 111	1950	N	0	6,725	02	Site Built
D16F 112	1950	R	0	7,757	02	Site Built
D16F 113	1950	R	0	6,312	02	Site Built
D16F 114	1950	R	0	6,794	02	Site Built
D16F 115	1950	R	0	7,172	02	Site Built
D16F 117	1940	R	0	8,466	02	Site Built
D16F 119	1910	R	0	9,850	02	Site Built
D16F 123	1950	H	0	8,273	02	Site Built
D16F 124	1950	R	0	8,841	02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVN VAL	TEMP VAL	TD	OCCUPANCY
D16F 125	1950	R	0	9,013	02	Site Built
D16F 127	1920	R	0	4,690	02	Site Built
D16F 129	1950	R	0	6,536	02	Site Built
D16F 131	1920	R	0	9,069	02	Site Built
D16F 132	1950	R	0	8,118	02	Site Built
D16F 133	1960	R	0	7,560	02	Site Built
D16F 135	1960	R	0	2,538	02	Site Built
D16F 140	1930	R	0	8,448	02	Site Built
D16F 141	1910	R	0	5,659	02	Site Built
D16F 142	1920	R	0	5,708	02	Site Built
D16F 144	1940	R	0	6,855	02	Site Built
D16F 145	1950	R	0	8,800	02	Site Built
D16F 149	1920	R	0	6,545	02	Site Built
D16F 149	1978	R	0	2,980	02	Mfg Home
D16F 159	1930	R	0	9,135	02	Site Built
D16F 162	1920	E	0	5,710	02	Site Built
D16F 163	1920	E	0	5,710	02	Site Built
D16F 164	1920	E	0	2,517	02	Site Built
D16F 176	1920	R	0	5,543	02	Site Built
D16F 177	1920	R	0	9,162	02	Site Built
D16F 178	1950	R	0	7,310	02	Site Built
D16F 183	1950	R	0	7,499	02	Site Built
D16F 187	1955	R	0	5,685	02	Site Built
D16F 190	1925	R	0	2,440	02	Site Built
D16F 191	1925	R	0	8,003	02	Site Built
D16F 192	1935	R	0	4,029	02	Site Built
D16F 194	1920	R	0	9,274	02	Site Built
D16F 195	1960	E	0	3,292	02	Site Built
D16F 196	1910	R	0	8,003	02	Site Built
D16F 199	1920	R	0	9,990	02	Site Built
D16F 227	1920	R	0	5,132	02	Site Built
D16F 229	1920	R	0	4,218	02	Site Built
D16F 232	1930	R	0	8,544	02	Site Built
D16F 233	1950	E	0	4,719	02	Site Built
D16F 236	1920	R	0	5,070	02	Site Built
D16F 237	1920	R	0	4,321	02	Site Built
D16F 238	1920	R	0	5,404	02	Site Built
D16F 240	1927	R	0	10,000	02	Site Built
D16F 246	1957	E	0	4,560	02	Site Built
D16F 257	1989	R	0	8,326	02	Mfg Home
D16F 258	1937	R	0	5,314	02	Site Built

110/009/011

12/04/2017 10:52

FROM



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D16F 259	1957	R	0	9,580	02	Site Built
D16F 267	1940	R	0	9,752	02	Site Built
D16F 279	1940	R	0	6,628	07	Site Built
D16F 284	1940	R	0	9,680	02	Site Built
D16F 298	1976	R	0	6,171	02	Hlg Home
D16F 321	1920	R	0	8,960	02	Site Built
D16F 333	1958	C	0	8,830	02	Site Built
D16F 334 A	1940	E	0	9,828	02	Site Built
D16F 345	1920	R	0	7,051	02	Site Built
D16F 346	1920	R	0	6,115	02	Site Built
D16F 347	1920	R	0	6,400	02	Site Built
D16F 357	1920	R	0	4,568	02	Site Built
D16F 368	1930	R	0	4,500	02	Site Built
D16F 375	1947	R	0	6,833	02	Site Built
D16F 377	1950	R	0	8,136	02	Site Built
D16F 378	1950	R	0	7,454	02	Site Built
D17A 006	1977	R	0	9,956	02	Hlg Home
D17A 015	1930	R	0	8,853	02	Site Built
D17A 016	1930	R	0	6,318	02	Site Built
D17A 022	1927	R	0	9,926	02	Site Built
D17A 023	1976	R	0	8,160	02	Hlg Home
D17A 025	1937	R	0	7,503	02	Site Built
D17A 027	1984	R	0	6,946	02	Hlg Home
D17A 034	1925	R	0	5,186	02	Site Built
D17A 041	1937	R	0	7,444	02	Site Built
D17A 047	1947	R	0	4,616	02	Site Built
D17A 049	1950	R	0	8,705	02	Site Built
D17A 058	1940	R	0	5,490	02	Site Built
D17A 069	1925	R	0	9,532	02	Site Built
D17A 072	1940	R	0	4,680	02	Site Built
D17A 118	1940	R	0	7,585	02	Site Built
D17A 189	1960	R	0	6,253	02	Site Built
D17A 220	1957	R	0	9,866	02	Site Built
D17B 050	1960	R	0	4,973	02	Site Built
D17B 072	1950	R	0	9,150	02	Site Built
D17B 072	1940	R	0	9,414	02	Site Built
D17B 073	1955	R	0	6,777	02	Site Built
D17B 077	1957	R	0	9,580	02	Site Built
D17B 083	1960	R	0	8,540	02	Site Built
D17C 083	1947	R	0	4,616	02	Site Built
D17C 103	1972	R	0	8,071	02	Site Built



City of Dublin
URBAN REDEVELOPMENT PLAN
A Tool for Economic & Neighborhood Revitalization

PARCEL NO	YR BUILT	DISCLASS	OVR VAL	TEMP VAL	TD	OCCUPANCY
D17C 112	1930	R	0	7,692	02	Site Built
D17C 119	1983	E	0	3,218	02	Site Built
D17C 128	2000	R	0	5,801	02	Site Built
D17C 141	1940	E	0	5,022	02	Site Built
D17C 179	1956	R	0	7,658	02	Site Built
D19E 006	1960	R	0	8,890	02	Site Built
D19E 038	1950	R	0	7,082	02	Site Built
D19E 049	1940	R	0	6,533	02	Site Built
D20C 050	1960	R	0	7,526	02	Site Built
D20C 012	1950	R	0	8,512	02	Site Built
D20C 042	1927	R	0	6,413	02	Site Built
D20E 045	1940	R	0	1,350	02	Site Built
D20E 063	1930	R	0	3,067	02	Site Built
D20E 071	1981	R	0	7,471	02	Htg Home
D20E 081	1930	R	0	6,231	02	Site Built
D20E 094	1930	R	0	9,831	02	Site Built
D20E 099	1930	E	0	6,750	02	Site Built
D20E 106	1930	R	0	7,003	02	Site Built
D20E 108	1973	R	0	4,947	02	Htg Home
D20E 128	1986	R	0	6,823	02	Htg Home

42A