City of Dublin Urban Redevelopment Plan A Tool for Economic & Neighborhood Revitalization

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Produced in coordination with:





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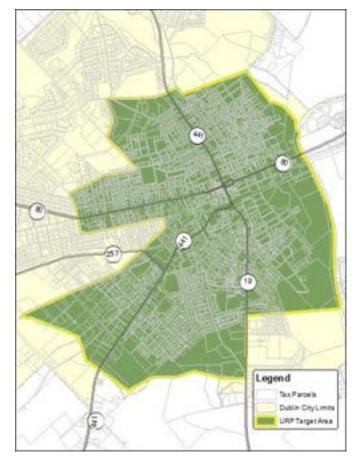


INTRODUCTION

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 through 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

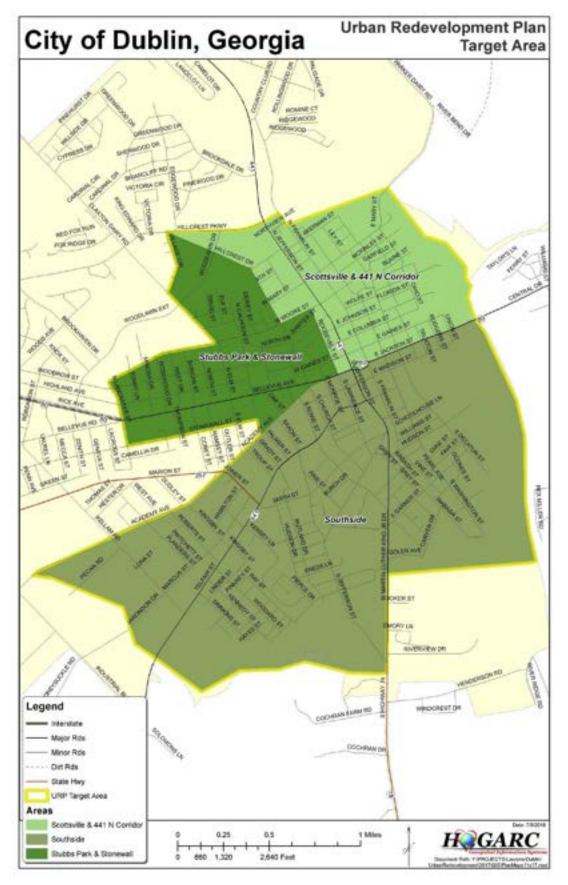
The City of Dublin recognizes that many areas within the city are suffering from disinvestment, crime, poverty, a decline in economic opportunity, and deterioration of quality housing stock. The City has sought to remedy the problem through creation of an Urban Redevelopment Plan. The City of Dublin 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.

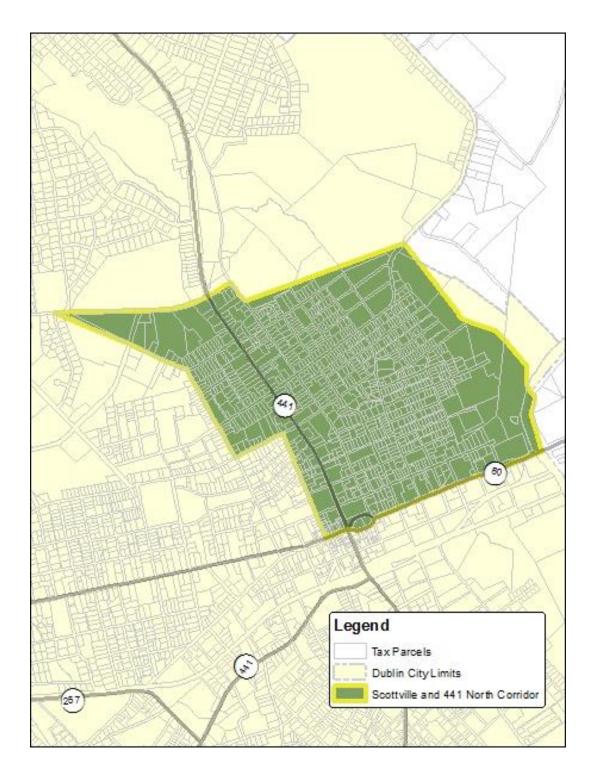






SUBAREA 1- SCOTTSVILLE COMMUNITY AND 441 NORTH GATEWAY CORRIDORS

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.





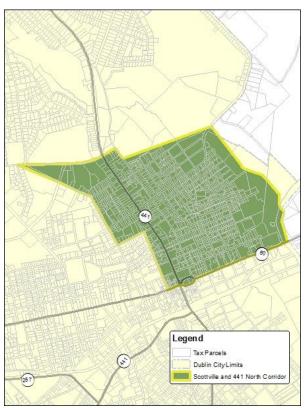
Scottsville Community: The Scottsville Community is located in the northeast section of the City. Founded by an early resident of the area, Scottsville is generally bounded on the southeast by East Jackson Street, southwest by North Franklin Street, northwest by East Akerman Street and northeast by the 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)





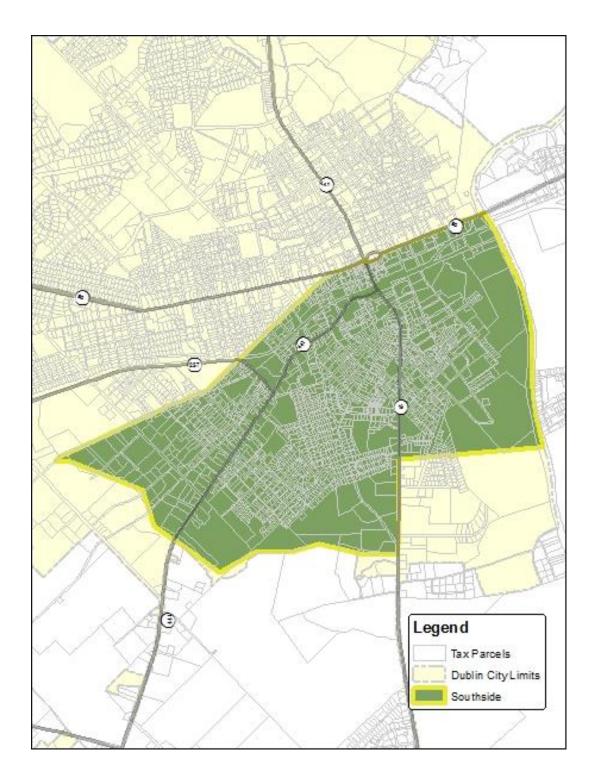
Scottsville & 441 North Gateway Corridor

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 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.





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.

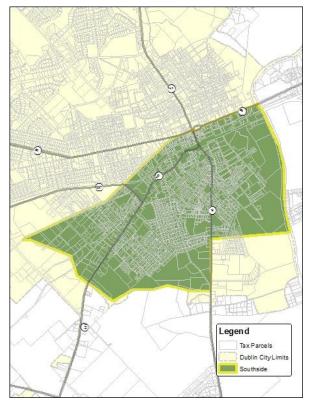


Hwy. 19 Corridor-Gateway of Southside subarea



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 offer connectivity and 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, establishment of appropriate public facilities including streetscapes, sidewalks and other pedestrian/bicycle and visitor amenities.

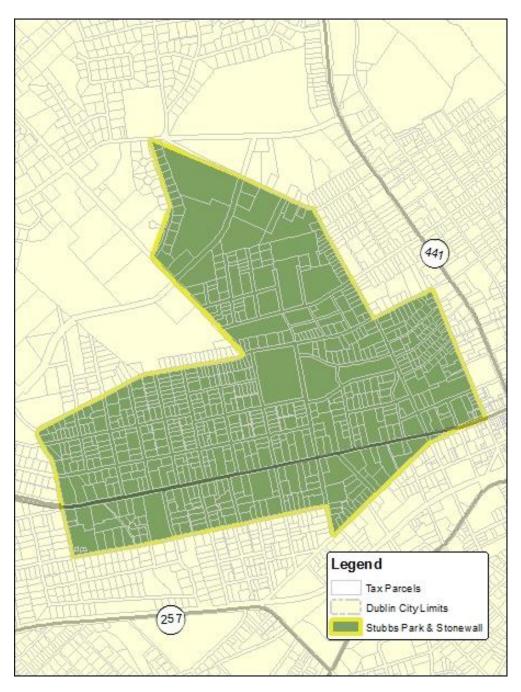


and Southside Dublin & Highway 19 Gateway Corridor



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



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 Oconee 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.

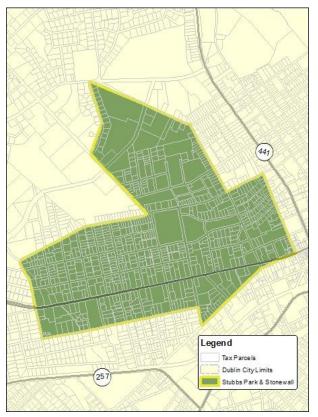
- A goal of the Dublin Housing Authority is to prepare an application to HUD for the demolition of 100 units and replacing them with a smaller scale complex that features mixed income housing. The DHA is currently researching and developing the most feasible avenues of pursuits that will address the 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

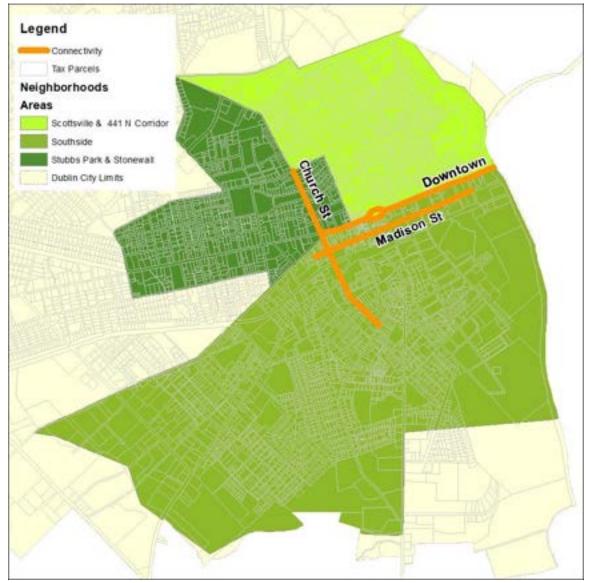


Stonewall Streetscape



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.





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.)

Block Group ID	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		nunitu Affaira Intoractiu	16,104	5,685	35.3%

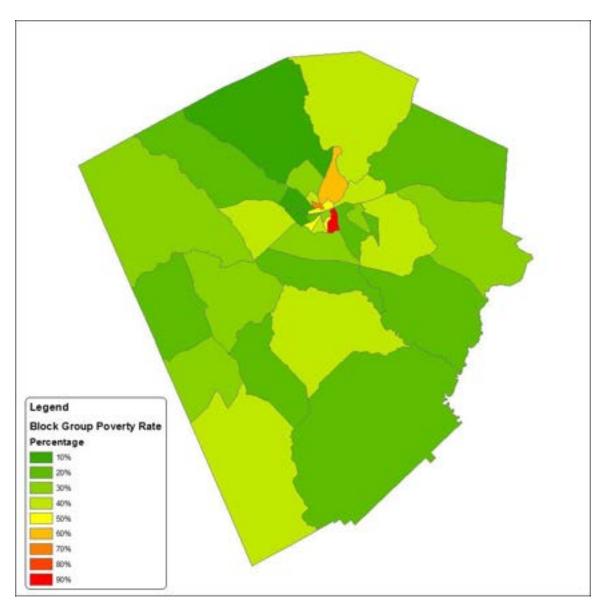
Poverty in the Urban Redevelopment Area

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

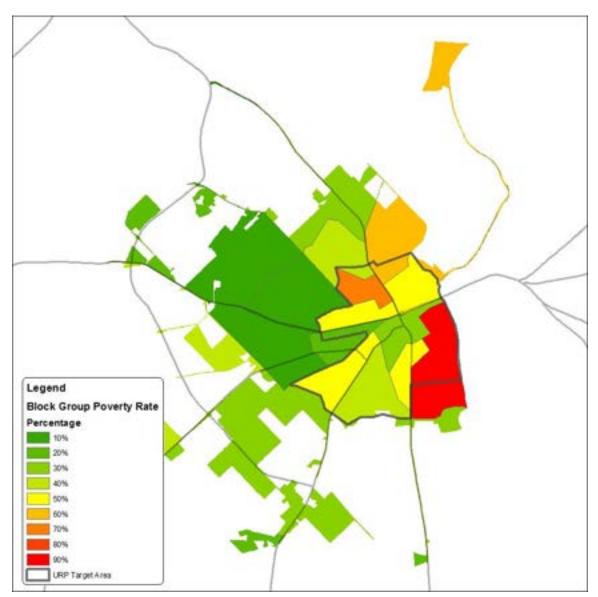
The Laurens County Poverty Percentages Map below illustrates that the greatest concentration of poverty is centralized within the city limits of Dublin. (See the following map of the City of Dublin's poverty percentage rates for a closer look within the city limits.) According to the U.S. Census Bureau 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



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 in 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.)

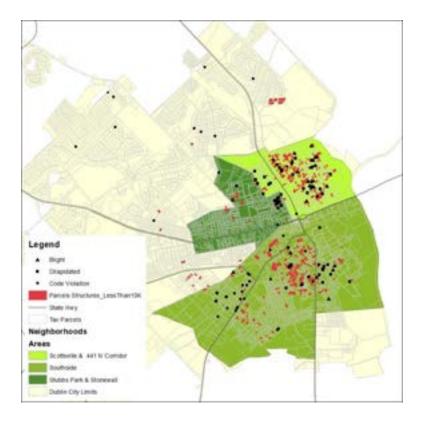
Bowen National Research also addressed the high need for both workforce rental housing and entry-level and higher-end modern for-sale housing in the City. "Dublin lacks available and good quality rental housing that is affordable to many workforce households (generally earning between \$20,000 and \$35,000 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.



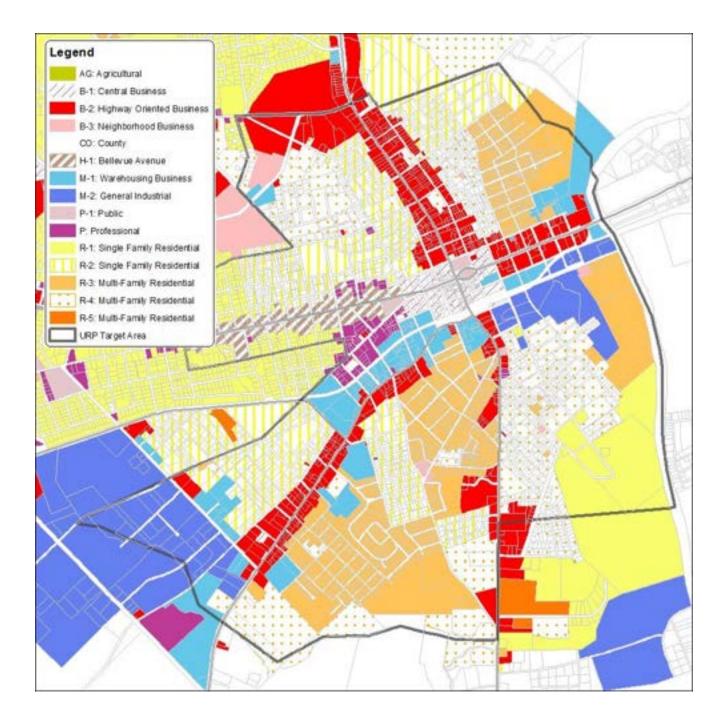


Legend Bight





2018 DUBLIN URBAN REDEVELOPMENT AREA ZONING





The Urban Redevelopment Area has a variety of uses according 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.

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

Number of Parcels in Each Zoning Category in URA



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 naturebased 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.



- 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.

<u>Revitalization Area Strategies</u>

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



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 t 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 \$4,800,00)
- 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

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



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

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



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.
- o Oldest African American neighborhood in Dublin
- o. 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.
- o Neighborhood watch group has done several clean-up days
- o Strong neighborhood watch group
- o 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 (Washigton-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



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
- o 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 Oconee 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

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DUBLIN URP COMMUNITY SESSION

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

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

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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.
- o The people that live here.
- The desire for our neighborhood to thrive like other neighborhoods in Dublin.
- o 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.



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
- o 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 repayed and sidewalks



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

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

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



Dublin URP - Stubbs Park & Stonewall 1

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
 - o 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.



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 PROGAMS 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

Laurens County Joint Comprehensive Plan

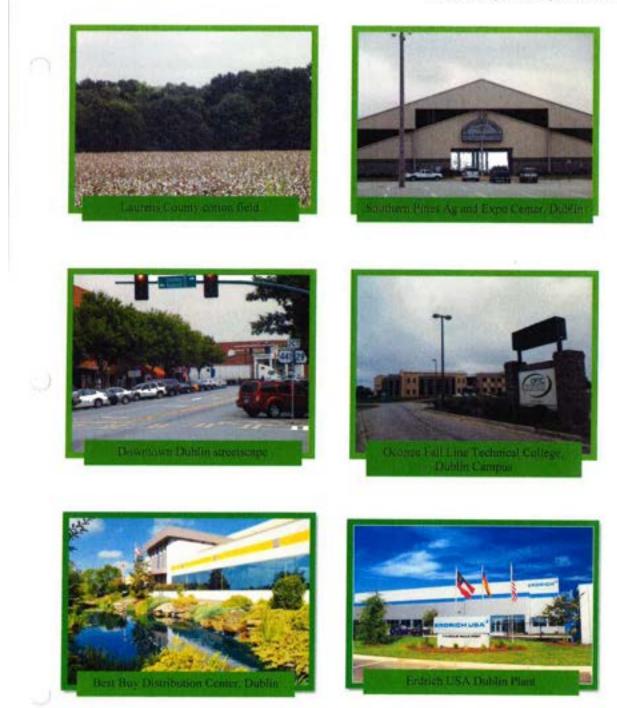
COMMUNITY VISION

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.



Laurens County Joint Comprehensive Plan



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



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 retirementfriendly 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 stateowned 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 gamering 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,



Laurens County Joint Comprehensive Plan

and the Dublin Theater is receiving statewide recognition for its varied events. Dublin's monthlong 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.

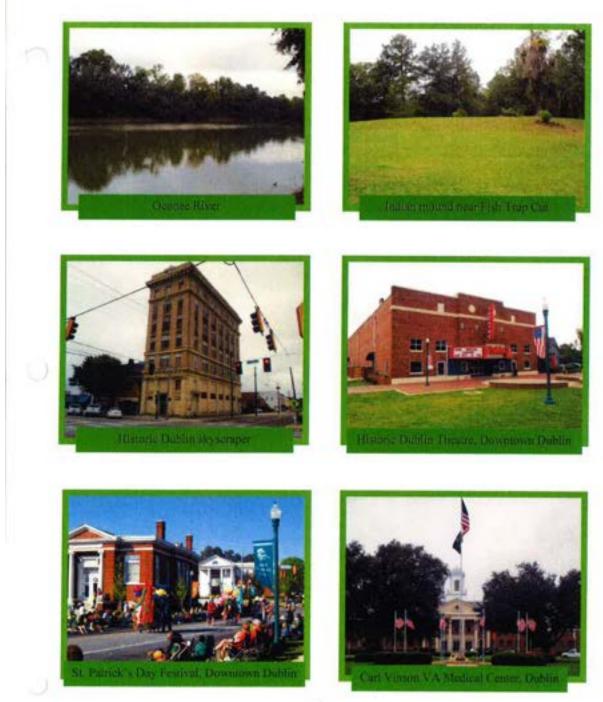
Dublin is now a regional healthcare leader. It is home to Fairview Park Hospital, a stateof-the art 190-bed acute care facility, providing a wide range of healthcare facilities to the community and surrounding counties, including a 24-hour Emergency Room and both inpatient and outpatient surgery. Fairview 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.

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Laurens County Joint Comprehensive Plan



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



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.

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



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.

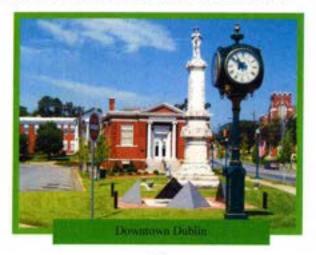
The Laurens County of the future will continue its development as a special and warm, green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. It will continue to demonstrate the progressive leadership, unrelenting cooperation 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 respective and protective of its outstanding green environment and countryside and of its excellent quality of life. The community will be a



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.



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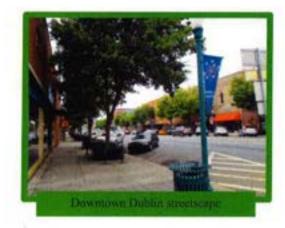


Laurens County Joint Comprehensive Plan

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 Oconce Fall Line Technical College
- Enhanced opportunities at Middle Georgia State College/Dublin Campus
- Revitalize downtown Dublin/smaller communities
- Retiree attraction





Industry Training Center

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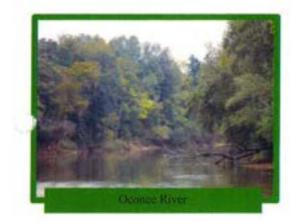
APPENDIX C: SELECTED SECTIONS FROM THE LAURENS COUNTY JOINT COMPREHENSIVE PLAN



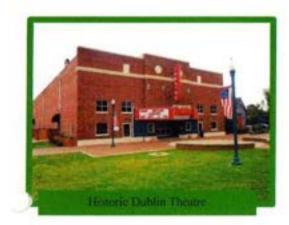
Laurens County Joint Comprehensive Plan

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









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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





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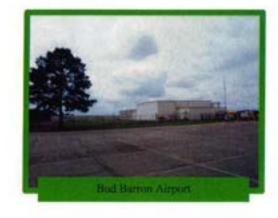
Laurens County Joint Comprehensive Plan

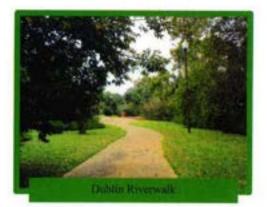
Community Facilities and Services

- 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







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



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

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Laurens County Joint Comprehensive Plan

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



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 though 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 Oconec Fall Line Technical College and Middle Georgia State College/Dublin Campus



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

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Laurens County Joint Comprehensive Plan

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 gamering increased attention. This can also attract more visitors, and more residents, and build a larger audience of

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Laurens County Joint Comprehensive Plan

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.

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Laurens County Joint Comprehensive Plan

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

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Laurens County Joint Comprehensive Plan

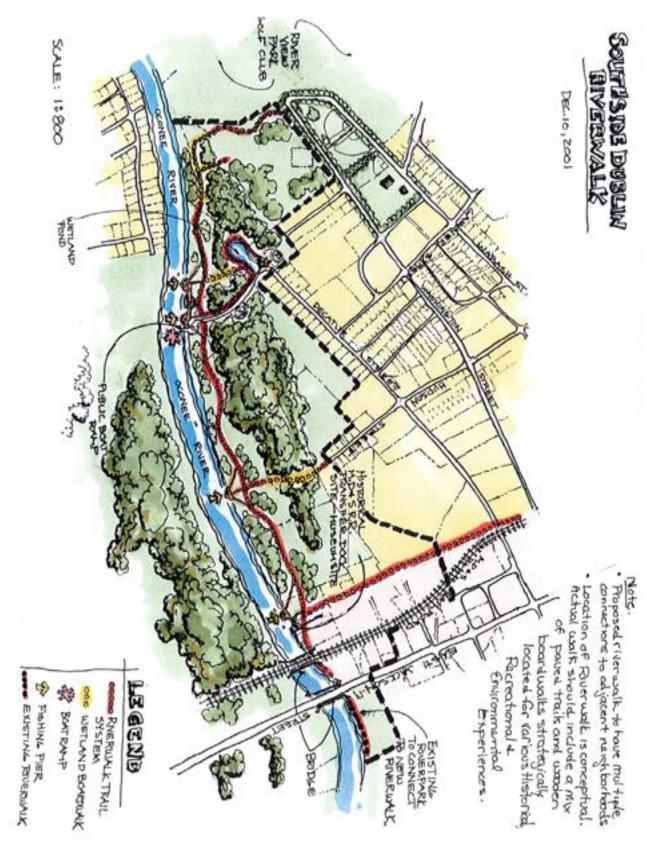
downtown, it takes people to complete economic transformations and allow structure preservation to be successful. Decent, safe, and sanitary housing is also required.

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APPENDIX D: SOUTHSIDE DUBLIN RIVERWALK CONCEPT





APPENDIX D: SOUTHSIDE DUBLIN RIVERWALK CONCEPT

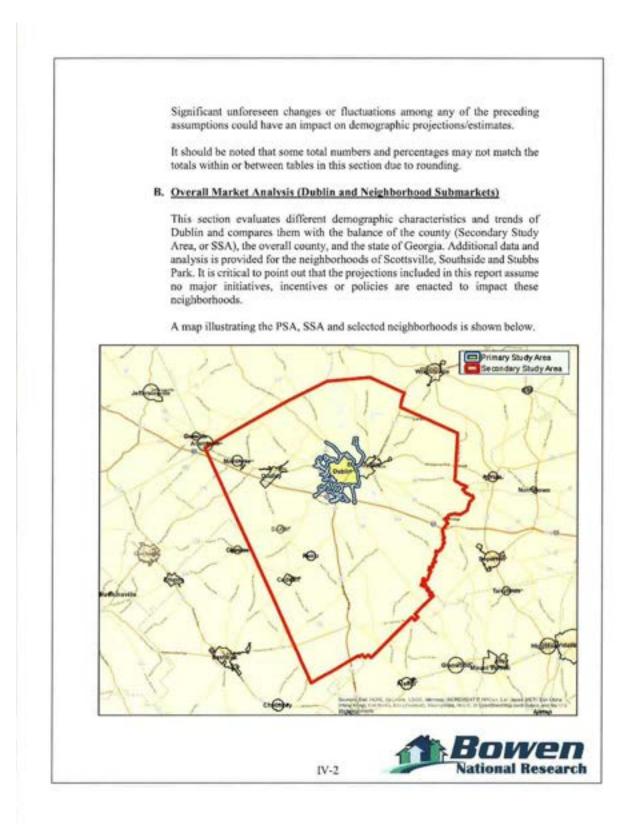


APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS









APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS



1. Population Characteristics

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

	N				Total Popula	tion		The second second	1	
	2000 Census	2010 Centus	Change 20	100-2010	2017 Estimated	Change 2	010-2017 %	2022 Projected	Change 2	017-2022
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 Neighberhood	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.

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National Research

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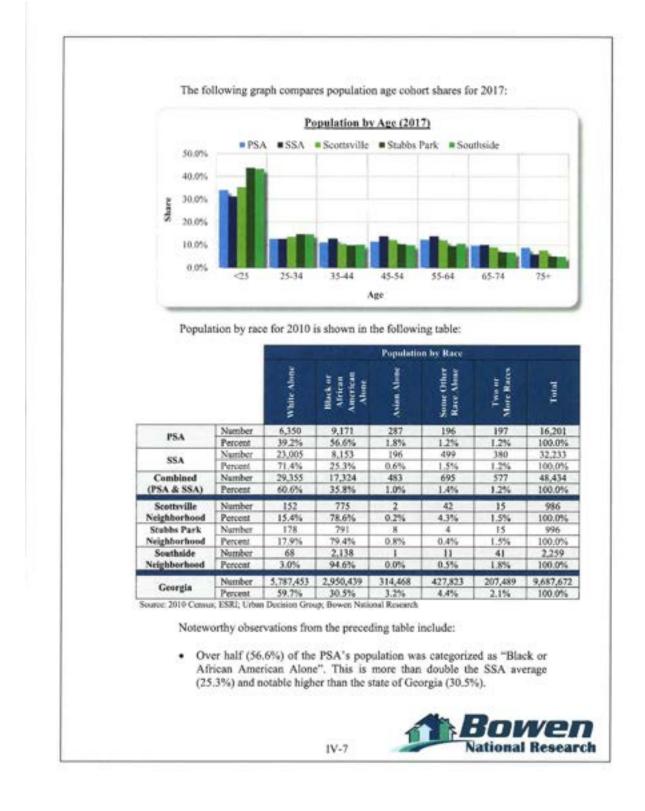


2010 2017 2022 Change 2017-2022 2010	-25 5,772 (35,6%) 5,472 (34,0%) 5,350 (33,4%) -122 (-2,2%) 10,801	25 (+ 34 1,994 (12.3%) 2,035 (12.6%) 1,916 (12.0%) -119	35 to 44 1,840 (11.4%) 1,790 (11.1%) 1,873	45 to 54 2,077 (12.8%) 1,851	55 to 64 1,945 (12.0%) 1,988	65 to 74 1,247 (7.7%) 1,555	75+ 1,326 (8.2%)	Media Age -36.9
2017 2022 Change 2017-2022	(35.6%) 5,472 (34.0%) 5,350 (33.4%) -122 (-2.2%)	(12.3%) 2,035 (12.6%) 1,916 (12.0%)	(11.4%) 1,790 (11.1%)	(12.8%)	(12.0%)	(7.7%)		
2022 Change 2017-2022	5,472 (34.0%) 5,350 (33.4%) -122 (-2,2%)	2,035 (12.6%) 1,916 (12.0%)	1,790 (11.1%)				10.470.	
2022 Change 2017-2022	5,350 (33.456) -122 (-2.2%)	1,916 (12.0%)					1,409	50.5
Change 2017-2022	(33.4%) -122 (-2.2%)	(12.0%)	1.873	(11.5%)	(12.3%)	(9.7%)	(8.8%)	37.9
Change 2017-2022	-122 (-2.2%)			1,750	1,912	1,697	1,504	
2017-2022	(-2.2%)	+119	(11.7%)	(10.9%)	(11.9%)	(10.6%)	(9.4%)	38.9
		(-5.8%)	83 (4.6%)	-101 (-5.5%)	-76 (-3.8%)	142 (9.1%)	95 (6.7%)	N/A
2010		3,899	4,442	4,743	4,037	2,587	1,724	N'A
	(33.5%)	(12.1%)	(13.8%)	(14,7%)	(12.5%)	(8.0%)	(5.3%)	38.3
and in the	10,266	4,126	4,204	4,532	4,525	3,295	1,923	
2017	(31.2%)	(12.6%)	(12.8%)	(13.8%)	(13.8%)	(10.0%)	(5.9%)	39.8
2022	9,992	3,758	4,184	4,346	4,590	3,670	2,363	
2022	(30.4%)	(11,4%)	(12.7%)	(13.2%)	(14.0%)	(11.2%)	(7.2%)	41.5
Change		-368	-20	+186	65	375	440	
2017-2022	(-2.7%)			(-4.1%)	the second s	(11.4%)	the second s	N/A
2010								1000
			Contraction of the Contract of					37.9
2017								
			and the second			Contraction of the second		39,3
2022								40.7
Change	the second s	CONTRACTOR OF A DESCRIPTION OF A DESCRIP	and the second	Contraction of the second second		the second s		40.1
								N/A
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2010	100 Page 100 Pag							34.4
	and the set of the set				to a free of the second second second	and the second s		24,4
2017	(35.3%)	(13.6%)		100				
			(10.4%)	(12,155)		and the second sec		15.0
States .			(10.4%)	(12.1%)	(12.0%)	(8.9%)	(7.6%)	35.9
2022	295	113	91	95	(12.0%) 99	(8.9%) 87	(7.6%) 73	
	295 (34.6%)		and the second		(12.0%)	(8.9%)	(7.6%)	
2022 Change 2017-2022	295	113 (13.2%)	91 (10.7%)	95 (11.1%)	(12.0%) 99 (11.6%)	(8.9%) 87 (10.2%)	(7.6%) 73 (8.6%)	36.9
Change 2017-2022	295 (34.6%) -21	113 (13.2%) .9	91 (10.7%) -2	95 (11.1%) -13	(12.0%) 99 (11.6%) -8	(8.9%) 87 (10.2%) 7	(7.6%) 73 (8.6%) 5	36.9
Change	295 (34.6%) -21 (-6.6%)	113 (13.2%) .9 (-7.4%)	91 (10.7%) -2 (-2.2%)	95 (11.1%) -13 (-12.0%)	(12.0%) 99 (11.6%) -8 (-7.5%)	(8.9%) 87 (10.2%) 7 (8.8%)	(7.6%) 73 (8.6%) 5 (7.4%)	36.9 N/A
Change 2017-2022 2010	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51	36.9 N/A 28.5
Change 2017-2022	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445 (43.8%)	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%)	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%)	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%)	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%)	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70 (6.9%)	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%)	36.9 N/A 28.5
Change 2017-2022 2010 2017	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445 (43.8%) 442	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50	36.9 N/A 28.5 29.1
Change 2017-2022 2010 2017 2022	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445 (43.8%) 442 (43.4%)	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%)	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%)	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%)	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.8%)	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70 (6.9%)	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%)	36.9 N/A 28.5 29.1
Change 2017-2022 2010 2017 2022 Change	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445 (43.8%) -3	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) -8	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.8%) 3	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) 3	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1	36.9 N/A 28.5 29.1 29.8
Change 2017-2022 2010 2017 2022 Change 2017-2022	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445 (43.8%) -3 (-0.7%)	113 (13.2%) .9 (-7.4%) 129 (13.0%) 149 (14.2%) 141 (13.8%) .8 (-5.4%)	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (18.0%)	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (-9.5%)	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.5%) 3 (3.1%)	(8.9%) 87 (10,2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) 3 (4.3%)	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1 (-2.0%)	36.9 N/A 28.5 29.1 29.8
Change 2017-2022 2010 2017 2022 Change	295 (34.6%) -21 (46.6%) 447 (44.9%) 445 (43.8%) 442 (43.8%) -3 (-0.7%) 1,034	113 (13.2%) .9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) .8 (-5.4%) 299	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (11.6%) 18 (18.0%) 232	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (-9.5%) 242	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.5%) 100 (9.5%) 3 (3.1%) 216	(8.9%) 87 (10,2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) 3 (4.3%) 131	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) (-2.0%) 104	36.9 N/A 28.5 29.1 29.8 N/A
Change 2017-2022 2010 2017 2022 Change 2017-2022 2010	295 (34,6%) -21 (46,6%) 447 (44,9%) 445 (43,8%) 442 (43,8%) -3 (-0,7%) 1,034 (45,8%)	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) -8 (-5.4%) 299 (13.2%)	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (11.6%) 18 (18.0%) 232 (10.3%)	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (-9.5%) 242 (10.7%)	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.5%) 100 (9.8%) 3 (3.1%) 216 (9.6%)	(8.9%) 87 (10,2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) (3.3%) 131 (5.8%)	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1 (-2.0%) 104 (4.6%)	36.9 N/A 28.5 29.1 29.8 N/A
Change 2017-2022 2010 2017 2022 Change 2017-2022	295 (34.6%) -21 (46.6%) 447 (44.9%) 445 (43.8%) -3 (-0.7%) 1.034 (45.8%) 1.060	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) -8 (-5.4%) -8 (-5.4%) 299 (13.2%) 358	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (18.0%) 18 (18.0%) 232 (10.3%) 247	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (-9.5%) 242	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.8%) 3 (3.1%) 216 (9.6%) 257	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) 3 (4.3%) 131 (5.8%) 165	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1 (-2.0%) 104 (4.6%) 119	36.9 N/A 28.5 29.1 29.8 N/A 27.9
Change 2017-2022 2010 2017 2022 Change 2017-2022 2010 2017	295 (34.6%) -21 (46.6%) 447 (44.9%) 445 (43.8%) -3 (-0.7%) 1,034 (45.8%) 1,060 (43.3%)	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) -8 (-5.4%) 299 (13.2%)	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (18.0%) 18 (18.0%) 232 (10.3%) 247 (10.1%)	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (-9.5%) 242 (10.7%) 240	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.5%) 100 (9.8%) 3 (3.1%) 216 (9.6%)	(8.9%) 87 (10,2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) (3.3%) 131 (5.8%)	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1 (-2.0%) 104 (4.6%) 119 (4.9%)	36.9 N/A 28.5 29.1 29.8 N/A
Change 2017-2022 2010 2017 2022 Change 2017-2022 2010	295 (34.6%) -21 (46.6%) 447 (44.9%) 445 (43.8%) -3 (-0.7%) 1.034 (45.8%) 1.060	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) -8 (-5.4%) (13.2%) -8 (-5.4%) (13.2%) 358 (14.6%)	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (18.0%) 18 (18.0%) 232 (10.3%) 247	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (.9.5%) -10 (.9.5%) 240 (9.8%)	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.8%) 3 (3.1%) 216 (9.6%) 257 (10.5%)	(8.9%) 87 (10.2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) 3 (4.3%) 131 (5.8%) 165 (6.7%)	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1 (-2.0%) 104 (4.6%) 119	35.9 36.9 N/A 28.5 29.1 29.8 N/A 27.9 29.2 29.8
Change 2017-2022 2010 2017 2022 Change 2017-2022 2010 2017	295 (34.6%) -21 (-6.6%) 447 (44.9%) 445 (43.8%) -3 (-0.7%) 1,034 (45.8%) 1,060 (43.3%) 1,072	113 (13.2%) -9 (-7.4%) 129 (13.0%) 149 (14.7%) 141 (13.8%) -8 (-5.4%) 299 (13.2%) 259 (13.2%) 358 (14.6%) 361	91 (10.7%) -2 (-2.2%) 106 (10.6%) 100 (9.8%) 118 (11.6%) 18 (11.6%) 18 (18.0%) 232 (10.3%) 247 (10.1%) 282	95 (11.1%) -13 (-12.0%) 107 (10.7%) 105 (10.3%) 95 (9.3%) -10 (-9.5%) 242 (10.7%) 242 (10.7%) 242 (10.7%) 242 (10.7%) 243 (10.7%) (10.7%) 243 (10.7%)	(12.0%) 99 (11.6%) -8 (-7.5%) 93 (9.3%) 97 (9.5%) 100 (9.5%) 3 (3.1%) 216 (9.6%) 257 (10.5%) 252	(8.9%) 87 (10,2%) 7 (8.8%) 53 (5.3%) 70 (6.9%) 73 (7.2%) 3 (4.3%) 131 (5.8%) 131 (5.8%) 131 (5.5%) 178	(7.6%) 73 (8.6%) 5 (7.4%) 61 (6.1%) 51 (5.0%) 50 (4.9%) -1 (-2.0%) 104 (4.6%) 119 (4.9%) 123	36.9 N/A 28.5 29.1 29.8 N/A 27.9 29.2
	017-2022 2010 2017 2022 Change 017-2022 2010	2022 (30,4%) Change -274 017-2022 (-2,7%) 2010 16,573 (34,2%) 2017 2017 15,738 2012 15,342 2022 15,342 2017-2022 (-2,5%) 2017-2022 (-2,5%) 2010 376 2010 316	2022 (30,4%) (11,4%) Change -274 -368 017-2022 (-2,7%) (-8,9%) 2010 16,573 5,893 (34,2%) (12,2%) (12,2%) 2017 15,738 6,161 (32,1%) (12,6%) (12,6%) 2022 15,342 5,674 2022 -396 -487 017-2022 (-2,5%) (-7,9%) 2010 376 126 2010 376 126 316 122	2022 (30,4%) (11,4%) (12,7%) Change -274 -368 -20 017-2022 (-2,7%) (-8,9%) (-0.5%) 2010 16,573 5,893 6,282 2017 15,738 6,161 5,994 2017 15,342 5,674 6,057 2022 15,342 5,674 6,057 2017-2022 (-2,5%) (-7,9%) (11,4%) 2022 15,342 5,674 6,057 2017-2022 (-2,5%) (-7,9%) (11,4%) 2017-2022 (-2,5%) (-7,9%) (1,15%) 2017 376 126 102 2010 376 126 102 2010 376 126 102 2010 376 126 102 2010 376 126 102	2022 (30.4%) (11.4%) (12.7%) (13.2%) Change -274 -368 -20 -186 017-2022 (-2.7%) (-8.9%) (-0.5%) (-4.1%) 2010 16.573 5.893 6.282 6.820 (34.2%) (12.2%) (13.0%) (14.1%) 2017 15.738 6.161 5.994 6.383 2022 15.342 5.674 6.057 6.096 2022 (31.4%) (11.6%) (12.2%) (13.0%) (12.5%) 2022 15.342 5.674 6.057 6.096 (31.4%) (11.6%) (12.4%) (12.5%) Change -396 -487 63 -287 017-2022 (-2.5%) (-7.9%) (1.1%) (-4.5%) 2010 376 126 102 137 2010 (38.1%) (12.8%) (10.3%) (13.9%)	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$



		~25			Population	DV ARE			
			25 to 34	15 to 44	45 to 54	55 10 64	65 to 74	75+	Medi
	2010	3,461,716	1,335,563	1,397,542	1,391,254	1,069,559	606,430	425,608	Ag
		(35.7%) 3,503,717	(13.8%) 1,483,701	(14,4%) 1,379,345	(14.4%) 1,387,317	(11.0%) 1,265,572	(6.3%) 862,839	(4.4%) 507,917	35.3
Georgia	2017	(33.7%)	(14.3%)	(13.3%)	(13.4%)	(12.2%)	(8.3%)	(4.9%)	36.5
10.000	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%)	37.3
	Change	74,493	70,595	92,183	-32,506	65,893	150,813	126,984	
surce: 2000, 2010 C	2017-2022	(2.1%)	(4.8%)	(6.7%)	(-2.3%)	(5.2%)	(17.5%)	(25.0%)	N//
	•	Excluding the in 2017 was population, to decrease age within the PSA is experi- ted to the second population of amount, income senior grow cohort that is of 35 and 4 4.6% increase over the next within the sign median popt The median heighborhood compared with the second popt the median the Dublin neighborhood compared with the sign second second the State the State th	s between th By 2022, th to 12,0%, y the PSA. O tected to be v tected to be v tected amon ojected to in ages 75 and reasing by 9 th is likely s projected to th is likely s projected to the years reasing a population median ods have t	he ages of 2 c population vet it will st verall, the of well balance population h ag persons h increase by 1 d older is a 95 people, of attributed to increase in projected t r age cohort age of Sco population nany your	25 and 34, 'n share with ill be the li distribution ed, by age within between the (42 (9.1%)) also project or 6.7% dur to seniors is among the o increase is swithin the presentativ ttsville is 3 age of	which made in this age of argest share of populati in the PSA 1 ages of 65 between 20 ted to increa- ing this per aging in pl population by 83 peop PSA are pr by PSA are pr by PSA are pr to Park and c of a young (5.9, which 37.9. The	e up 12.6% cohort is pro- of population by age between 20 and 74. Th 17 and 202 rase by a r riod. Much ace. Anoth between th le, represen- rojected to c Southside g population is compara- three so	of the ojected ion by for the 17 and his age 2. The notable of this er age to ages sting a locline have a have a house. able to elected	





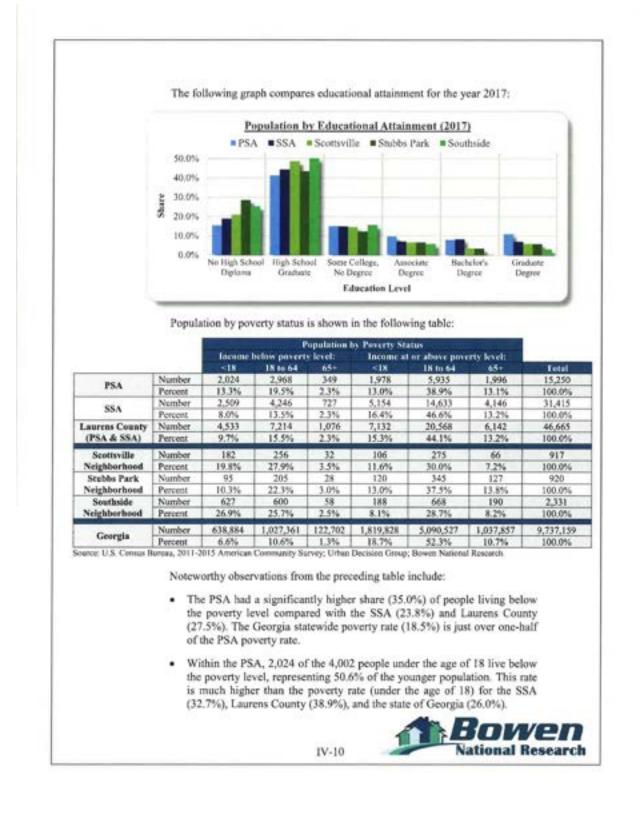


con Sco ove	centrated ar ttsville and r 90% of th	position within t nong minorities, Stubbs Park ne e Southside neigl	with over 80 righborhoods aborhood core	% of the pop consisting of sisting of mi	alation withi of minorities norities.	n the
Populat	ion by mari	tal status for 201	7 is shown in	the followin	g table:	
			Population Not Married	by Marital St	atus	
		Never Married	Disorced	Widowed	Married	Tota
	Number	4,943	1,583	1,220	4,850	12.59
PSA	Percent	39.2%	12.6%	9.7%	38.5%	100.04
SSA	Number	7,871	2,581	2,188	13,824	26,46
334	Percent	29.7%	9.8%	8.3%	52.2%	100.05
Laurens	Number	12,814	4,164	3,408	18,674	39,06
County	Percent	32.8%	10,7%	8,7%	47.8%	100.0*
Scottsville	Number	381	83	61	182	707
Neighborhood	Percent	53.9%	11.7%	8.6%	25.7%	100.05
Stubbs Park	Namber	389	93	72	158	712
Neighborhood	Percent	54.6%	13.1%	10.1%	22.2%	100.09
Southside	Number	923	258	120	447	1,748
Neighborhood	Percent	52.8%	14.8%	6.9%	25.6%	100.0
Georgia	Number	2,858,009	929,861	463,369	4,063,537	8,314,7
A DECTRONAL	Percent	34.4% up; Bowen National R	11.2%	5.6%	48.9%	100.09
• The	PSA had	the highest sh	are (61.5%)	of unmarrie	ed neonle s	when
com Geo • Nea neig	pared with rgia (51.1% rly three-fc hborhoods	the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar h compares mari), Laurens Co sulation with ried persons.	unty (52.2%) in each of th), and the sta	te of
com Geo • Nea neig	pared with rgia (51.1% rly three-fc hborhoods	the SSA (47.8% 6). ourths of the pop consist of unmar), Laurens Co pulation with ried persons. tal status sha	in each of the res for 2017:), and the sta	te of
com Geo • Nea ncig	pared with rgia (51.1% rly three-fe hborhoods owing grap	the SSA (47.8% i). ourths of the pop consist of unmar h compares mari), Laurens Co pulation with ried persons. Ital status sha Marital Sta	unty (52.2%) in each of th res for 2017: tus (2017)), and the sta	te of



			1	Population b	y Education	al Attainmen	1	
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelur Degree	Graduate Degree	Tana
PSA	Number	1,628	4,388	1,580	1,030	842	1,158	10,4
	Percent	15.3%	41.3%	14.9%	9.7%	7.9%	10.9%	100
SSA	Number Percent	4,259	10,018 44.3%	3,348	1,578	1,844 8.2%	1,560	22,
Combined	Number	5,887	14,406	4,928	2,608	2,686	2,718	33.
(PSA & SSA)	Percent	17,7%	43.3%	14.8%	7.8%	8.1%	8.2%	100
Scottsville	Number	121	281	84	38	20	34	57
Neighborhood	Percent	20.9%	48.6%	14.5%	6.6%	3.5%	5.9%	100
Stubbs Park	Number	163	249	70	38	19	33	5
Neighborbood	Percent	28.5%	43.5%	12.2%	6.6%	3.3%	5.8%	100
Southside	Number	349	695	215	81	3	42	1,3
Neighborhood	Percent	25.2%	50.2%	15.5%	5.8%	0.2%	3.0%	100
Georgia	Number	931,463	1,924,436	1,412,304	522,527	1,293,868	802,093	6,880
Orton Bra	Percent	13.5%	27.9%	20.5%	7.6%	18.8%	11.6%	100
•	Georgia (Over one which is (22.1%) graduates The share school di the overa	(13.5%). -quarter (2 slightly a and Laura s for Georg e of people ploma ran Il PSA (15 iplomas lii	28.5%) of P bove the s ens County gia (38.0%) within the ge from 20	SA resident hare of col (24.1%). is significa three select 0.9% to 28. he state of C	ts have rec lege degre The state ntly highe ed neighbo 5%, which ieorgia (13	7.7%), and eived a colli- ee holders i wide share r than the P- prhoods that a are much 1 1.5%). The 1	ege degree in the SSA of collegi SA share. lack a high higher thar ack of high	







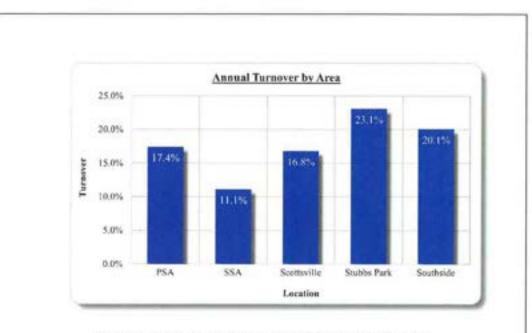


APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS



		1.1		Population I	Migration	-	
		Same House	Different House in Same County	Different County In Same State	Different State	Mayed from Abroad	Total
PSA	Number	12,892	2,119	393	175	35	15,614
ran	Percent	82.6%	13.6%	2.5%	1.1%	0.2%	100.05
SSA	Number	28,040	2,392	763	297	40	31,532
Continue	Percent	\$8,9%	7.6%	2,4%	0.9%	0.1%	100,09
(PSA & SSA)	Number Percent	40,932 86.8%	4,511	1,156	472	75	47,146
A DOCTOR OF THE OWNER.	CARD DOLLARS OF	Contraction of the local division of the loc	100 Mar 100			and the second second	
Scottsville Neighborhood	Percent	763 83.2%	103	19	29	3	917
Stubbs Park	Number	701	191	12	8	0.374	912
Neighborhood	Percent	76.9%	20.9%	1.3%	0.9%	0.0%	100.09
Southside	Number	1,862	408	47	10	4	2,331
Neighborhood	Percent	79.9%	17.5%	2.0%	0.4%	0.2%	100,09
Counts	Number	8,297,870	794,649	461,983	276,310	52,507	9,883,3
Georgia	Percent	84.0%	8.0%	4.7%	2.8%	0.5%	100.09
• (ennually th Georgia (10 Df the PSA he largest r dditional 3 75 (1.1%) About one i he past ye	had a highe an the SSA (5.0%). residents wh sumber (2,11) 393 persons (relocated fro in five people ar, with the e of 23.1%.	11.1%), La o had chan 9 persons) r (2.5%) cam m another s	arens Count ged residenc noved from c from anot tate. three selecte	y (13.2%), a es over the p within Laure her Georgia d neighborh	nd the state preceding ye ns County, county, wh	e of ear, An tile f in





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

				n Densities	
				ar .	
	1	2000	2010	2017	2922
-	Population	16,509	16,201	16,100	16,002
PSA	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
2023	Population	28,365	32,233	32,871	32,903
SSA	Area in Square Miles	802.87	802.87	802.87	802.87
7552	Density	35.3	40.1	40.9	41.0
Combined	Population	44,874	48,434	48,971	48,905
(PSA & SSA)	Area in Square Miles	818.46	818.46	818.46	\$18.46
(154 8 554)	Density	54.8	59.2	59.8	59.8
6	Population	1,059	985	894	853
Scottsville Neighborhood	Area in Square Miles	0.60	0.60	0.60	0.60
reignoornood	Density	1.755.3	1.632.7	1,481.8	1,413.9
Stubbs Park	Population	811	996	1,017	1,019
	Area in Square Miles	0.26	0.26	0.26	0.26
Neighborhood	Density	3,179.1	3,904.4	3,986.7	3.994.5
	Pegulation	2,391	2.259	2,446	2,499
Southside	Area in Square Miles	1.35	1.35	1.35	1.35
Neighborhood	Density	1,766,7	1,669.1	1,807.3	1,846.5
	Population	8,186,474	9,687,672	10,390,408	10.938,86
Georgia	Area in Square Miles	58,829.09	58,829.09	58,829.09	58,829.0
	Density	139.2	164.7	176.6	185.9



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

					Total House	bolds				
	2000 Century	2910 Census	Change 3	1600-2410	2917 Estimated	Change	2010-2017	2022 Projected	Change i	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%5
Combined (PSA & SSA)	17,083	18,641	1,558	9.1%	18,790	149	0.8%	18,737	-53	-0.3%
Scottaville 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%

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

 Georgia
 3.006,034
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 19.3%
 3.836,118
 250,521
 7.0%
 4.034,437
 198,319
 5.2%

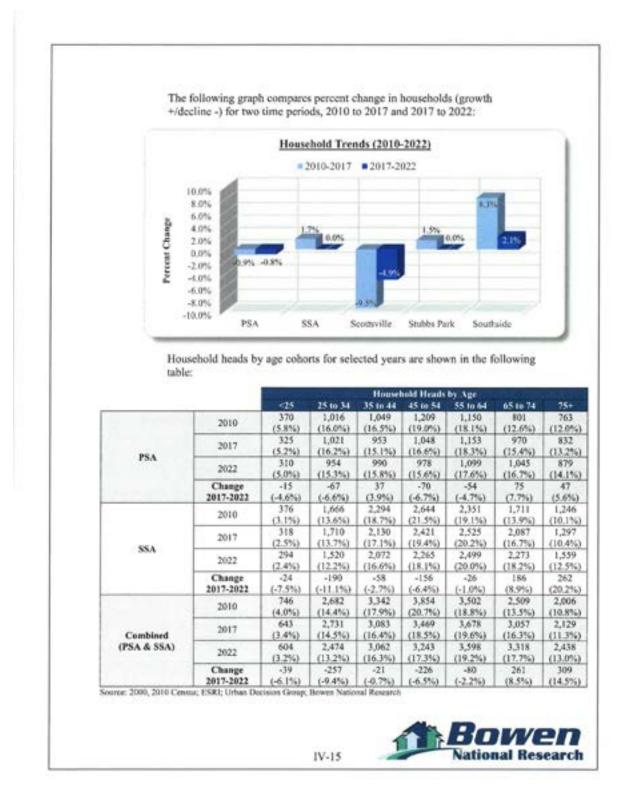
 Source: 2009, 2010 Census; IISRI; Urban Decision Group; Bowen National Research
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Noteworthy observations from the preceding table include:

- 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%.





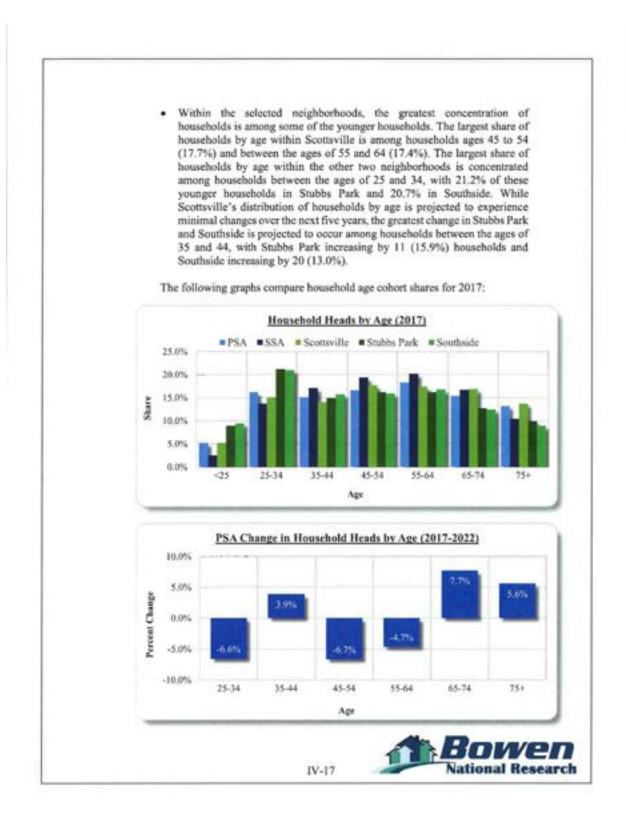




		<25	and the second second					
			25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	
	2010	27 (7.1%)	66 (17.4%)	55 (14.5%)	79 (20.8%)	62 (16.3%)	44 (11.6%)	0
	2012	18	52	48	61	60	58	ť
Scottsville	2017	(5.2%)	(15.1%)	(14.0%)	(17.7%)	(17,4%)	(16.9%)	1
Neighborhood	2022	16	47	46	54	54	61	
	Change	(4.9%)	(14.3%)	(14.0%)	(16,5%)	(16.5%)	(18.6%)	1
	2017-2022	(-11.1%)	(-9.6%)	(-4.2%)	(-11.5%)	(-10.0%)	(5.2%)	
	2010	29	75	77	85	76	52	L
	1	(6.3%)	(16.4%) 98	(16.8%) 69	(18.6%) 75	(16.6%)	(11.4%) 59	+
Stubbs Park	2017	(8.9%)	(21.2%)	(14,9%)	(16.2%)	(16,2%)	(12.7%)	
Neighborhood	2022	45	92	80	66	76	61	Т
	Change	(9.7%)	(19.9%)	(17.3%)	(14.3%)	(16.4%)	(13.2%)	+
	2017-2022	(9.8%)	-6 (-6.1%)	(15.9%)	(-12.0%)	(1.3%)	2 (3.4%)	Ŀ
	2010	103	171	149	160	144	101	t
	2010	(11.3%)	(18.8%)	(16.4%)	(17.6%)	(15.9%)	(11.1%)	+
Southside	2017	92	206	154	156	165	122	L
Neighborhood		(9.4%) 90	(21.0%) 208	(15.7%)	(15.9%) 149	(16.8%) 162	(12.4%) 132	t
	2022	(9.0%)	(20.7%)	(17.3%)	(14.9%)	(16.2%)	(13.2%)	
	Change	-2	2	20	-7	-3	10	T
	2017-2022	(-2.2%)	(1.0%)	(13.0%)	(-4.5%)	(-1.8%)	(8.2%)	
	2010	177,112	602,314	739,332	775,458	628,332	382,262	
		(4.9%) 169,098	(16.8%) 644,320	(20.6%) 710,584	(21.6%) 749,103	(17.5%) 717,056	(10.7%) 523,564	t
0	2017	(4.4%)	(16.8%)	(18.5%)	(19.5%)	(18,7%)	(13.6%)	F
Georgia	2022	170,601	666,210	746,079	719,700	738,341	600,705	Г
		(4.2%)	(16.5%) 21,890	(18.5%) 35,495	(17.8%)	(18.3%) 21.285	(14.9%) 77,141	ł
	Change 2017-2022	1,503 (0.9%)	(3.4%)	(5.0%)	(-3.9%)	(3.0%)	(14.7%)	
•	eworthy observa- The largest sha headed by a per hat households represent the lar households by a no age segment Between 2017 a within the PSA i are projected to	tions from re (18.3% son betwee within this gest share uge group v falling bel and 2022, the sprojected	the prece of house in the ages same age (17.6%) o within the ow 13.2% he greates to occur a by 75 (7.7?	eholds by s of 55 an- group wi f househo PSA is ro , but none t increase imong hou %). Notab	age in the d 64. By 20 II decline b lds. Regard elatively we higher that in househous scholds ago)22, it is provide the second seco	rojected will still hares of cd, with e groups 4, which	

APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS





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	Report			Household	ds by Tenu				
		201	10	201	10	201	7	201	12
	Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Perces
	Owner-Occupied	3,494	56.3%	3,103	48.8%	2,794	44.3%	2,739	43.8%
PSA	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	100.05
	Owner-Occupied	8,678	79.8%	9,215	75.0%	8,953	71.7%	8,952	71.7%
SSA	Renter-Occupied	2,196	20.2%	3,069	25.0%	3,535	28.3%	3,531	28.3%
212242	Total	10,874	100.0%	12,284	100.0%	12,488	100.0%	12,483	100.09
Combined	Owner-Occupied	12,172	71.3%	12,318	66.1%	11,747	62.5%	11,691	62.4%
(PSA & SSA)	Renter-Occupied	4,911	28,7%	6,323	33.9%	7,043	37.5%	7,046	37.6%
PSA & 55A)	Total	17,083	100.0%	18,641	100.0%	18,790	100.0%	18,737	100.01
	Owner-Occupied	203	49.4%	164	43.2%	132	38,4%	124	37.95
Scottsville	Renter-Occupied	209	50.6%	216	56.8%	212	61.6%	203	62.1%
Neighborhood	Total	412	100.0%	380	100.0%	344	100.0%	327	100.05
	Owner-Occupied	89	25.0%	63	13.8%	55	11.9%	53	11,4%
Stubbs Park	Renter-Occupied	267	75.0%	394	86.2%	409	88.1%	411	88.6%
Neighborhood	Total	356	100.0%	457	100.0%	464	100.0%	464	100.05
	Owner-Occupied	323	34.4%	245	27.0%	228	23.2%	229	22.8%
Southside	Renter-Occupied	614	65.6%	663	73.0%	755	76.8%	775	77.2%
Neighborbood	Total	937	100.0%	908	100.0%	983	100.0%	1,004	100.05
	Owner-Occupied	2.029,127	67,5%	2,354,406	65,7%	2,371,578	61.8%	2,491,118	61,75
Georgia	Renter-Occupied	976,907	32.5%	1,231,191	34.3%	1,464,540	38.2%	1,543,319	38.3%
Georgia	Total	3.006.034	100.0%	3,585,597	100.0%	3,836,118	100.0%	4,034,437	100.03

- 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.

IV-18



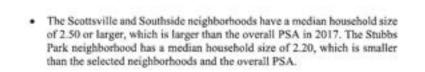


			Hou	scholds by T	enure (2017	1		
			• Own	er-Occupied	Renter-Occup	ried		
	100.0	0%				Concession in the local division in the loca		
	80.0	Mar I	2	8.3%	100	1.00		
		55.	716		61.6%	1000		
	Share 90.0	1%			CI LICIN .	88.1%	76.8%	
				1.0		00.176		
	40.0	9%	7	1.796		1000		
	20.0	154 443	255		38.4%		-	
	1000			1.00	A COMPANY	11.9%	23,2%	
	0.0	0% P5		SSA S	Scottsville	Stubbs Park	Southside	
					A CONSTRUCT OF	Jucostan	division of the	-
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	A
			816	425	326	444	3,255	H.
	2010	1,245	816	and the second se				
	2010	(38.3%)	(25.1%)	(13.0%)	(10.0%)	(13.6%)	(100.0%)	-
PSA	2010	(38,3%) 1,330	(25.1%) 958	(13.0%) 410	332	478	3,507	
PSA	2017	(38.3%)	(25.1%)	(13.0%)	the second second second second	and the second second second second	and the second state of th	
PSA	2000	(38.3%) 1,330 (37.9%) 1,333 (37.9%)	(25,1%) 958 (27,3%) 960 (27,3%)	(13.0%) 410 (11.7%) 411 (11.7%)	332 (9.5%) 333 (9.5%)	478 (13.6%) 479 (13.6%)	3,507 (100.0%) 3,515 (100.0%)	
PSA	2017	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967	(25.1%) 958 (27.3%) 960 (27.3%) 822	(13.0%) 410 (11.7%) 411 (11.7%) 467	332 (9.5%) 333 (9.5%) 472	478 (13.6%) 479 (13.6%) 341	3,507 (100.0%) 3,515 (100.0%) 3,059	
	2017 2022 2010	(38.3%) 1,330 (37.9%) 1,333 (37.9%)	(25,1%) 958 (27,3%) 960 (27,3%)	(13.0%) 410 (11.7%) 411 (11.7%)	332 (9.5%) 333 (9.5%)	478 (13.6%) 479 (13.6%)	3,507 (100.0%) 3,515 (100.0%)	
PSA SSA	2017 2022	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145 (32.4%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%)	3,507 (100,0%) 3,515 (100,0%) 3,069 (100,0%) 3,536 (100,0%)	
	2017 2022 2010	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145 (32.4%) 1,143	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370	3,507 (100.0%) 3,515 (100.0%) 3,069 (100.0%) 3,536 (100.0%) 3,531	
	2017 2022 2010 2017 2022	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145 (32.4%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%)	3,507 (100.0%) 3,515 (100.0%) 3,059 (100.0%) 3,536 (100.0%) 3,531 (100.0%)	
SSA	2017 2022 2010 2017	(38.3%) 1.330 (37.9%) 1.333 (37.9%) 967 (31.5%) 1.145 (32.4%) 1.143 (32.4%) 1.143 (32.4%) 2.202 (34.8%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074 (30,4%) 1,639 (25,9%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482 (13.6%) 482 (13.6%) 895 (14.2%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462 (13.1%) 805 (12.7%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370 (10.5%) 782 (12.4%)	3,507 (100.0%) 3,515 (100.0%) 3,069 (100.0%) 3,536 (100.0%) (100.0%) 6,323 (100.0%)	
SSA	2017 2022 2010 2017 2022	(38,3%) 1,330 (37,9%) 1,333 (37,9%) 967 (31,5%) 1,145 (32,4%) 1,145 (32,4%) 1,143 (32,4%) 2,202 (34,8%) 2,458	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074 (30,4%) 1,639 (25,9%) 2,042	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482 (13.6%) 895 (14.2%) 899	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462 (13.1%) 805 (12.7%) 805	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370 (10.5%) 782 (12.4%) 840	3,507 (100.0%) 3,515 (100.0%) 3,059 (100.0%) 3,536 (100.0%) 3,531 (100.0%) 6,323 (100.0%) 7,043	
SSA	2017 2022 2010 2017 2022 2022 2010	(38.3%) 1.330 (37.9%) 1.333 (37.9%) 967 (31.5%) 1.145 (32.4%) 1.143 (32.4%) 1.143 (32.4%) 2.202 (34.8%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074 (30,4%) 1,639 (25,9%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482 (13.6%) 482 (13.6%) 895 (14.2%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462 (13.1%) 805 (12.7%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370 (10.5%) 782 (12.4%)	3,507 (100.0%) 3,515 (100.0%) 3,069 (100.0%) 3,536 (100.0%) (100.0%) 6,323 (100.0%)	

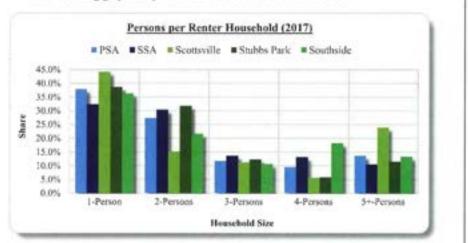


		Contract of the		Persons I	'er Renter Hau	schold		
		I-Person	2-Person	3-Person	4-Person	5-Person	Tetal	Ave H.H
	2010	81 (37,3%)	22 (10.0%)	77 (35.5%)	6 (2.7%)	31 (14.5%)	216 (100.0%)	2
Scottsville Neighborhood	2017	96	33	24	12	52	217	2
vergnoornood	2022	(44.2%) 90	(15.2%) 31	(11.2%) 23	(5.6%)	(23.9%) 48	(100.0%) 203	1.1
	0.000	(44.2%)	(15.2%) 98	(11.2%) 22	(5.6%) 47	(23.9%)	(100.0%) 395	2.
	2010	(43.2%)	(24.8%)	(5.6%)	(12.0%)	(14,4%)	(100.0%)	2
Stubbs Park	2017	158	130	50	24	47	409	
Neighborhood	2017	(38.7%)	(31.8%)	(12.3%)	(5.8%)	(11.5%)	(100.0%)	2
	2022	159 (38,7%)	(31.8%)	(12.3%)	24 (5.8%)	47 (11.5%)	410 (100.0%)	2
	1000	243	127	91	82	119	663	
	2010	(36.7%)	(19.2%)	(13.7%)	(12.4%)	(18.0%)	(100.0%)	2
Southside	2017	275	163	80	138	100	756	
Neighborhood	2017	(36.3%)	(21.6%)	(10.6%)	(18.2%)	(13.3%)	(100.0%)	2.
	2022	281 (36,3%)	167	82 (10.6%)	141 (18.2%)	(13.3%)	775 (100.0%)	2
-		TODODO DO DO	(21.6%)	Contraction of the second		COLUMN TWO IS NOT		
	2010	426,854	319,863 (26.0%)	202,162	153,283	129,029	1,231,191	
		(34.7%) 503,069	387,078	(16.4%) 239,013	(12.5%) 180,138	(10.5%) 155,241	(100.0%) 1,464,540	2
Georgia	2017	(34.4%)	(26.4%)	(16.3%)	(12.3%)	(10.6%)	(100.0%)	2
	2022	530,130	407,899	251,870	189,828	163,592	1,543,319	
sarce: 2000, 2010 C	Venue EX	(34.3%) 81-11/herr Deci	(26.4%)	(16.3%)	(12.3%)	(10.6%)	(100.0%)	2
	• 1 s h 1 • 1	n 2017, the l of one-perso econd large ouseholds l aurens Cou arger renter over one-thir	argest share (n household st share (27, by household nty and Geor r households rd (34.8%) of the shares of	n the precedi (37.9%) of <i>ren</i> s, while two 3%) of rente d size for the gia. (three-person f the renter ho f the SSA (37	nter househol person hous r households e PSA is co or above) in puscholds in	ds in the PSA eholds repre to The shares mparable to the PSA rep 2017, which	sented the s of renter the SSA, resent just is slightly	





The following graph compares renter household size shares for 2017:



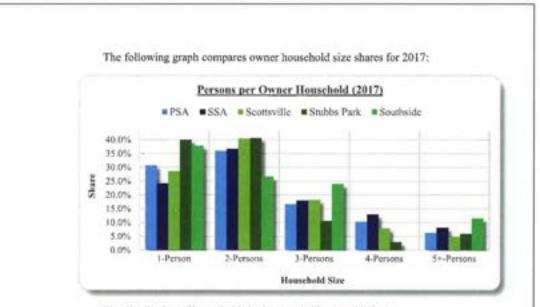
Owner households by size for selected years are shown on the following table:

				Persons	Per Owner Hou	schold		-
		I-Persen	2-Person	3-Person	4-Person	5-Person	Total	Average ILIL Size
	2010	872 (28.1%)	1,233 (39.7%)	410 (13.2%)	411 (13.2%)	177 (5.7%)	3,103 (100.0%)	2.29
PSA	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
	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
\$SA	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
	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
Laurens County	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



	1	100 B 100 B 100	-	Persons	er Owner Hos	nehold		
		1-Person	24Person	3-Person	4-Person	5-Person	Total	Ave
	2010	47 (28.5%)	81 (49.3%)	20 (12.1%)	8 (4.8%)	9 (5.3%)	164 (100.0%)	2.0
Scottsville	2017	38	53	24	10	6	132	
Neighborhood	2022	(28.6%) 35	(48.5%) 50	(18.2%) 23	(7.9%)	(4.8%) 6	(100.0%) 124	2.3
	2000	(28.6%) 27	(40.5%) 22	(18.2%)	(7.9%)	(4.8%)	(100.0%)	2.3
	2010	(42.9%)	(34.9%)	(10.3%)	(5.7%)	(6.3%)	(100.0%)	1.5
Stubbs Park Neighborhood	2017	22 (40.0%)	22 (40.6%)	6 (10.6%)	(2.9%)	3 (5.9%)	55 (100.0%)	1.5
	2022	21	22	6	2	3	53	- 33
		(40.0%) 124	(40.6%) 87	(10.6%) 34	(2.9%)	(5.9%)	(100.0%) 245	1.
	2010	(50.5%)	(35.7%)	(13.8%)	(0.0%)	(0.0%)	(100.0%)	D
Southside Neighborhood	2017	86 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	228 (100.0%)	2.3
	2022	87	61	55	0	26	229	
_	avec	(37.8%)	(26.7%)	(24.0%)	(0.0%)	(11.5%)	(100.0%)	2.
	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
Georgia	2017	530,522	863,966	402,931	349,096	225,063	2,371,578	- 60
cororgia	2017	(22.4%) 557,263	(36.4%)	(17.0%)	(14.7%)	(9.5%)	(100.0%)	2.5
	2022	(22,4%)	907,514 (36.4%)	423,241 (17.0%)	366,693 (14.7%)	236,407 (9.5%)	2,491,118 (100.0%)	2.
	P s h t t y s	SA homeo econd large ouseholds c frough 2022 ras 2.26 per SA had a si	wners, while est share (3 omprised two er household for the PSA. sons, and is j lightly larger	cholds represe conc-person 0.7%) in 2 o-thirds of all sizes are proj In 2017, the projected to r median own ted to remain	owner hou 017. Onc-pe PSA owner ected to rema PSA's media emain at 2.2 er household	seholds rep rson and t households in in virtually in owner hous 5 persons in size (2.44 g	resent the wo-person n 2017. unchanged sehold size 2022. The	





The distribution of households by income is illustrated below:

					Heaveloold	s by Income			
			\$15,000 - \$24,999	\$25,000 - \$34,999	\$15,000 - \$49,599	\$50.000 - \$74,999	\$75,000 -	\$180,000 - \$149,999	\$150,000
	2016	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%)
2.1	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%)
PSA	2022	1,918 (30,7%)	867 (13,9%)	532 (8.5%)	826 (13,2%)	765 (12,2%)	453	398 (6.4%)	495
	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
	2010	2,707 (22.0%)	2,124 (17.3%)	1,340 (10.9%)	2,054 (16.8%)	2,068 (16.8%)	761 (6.2%)	836 (6.8%)	388
	2017	2,319 (18.6%)	1,722 (13.8%)	1,487 (11.9%)	1,821 (14.6%)	2,185	1,261 (10.1%)	1,054 (8.4%)	641
SSA	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
	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%
	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
Laurens	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
County	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
	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



		<\$15,000	\$15.000- \$24,999	\$25.800 - \$34,999	Hauschold \$35,000 - \$49,999	558,000 - 574,999	\$75,000-	\$100,000-	\$150,000
	2010	159	67	47	69	17	0	13	8
		(41,8%)	(17.6%)	(12.4%)	(18,2%)	(4.5%)	(0.0%)	(3.4%)	(2.1%)
Scottsville	2017	66 (18.9%)	45 (12.9%)	47 (13.5%)	60 (17.2%)	53 (15.2%)	31 (8.9%)	29 (8,3%)	(5.2%)
Neighborhood		68	44	41	53	51	30	24	16
	2022	(20.8%)	(13.5%)	(12.5%)	(16.2%)	(15.6%)	(9.2%)	(7.3%)	(4.9%)
	Change	2	-1	-6	-7	-2	-1	-5	-2
	2017-2022	(3.0%)	(-2.2%)	(-12,8%)	(-11.7%)	(-3.8%)	(-3.2%)	(-17.2%)	(-11.1%
	2010	(34.7%)	(21.8%)	74 (16.2%)	58 (12.7%)	41 (9.0%)	(1.1%)	(2.6%)	9 (2.0%)
		274	71	18	35	15	38	4	9
Stubbs Park	2017	(59.1%)	(15.3%)	(3.9%)	(7.5%)	(3.2%)	(8.2%)	(0.9%)	(1.9%)
Neighborhood	2022	292	59	17	35	14	34	3	9
	2022	(63.1%)	(12.7%)	(3.7%)	(7.6%)	(3.0%)	(7.3%)	(0.6%)	(1.9%)
	Change	18	-12	-1	0	-1	-4	-1	0
	2017-2022	(6.6%)	(-16.9%)	(-5.6%)	(0.0%)	(-6.7%)	(-10.5%)	(-25.0%)	(0.0%)
10.00	2010	332	213	140	98 (10,8%)	74	12	31	8
		(36.6%) 476	(23.5%) 193	(15.4%) 78	153	(8.1%)	(1.3%)	(3.4%)	(0.9%)
Southolde Neighborhood	2017	(48.4%)	(19.6%)	(7.9%)	(15.5%)	(5.1%)	(2.1%)	(1.1%)	(0.2%)
		516	174	81	154	49	19	9	2
100	2022	(51.4%)	(17.3%)	(8.1%)	(15.3%)	(4.9%)	(1.9%)	(0.9%)	(0.2%)
	Change	-40	-19	3	1	-1	-2	-2	0
	2017-2022	(8.4%)	(-9.8%)	(3.8%)	(0.7%)	(-2.0%)	(-9.5%)	(-18.2%)	(0.0%)
	2010	544,504	416,612	388,958	527,733	667,292	391,911	386,685	261,902
		(15.2%) 503,659	(11.6%) 405,161	(10.8%) 384,222	(14.7%) 529,537	(18.6%) 705,468	(10.9%) 442,177	(10.8%)	(7.3%)
	2017	(13.1%)	(10.6%)	(10.0%)	(13.8%)	(18.4%)	(11.5%)	499,793 (13.0%)	366,101 (9.5%)
Georgia		572,908	451,527	408,077	\$\$6,740	704,194	448,962	514,785	377,244
	2022	(14.2%)	(11,2%)	(10.1%)	(13.8%)	(17.5%)	(11.1%)	(12.8%)	(9.4%)
	Change	69,249	46,366	23,855	27,203	-1,274	6,785	14,992	11,143
ource: 2000 Cens	2017-2022	(13.7%)	(11.4%)	(6.2%)	(5.1%)	(-0.2%)	(1.5%)	(3.0%)	(3.0%)
		In 2017 below S to increa also pro making These a	, the larges 15,000. By ase the mos jected to in \$150,000	t share (29. 2022, this t, growing crease amor or more an	base of low by 83 (4.5% ig the highe nually proj	seholds in -income ho 6) househol st income h ected to in	e: the PSA has suseholds is ds. Notable ouseholds, crease by 3 ds of Dubli	projected growth is with those 6 (7.8%).	



	by 18 (Southsi of the le The distributo the relati higher mary	mong those 6.6%) hous de. As such ocal housin; ution of rem vely small s gins of error	117 and 202 making les scholds in S a, affordabl g market. <i>ter</i> househo size of the s associated	Southside e 2 in these to s than \$15,0 stubbs Park e housing w lds by incor elected neig with certain	arn below wo neighbo 00, which i and by 40 vill remain ne is illustra hborhoods	rhoods is pr s projected ((8.4%) hou an importar ated below (and the corr	te greatest rojected to o increase scholds in it segment Note: Due esponding	
	data for the	\$15,000 -	\$25,000 -	Renter House \$15,000 -	\$50,000+	\$75,000 -	\$108,000 -	
2010	1,209	674	428	381	307	109	111	35
	(37.2%)	(20.7%) 596	(13.2%) 374	(11.7%) 372	(9.4%) 372	(3.4%) 142	(3.4%)	(1.1%) 66
2017	(44.0%)	(17.0%)	(10.7%)	(10.6%)	(10.6%)	(4.0%)	(1.3%)	(1.9%)
PSA	1.632	626	378	288	383	110	26	77
PSA 2022		(17.8%)	(10.7%)			(3,1%)	(0.7%)	12 2861
	(46.4%) 90	(17.8%) 30	(10,7%)	(8.2%)	(10.9%)	(3.1%)	(0.7%) -18	(2.2%)
2022	(46.4%) 90 (5.8%)	30 (5.0%)	4 (1.0%)	-84 (-22.5%)	(3.0%)	-31 (-22.0%)	-18 (-40.9%)	11 (16.8%)
2022 Change	(46,4%) 90 (5.8%) 1,218	30 (5.0%) 553	4 (1.0%) 411	-84 (-22.5%) 362	11 (3.0%) 340	-31 (-22.0%) 89	-18 (-40.9%) 77	11 (16.8% 19
2022 Change 2617-2022 2010	(46.4%) 90 (5.8%)	30 (5.0%)	4 (1.0%)	-84 (-22.5%)	(3.0%)	-31 (-22.0%)	-18 (-40.9%)	11 (16.8%) 19
2022 Change 2617-2022	(46.4%) 90 (5.8%) 1,218 (39.7%) 1,266 (35.8%)	30 (5.0%) 553 (18.0%) 614 (17.4%)	4 (1.0%) 411 (13.4%) 455 (12.9%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%)	11 (3.0%) 340 (11.1%) 360 (10.2%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%)	-18 (-40,9%) 77 (2.5%) 140 (3.9%)	11 (16.8%) 19 (0.6%) 16 (0.5%)
2022 Change 2617-2022 2010 2017	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482	30 (5.0%) 553 (18.0%) 614 (17.4%) 629	4 (1.0%) 411 (13.4%) 455 (12.9%) 335	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485	11 (3.0%) 340 (11.1%) 360 (10.2%) 262	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195	11 (16.8%) 19 (0.6%) 16 (0.5%) 12
2022 Change 2617-2022 2010 2010 3017 \$\$\$4	(46.4%) 90 (5.8%) 1,218 (39.7%) 1,266 (35.8%)	30 (5.0%) 553 (18.0%) 614 (17.4%)	4 (1.0%) 411 (13.4%) 455 (12.9%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%)	11 (3.0%) 340 (11.1%) 360 (10.2%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%)	-18 (-40,9%) 77 (2.5%) 140 (3.9%)	11 (16.8%) 19 (0.6%) 16 (0.5%) 12
2022 Change 2617-2022 2010 2017 5854 2017	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482 (41,9%) 216 (17,8%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%)	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%)	11 (3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) -98 (-27.3%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%)	-18 (-40,9%) 77 (2,5%) 140 (3,9%) 195 (5,5%) 55 (39,4%)	11 (16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2%)
2022 Change 2617-2022 2010 2017 5854 2022 Change	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482 (41,9%) 216 (17,0%) 2,470	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223	4 (1.0%) 411 (15.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) 820	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738	11 (3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) -98 (-27.3%) 649	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) 196	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%) 55 (39,4%) 178	11 (16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) 12 (0.3%) 44 (-25.2%) 49
2022 Change 2617-2022 2010 2010 2017 2022 Change 2017-2022 2010	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482 (41,9%) 216 (17,6%) 2,470 (39,1%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%)	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) 820 (13.0%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%)	11 (3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) (27.3%) 649 (10.3%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) 196 (3.1%)	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%) 55 (39,4%) 178 (2.8%)	11 (16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) 4 (-25.2%) 49 (0.8%)
2022 Change 2017-2022 2017 2010 2017 2022 Change 2017-2022 2017 2010 2017	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482 (41,9%) 216 (17,0%) 2,470	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223	4 (1.0%) 411 (15.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) 820	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738	11 (3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) -98 (-27.3%) 649	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) 196	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%) 55 (39,4%) 178	11 (16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) 12 (0.3%) 44 (-25.2%) 49
2022 Change 2617-2022 2010 2017 2017 2017 2017 2017 2010 2017 2010 2017	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482 (41,9%) 216 (17,0%) 2,470 (39,1%) 2,797 (39,7%) 3,079	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%) 1,223 (19.3%) 1,207 (17.1%) 1,260	4 (1.0%) 411 (13.4%) 455 (12.9%) -120 (-26.4%) 820 (13.0%) 845 (12.0%) 758	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%) 887 (12.6%) 770	11 (3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) 98 (-27.3%) 649 (10.3%) 649 (10.3%) 649 (10.3%) 662	-31 (-22.0%) 89 (2.9%) 164 (4.6%) -30 (-18.4%) 196 (3.1%) 306 (4.3%) 264	-18 (-40,9%) 77 (2,5%) 140 (3,9%) 195 (5,5%) 55 (39,4%) 178 (2,8%) 188 (2,7%) 191	(16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2%) 49 (0.8%) 69 (1.0%) 71
2022 Change 2617-2022 2010 2017 2017 2022 Change 2017-2022 2010 2019 2017 2010	(46,4%) 90 (5,8%) 1,218 (39,7%) 1,266 (35,8%) 1,482 (41,9%) 216 (17,0%) 216 (17,0%) 2,470 (39,1%) 2,797 (39,7%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%) 1,207 (17.1%)	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) 820 (13.0%) 845 (12.0%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%) 887 (12.6%)	11 (3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) .98 (-27.3%) 649 (10.2%) 744 (10.6%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) 196 (3.1%) 306 (4.3%)	-18 (-40,9%) 77 (2,5%) 140 (3,5%) 195 (5,5%) 55 (39,4%) 178 (2,8%) 188 (2,7%)	11 (16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) 12 (0.3%) 4 (-25.2%) 49 (0.8%) 69 (1.0%)



		1000	\$15,000-	\$25,000-	Kenter Heuse \$15,000 -	sids by Incon \$50,000 -	\$75,000 -	\$100,000 -	
		<\$15,000	\$24,999	\$\$4,999	\$49,999	\$74,999	\$99,999	\$149,999	\$150,000
	2017	58 (26.8%)	28 (12.8%)	27 (12.2%)	33 (15.0%)	34 (15.5%)	(10.2%)	(2.0%)	(5.4%)
Scottsville	2022	52	29	17	26	41	21	3	14
Neighborhood		(25.6%)	(14.5%)	(8.1%)	(12.8%)	(20.3%)	(10.4%)	(1.4%)	(6.8%)
	Change	-6	2	-10	-7	8	-1	-1	2
	2017-2022	(-10.5%) 260	(5.5%)	(-37.8%)	(-20.0%)	(22.8%)	(-4.3%) 28	(-33.3%)	(16.3%
	2017	(63.5%)	(15.5%)	(4.0%)	(7.2%)	(2.7%)	(6.7%)	(0.2%)	(0.2%)
Stabbs Park	3033	275	52	16	30	11	26	0	. 1
Neighborhood	2022	(67.0%)	(12.8%)	(3.8%)	(7.3%)	(2.6%)	(6.3%)	(0.1%)	(0.2%)
	Change	15	-11	-4	L	+	-2	0	0
	2017-2022	(5.7%)	(-17.4%)	(-3,4%)	(2.1%)	(-5.9%)	(-6.4%)	(-53.0%)	(-6.4%)
	2017	414 (54.8%)	(20.5%)	72 (9.6%)	(9.3%)	35 (4.6%)	(0.3%)	6 (0.8%)	0 (0.1%)
Southside	10000	448	142	76	67	35	2	5	10.174
Neighborhood	2022	(57.8%)	(18.3%)	(9.8%)	(8.6%)	(4.5%)	(0.3%)	(0.6%)	(0.1%)
	Change	34	-13	3	-3	0	-1	-1	0
	2017-2022	(8.2%)	(-8.5%)	(4.7%)	(-4.4%)	(-0.5%)	(-20.7%)	(-22.6%)	(98.2%)
	2010	335,233	210,764	174,273	195,726	179,493	73,600	44,198	17,904
		(27.2%) 336.242	(17.1%) 230,074	(14.2%) 195,907	(15.9%) 233,037	(14.6%) 240,349	(6.0%)	(3.6%) 82,127	(1.5%) 36,384
	2017	(23.0%)	(15.7%)	(13.4%)	(15.9%)	(16.4%)	(7.5%)	(5.6%)	(2.5%)
Georgia		371,255	244,655	198,944	237,702	239,787	117,641	93,267	40,232
	2022	(24.1%)	(15.9%)	(12.9%)	(15.4%)	(15.5%)	(7.6%)	(6.0%)	(2.6%)
	Change	35,012	14,581	3,036	4,665	-562	7,223	11,139	3,847
outor: 2000 Cent	2017-2022	(10.4%)	(6.3%)	(1.5%)	(2.0%)	(-0.2%)	(6.5%)	(13.6%)	(10.6%
		In 2017 income househo between next lar \$24,999	, the larges s below \$ olds in the a 2017 and 2 gest numbe 0, which rep	t number o 15,000. Th PSA. This 2022, addin r of renter h presented a	f renter how is figure ro segment is g 90 (5.8%) nouseholds (17.0% shar If of the rent	epresented projected households 596) made e of all rer	,542) in the 44.0% of to increase during this between \$1 iter houseb	all renter the most time. The 5,000 and olds. As a	











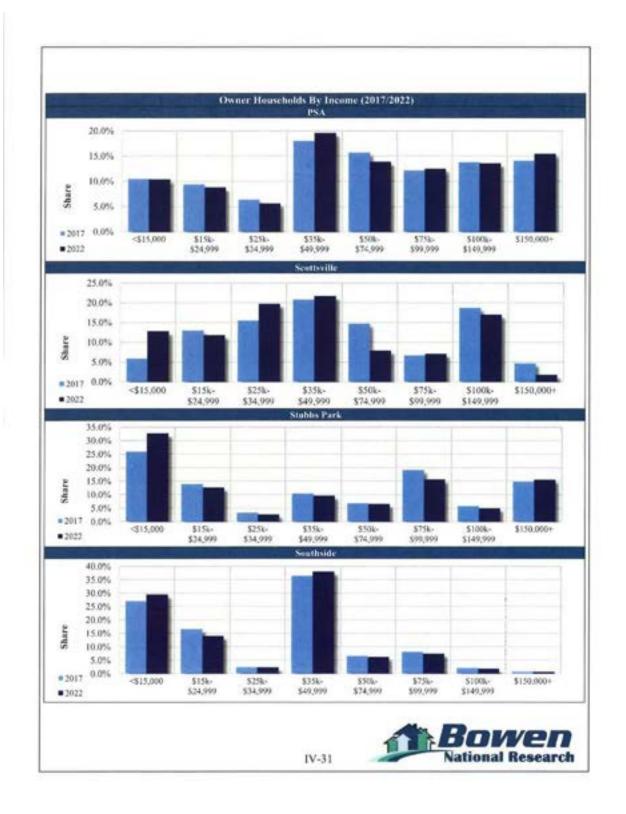
The	distribution of owner households by income is included below (Note: Du
	e relatively small size of the selected neighborhoods and the correspondin
	er margins of error associated with certain data sets, we have excluded 201
data	for the neighborhoods):

			-		Owner House				
		-\$15,000	\$15,000-	\$25,000 - \$34,999	\$15,000 -	\$50,000 - \$74,999	\$75,000-	S100,000 - \$149,999	\$150,000
	-	319	444	237	634	601	202	377	290
	2010	(10.3%)	(14.3%)	(7.6%)	(20.4%)	(19.4%)	(6.5%)	(12.2%)	(9.3%)
		293	263	178	502	439	340	385	393
	2017	(10.5%)	(9.4%)	(6.4%)	(18.0%)	(15.7%)	(12.2%)	(13.8%)	(14.1%)
PSA	2022	286	241	154	538	382	343	372	424
	2022	(10,4%)	(8.8%)	(5.6%)	(19.6%)	(13.9%)	(12.5%)	(13.6%)	(15.5%)
	Change	-7	-22	-24	36	-57	2	-13	31
	2017-2022	(-2.5%)	(-8.4%)	(-13.4%)	(7.1%)	(-13.0%)	(0.6%)	(-3.4%)	(7.8%)
	2010	1,489	1,571	929	1,702	1,728	672	759	369
		(16.1%)	(17.0%)	(10.1%)	(18.5%)	(18.7%)	(7.3%)	(8.2%)	(4.0%)
	2017	1,053	1,108	1,032	1,301	1,825	1,097	914	625
SSA	2011	(11.8%)	(12.4%)	(11.5%)	(14.5%)	(20.4%)	(32.2%)	(10.2%)	(7.0%)
0.016	2022	1,026	1,099	1,121	1,305	1,810	1,060	829	702
		(11.5%)	(12.3%)	(12.5%)	(14.6%)	(20.2%)	(11.8%)	(9.3%)	(7.8%)
	Change	-27	-8	89	4	-15	-37	-85	77
	2017-2022	(-2.5%)	(-0.7%)	(8.7%)	(0.3%)	(-0.8%)	(-3.3%)	(-9.3%)	(12.3%)
	2010	1,625	2,035	1,203	2,373	2,365	890	1,161	666
		(13.2%)	(16.5%)	(9.8%)	(19.3%)	(19.2%)	(7.2%)	(9.4%)	(5.4%)
	17700.00	1,357	1,374	1,194	1,807	2,252	1,437	1,295	1,031
12.00.700	2017					110.2665	(12,255)	(11.0%)	(8.8%)
Laurens	2017	(11.6%)	(11.7%)	(10.2%)	(15.4%)	(19.2%)	(12.2%)		
Laurens County	2017	(11.6%) 1,325	1,326	1,235	1,858	2,120	1,406	1,260	1,161
	2022	(11.6%) 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%)	(9.9%)
	2022 Change	(11.6%) 1,325 (11.3%) -32	1,326 (11.3%) -48	1,235 (10.6%) 41	1,858 (15.9%) 51	2,120 (18.1%) -132	1,406 (12.0%) -31	1,260 (10.8%) -35	(9.9%) 130
	2022	(11.6%) 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%)	(9.9%) 130
	2022 Change	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8	1,326 (11.3%) -48 (-3.5%) 17	1,235 (10,6%) 41 (3,4%) 20	1,858 (15.9%) 51 (2.8%) 27	2,120 (18,1%) -132 (-5,9%) 19	1,406 (12,0%) -31 (-2,1%) 9	1,260 (10.8%) -35 (-2.7%) 25	(9.9%) 130 (12.6%) 6
County	2022 Change 2017-2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%)	1,235 (10.6%) 41 (3.4%) 20 (15.5%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%)	1,406 (12.0%) -31 (-2.1%) 9 (6.7%)	1,260 (10.8%) -35 (-2.7%) 25 (18.7%)	(9.9%) 130 (12.6%) 6 (4.7%)
County	2022 Change 2017-2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15	1,235 (10.6%) 41 (3.4%) 20 (15.5%) 24	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27	2,120 (18.1%) -132 (-5.9%) 19 (14.7%) 10	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9	1,260 (10.8%) -35 (-2.7%) 25 (18.7%) 21	(9.9%) 130 (12.6%) 6 (4.7%) 2
County	2022 Change 2017-2022 2017 2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%)	2,120 (18.1%) -132 (-5.9%) 19 (14.7%) 10 (7.9%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%)	1,260 (10.8%) -35 (-2.7%) 25 (18.7%) 21 (17.0%)	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%)
County	2022 Change 2017-2022 2017 2017 2022 Change	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0	1.260 (10.8%) -35 (-2.7%) 25 (18.7%) 21 (17.0%) -4	(9.9%) 130 (12.8%) 6 (4.7%) 2 (1.8%) -4
County	2022 Change 2017-2022 2017 2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1.8%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (-0,5%)	1.260 (10.8%) -35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%)	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) -4 (-63.1%)
County	2022 Change 2017-2022 2017 2017 2022 Change	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1.8%) 6	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (40,5%) 10	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) -4 (-63.1%) 8
County Scottsville Neighborhood	2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,8%) 0 (-1,8%) 6 (10,4%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (6,8%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (40,5%) 10 (19,1%)	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%)	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) -4 (-63.1%) 8 (14.8%)
County Scottsville Neighborhood Stubbs Park	2002 Change 2017-2022 2017 2022 Change 2017-2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.6%) 14 (25.9%) 14 (25.9%) 17	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,7%) 2 (3,3%) 1	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1.8%) 6 (10,4%) 5	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (6,8%) 3	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (-0,5%) 10 (19,1%) 8	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) -4 (-63.1%) 8 (14.8%) 8
County Scottsville Neighborhood Stubbs Park	2002 Change 2017-2022 2017 2022 Change 2017-2022 2017 2017 2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 17 (32.7%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,7%) 2 (3,3%) 1 (2,6%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1,8%) 6 (10,4%) 5 (9,6%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (5,8%) 3 (6,5%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (-0,5%) 10 (19,1%) 10 (19,1%) 8 (15,6%)	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (4,9%)	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) -4 (-63.1%) 8 (14.8%) 8 (15.5%)
County Scottsville Neighborhood Stubbs Park	2022 Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 2017 2022 Change	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1.8%) 6 (10,4%) 5 5 (9,6%) -1	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (6,8%) 3 (6,5%) 0	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (-0,5%) 10 (19,1%) 8 8 (15,6%) -2	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (4,9%) -1	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) -4 (-6.1%) 8 (14.8%) 8 (15.5%) 0
County Scottsville Neighborhood Stubbs Park	2002 Change 2017-2022 2017 2022 Change 2017-2022 2017 2017 2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1,8%) 6 (10,4%) 5 5 (9,6%) -1 (-10,7%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (6,8%) 3 (6,5%) 0 (-8,8%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (-0,5%) 10 (19,1%) 8 8 (15,6%) -2 (-21,3%)	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (5,7%) 3 (4,9%) -1 (-17,6%)	(9.9%) 130 (12.6%) 6 (4.7%) -4 (-63.1%) 8 (14.8%) 8 (14.8%) 8 (15.5%) 0 (0.6%)
County Scottsville Neighborhood Stubbs Park	2022 Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 2017 2022 Change	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 62	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) 38	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%) 6	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 6 (-1,8%) 6 (10,4%) 5 (9,6%) -1 (-10,7%) 83	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (6,8%) 3 (6,5%) 0 (-8,8%) 15	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (-0,5%) 10 (19,1%) 8 (15,6%) -2 (-21,3%) 19	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (5,7%) 3 (4,9%) -1 (-17,6%) 5	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) 8 (14.8%) 8 (14.8%) 8 (14.8%) 9 0 (0.6%) 2
County Scottsville Neighborhood Stabbs Park Neighborhood	2002 Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 62 (27.0%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) -38 (16.6%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%) 6 (2,4%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1,8%) 6 (10,4%) 5 (9,6%) -1 (-10,7%) 83 (36,4%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (-49,7%) 4 (6,8%) 3 (6,5%) 0 (-8,8%) 15 (6,6%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 9 (40,5%) 10 (19,1%) 8 (15,6%) -2 (-21,3%) 19 (8,1%)	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (5,7%) 3 (4,9%) -1 (-17,6%) 5 (2,1%)	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) 8 (14.8%) 8 (14.8%) 8 (14.8%) 9 (0.6%) 2 (0.7%) 2 (0.7%)
County Scottsville Neighborhood Stubbs Park Neighborhood Southalde	2002 Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 Change 2017-2022	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 62 (27.0%) 68	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) -3 8 (16.6%) 32	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%) 6 (2,4%) 5	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1,8%) 6 (10,4%) 5 (9,6%) -1 (-10,4%) 5 (9,6%) -1 (-10,7%) 83 (36,4%) 87	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4 (6,8%) 3 (6,5%) 0 (-8,8%) 15 (6,6%) 14	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 0 (40,5%) 10 (19,1%) 8 (15,6%) -2 (-21,3%) 19 (8,1%) 17	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (4,9%) -1 (-17,6%) 5 (2,1%) 4	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) 2 (-63.1% 8 (14.8%) 8 (14.8%) 8 (15.5%) 0 (0.6%) 2 (0.7%) 2
County Scottsville Neighborhood Stabbs Park Neighborhood	2002 Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(11.6%) 1,325 (11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 62 (27.0%)	1,326 (11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) -38 (16.6%)	1,235 (10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%) 6 (2,4%)	1,858 (15,9%) 51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1,8%) 6 (10,4%) 5 (9,6%) -1 (-10,7%) 83 (36,4%)	2,120 (18,1%) -132 (-5,9%) 19 (14,7%) 10 (-49,7%) 4 (6,8%) 3 (6,5%) 0 (-8,8%) 15 (6,6%)	1,406 (12,0%) -31 (-2,1%) 9 (6,7%) 9 (7,1%) 9 (40,5%) 10 (19,1%) 8 (15,6%) -2 (-21,3%) 19 (8,1%)	1,260 (10,8%) -35 (-2,7%) 25 (18,7%) 21 (17,0%) -4 (-14,4%) 3 (5,7%) 3 (5,7%) 3 (4,9%) -1 (-17,6%) 5 (2,1%)	(9.9%) 130 (12.6%) 6 (4.7%) 2 (1.8%) 8 (14.8%) 8 (14.8%) 8 (14.8%) 9 (0.6%) 2 (0.7%) 2 (0.7%)



(Continued)		-	and the second second	A REAL PROPERTY OF	(hanse)	holds by Incon			
		200070	\$15,000	\$25,000 -	\$35,000-	\$50,000 -	\$75,000 -	\$100,000 -	Notice of
	1	209,271	205,848	214,685	332,007	487,799	318,311	\$141,999	243,990
	2010	(8.9%)	(8.7%)	(9,1%)	(14.1%)	(20.7%)	(13.5%)	(14.5%)	(10.4%
	0.017	167,417	175,087	188,315	296,500	465,119	331,759	417,666	329,71
Georgia	2017	(7.1%)	(7.4%)	(7.9%)	(12.5%)	(19.6%)	(14.0%)	(17.6%)	(13.9%)
OttoBa	2022	201,653	206,872	209,133	319,038	464,407	331,321	421,518	337,17
	1000	(8.1%)	(8.3%)	(8.4%)	(12.8%)	(18.6%)	(13.3%)	(16.9%)	(13.5%
	Change 2017-2022	34,237 (20.4%)	31,785 (18,2%)	20,819	22,538 (7.6%)	-712	-438	3,853	7,458
outre: 2000 Ce	1505; 2010 Cena			(11.1%)		(-0.2%)	(-0.1%)	(0.9%)	(2.3%)
		within t level. H (7.1%). househo addition The larg neighbo within greatest is amon of all o expected househo	he PSA is p ouseholds It is also p olds carning al 31 house gest concent rhoods is of Stubbs Par concentrati g those mal wher house d to exper- olds by inco	projected to within this i projected th g \$150,000 cholds (7.8% tration of or concentrated k (39.8%) ion of owne king betwee cholds in th ience large me level th	etween 201 occur withi income leve at notable p or more or 6 increase), wher housel d among th and Souti r bousehold in \$25,000 i the submark : shifts am rough 2022, compare ow	n the \$35,0 el are projec growth will ver the nex holds in 20 lose making hside (43.6 ls in the Sco and \$74,999 et. None o long the d	00 to \$49,9 ted to incre occur and t five year 17 within th g less than %). Meany ttsville neig 0, represent f the subm istribution	99 income tase by 36 ing owner 4, with an e selected \$25,0000 while, the hborhood ing 51.0% arkets are of owner	
				IV			Bo	IVE	20





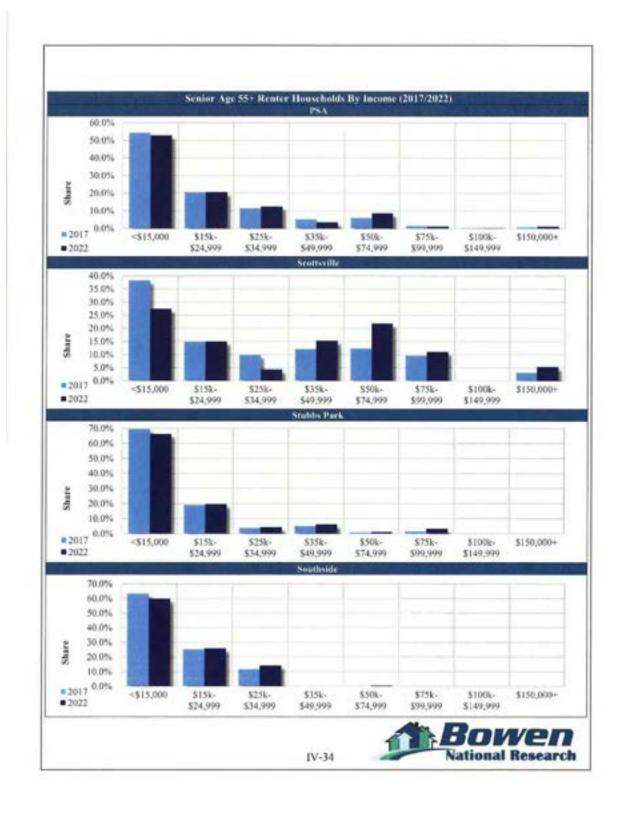


			-			ozycholds by 1			
		-\$15,000	\$15,000- \$24,999	\$25,000 - \$34,999	\$15,001 - \$49,999	\$50,000 -	575,000-	\$100,000 - \$149,999	\$150,000
		383	209	117	56	51	25	13	6
	2010	(44,5%)	(24.3%)	(13.6%)	(6.5%)	(6.0%)	(3.0%)	(1.5%)	(0.7%)
	2017	604	228	127	58	67	17	3	8
PSA	-017	(54.3%)	(20.5%)	(11.4%)	(5.2%)	(6.0%)	(1.5%)	(0.3%)	(0.7%)
	2022	625	243	146	40	102	13	2	12
	-	(52.8%)	(20.5%)	(12.3%)	(3.4%)	(8.6%)	(1.1%)	(0.2%)	(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%)
		355	147	114	59	53	15	10	3
	2010								(0.4%)
	2012	506	205	117	113	56	28	21	2
58A	2017	(48,2%)	(19.5%)	(11.1%)	(10.8%)	(5.4%)	(2.7%)	(2.0%)	(0.2%)
33.4	2022	674	222	77	102	38	23	33	2
			the second s		and the second se		and the second se		(0.1%)
	Change								-1
	2017-2022	and the second se	the second design of the secon	Contraction of the local division of the loc	and the second se	and the local division of the same	and the state of t	and the second distances of the second se	(-35.7%
	2010								(0.6%)
		and the second second second second				and the second se			11
Laurens	2017				10000		(2.3%)		(0.5%)
County	2022	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	10						
		(\$6.3%)	(20.1%)	(8.9%)	(6.5%)	(4.8%)	(1.8%)	(1.2%)	(0.4%)
	Change	238	60	-22	-29	-10	-7	2	-1
-	2017-2022	(21.6%)	(14.3%)	(-9.2%)	(-15.5%)	(-7.8%)	(-13.7%)	(6.9%)	(-7.7%)
	2017	29	11	7	9	9	7	0	2
1000		(38.2%)	(14.9%)	(9.8%)	(12.1%)	(12.3%)	(9.6%)	(0.0%)	(3.1%)
Scottsville	2022	23	13	4	13	19	9	0	5
Neighborhood	Channe	(27.4%)	(15.0%)	(4.3%)	(15.3%)	(21.8%)	(11.0%)	(0.0%)	(5.3%)
	Change 2017-2022	(-18.6%)	(13.7%)	(-50.9%)	(43.8%)	(101.5%)	(30.9%)	(0.0%)	(91.5%)
		96	27	5	7	1	2	0	0
	2017	(69.5%)	(19.1%)	(3.8%)	(5.1%)	(0.9%)	(1.5%)	(0.0%)	(0.0%)
Stubbs Park	2022	91	27	6	8	1	4	0	0
Neighborhood	2022	(66.1%)	(19.5%)	(4.2%)	(6.0%)	(1.1%)	(3.2%)	(0.0%)	(0.0%)
	Change	-5	0	1	1	0	2	0	0
	2017-2022	(-5.5%)	(0.0%)	(9.2%)	(15.1%)	(0.0%)	(110.7%)	(0.0%)	(0.0%)
	2017	123	49 (25.2%)	22	0 (0.0%)	0	0 (0.055)	0	0
		(63.3%)	51	(11.5%) 28	0	(0.0%)	(0.0%)	(0.0%)	(0.0%)
Sambalde	2022	(59.7%)	(25.8%)	(14.1%)	(0.0%)	(0.4%)	(0.0%)	(0.0%)	(0.0%)
Southside Neighborhood				the second se		and the second sec			the second s
	Change	-6	2	5	0	1.00	0	0	0



		-			ER. D. Harris H.	and the local			-	
									\$100.000-	
	-	-\$15,000	\$24,999	11.047	501,010	\$74,999	\$19,999	4140,000	\$150.00	
	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	
		121,502	77,026	46,488	44,736	34,491	13,752	10,309	4,707	
Consta	2017	(34.4%)	(21.8%)	(13.2%)	(12.7%)	(9.8%)	(3.9%)	(2.9%)	(1.3%)	
Georgia	2022	136,989	84,578	46,909	44,184	34,901	15,248	12,142	5,268	
		(36.0%)	(22.2%)	(12.3%)	(11.6%)	(9.2%)	(4.0%)	(3.2%)	(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%	
	tsus; 2010 Cens					(1.476)	(10.9%)	(17.079)	(11.9%	
		 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. 								
	•	househo segment househo As such dominat neighbo the distr year pro	Ids is amor of senior Ids in Scot , it is clear ed by w rhoods are ibution of jection per	ng those main renter hour tsville, 66.1 that the Sti- ery low-in not expects senior renter iod.	king less that useholds rep 1% in Stubb ubbs Park at come seni ed to experi-	n \$15,000. resents 27 is Park and nd Southsii or renter ence much is by incom	This very lo .4% of sen 59.7% in 5 de neighbor household of a shift in se level over	w income ior renter Southside, hoods are s. These a terms of r the five-		





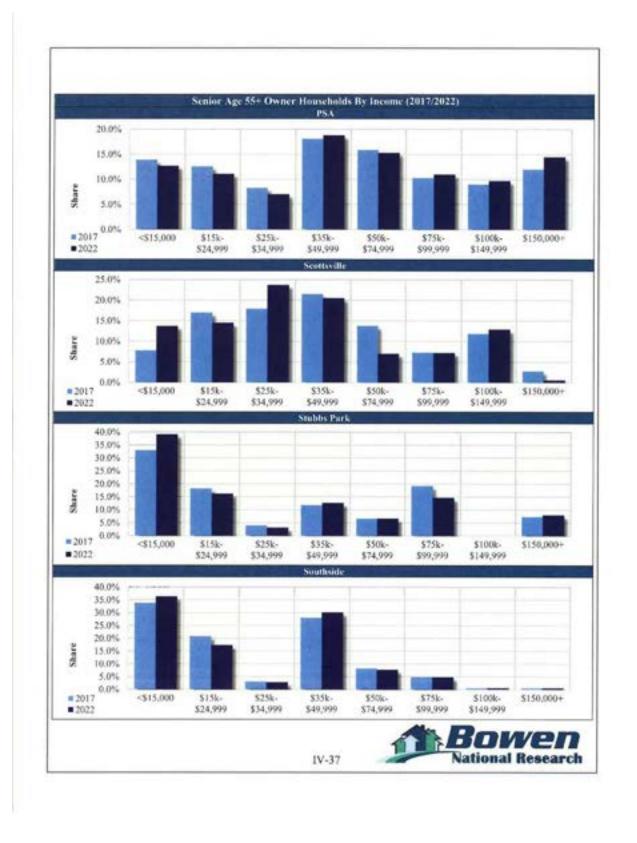


<515,000 250 (13,5%) 257 (13,9%) 234 (12,7%) 22 22 (-8,8%) 906 00000	\$15,000- \$24,999 352 (19,0%) 233 (12,6%) 203 (11,1%) -29 (-12,7%)	\$15,000- \$34,999 167 (9,0%) 152 (8,3%) 128 (7,0%) -24	535,000 - 540,599 344 (18,6%) 333 (18,1%) 346 (18,8%)	54,000 514,199 319 (17.2%) 293 (15.9%) 280 (15.3%)	\$75,000 - \$99,999 119 (6.4%) 189 (10.3%) 202 01.020	\$100.009 \$140,099 156 (8.4%) 166 (9.0%) 178	\$150,000 147 (7.9%) 221 (12.0%) 267
(13.5%) 257 (13.9%) 234 (12.7%) -22 (-8.8%) 906	(19.0%) 233 (12.6%) 203 (11.1%) -29	(9.0%) 152 (8.3%) 128 (7.0%)	(18.6%) 333 (18.1%) 346 (18.8%)	(17.2%) 293 (15.9%) 280	(6.4%) 189 (10.3%) 202	(8.4%) 166 (9.0%) 178	(7.9%) 221 (12.0%
257 (13.9%) 234 (12.7%) -22 22 (-8.8%) 906	233 (12.6%) 203 (11.1%) -29	152 (8.3%) 128 (7.0%)	333 (18.1%) 346 (18.8%)	293 (15.9%) 280	189 (10,3%) 202	166 (9.0%) 178	221 (12.0%
(13.9%) 234 (12.7%) -22 22 (-8.8%) 906	(12.6%) 203 (11.1%) -29	(8.3%) 128 (7.0%)	(18.1%) 346 (18.8%)	(15.9%) 280	(10.3%) 202	(9.0%) 178	(12.0%
234 (12,7%) -22 22 (-8,8%) 906	203 (11,1%) -29	128 (7.0%)	346 (18.8%)	280	202	178	Berner Barris statistics
(12.7%) -22 22 (-8.8%) 906	(11.1%) -29	(7.0%)	(18.8%)				
22 (-8.8%) 906	-29	-24	Contract of the fact of the fact of the second	1 1 1 2 2 7 1 1 1	(11.0%)	(9.7%)	(14.5%
906	(-12.7%)		12	-12	12	12	46
	and the Report of the second second second	(-15.6%)	(3.7%)	(-4.3%)	(6.5%)	(7.2%)	(20.8%
	972	547	755	676	271	267	158
(19.9%) 781	(21.4%) 797	(12.0%) 645	(16.6%) 726	(14.8%) 809	(5.9%) 486	(5.9%) 368	(3.5%) 249
(16.1%)	(16.4%)	(13.3%)	(14.9%)	(16.6%)	(10.0%)	(7.6%)	(5.1%)
834	844	710	762	825	506		304
(16.2%)	(16.3%)	(13.7%)	(14.8%)	(16.0%)	(9.8%)	(7.3%)	(5.9%)
	47	65	36	17	20	9	56
Caroline 2	(5.9%)	(10.0%)	(5.0%)	(2.1%)	(4.2%)	(2.5%)	(22.5%
1,111							302
	the second se		and the second second second				(4.7%)
			10000000000000000000000000000000000000				469 (7.0%)
	Concerning of the second second	and the second se	and the second	and the property of the second	and the first of the second		\$55
A							(7.9%)
second state in the second state in the second state is a second state of the second state o	9	46	52	0	18	19	86
(2.9%)	(0.9%)	(5.6%)	(4.9%)	(0.0%)	(2.7%)	(3.6%)	(18.3%
7	16	17	20	13	7	11	3
(7.8%)	(17.0%)	(17.9%)	(21.5%)	(13.8%)	(7.3%)	(11.9%)	(2.8%)
11	11	18	16	5	6	10	0
	and the second second second second	and the second second second	and the second second second second	and the second se	and the second se	the second s	(0.6%)
and the second se							-2 (-82.3%
A	the same the same state of the same	and the second second second	and the second second second	And a state of the	and the second se	the second s	1-82.37
							(7.3%)
15	6	1	5	3	6	0	3
(39.1%)	(16.2%)	(3.1%)	(12.6%)	(6.6%)	(14.6%)	(0.0%)	(7.9%)
	-1	0	0	0	-2	0	0
and the second	Contraction of the Contraction o	and the second second second second	and the second se	Contraction of the second second	(-29,3%)	(0.0%)	(0.0%)
Contraction of the second s					9	1	inner
and the second se	and the local data in the second	and the second second second	and the second se		and the second second second second	(0.37a)	(0.5%)
						(0.5%)	(0.5%)
the second se	-6	0	5	-1	0	0	0
2 (9.7%)	(-15.2%)		(9.8%)			(0.0%)	(0.0%)
0 00 00	(16.2%) c 53 22 (6.8%) 1,111 (17.3%) 1,047 (15.6%) 1,047 (15.6%) 1,078 (15.4%) c 31 22 (2.9%) 11 (13.7%) c 3 22 (46.2%) 14 (33.0%) 15 (39.1%) c 1 22 (9.9%) 15 (39.1%) c 3 (33.8%) 68 (36.3%)	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

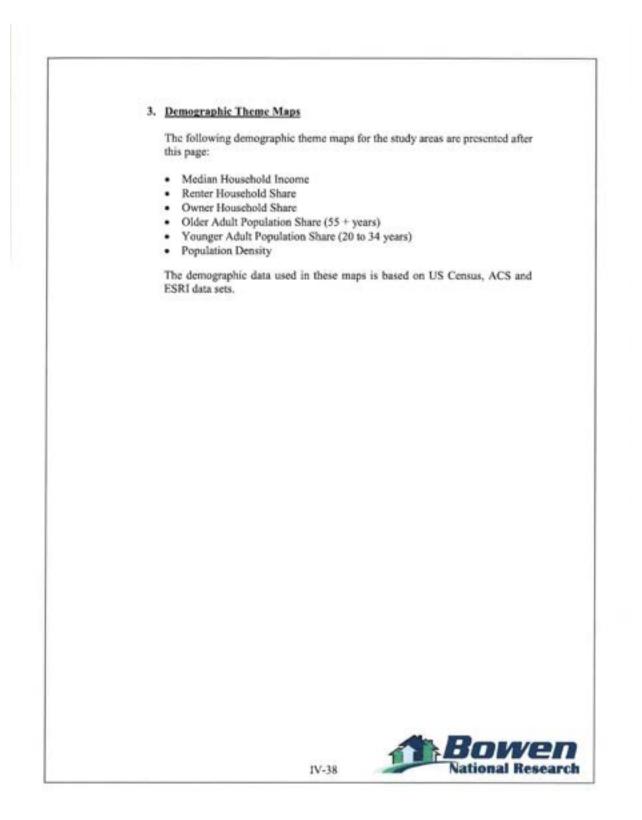


			the state of the	Acr	55+ Owner II	oraseholds by E	LCO.Mr.	a second ready of	
		-\$15,000	\$15,000-	\$25,000 -	\$15,000-	\$74,999	\$75,000- \$99,999	\$100.000 - \$149.999	\$150,000
	2010	145,066	136,078	119,510	154,172	184,303	104,580	107,010	84,106
	2010	(14.0%)	(13.1%)	(11.5%)	(14.9%)	(17.8%)	(10.1%)	(10.3%)	(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%)
Georgia	2022	158,265	162,014	140,309	185,945	234,221	151,556	183,005	136,272
		(11,7%)	(12.0%)	(10.4%) 16,691	(13.8%) 14,584	(17.3%)	(11.2%)	(13.5%)	(10.1%)
	Change 2017-2022	30,280 (23.7%)	29,283 (22,1%)	(13.5%)	(8,5%)	11,406 (5.1%)	12,002 (8.6%)	15,363 (9,2%)	12,018 (9.7%)
		\$74,999 (34.0%) the grov among to While 1 neighbo seniors senior neighbo approxin level. The expected be graphs	Combined of all seni with among those earning there are r rhood, the earn betwe owner ho rhoods is mately one he distribut d to change	d, these two or homeow senior hom ag \$75,000 d hot many se largest num en \$35,000 useholds to among the -third of se ion of senio much betw lowing pag	income brinners in the cowners be or more. senior home and \$49,99 within the ose earning nior house or owner ho een 2017 ar	earning buckets repro PSA. It is p tween 2017 eowners w useholds, re 9. The gree Stubbs F below \$1 bolds earnin useholds by ad 2022. senior own	sented over rojected th and 2022 rithin the 3 presenting itest concer Park and 15,000 a y ig below th income lev	r one-third at most of will occur Scottsville 21.5%) of stration of Southside year, with is income yel are not	

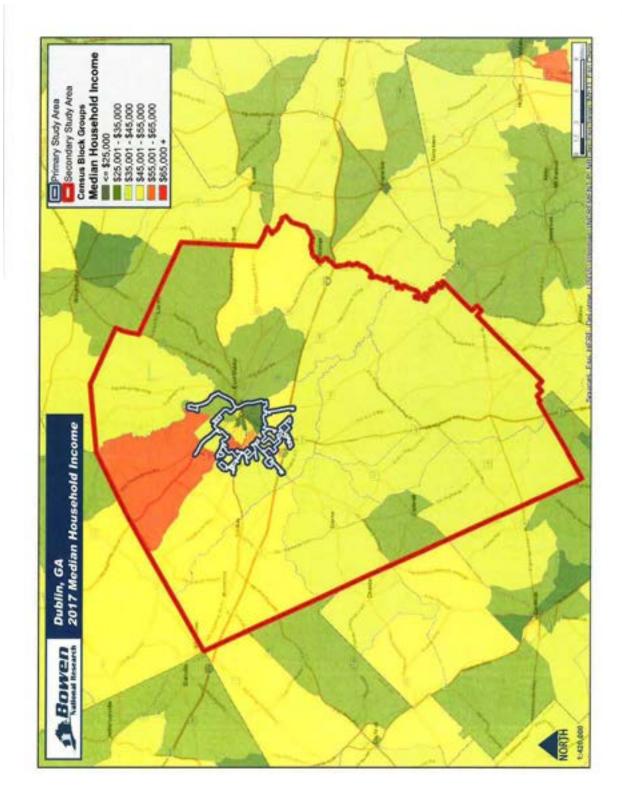




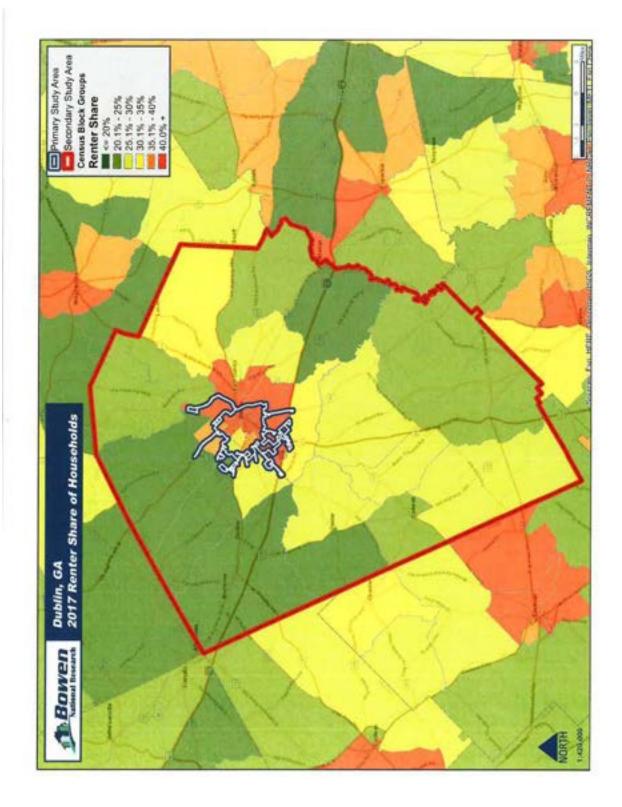




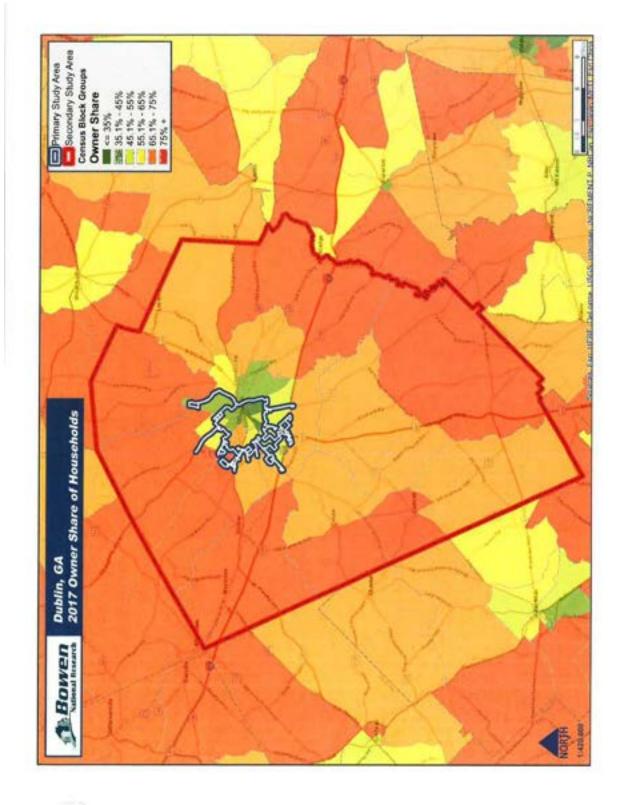




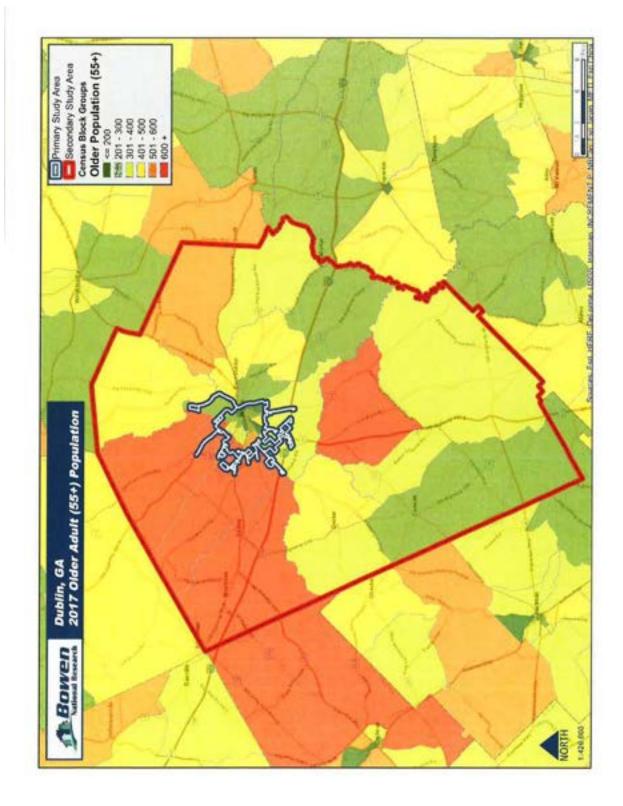




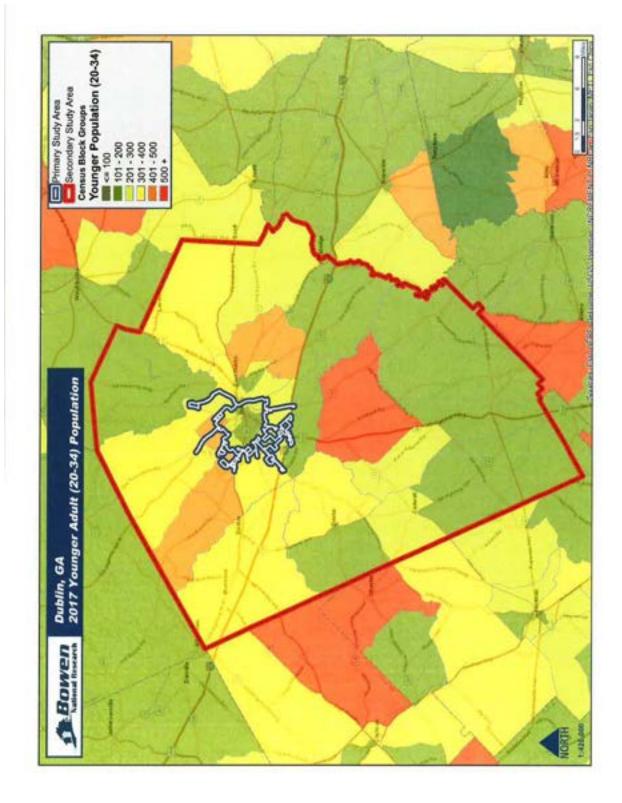




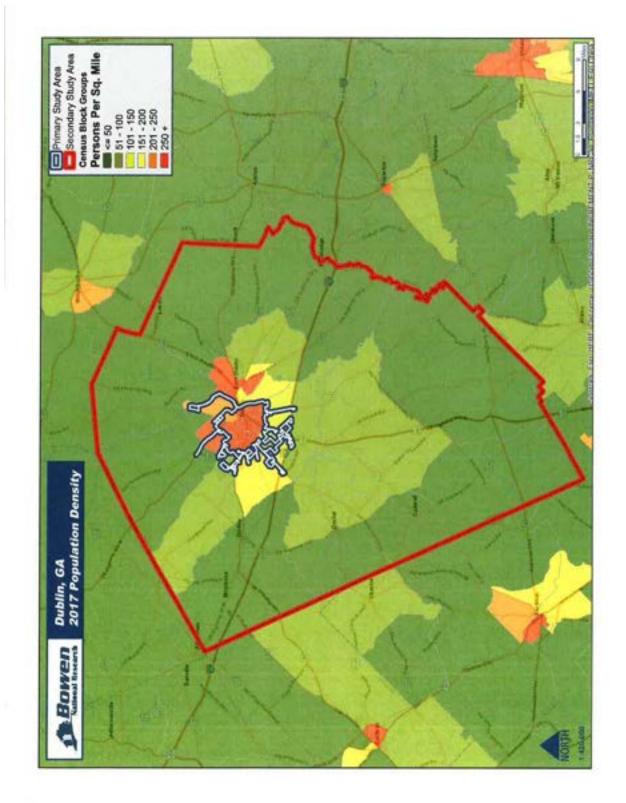
















This demographic analysis focuses on the Primary Study Area (PSA), which consists of Dublin. Additional focus is also placed on the Secondary Study Area (SSA), which reflects the balance of Laurens County. This section also presented demographic data for overall Laurens County (PSA and SSA combined) 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%).

IV-45





















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

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 703 McKinley Street 214 Sawyer Street 333 Wabash Street 309 Washington Street 303 E. Johnson Street 407 E. Columbia Street 402 Florida Street 411 N. Washington Street 606 Garfield Street 511 Garfield Street 705 McKinley Street 507 Stone Street 127 Hillcrest Drive 1100 S. Washington St. 118 West Mary St. 820 N. Church Street 909 A. Cherry Street 911 Cherry Street 509 Smith Street 512 Smith Street 810 Mary Street 215 Sawyer Street 111 Carter Street 910 N. Franklin St. 805 N. Franklin St. 815 N. Franklin St. 101 Forest Ave. 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

705 Alabama Street 513 Garfield Street 610 McKinley Street 802 Lily Street 621 Rowe Street 813 Central Ave. 114 West Mary St. 812 N. Chirch Street 822 N. Church Street 909 8. Church Street 505 Smith Street 510 Smith Street 1201 Cooper Street Apt. 1 810 Elk Street 403 Florida Street 308 Vine Street 1102 N. Frankline St. 809 N. Franklin St. 807 N. Franklin St. 602 Roosevelt St. 215 Prince Street 213 Prince Street 221 Mincey Street 311 Grey Street 223 Grey Street 122 Marshall St.

TOTAL: 69



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

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

Second	EL NO	YR BUILT	NGCLASS	OVR VAL	TEMP VAL TD	OCCUPANO
129	019	2001	£	0	7,200 02	Ste buit
жэғ	100	1997	ε	0	5,256 02	Ste Buit
2010	111	2008	R	۵	6,749 02	Site Built
2064	080	1957	R	0	9,716 02	Ste Built
3008	074	1949	R	0	4,733 02	Ste Built
0000	060	1951	8	0	5,608 02	Ste Built
0:06	082	1951		0	5,208 02	Site Duit
9020	09/2	1940	8	0	7,049 02	Site Built
0000	099	1951	R	0	3,041 02	Sto fult
000C	126	1970	R.	0	8,110 02	Site Built
300C	113	1952	R	0	2,951 02	Hig Home
310F	023	1950	R	0	8,170 02	Ste Built
010F	031	1950	e	0	3,740 02	Site Built
DSOF	042	1910	8	0	6,622 02	Site Bult
DLOF	045	1940	R	0	5,460 02	Site Built
1010	055	1930	R	0	6,891 02	Site Built
D10F	057	1960	R	0	8,343 02	Site Built
DIOF	141	1947	R	0	5,779 02	Site Built
1.0F	146	1947	R	0	7,620 02	Ste Bult
010F	148	1947	R	0	6,700 02	Site Built
010P	149	1947	R	0	9,923 02	Ste Bult
019F	152	1947	R	0	9,657 02	Site Built
0118	415	1987	8	0	8,413 02	Hig Home
014E	131	1991	R	0	9,608 02	Mig hone
014E	132	1982	R	0	5,906 02	Mig Horse
014E	134	1991	8	0	9,907 02	Mfg Home
0146	135	1978	R	0	2,959 02	Mig Home
014E	137	1988		D	5,122 02	Mig Nome
2410	136	1972	R	0	4,600 02	Mig Horie
014F.	001	1979	R	0	8,333 02	Mig Home
014P	002	1984	R	0	5,329 02	Mig Home
015A	635	1983	R	0	4,195 62	Mig Home
015A	036	1979	R	0	6,090 02	Mig Home
115A	040	1972	R	0	2,974 62	Hig Home
154	941	1988	R	0	4,358 02	Mig Hore
0154	042	1973	R	0	5,699 02	Miglion
0158	001	1978	R	0	6,007 02	Mig Home
015C	020 C	1990		0	7,023 02	Stc Built
0150	624	1950	R	U	9,979 02	Site Built
0150	0.36	1952	R	0.	8,508 02	Ste built

15/04/5012 10:01 15:01 2102/b0/21

SUICE,

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



MIGRO	ICEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL T	0.0	COUPANCY
D150		1947	R	0	6,064	02	Site Built
0154	C 032	1940	8	0	7,762	92	Site Built
015	C 033	1940	R	0	8,526	02	Site &ullt
015	C 633	1940	R	0	4,301	02	She Built
015	C 035	1947	R	0	1,568	62	Site Built
015	C 039	1949	R	0	9,076	02	Ste Built
D15	C 040	1955	R	0	8,746	92	Site Built
D15	C 044	1960	R	0	8,262	92	Site Bulk
015	C 047	1960	R	0	9,842	. 50	Site Built
019	C 048	1960	R	0	8,728	62	See Built
015	C 049	1960	R.	0	9,133	62	Ski bult
015	C 050	1960	R	D	8,181	50	Site Bulk
015	C 053	1960	R,	U	9,173	62	Site Built
015	C 054	1960	R	0	8,890	62	Site Bulk
019	C 056	1960	R	0	9,862	\$2	Site Duilt
019	0 011	1972	R	0	7,526	52	Ske Buik
D15	O 019	1940	R	0	4,411	52	Site Buik
D15	D 030	1940	R	0	8,465	02	SRt Built
DLS	D 037	1920	R	0	3,977	02	Site Bulk
D15	D 035	1930	R	0	9,465	0.2	She Built
D15	D 043	1940	R	0	8,586	02	Site Built
D15	0 045	1950	R	0	7,566	02	Site Built
015	D 045	1950	R	0	7,129	02	She Ilvit
015		1950	R,	0	6,269	02	Ste Built
015		1950	R	0	7,895	02	Ste Built
015	0 053	1950	8	0	1,175	50	Ste Bulk
D15	D 057	1950	R	0	9,688	62	Site Buff
015	D- 061	1940	8	0	6,042	50	Site Built
D15	D 061	1940	8	0	5,141	02	Sta Built
D15	D 061	1940	R	0	5,333	50	Site Built
D15	D 061	1540	R	0	4,769	02	Ste Buit
015	0 061	1940	R	0	2,752	02	Site Built
D15	D 061	1940	8	0	2,430	02	Ste Built
015	ZD 061	1940	8	0	5,254	02	Site Duit
D15	D 061 A	1950	8	0	9,791	02	Ste Built
D15	a 062	1949	R	0	5,829	50	Ster Built
D15	iD 063	1949	R	0		0.2	Site Built
015	0 064	1949	R	0	0.70000	02	Ste Built
015	D 065	1949	8	0	8,347		Site Built
Ots	iD 066	1950	R	0	6,185		Ste Built
	D 877	2001		0		02	Ste fuit

21

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Daries - H



	CEL NO	YR BUILT	DIGCLASS	OVR VAL	TIMP VAL TO	OCCUPANC
DIS	D 078	1950	R	0	0,262 02	Site Built
015	D 682	1930	R	0	9,387 02	Ste Buik
D15	D 067	1940	R	0	9,497 02	Str Built
015	D 068	1950	R	0	6,463 02	Ste Buik
DIS	0 092	1940		0	8,141 02	Site Built
D15	0 107	1954	8	0	9,547 02	Std Built
D15	D 117A	1975	8	0	4,929 02	Mg Hom
D15	0 121	1940	к.	0	7,582 02	Site Bull
019	0 122	1940	8	0	4,763 02	Skr Buik
019	O 130	1940	*	0	5,284 02	Ste Built
D15	0 131	1940	R	0	5,977 02	Site Built
D15	D 132	1940	R	0	9,457 02	Site Built
D15	0 133	1920	R	0	6,804 02	Site Buil
D19	0 134	1940	R	٥	6,354 02	She fluid
D15	0 140	1940	R	0	6,294 02	Site Built
D15	D 148	1950	8	0	8,971 02	Ste Buil
015	E 005	0	£	0	0 02	Site Dull
015	£ 056	1950	8	0	8,668 02	Site Buil
Dts	E 057	1950	R	0	851 02	SEM Build
D15	E 061	1950	R	0	7,732 02	Std Bull
015	E 062	1954	8	0	5,883 02	Site Bull
D15		1940	R	0	8,571 02	She Buik
015	E 097	1947	R.	0	9,388 62	Site Buil
D15	E 111	1950	8	1,000	8,628 62	Ste Buil
045		1982	R	0	3,872 62	Mig Horr
D15		1952		0	9,486 02	Ste Buil
D45	E 178	1949	ε.	0	7,683 02	Site Bull
015	6 179	1945		0	5,754 02	Site Duil
D15	£ 182	1945	8	0	4,982 02	She bui
D15	F 016	1950	8	0	9,333 62	Steflul
D15	¥ 017	1960	8	0	9,092 82	Ste Buil
Das.	F 029	1940	R	0	8,141 02	Site Buil
015	F 036	1964	4		9,437 02	Site Buil
D15	F 039	1942	R	0	8,467 02	Site Bul
D15	F 041	1942	н.	0	7,967 02	Site Buil
D15	# 043	1942	8.	0	5,001 02	Site Dui
015	F 049	1942	в.	0	8,233 02	Site Buil
DIS	JF 052	1930	9.	0	4,592 02	Site Bui
DIS	F 059	1930	R.	0	5,035 02	Site Buil
015	# 070	1942	*	0	6,778 02	Stor Bull
, D15	F 071	1920		0	5.081 02	Ste Bull

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PARE	EL NO	TREUILT	DIGCLASS	DVR VAL	TIMP VAL TO 0	CCUPANCY
OLSE	072	1920	R	0	4,385 02	See Built
DISF	073	1920	R	0	4,013 02	Ste built
D15F	074	1953	8	0	8,727 02	Site built
D15F	078	1940	8	0	4,547 83	Sto Built
51F	084	1950	R	0	7,256 62	Ste Built
0158	009	1945	R	0	8,122 02	Site Built
015F	093	1945	я.	0	9,800 02	She Built
015F	096	1930	8	Ó	7,970 02	Ste Buit
D15F	097	1950	×	0	7,237 02	Sta thirt
045F	098	1945	8	0	9,530 02	Site Duit
115P	112	1940	*	0	9,740 02	Site Bulk
215	113	1930	R	0	6,167 02	Site Bulk
015F	114	1930	R	0	5,298 02	Ste Bulk
015F	119	1940		0	8,768 02	Site Built
DISE	129	1940	R	0	5,123 62	Site Built
015F	126	1945	R	0	2,416 02	Size Built
015F	127	1970	8	0	9,459 02	Site Bull
115F		1940		0	7,638 02	Site built
215₽	139	1940	R	0	7,565 02	Site Built
DISF	145	1945	R	0	8,555 02	Site Built
0158	147	1945	R	0	8,601 62	Size Built
DISF	150	1940		0	9,315 62	Stc Bult
015F	160	1940	8	0	6,702 92	Site Built
DESF	163	1960		0	2,545 02	Site Built
DISF	164	1960	R	0	5,771 02	Ste Built
DISF	172	1930	R	0	7,214 02	See Bulk.
0158	180	1940	R.	0	3,515 02	She Built
0157	101	1940		0	5,498 02	Ste Bult
D15F	184	1930		0	4,477 02	Ste Buit
0158	189	1950		0	8,809 02	She Built
DISF	190	1950		0	9,269 02	Ste Duit
015	201	1940	R	0	5,018 02	She Built
0154	204	1945	8.	0	6,728 92	Site Built
0152	1 215	1930	R	0	5,038 02	Ste Bult
DIS	F 216	1946		0	8,890 02	Ste built
0150	# 221	1940	1 8	0	1,609 02	Ste Bult
015	F 224	1945	R	0	5,544 02	Site that
DIS		1950	8	0	8,910 02	Site Built
015		1945	e	0	1,871 02	Site Built
015		1940	R	a	0.593 02	Site Built
	F 253	1940	R.	0	2,442 62	Site Built

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PARCI	ELNO	YR BU	ILT OBSCLASS	OVR VAL	TEMP VAL TO	OCCUPANCY
D15F	255	1950	R	0	5,468 02	Site Built
DLSF	256	1940	8	0	9,394 02	Site Built
DISE	157	1920	R	0	4,122 02	Site Built
D15F	261	1986	R	0	7,734 02	Hitly Horne
D15F	262	1950	R	0	4,077 02	Site Bulk
D15F	258	1940	н	0	4,720 02	Site Bull
015F	258	1970	8.	0	8,798 02	Site Built
DISF	272	1936	κ.	0	7,449 02	Site Built
D15F	274	1940	R	0	4,293 62	Ste Built
DISF	280	1955	R	0	6,494 02	Site Bulk
DISF	284	1945	*	0	8,347 02	Site Bulk
0158	765	1945	R	0	6,563 02	Site Built
D15F	287	1963	R	0	9,898 02	Site Bulk
D15₽	291	1920	R	٥	7,876 92	Site Guilt
D15F	297	1947	R	0	7,702 02	Site Built
015F	299	1947	R	0	9,530 02	Site Built
D15F	300	1949	8.	0	9,500 02	Site Duit
015F	312	1940	R	0	4,982 02	Site Built
015F	317	1947	R	0	7,837 02	Site built
015F	318	1947	я.	0	5,693 02	Site Built
D15P	319	1947	8	0	8,062 02	Ste Bult
DISF	322	1947	R	0	6,668 02	Site Built
D15F	323	1947	4	0	5,534 02	Site Built
D15F	324	1947	R	0	6,114 02	Site Built
Diff	326	1947	R	0	5,814 02	Site Bull:
D19F	327	1947	8	0	9,665 02	Site Built
0155	328	1947	R	0	7,870 02	Site Built
015P	329	1945		D	6,486 02	See Built
015F	101	1941	R	0	6,204 02	Ste Built
DISP	331	1984	8	0	7,501 02	Mip Home
D15F	337	1940	н.	0	5,341 02	Site Built
0158	339	2940	R :	0	8,227 02	Site Bullt
015F	345	1950	8	0	9,792 02	Site Built
0158	347	1960	R	0	9,194 02	Site Built
DISF	346	1960	R	0	9,194 02	Site Built
D15F	354	1940	R	0	5,887 02	Site Built
DLSF	355	1940	R	D	1,729 02	Site Built
0157	355	1940		0	9,852 02	Ste Built
015F	359	1946) R	0	9,475 02	Ste Buit
0157		1946	R	a	9,979 02	Ste Buit
DISF	362	1944	R	0	8,025 02	Sto Dult

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PARE	ES NO	YR BU	ELT DIGCLASS	OVR VAL	TIMP WAL TO C	COUPANCY
DISE	368	1940	R	0	5,680 02	Ste Duit
015F	370	1945	ĸ	0	8,437 02	Site Built
D15P	374	1940	R	0	3,208 02	Stc Bull.
D15P	379	1932	R	0	9,605 02	Ste Duit
D15F	392	1940	E	0	2,442 02	Ste Buit
D16A	069	1950	я.	0	5,249 02	Site Built
D16A	097	1950	R	0	7,798 02	Sto Built
D16A	117	1940	R	0	6,985 02	Site Built
D164	123	1940	R	0	9,355 02	Ste Built
D16A	164	1950	R	0	9,745 62	Site Built
D16A	1.75	1940	R	0	6,663 02	Site Duit:
D164	182	1940	8	0	6,997 02	Site Built
D16A	184	1955	*	0	6,403 02	Site Built
D16A	196	1930		0	5,455 02	Site Duilt
D16A	196	1950		0	5,134 02	Site Built
D168	064	1950	R	0.	6,869 02	Site Built
D168	084	1950	R	0	6,792 02	Site Built
D168	084	1985	R	0	5,638 02	Ste Bult
D168	G84	1950	R	0	8,108 02	Site Built
D168	064	1940	R	0	4,978 02	Site Built
D168	084	1970	R	0	4,927 02	Site Built
D168	087	1950	R	0	6,560 02	Site Built
0168	099	1950	B	0	2,179 02	Ste Built
DISE	128	1960	R	0	9,356 02	Site Built
O168	134	1940	R	0	9,157 02	Ste Bult
O16B	137	1950	R	0	4,304 02	Site Suit
D166	171	1940	R	0	8,777 02	Site Bult
D168	248	1955	R	0	6,567 02	Ste Built
D168	249	1940	R	0	5,009 02	Site Built
D168	263	1950	ε	0	50 680,8	Ste Built
D168	269	1930	B	0	8,397 02	She built
DISC	130	1952	R	0	7,224 02	Site Built
D16C	151	1936	8	0	8,717 62	Ste built
Disc	176	1930	8	0	4,085 -02	Ste B/it
0160	182	1945	c	0	1,926 02	Site Built
DISC	104	1957	R	0	5,880 02	Site Built
DISC	185	1950	c	0	3,162 02	Site Bult
0160	007	1970	ж.	0	7,605 02	Site Built
D16D	008	1970	R	0	8,330 02	Site Built
0160	016	1950	R		8,685 02	Ste Built
D16D	019	1902	я	0	5,062 02	Site Built

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DISO		1940	E	0	1,872 62	Site Bu
	053	1941	R	0	7,619 02	Site Bu
	025	1945	8	0	6,300 62	Site Bu
	027	1940	B	0	1,092 02	Site Bu
0160	029	1540	R	0	6,921 62	Site Bu
D16D	073	1946	R	0	0,565 02	Site Ba
0160	074	1930	R	0	6,501 02	Site Bu
0360	075	1920	R	0	8,335 82	Site Bo
0160		1950	R	0	8,140 02	She Bu
0180	050	1900	c	0	9,043 02	Site Bu
D16D	063	1952	8	0	7,190 02	Site Bu
0160	094	1950	R	0	9,116 02	Sine Bu
0160	097	1940	R	0	7,218 02	Site Ba
016D	502	1910	R	0	4,995 02	Site Hu
D16D	103	1955	н.	0	ń,536 02	Site Bu
0160	113	1950	R	0	6,626 02	Site Bu
D160	114	1950	R	0	8,992 02	Site Bu
016D	116	1949	R	0	5,541 02	Site Bo
016D	129	1910	R	0	5,674 02	Site B
D16D	137	1945	R	0	8,871 02	Site Bu
D160	130	1935	R	0	9,626 02	Stc 9
0160	145	1950	R	0	8,290 02	Ste B
D16D	150	1900	8	0	4,266 02	Site B
0160	152	1900	R,	0	5,695 02	Ste b
D16D	164	2960	A	0	2,274 02	Sto D
D19D	170	1920	R	0	6,113 02	Site B
0190	238	1949	R	0	7,579 02	Site B
016E	009	1955	ε .		9,225 02	Site D
019E	010	1940			9,445 62	Site 0
3410	022	2005	ε	0	9,114 02	Site B
DIFE	032	1930	R	0	7,728 02	Site D
3400	044	1945	R	0	6,904 02	Site B
3610	053	1930	R	0	9,425 02	Site B
0166	674	1945	R	0	8,865 02	Site 0
DISE	125	1956	R	0	9,115 02	Site B
0166	127	1953	ĸ	0	9,202 02	Sitte B
DISE	130	1953	R	0	9,633 02	Site B
UHM	160	1950	8.	0	7,723 02	Set 0
D16E	161	1951	R	o	8,583 02	Site 8
3010	162	1950		0	8,222 02	Site 8
3810	164	1932	c	0	8,856 02	Site 0

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	PARC	EL NO	YR BUELT	DIGCLASS	OWR VAL	TEMP VAL TO	OCCUPANCY
	D16E	165	1920	8	0	5,715 02	Site Built
	DISE	165	1920	R	0.	6,300 02	Site Bulk
	0166	167	1950	8	0	9,940 02	Site Built
	DISE	186	1960	R	0	6,772 02	Site Built
	D16P	009	1930	A	0	6,532 02	Site Built
	D16P	013	1957	к.	0	7,104 02	Site Built
	D36F	018	1958	A	0	8,632 02	Site Bulk
	D16F	022	1910	R		9,660 02	Site Bulk
	D16F	025	1910	ĸ	0	5,206 02	Side Built
	016F	036	1910	8	0	9,290 02	Site Built
	D56F	627	1940	R	0	6,696 02	Site Built
	016F	034	1940	R	0	4,271 02	Site Built
	D16F	046	1940	8	0	8,976 02	Site Built
22	D16F	053	1965	R	0	8,136 02	Site Built
	DISF	055	1960	R	0	9,781 02	Site Built
	DIFE	926	1952	£	0	2,262 02	Site Bult
	D16F	081	1950	8	0	4,730 02	Site Built
	Q16F	082	1960	6	0	8,712 02	Site Built
	DISF	083	1962	ε	0	6,768 02	Site Built
	016F	084	1960	8	0	3,588 02	Site Built
	0168	085	1960	ε	0	9,966 02	Site Built
	D16F	087	1960	R	0	5,508 02	Site Built
	D16P	087	1960	8	0	5,522 02	Site Built
	016F	069	1960	8	0	7,110 02	Site Built
	DIGF	091	1900	R	0	6,966 02	Site Built
	DIGF	093	1917	R	•	9,479 02	Stor Duilt
	D16F	102	1952	R	0	7,946 02	Site Built
	DIGF	103	1952	8	0	8,308 0.2	Site Built
	D16F	104	1952	R	0	9,546 02	Site Built
	DISF	105	1952	К.	0	9,580 0.2	Site Built
	D16F	107	1940	R	0.	5,568 02	Site Bulk
	DIEL	109	1950	R	0	7,961 02	Site Bulk
	016F	111	1950	8	0	6,725 02	Site Built
	DISF	112	1950	R	0	7,757 02	Size Built
	016F	113	1950	R	0	6,312 02	Site Built
	DIGF	114	1950	R	D	6,794 02	Site Built
	D16F	115	2950	н.	0	7,172 02	Site Bulk
	016F	117	1940	R	0	8,455 02	Skit Built
	DIGF	129	0102	R	D	9,850 67	Site Built
	D16F	123	1950	*	D	8,273 02	Size Built
-2	DINF	124	1950	R.	0	8,841 02	Site Built

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D16P	125	1950	R	0	9,013 02	Site Bult
D16F	127	1920	R	0	4,690 02	Site Bull:
DIAF	129	1950	R	0	6,536 02	Site Duit
D16F	131	1920	R	0	9,069 02	Site Built
016#	132	1950	в	0	8,318 02	Site Built
D16F	133	1960	R	0	7,560 02	Site Bult
016F	135	1960	R	0	2,538 02	Site Buff.
DLSF	140	1930	R	0	8,448 02	Site Built
D16F	141	1910	н.	u.	5,659 02	Site Built
D16#	142	1920	R.	0	5,708 02	Site Built
DIGE	144	1940	8	0	6,855 02	She Built
D16F	145	1950	R.	0	8,806 02	Ste Built
DLSF	149	2990	а.	0	6,545 02	Site Built
DISE	149	1978	R.	0	3,980 02	Mg Home
D16F	159	1930	8.	0	9,135 02	Ste Built
D16F	162	1920	6	0	5,710 02	Site Built
D16F	163	1920	٤.	0	5,710 02	Site Bult
016F	164	1920	ε	0	2,517 02	Site Bulk
016F	176	1920	R	0	5,543 02	Sht Built
DIST	177	1920	R	0	9,162 62	Ster Bult
D15P	178	1950	8	0	7,310 02	Ste Built
016F	183	1950	R	0	7,499 62	Site Built
DISF	187	1955	R	0	5,685 02	Site Duit
016F	190	1925	8	0	2,449 02	Site Built
016F	191	1925		0	8,003 02	Ste Bult
D16F	192	1935		0	4,029 02	Ste Buik
016F	194	1520	R	0	9,274 02	She Bulk
7010	195	1960	£	0	5,292 02	Site Built
D16F	196	1910	R	.0	8,003 02	Ste Duit
D16F	199	1920		0	9,990 02	Ste Built
D16F	227	1920	*	0	5,132 02	She built
016F	229	1920	R	0	4,218 02	Site Built
016F	232	1930	*	0	8,544 02	Ste Buit
0168	233	1950	ε	0	4,759 02	Ste Built
D16F	236	1920	R	0	5,070 62	Str built
016F	237	1920		0	4,321 02	Site Built
DIGE	238	1920	R	0	5,404 02	Site Bull
0167	240	1927		0	10,000 02	Sile Built
DIGE	246	1957	5	0	4,560 02	Ste built
0167	257	1999	8	0	6,326 02	Hig Hone
016F	258	1932	R	0	5,314 02	Ste Bult

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016		1957	R	0	9,580 02	Stc Built
016		1940	R.	0	9,752 02	Site Built
D16		1940	R	0	6,628 07	Ste Built
D16	- 10 million -	1940	R	0	9,680 02	Site Built
DIG	2.200	1976	R	0	6,171 02	Mg Hum
D16	F 321	1920	R	0	8,960 02	Site Built
016	1 223	1968	c	0	8,630 62	Site Built
016	F 334A	2940	8	0	9,828 02	Ste buil
D16	P 345	1920	н.	0	7,054 02	Site Bull
Dis		1850	R	ġ.	6,115 02	Sto Built
016	F 347	1920	R	0	6,630 02	Ste Built
Dtő	F 357	1920	R	0	4,568 02	Ste Bull
Dt4	F 368	1930	R	0	4,500 02	Ste Built
D16	F 375	1947	R	0	6,833 02	Site Built
Dts	/ 377	1950	R	0	8,136 02	Sile But
D16	7 378	1950	H	0	7,654 02	Site Pull
017	A 006	1977	R	0	9,956 02	Mg hors
D17	A 015	1530	R	0	8,853 02	Ste Bull
017	A 016	1930	K	0	6,318 02	Site Built
D17	A 022	1927	R	0	9,926 02	Ste buil
017	£50 A	1976	8	٥	8,160 62	Hig Hom
017	A 625	1937	R	0	7,503 02	Site built
017	A 627	1584	R	0	6,846 02	Helg inore
D17	A. 034	1925	R	0	5,186 02	Site Bull
D17	A 041	1937	R	0	7,644 62	Ste full
D17	A 047	1947	R	0	4,616 02	Ste Bull
017	A 049	1950	8	0	8,795 02	Site built
Dt7	A 058	1940	8	0	5,499 02	Ste hill
D17	A 069	1925	R	0	9,532 02	Site Built
D\$7	A 072	1940	R	0	4,660 02	Site Built
D17	A 118	1940	R	0	7,585 02	Site Built
D17	A 189	1960	8	0	6,253 02	Site Built
L187	A 220	1957	R	0	9,866 02	Site Bull
D17	16 050	1960	8	0	4,973 02	Site Built
D17	18 072	1950	R	0	9,150 02	Ster Buil
017	8 072	1940	R	0	9,414 02	Site Built
D17	8 073	1955	R	0	6,777 02	Site Bull
DE7	8 077	1957	R	0	9,580 02	Site Out
D17	10 063	1960	R	0	8,545 02	Shr Bull
012	C 083	1947	R	0	4,616 02	Ste Ball
	C 103	1972	R	0	8,071 02	Site Bulb

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PAR	CELINO	YR BUD	TDIGCLASS	OVRIVAL	TIMP VAL TO	OCCUPANCY
D17	0 312	1930	R	0	7,692 02	Site Built
017	C 119	1983	E	0	3,218 02	Site Built
D12	C 128	2000	R	0	5,801 02	
017	C 143	1990		0	5,022 62	
D17	C 179	1955	R	0	7,658 03	Site Built
DIR	006	1960	R	0	8,090 02	Site Built
019	E 0.38	1950	R	0	7,082 02	
DIR	E 049	1940	R	o	6,533 62	Site Built
020	C 050	1960	R	0	7,526 02	Site Bulk
61206	C 012	1950	R	6	6,512 02	Site Bulk
6/204	042	1927	R	0	6,413 02	Site Built
020	045	1940	8	0	1,350 02	Site Built
D208		1930	R	0	3,087 02	Site Built
D208	E 071	1981	R	0	7,471 02	Mg Norse
D208	001	1930	R	0.	6,231 02	Site Built
0206	E 094	1930	R	0	9,831 02	Site Built
D208	5 099	1930	E	0	6,750 02	Site Built
D208	105	1930	R	0	7,003 02	Site Built
D206	E 108	1973	8	0	4,947 02	NI'g Home
41 ^m D200	129	1986	8	a	6,823 02	Milg Home

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APPENDIX A: FINDING OF NECESSITY/RESOLUTION ADOPTING PLAN

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

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



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



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.
- o Oldest African American neighborhood in Dublin
- o. 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.
- o Neighborhood watch group has done several clean-up days
- o Strong neighborhood watch group
- o 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 (Washigton-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.
- o 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



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
- o 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 Oconee 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

IUNITY SESSION	DATE:12/7/2017
DUBLIN URP COMM	SOUTHSIDE DUBLIN

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

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



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.
- o The people that live here.
- The desire for our neighborhood to thrive like other neighborhoods in Dublin.
- o 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.



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
- o 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 repayed and sidewalks



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

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DUBLIN URP COMMUNITY SESSION STUBBS PARK & STONEWALL DATE:

DATE:12/12/2017

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



Dublin URP - Stubbs Park & Stonewall 1

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 Boosevelt.
 - 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
 - o 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.



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 PROGAMS 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

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



COMMUNITY VISION

Laurens County Joint Comprehensive Plan

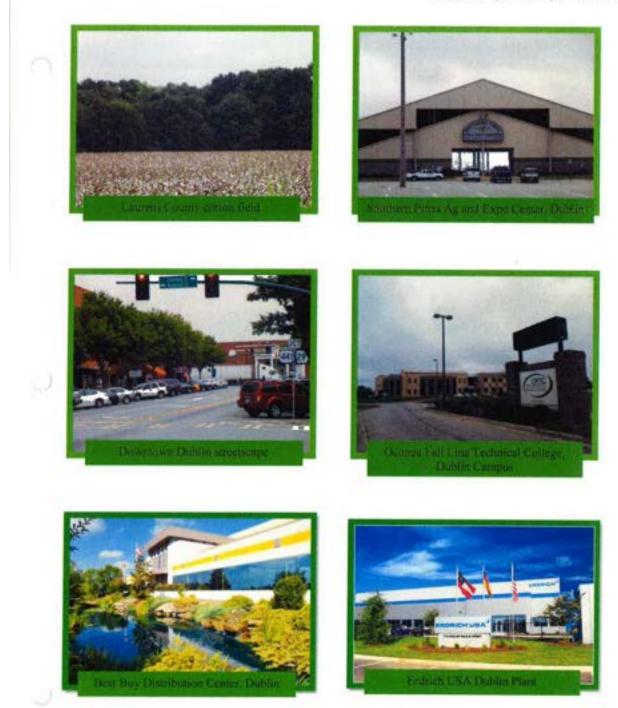
COMMUNITY VISION

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 1-16 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.



Laurens County Joint Comprehensive Plan





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 retirementfriendly 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 stateowned 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 gamering 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,



Laurens County Joint Comprehensive Plan

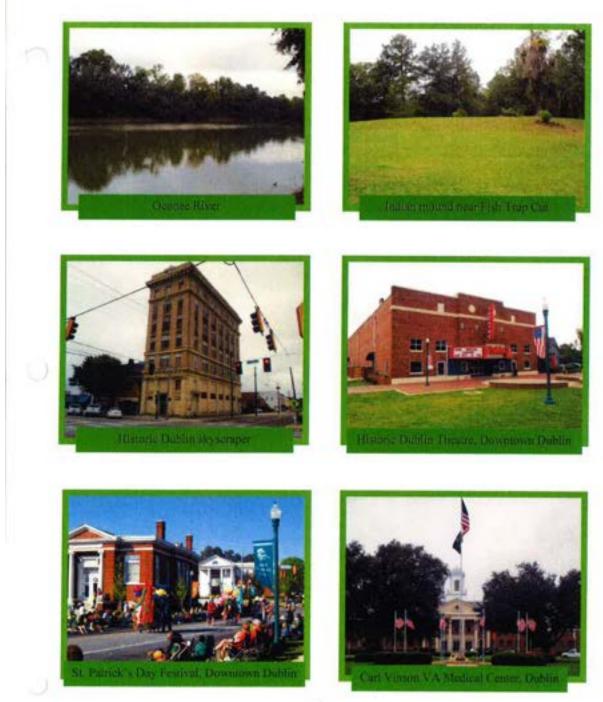
and the Dublin Theater is receiving statewide recognition for its varied events. Dublin's monthlong St. Patrick's Day Celebration is now the longest celebration of Irish heritage in the United States, and the largest outside of a metropolitan area. This outstanding family celebration of Irish craic will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

Dublin is now a regional healthcare leader. It is home to Fairview Park Hospital, a stateof-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.



Laurens County Joint Comprehensive Plan



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



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.

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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.

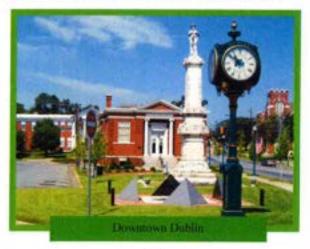
The Laurens County of the future will continue its development as a special and warm, green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. It will continue to demonstrate the progressive leadership, unrelenting cooperation 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 respective and protective of its outstanding green environment and countryside and of its excellent quality of life. The community will be a



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.



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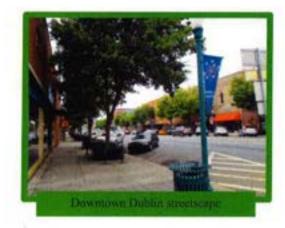


Laurens County Joint Comprehensive Plan

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 Oconce Fall Line Technical College
- Enhanced opportunities at Middle Georgia State College/Dublin Campus
- Revitalize downtown Dublin/smaller communities
- Retiree attraction





Industry Training Center

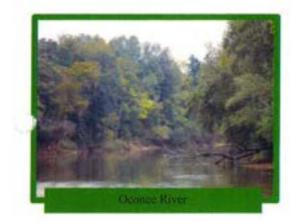
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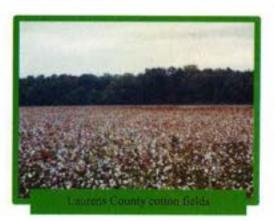


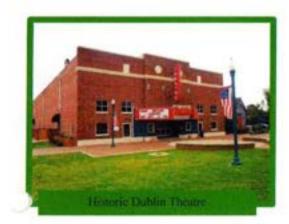
Laurens County Joint Comprehensive Plan

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









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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





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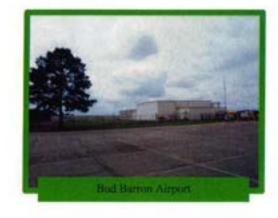
Laurens County Joint Comprehensive Plan

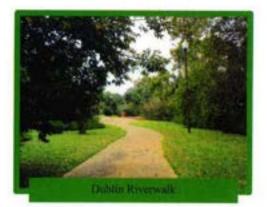
Community Facilities and Services

- 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







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



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

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Laurens County Joint Comprehensive Plan

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



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 though 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



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

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Laurens County Joint Comprehensive Plan

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 gamering increased attention. This can also attract more visitors, and more residents, and build a larger audience of

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Laurens County Joint Comprehensive Plan

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.



Laurens County Joint Comprehensive Plan

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

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Laurens County Joint Comprehensive Plan

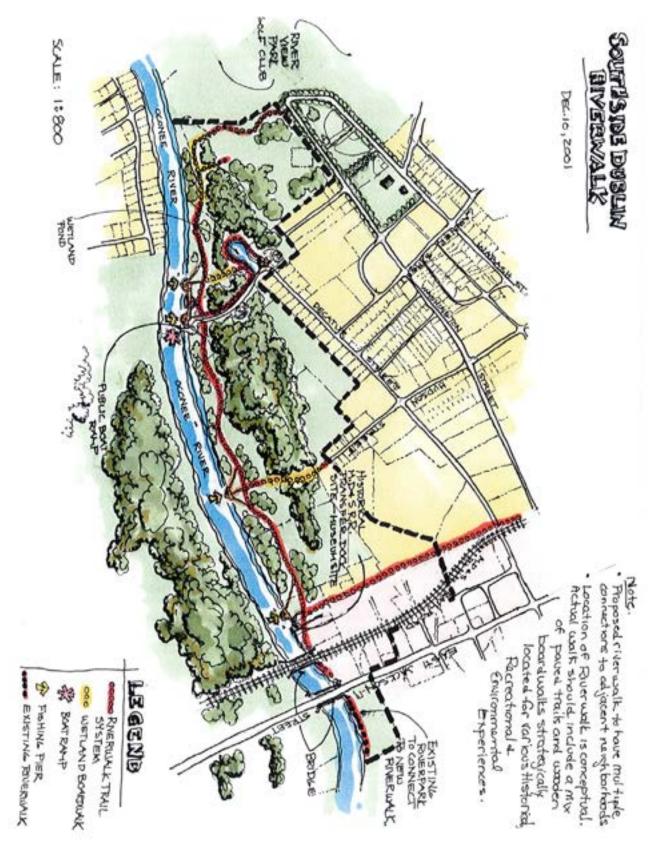
downtown, it takes people to complete economic transformations and allow structure preservation to be successful. Decent, safe, and sanitary housing is also required.

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APPENDIX D: SOUTHSIDE DUBLIN RIVERWALK CONCEPT





APPENDIX D: SOUTHSIDE DUBLIN RIVERWALK CONCEPT

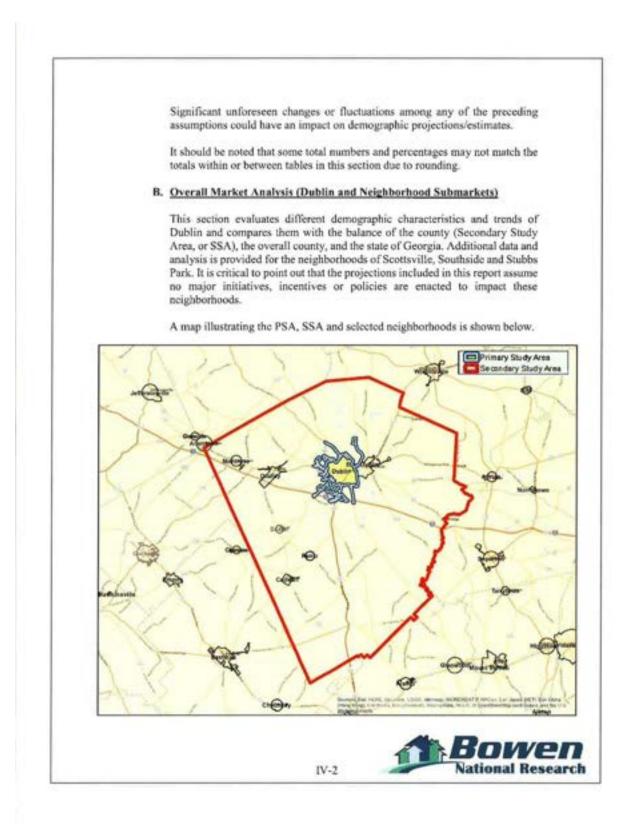


APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS











1. Population Characteristics

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

	X.				Total Popula	ition				
	2000 Census	2010 Centus	Change 20	100-2010	2017 Estimated	Change 2	10-2017	2022 Projected	Change 2	017-2022
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%
Scottaville 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
 \$48,455
 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.



APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS





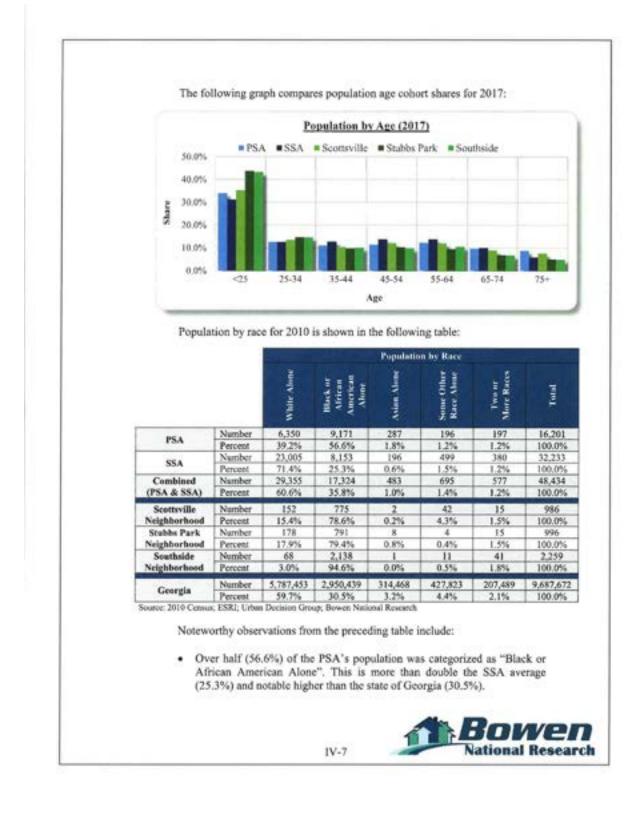


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		<25	25 18 34	35 to 44	-45 to 54 c	55 to 64	65 to 74	75+	Media
	2010	5,772 (35.6%)	1,994 (12.3%)	1,840 (11.4%)	2,077 (12.8%)	1,945 (12.0%)	1,247 (7.7%)	1,326 (8.2%)	-36.9
	2017	5,472 (34.0%)	2,035 (12.6%)	1,790 (11.1%)	1,851 (11.5%)	1,988 (12.3%)	1,555 (9.7%)	1,409 (8.8%)	37.9
PSA	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
	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
55A	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
and a	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
	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
Combined	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
(PSA & SSA)	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
	2010	376 (38.1%)	126 (12.8%)	102 (10.3%)	137 (13.9%)	108 (10.9%)	67 (6.8%)	71 (7.2%)	34.4
Scottsville	2017	316 (35.3%)	122 (13.6%)	93 (10.4%)	108 (12.1%)	107 (12.0%)	(8.9%) (8.9%)	68 (7.6%)	35.9
Neighborhood	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%)	(7.4%)	N/A
	2010	447 (44,9%)	129 (13.0%)	106 (10.6%)	107 (10.7%)	93 (9.3%)	53 (5.3%)	61 (6.1%)	28.5
Stubbs Park	2017	445 (43.8%)	149 (14.7%)	100 (9.8%)	105 (10.3%)	97 (9.5%)	70 (6.9%)	51 (5.0%)	29,1
Neighborhood	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
	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
Southside	2017	1,060 (43.3%)	358 (14.6%)	247 (10.1%)	240 (9.8%)	257 (10.5%)	165 (6.7%)	(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
Southside Neighborhood	2022	147.4.281		A REAL PROPERTY AND A REAL		and the second se	13		



		-						_	_
		~25	25 to 34	15 to 44	Population 45 to 54	55 to 64	65 to 74	15+	Medi
		3,461,716	1,335,563	1,397,542	1,391,254	1,069,559	606,430	425,608	Ag
	2010	(35.7%)	(13.8%)	(14.4%)	(14.4%)	(11.0%)	(6.3%)	(4.4%)	35.3
	2017	3,503,717	1,483,701	1,379,345	1,387,317	1,265,572	862,839	507,917	
Georgia		(33.7%) 3,578,210	(14.3%) 1,554,296	(13.3%) 1,471,528	(13.4%) 1,354,811	(12.2%) 1,331,465	(8.3%) 1,013,652	(4.9%) 634,901	36.5
	2022	(32.7%)	(14.2%)	(13.5%)	(12.4%)	(12.2%)	(9.3%)	(5.8%)	37.3
	Change	74,493	70,595	92,183	-32,506	65,893	150,813	126,984	1.5
isurce: 2000, 2010 C	2017-2022	(2.1%)	(4.8%)	(6.7%)	(-2.3%)	(5.2%)	(17.5%)	(25.0%)	N/A
	•	Excluding the in 2017 was population, to decrease age within the PSA is exper- The greatest 2022 is projocohort is pro- population amount, inco- senior grow cohort that i of 35 and 4 4.6% increas over the nex- Within the s- median population	s between th By 2022, thi to 12,0%, y the PSA. Or tected to be v t change in p jected amon ojected to in ages 75 ans reasing by 9 th is likely s projected t 4, which is se. All other at five years relected neight alation age b	the ages of 2 c population ret it will st verall, the over oppulation h g persons h icrease by 1 d older is a 05 people, of attributed o increase is projected t r age cohort opported t r age of Sco	25 and 34, 1 n share with ill be the la distribution ed, by age within between the (42 (9.1%)) also project or 6.7% dur to seniors is among the o increase is s within the presentativ	which made in this age of argest share of populati in the PSA is ages of 65 between 20 ted to incro- ing this per aging in pl population by 83 peop PSA are pr by 83 peop os Park and c of a youn (5.9, which	e up 12.6% cohort is pro- cohort is pro- cohort is pro- cohort is pro- cohort is pro- cohort is pro- and 74. Th 17 and 202 rase by a r riod. Much ace. Anoth between th le, represen- rojected to c Southside g population is compara	of the ojected ion by for the 17 and his age 2. The hotable of this her age the ages sting a decline have a n base, able to	





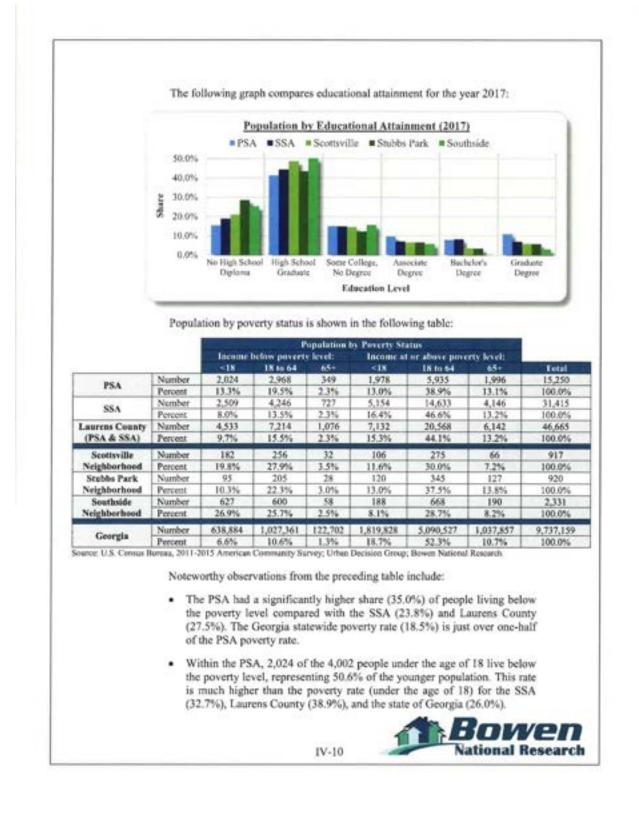


Sco	ttsville and	nong minorities, Stubbs Park ne e Southside neig	righborhoods	consisting o	f minorities	
						und
		-				
	200 2 -0-00					
Populat	ion by mari	tal status for 201			24	
		-		by Marital St	alus	
		Never Married	Not Married Disorcell	Widowed	Married	Tota
PSA	Number	4,943	1,583	1,220	4,850	12,59
134	Percent	39.2%	12.6%	9.7%	38.5%	100.0
SSA	Number	7,871	2,581	2,188	13,824	26,46
	Percent	29.7%	9.8%	8.3%	52.2%	100.0
Laurens County	Number Percent	12,814 32,8%	4,164	3,408	18,674 47.8%	39,06
			A CONTRACTOR OF	200	11000	
Scottsville Neighborhood	Number Percent	381 53.9%	83	61 8.6%	182 25.7%	707
Stubbs Park	Namber	389	93	72	158	712
Neighborhood	Percent	54.6%	13.1%	10.1%	22.2%	100.0
Southside	Number	923	258	120	447	1,748
Neighborhood	Percent	52.8%	14.8%	6.9%		
		0.0000	14.078	0.979	25.6%	100.0
Georgia	Number	2,858,009	929,861	463,369	4,063,537	8,314,7
Notewo • The	Percent a Decision Gro ethy observ PSA had	2,858,009 34.4% up; Bowen National R rations from the p the highest sh	929,861 11.2% esearch proceeding tab	463,369 5.6% le include: of unmarris	4,063,537 48.9%	8,314, 100.0
Source ESRI; Utha Notewo • The com Geo • Nea neig	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fo hborhoods	2.858.009 34.4% up; Bowen National R ations from the p the highest sh the SSA (47.8% 6). purths of the poj consist of unmar	929,861 11.2% asearch are (61.5%)), Laurens Co pulation with mied persons.	463,369 5.6% le include: of unmarris ounty (52.2% in each of th	4,063.537 48.9% ed people v), and the sta	te of
Source ESRI; Utha Notewo • The com Geo • Nea neig	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fo hborhoods	2,858,009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47,8% 6).	929,861 11.2% asearch are (61.5%)), Laurens Co pulation with mied persons.	463,369 5.6% le include: of unmarris ounty (52.2% in each of th	4,063.537 48.9% ed people v), and the sta	8.314.7 100.0 when te of
Source ESRI; Utha Notewo • The com Geo • Nea neig	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fo hborhoods	2.858.009 34.4% up; Bowen National R ations from the p the highest sh the SSA (47.8% 6). purths of the poj consist of unmar	929,861 11.2% esearch proceeding table are (61.5%)), Laurens Co pulation with rried persons.	463,369 5.6% le include: of unmarris ounty (52.2%) in each of th res for 2017;	4,063.537 48.9% ed people v), and the sta	8.314.7 100.09 when te of
Source ESRI; Unha Notewo • The com Geo • Nea neig The foll 60.0%	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R ations from the p the highest sh the SSA (47.8% 6). purths of the pop consist of unmar sh compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
Source ESRI; Unha Notewo • The com Geo • Nea neig The foll	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar consist of unmar h compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
Source: ESRI; Urba Notewo • The com Geo • Nea neig The foll 60.0% 50.0% 40.0%	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar consist of unmar h compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
Source: ESRI; Urba Notewo • The com Geo • Nea neig The foll 60.0% 50.0% 40.0%	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar consist of unmar h compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
Source ESRI; Union Notewo • The com Geo • Nea neig The foll 60.0% 50.0% 40.0%	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar consist of unmar h compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
Secree ESRI; Urba Notewo • The com Geo • Nea neig The foll 60.0% 50.0% 40.0% 30.0% 20.0%	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar consist of unmar h compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
Secree ESRI; Unix Notewo • The com Geo • Nea neig The foll 60.0% 50.0% 40.0% 20.0% 10.0% 10.0%	Percent n Decision Geo ethy observ PSA had pared with rgia (51.1% rly three-fc hborhoods owing grap	2.858.009 34.4% up; Bowen National R rations from the p the highest sh the SSA (47.8% 6). ourths of the pop consist of unmar consist of unmar h compares mari	929,861 11.2% esearch preceding tabl are (61.5%)), Laurens Co pulation with ried persons. ital status sha Marital Sta	463,369 5.6% le include: of unmarris ounty (52.2% in each of th res for 2017; tus (2017)	4,063,537 48,9% ed people s), and the sta	8.314.7 100.0 when te of
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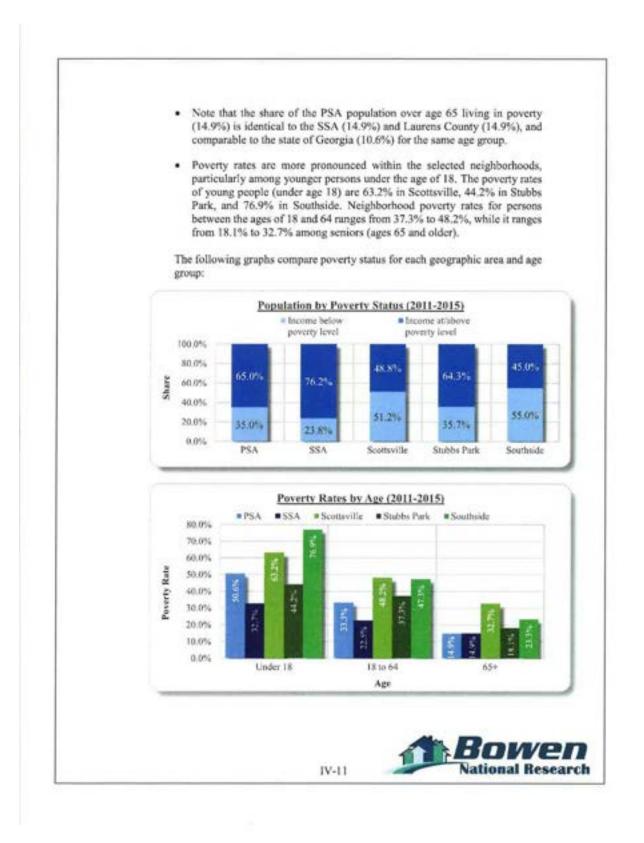


			1	Population b	y Education	al Attainmen	1	
		No High School Diplome	High School Graduate	some College, No Degree	Associate Degree	Bachelur Degree	Graduate Degree	
PSA	Number	1,628	4,388	1,580	1,030	842	1,158	10
Lon	Percent	15.3%	41.3%	14.9%	9.7%	7.9%	10.9%	10
SSA	Percent	4,259	44.3%	3,348	1,578	1,844 8.2%	1,560	10
Combined	Number	5,887	14,406	4,928	2,608	2,686	2,718	33
(PSA & SSA)	Percent	17,7%	43.3%	14.8%	7.8%	8.1%	8.2%	10
Scottsville	Number	121	281	84	38	20	34	1
Neighborhood	Percent	20.9%	48.6%	14.5%	6,6%	3.5%	5.9%	10
Stubbs Park Neighborhood	Number Percent	163 28.5%	249	70	38 6.6%	19	33 5.8%	10
Southside	Number	349	695	215	81	3	42	1
Neighborhood	Percent	25.2%	50.2%	15.5%	5.8%	0.2%	3.0%	10
Georgia	Number	931,463	1,924,436	1,412,304	522,527	1,293,868	802,093	6,8
Georgia	Percent	13.5%	27.9%	20.5%	7.6%	18,8%	11.6%	10
•	Georgia (Over one which is (22.1%) graduate: The share school di the overa	(13.5%). -quarter (2 slightly a and Laura s for Geory e of people iploma ran	(8.5%) of P bove the s ens County gia (38.0%) within the ge from 20 .3%) and th	SA resident hare of col (24.1%). is significa three select .9% to 28. he state of C	ts have rec lege degre The state ntly highe ed neighbo 5%, which jeorgia (13	7.7%), and eived a coll ee holders i wide share r than the P orhoods that a are much 1 3.5%). The I	ege degree in the SSA of college SA share. lack a high higher thar ack of high	





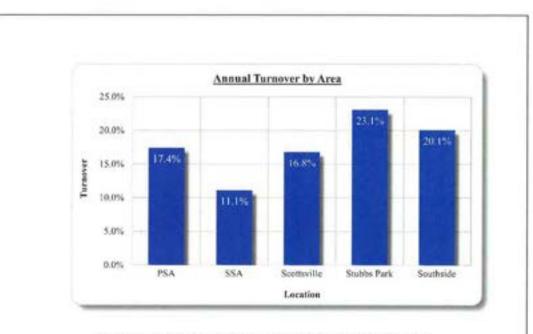






				Population b	y Migration	-	
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abread	Total
PSA	Number	12,892	2,119	393	175	35	15,614
ran	Percent	82.6%	13.6%	2.5%	1.1%	0.2%	100.0%
SSA	Number	28,040	2,392	763	297	40	31,532
Combined	Percent Number	88.9% 40,932	7.6%	2,4%	0.9%	0.1%	47,146
(PSA & SSA)	Percent	\$6.8%	9.6%	2.5%	1.0%	0.2%	100.09
Scottsville	Number	763	103	19	29	3	917
Neighborhood	Percent	83.2%	11.2%	2.1%	3.2%	0.3%	100.0%
Stubbs Park	Number	701	191	12	8	0	912
Neighborhood	Percent	76.9%	20.9%	1.3%	0.9%	0.0%	100.0%
Southside	Number	1,862	408	47	10	4	2,331
Neighborhood	Percent	79.9%	17.5%	2.0%	0.4%	0.2%	100,0%
Georgia	Percent	8,297,870 84.0%	794,649 8.0%	461,983	276,310	52,507	9,883,31
	rworthy ob The PSA I	servations fro	numenity Surve om the precor r share (11	eding table ii 7.4%) of pe	nclude: ople changi	ng residen	al Research
	eworthy ob- the PSA 1 mnually the Georgia (16 Of the PSA he largest n additional 3 175 (1.1%) About one i he past ye	servations fro had a highe an the SSA (remently Save om the prect r share (17 11.1%), La to had chang 9 persons) r (2.5%) cam om another s to within the	y: ESRI; Urban I eding table ii 7.4%) of pe arens County ged residence noved from v c from anot state. three selecte	Decision Group; nclude: ople changi y (13.2%), a es over the p within Laure her Georgia d neighborb	ng residen nd the state receding y ns County, wi county, wi	ees e of ear, An hile d in





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

				n Densities our	
		2000	2010	2017	2022
	Population	16,509	16,201	16,100	16.002
PSA	Area in Square Miles	15.58	15.58	15.58	15.58
	Deasity	1,059.3	1.039.6	1,033,1	1,026.8
	Population	28,365	32,233	32,871	32,903
SSA	Area in Square Miles	802.87	802.87	802.87	802.87
9000	Density	35.3	40.1	40.9	41.0
	Population	44.874	48,434	48,971	48,905
Combined	Area in Square Miles	818.46	818.46	818.46	818.46
(PSA & SSA)	Density	54.8	59.2	59.8	59.8
	Population	1.059	98.5	894	853
Scottsville	Area in Square Miles	0.60	0.60	0.60	0.60
Neighborhood	Density	1,755.3	1.632.7	1,481.8	1,413.9
	Population	811	996	1,017	1,019
Stubbs Park	Area in Square Miles	0.26	0.26	0.26	0.26
Neighborhood	Density	3,179.1	3,904.4	3,986.7	3,994.5
e	Population	2,391	2,259	2,446	2,499
Southside	Area in Square Miles	1.35	1.35	1.35	1.35
Neighborhood	Density	1,766.7	1,669.1	1,807.3	1,846.5
12.1	Population	8,186,474	9,687,672	10,390,408	10.938,86
Georgia	Area in Square Miles	58,829.09	58,829.09	58,829.09	58,829.0
	Density	139.2	164.7	176.6	185.9



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

Total Households Change 2000-2010 Change 2010-2017 Change 2017-2022 2600 2910 2022 Estimate Center Conse . -14 Projector 6,209 6,357 148 2.4% 6,302 -55 -0.9% 6,254 -48 -0.8% PSA 0.0% 10,874 12,284 1,410 13.0% 12,488 204 1.7% SSA 12,483 -5 Combined 17,083 18,641 1,558 9.1% 18,790 149 0.8% 18,737 -0.3% (PSA & SSA) -53 Scotnyille 380 -7.8% 344 -36 -9.5% Neighborhoad 412 -32 327 -17 4.9% Stubbs Park 457 101 28.4% 464 7 1.5% 464 0 0.0% Neighborhood 356 Southside Neighborhood 937 908 -29 -3.1% 983 75 8.3% 1,004 21 2.1%

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

 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 Cennus; IISRI; Urban Decision Group; Bowen National Research
 Source: 2000, 2010 Cennus; IISRI; Urban Decision Group; Bowen National Research
 Source: 2000, 2010 Cennus; IISRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

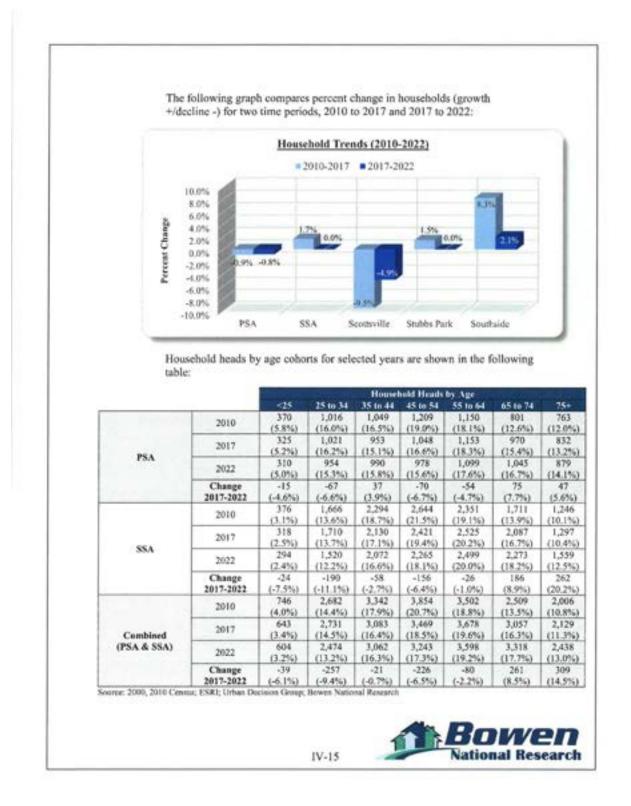
- From 2000 to 2010, the number of households in the PSA increased by 148, reflecting an increase of 2.4%. By comparison, surrounding markets grew at more rapid rates: SSA (13.0%), Laurens County (9.1%), and the state of Georgia (19.3%).
- The number of households within the PSA have decreased by 55 (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%.

IV-14



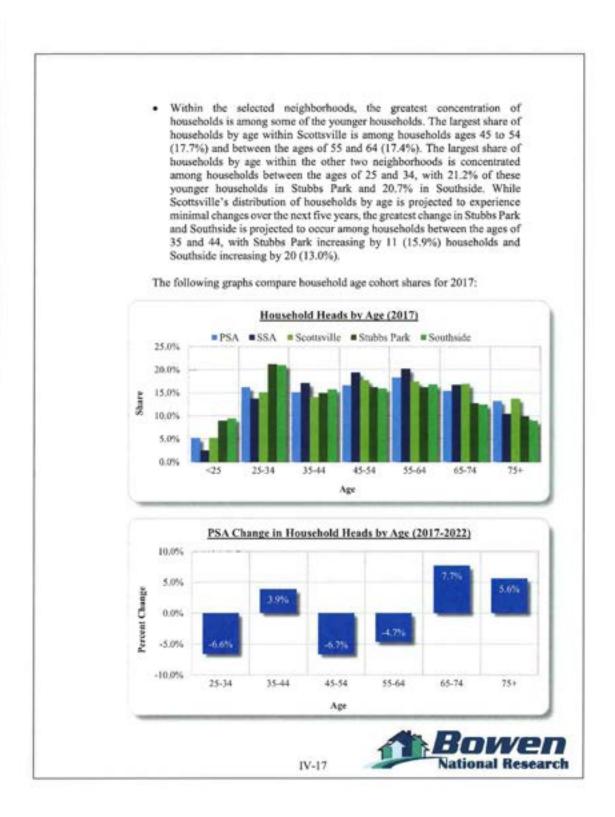
APPENDIX E: BOWEN NATIONAL RESEARCH DEMOGRAPHIC ANALYSIS













			Household	ds by Tenu				
	201	10	201	10	201	7	202	2
Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percu
Owner-Occupied	3,494	56.3%	3,103	48.8%	2,794	44.3%	2,739	43.85
Renter-Occupied	2,715	43.7%	3,254	51.2%	3,508	55.7%	3,515	56.25
Total	6,209	100.0%	6,357	100.0%	6,302	100.0%	6,254	100.0
Owner-Occupied	8,678	79.8%	9,215	75.0%	8,953	71.7%	8,952	71.79
Renter-Occupied	2,196	20.2%	3,069	25.0%	3,535	28.3%	3,531	28.35
Total	10,874	100.0%	12,284	100.0%	12,488	100.0%	12,483	100.0
Owner-Occupied	12,172	71.3%	12,318	66.1%	11,747	62.5%	11,691	62.45
Renter-Occupied	4,911	28,7%	6,323	33.9%	7,043	37.5%	7,046	37.65
Total	17,083	100.0%	18,641	100.0%	18,790	100.0%	18,737	100.0
Owner-Occupied	203	49.4%	164	43.2%	132	38.4%	124	37.95
	209	50.6%	216	56.8%	and the second se	61.6%	203	62.19
	412	and the Colorest and		100.0%	and the second se	an and a data data data data data data d	327	100.0
Owner-Occupied	89	25.0%	63	13.8%	55	11.9%	53	11.45
and the second data in the fact that the fact and the second data and t	267	and a state of the	the second s	and the second second second	in the factor of the second	and the second second		88.67
and a constraint of the second s	356	and the second se	the second se	Barris and the state of the state	464	and the state of t		100.0
and the second sec		and the second second second second				and the second se		22.89
And and an other statements are as a second statement of the second statement			the second se	Contraction and the second second	the second s			77.25
Total	937	100.0%	908	100.0%	983	100.0%	1,004	100.0
Owner-Occupied	2.029.127	67.5%	2.354.406	65.7%	2,371,578	61.8%	2.491.118	61.75
Renter-Occupied	976,907	32.5%	1,231,191	34.3%	1,464,540	38.2%	1,543.319	38.35
	3.006.034	100.0%	3,585,597	100.0%	3,836,118	100.0%	4,034,437	100.0
	Owner-Occupied Renter-Occupied Owner-Occupied Renter-Occupied Total Owner-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied Renter-Occupied	Household Lype Number Owner-Occupied 3,494 Renter-Occupied 2,715 Total 6,209 Owner-Occupied 8,678 Renter-Occupied 2,196 Total 10,874 Owner-Occupied 12,172 Renter-Occupied 4,911 Total 17,083 Owner-Occupied 203 Renter-Occupied 209 Total 412 Owner-Occupied 89 Renter-Occupied 89 Renter-Occupied 267 Total 356 Owner-Occupied 323 Renter-Occupied 323 Renter-Occupied 614 Total 937	Owner-Occupied 3,494 56.3% Renter-Occupied 2,715 43.7% Total 6,209 100.0% Owner-Occupied 8,678 79.8% Renter-Occupied 2,196 20.2% Total 10,874 100.0% Owner-Occupied 12,172 71.3% Renter-Occupied 4,911 28.7% Total 17,083 100.0% Owner-Occupied 203 49.4% Renter-Occupied 209 50.6% Total 17,083 100.0% Owner-Occupied 209 50.6% Total 412 100.0% Owner-Occupied 89 25.0% Renter-Occupied 257 75.0% Total 356 100.0% Owner-Occupied 323 34.4% Renter-Occupied 323 34.4% Renter-Occupied 614 65.6% Total 937 100.0%	2010 201 Household Type Number Percent Number Owner-Occupied 3,494 56,3% 3,103 Renter-Occupied 2,715 43,7% 3,254 Total 6,209 100,0% 6,357 Owner-Occupied 8,578 79,8% 9,215 Renter-Occupied 2,196 20,2% 3,069 Total 10,874 100,0% 12,284 Owner-Occupied 12,172 71,3% 12,318 Renter-Occupied 4,911 28,7% 6,523 Total 17,083 100,0% 18,641 Owner-Occupied 209 50,6% 216 Total 17,083 100,0% 380 Owner-Occupied 209 50,6% 216 Total 412 100,0% 380 Owner-Occupied 207 75,0% 394 Total 356 100,0% 457 Owner-Occupied 323 34,4% 245	2010 2010 Household Type Number Percent Number Percent Owner-Occupied 3,494 56,375 3,103 48,875 Renter-Occupied 2,715 43,776 3,254 51,275 Total 6,209 100,0% 6,357 100,0% Owner-Occupied 8,678 79,8% 9,215 75,0% Renter-Occupied 2,196 20,2% 3,069 25,0% Total 10,874 100,0% 12,284 100,0% Owner-Occupied 12,172 71,3% 12,318 66,1% Renter-Occupied 4,911 28,7% 6,323 33,9% Total 17,083 100,0% 18,641 100,0% Owner-Occupied 203 49,4% 164 43,2% Renter-Occupied 209 50,6% 216 56,8% Total 412 100,0% 380 100,0% Owner-Occupied 299 50,6% 63 13,8%	Household Type Number Percent Number Percent Number Owner-Occupied 3,494 56.3% 3,103 48.8% 2,794 Renter-Occupied 2,715 43.7% 3,254 51.2% 3,508 Total 6,209 100.0% 6,357 100.0% 6,302 Owner-Occupied 8,678 79.8% 9,215 75.0% 8,953 Renter-Occupied 2,196 20.2% 3,069 25.0% 3,535 Total 10,874 100.0% 12,284 100.0% 12,488 Owner-Occupied 12,172 71.3% 12,318 66.1% 11,747 Renter-Occupied 4,911 28.7% 6,323 33.9% 7,043 Total 17,083 100.0% 18,641 100.0% 18,790 Owner-Occupied 203 49.4% 164 43.2% 132 Renter-Occupied 209 50.6% 216 56.8% 212 Total 412	2010 2010 2017 Household Type Number Percent Number Percent Number Percent Owner-Occupied 3.494 56.3% 3.103 48.8% 2.794 44.3% Renter-Occupied 2.715 43.7% 3.254 51.2% 3.508 55.7% Total 6.209 100.0% 6.357 100.0% 6.302 100.0% Owner-Occupied 8.678 79.8% 9.215 75.0% 8.953 71.7% Renter-Occupied 2.196 20.2% 3.069 25.0% 3.535 28.3% Total 10.874 100.0% 12.284 100.0% 12.488 100.0% Owner-Occupied 12,172 71.3% 12,318 66.1% 11,747 62.5% Renter-Occupied 4.911 28.7% 6.323 33.9% 7.043 37.5% Owner-Occupied 203 49.4% 164 43.2% 132 38.4% Owner-Occupied 209	2010 2010 2017 202 Household Type Number Percent Statt Statt <td< td=""></td<>

 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.

IV-18



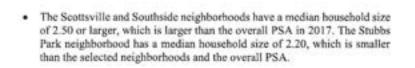


			Hou	scholds by T	enure (2017	1		
					Renter-Occup	1.11		
	100.0	15					-	1
	80.0	146	2	8.3%	1.0			
		55.	716		61.6%	1000		
	Share eo.o	1%			1000	88.1%	76.8%	-
	40.0	2%						
				1.7%	100			
	20.0	<u>9% 443</u>	500		38,4%		23.2%	
	0.0	1%				11.9%	Contraction of the	
		P5	A	SSA S	Scottsville	Stubbs Park	Southside	
		1-Person	2-Remon 816	3-Person 425	4-Person 326	5-Person 444	Total 3,255	A. H.
				425	326	444	3,255	
	2010	(38.3%)	(25.1%)	(13,0%)	(10.0%)	(13.6%)	(100.0%)	
PSA	2010	(38.3%) 1,330	(25.1%) 958	(13.0%) 410	332	478	(100.0%) 3,507	
PSA	2017	(38.3%) 1,330 (37.9%)	(25.1%) 958 (27.3%)	(13.0%) 410 (11.7%)	332 (9.5%)	478 (13.6%)	(100.0%) 3,507 (100.0%)	
PSA	2300	(38.3%) 1,330 (37.9%) 1,333 (37.9%)	(25.1%) 958 (27.3%) 960 (27.3%)	(13.0%) 410 (11.7%) 411 (11.7%)	332 (9.5%) 333 (9.5%)	478 (13.6%) 479 (13.6%)	(100.0%) 3,507 (100.0%) 3,515 (100.0%)	
PSA	2017	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967	(25.1%) 958 (27.3%) 960 (27.3%) 822	(13.0%) 410 (11.7%) 411 (11.7%) 467	332 (9.5%) 333 (9.5%) 472	478 (13.6%) 479 (13.6%) 341	(100.0%) 3,507 (100.0%) 3,515 (100.0%) 3,069	
	2017 2022 2010	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145	(25.1%) 958 (27.3%) 960 (27.3%)	(13.0%) 410 (11.7%) 411 (11.7%)	332 (9.5%) 333 (9.5%)	478 (13.6%) 479 (13.6%)	(100.0%) 3,507 (100.0%) 3,515 (100.0%)	
PSA SSA	2017	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145 (32.4%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%)	(100.0%) 3,507 (100.0%) 3,515 (100.0%) 3,069 (100.0%) 3,536 (100.0%)	
	2017 2022 2010	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483	332 (9.5%) 333 (9.5%) 472 (15.4%) 463	478 (13.6%) 479 (13.6%) 341 (11.1%) 371	(100.0%) 3,507 (100.0%) 3,515 (100.0%) 3,069 (100.0%) 3,536	
	2017 2022 2010 2017	(38.3%) 1.330 (37.9%) 967 (31.5%) 1.145 (32.4%) 1.143 (32.4%) 1.143 (32.4%) 2.202	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074 (30,4%) 1,639	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482 (13.6%) 895	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462 (13.1%) 805	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370 (10.5%) 782	(100.0%) 3,507 (100.0%) 3,515 (100.0%) 3,059 (100.0%) 3,536 (100.0%) 3,531 (100.0%) 3,531 (100.0%) 6,323	
	2017 2022 2010 2017 2022 2022 2010	(38.3%) 1,330 (37.9%) 1,333 (37.9%) 967 (31.5%) 1,145 (32.4%) 1,143 (32.4%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074 (30,4%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482 (13.6%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462 (13.1%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370 (10.5%)	(100.0%) 3,507 (100.0%) 3,515 (100.0%) 3,059 (100.0%) 3,536 (100.0%) 3,531 (100.0%)	
SSA	2017 2022 2010 2017 2022	(38.3%) 1.330 (37.9%) 1.333 (37.9%) 967 (31.5%) 1.145 (32.4%) 1.143 (32.4%) 1.143 (32.4%) 2.202 (34.8%)	(25,1%) 958 (27,3%) 960 (27,3%) 822 (26,8%) 1,076 (30,4%) 1,074 (30,4%) 1,639 (25,9%)	(13.0%) 410 (11.7%) 411 (11.7%) 467 (15.2%) 483 (13.6%) 482 (13.6%) 895 (14.2%)	332 (9.5%) 333 (9.5%) 472 (15.4%) 463 (13.1%) 462 (13.1%) 805 (12.7%)	478 (13.6%) 479 (13.6%) 341 (11.1%) 371 (10.5%) 370 (10.5%) 782 (12.4%)	(100.0%) 3,507 (100.0%) 3,515 (100.0%) 3,069 (100.0%) 3,536 (100.0%) 3,531 (100.0%) 6,323 (100.0%)	

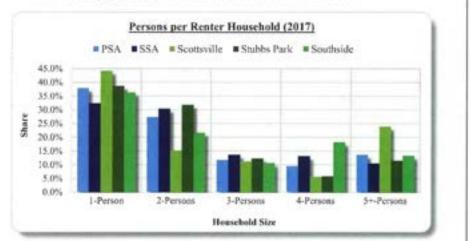


				Persons	fer Renter Has	schold		
		I-Person	2-Person	3-Person	4-Person	5-Person	Total	Ave
	2010	81 (37.3%)	22 (10.0%)	77 (35.5%)	6 (2.7%)	31 (14.5%)	216 (100.0%)	2.
Scottsville Neighborhood	2017	96 (44.2%)	33 (15.2%)	24 (11.2%)	12 (5.6%)	52 (23.9%)	217 (100.0%)	2.5
	2022	90 (44.2%)	31 (15.2%)	23 (11.2%)	11 (5.6%)	48 (23.9%)	203 (100.0%)	2.5
	2010	171 (43.2%)	98 (24,8%)	(5.6%)	47 (12.0%)	57 (14,4%)	395 (100.0%)	2.1
Stubbs Park Neighborhood	2017	158 (38.7%)	130 (31.8%)	50 (12.3%) 50	24 (5.8%)	47 (11.5%)	409 (100,0%) 410	2.3
	2022	159 (38.7%) 243	(31.8%) 127	(12.3%)	24 (5.8%) 82	47 (11.5%) 119	(100.0%) 663	2.3
Southside	2010	(36.7%)	(19.2%)	(13.7%)	(12.4%) 138	(18.0%)	(100.0%)	2.5
Neighborhood	2017	(36.3%) 281	(21.6%)	(10.6%) 82	(18.2%)	(13.3%)	(100.0%)	2.5
_	2022	(36.3%) 426.854	(21.6%)	(10.6%)	(18.2%)	(13.3%)	(100.0%)	2.5
	2010	(34.7%) 503,069	319,863 (26.0%) 387,078	202,162 (16.4%) 239,013	153,283 (12.5%) 180,138	(10.5%) 155,241	1,231,191 (100,0%) 1,464,540	2.3
Georgia	2017	(34.4%) 530,130	(26.4%) 407,899	(16.3%) 251,870	(12.3%) 189,828	(10.6%) 163,592	(100.0%)	2.3
	• 1 • 1 • 1 • 1 • 1 • 1 • 1 • 1	of one-perso econd large touseholds 1 aurens Cou arger renter wer one-thir maller than deorgia (39.) The overall 1 0017. The PS	n household st share (27, by household nty and Geor households d (34.8%) of the shares of 2%), median rente GA had a sligh	s, while two 3%) of rente 1 size for th gia. (three-person f the renter he f the SSA (37 r household s htly smaller n	nter househol -person hous tr households e PSA is co or above) in ouseholds in .2%), Lauren size was 2.34 median renter y (2.36 person	eholds repre . The shares mparable to the PSA rep 2017, which s County (36 persons in the household size	sented the s of renter the SSA, resent just is slightly 5.1%), and he PSA in ze than the	





The following graph compares renter household size shares for 2017:



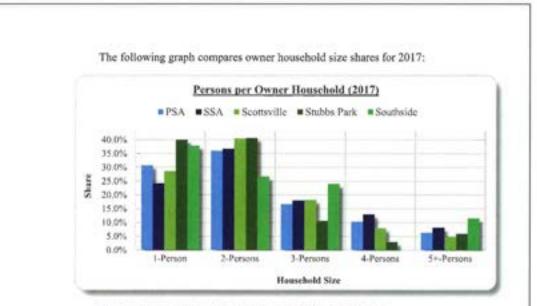
Owner households by size for selected years are shown on the following table:

				Persons	Per Owner Hou	schold		
		I-Person	2-Person	3-Person	4-Person	S-Person	Total	Average ILII, Siz
	2010	872 (28.1%)	1,233 (39.7%)	410 (13.2%)	411 (13.2%)	177 (5.7%)	3,103 (100.0%)	2.29
PSA	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
	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
SSA	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
	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
Laurens County	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



	1			Persons	er Owner Her	hid		
		1-Person	24Person	3-Person	4-Person	5-Person	Total	Ave
	2010	47 (28.5%)	81 (49.3%)	20 (12.1%)	8 (4.8%)	9 (5.3%)	164 (100.0%)	2.0
Scottsville Neighborhood	2017	38 (28.6%)	53 (40.5%)	24 (18.2%)	10 (7.9%)	6 (4.8%)	132 (100.0%)	2.3
	2022	35 (28.6%)	50 (40.5%)	23 (18.2%)	10 (7.9%)	6 (4,8%)	124 (100.0%)	2.2
	2010	27 (42.9%)	22 (34,9%)	6 (10.3%)	4 (5.7%)	4 (6.3%)	63 (100.0%)	1.5
Stubbs Park Neighborhood	2017	22 (40.0%)	22 (40.6%)	6 (10.6%)	2 (2.9%)	3 (5.9%)	55 (100.0%)	1.5
80.000.000.000	2022	21 (40.0%)	22 (40.6%)	6 (10.6%)	2 (2.9%)	3 (5.9%)	53 (100.0%)	1.5
	2010	124 (50.5%)	87 (35.7%)	34 (13.8%)	0(0.0%)	0 (0.0%)	245 (100.0%)	1.6
Southside Neighborhood	2017	86 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	228 (100.0%)	2.3
	2022	87 (37.8%)	61 (26.7%)	55 (24.0%)	0 (0.0%)	26 (11.5%)	229 (100.0%)	2.2
	2010	522,914	844,996	404,487	354,574	227,436	2,354,406	
Georgia	2017	(22.2%) 530,522	(35.9%) 863,966	(17.2%) 402,931	(15.1%) 349,096	(9.7%) 225,063	(100.0%) 2,371,578	2.5
	2022	(22,4%) 557,263 (22,4%)	(36.4%) 907,514 (36.4%)	(17.0%) 423,241 (17.0%)	(14.7%) 366,693 (14.7%)	(9.5%) 236,407 (9.5%)	(100.0%) 2,491,118 (100.0%)	2.5
	• 1	wo-person	owner house	sholds repres	ng table inclu ented the lar	gest share (
	• T P s h t u v S 2	wo-person SA homeo econd large ouseholds c frough 2022 ras 2.26 per SA had a sl 017, which	owner house wners, while est share (3 omprised two rr household for the PSA. sons, and is ightly larger is also projec	cholds repres c one-person (0.7%) in 2 o-thirds of all sizes are proj In 2017, the projected to r median own ted to remain	7. Second and	gest share (seholds rep rson and t households i in virtually i n owner hous 5 persons in size (2.44 g by 2022.	resent the wo-person n 2017. unchanged schold size 2022. The persons) in	





The distribution of households by income is illustrated below:

					Heavekold	is by Income			
			\$15.000- \$24,999	\$25,000 - \$34,999	\$15,000- \$49,999	\$50,000 - \$74,999	\$75,008 - \$99,999	\$180,000 - \$149,999	\$150,000
	2018	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%)
PSA	2022	1,918 (30,7%)	867 (13,9%)	532 (8.5%)	826 (13,2%)	765 (12,2%)	453	398 (6.4%)	495
	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
	2010	2,707 (22.0%)	2,124 (17,3%)	1,340 (10.9%)	2,054 (16.8%)	2,068 (16.8%)	761 (6.2%)	836 (6.8%)	388
	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%)
SSA	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
	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%
	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
Laurens	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%)
County	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
	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%



			\$15,000 -	\$25.000 -	Household \$35,000 -	b by Income \$58,000 -	\$75,000 -	\$106,000 -	
		<\$15,000	\$24,999	\$34,999	\$49,999	\$74,999	\$99,999	\$149,999	\$150,000
	2010	159	67	47	69	17	0	13	8
		(41,8%)	(17.6%)	(12,4%)	(18,2%)	(4.5%)	(0.0%)	(3.4%)	(2.1%)
e	2017	66	45	47	60	53	31	29	18
Scottsville Neighborhood		(18.9%) 68	(12.9%) 44	(13.5%) 41	(17.2%)	(15.2%)	(8.9%) 30	(8.3%)	(5.2%)
	2022	(20.8%)	(13.5%)	(12.5%)	(16.2%)	(15.6%)	(9.2%)	(7.3%)	(4.9%)
	Change	2	-1	-6	-7	-2	-1	-5	-2
	2017-2022	(3.0%)	(-2.2%)	(-12,8%)	(-11.7%)	(-3.8%)	(-3.2%)	(-17.2%)	(-11.1%
	2010	159	100	74	58	41	5	12	9
	2010	(34.7%)	(21.8%)	(16.2%)	(12.7%)	(9.0%)	(1.1%)	(2.6%)	(2.0%)
	2017	274	71	18	35	15	38	4	9
Stubbs Park		(59.1%)	(15.3%)	(3.9%)	(7.5%)	(3.2%)	(8.2%)	(0.9%)	(1.9%)
Neighborhood	2022	292	59	17	35	14	34	3.	9
		(63.1%)	(12.7%)	(3.7%)	(7,6%)	(3.0%)	(7.3%)	(0.6%)	(1.9%)
	Change 2017-2022	18 (6.6%)	-12 (-16.9%)	-1 (-5.6%)	0 (0.0%)	-1 (-6.7%)	-4 (-10.5%)	1.36.050	(0.0%)
_	2017-2022	332	213	140	98	74	12	(-25.0%)	8
	2010	(36.6%)	(23.5%)	(15.4%)	(10.8%)	(8.1%)	(1.3%)	(3.4%)	(0.9%)
		476	193	78	153	50	21	11	2
Southolde	2017	(48.4%)	(19.6%)	(7.9%)	(15.5%)	(5.1%)	(2.1%)	(1.1%)	(0.2%)
Neighborhood	3022	516	174	81	154	49	19	9	2
	2042	(51.4%)	(17.3%)	(8.1%)	(15.3%)	(4.9%)	(1.9%)	(0.9%)	(0.2%)
	Change	-40	-19	3	1	-1	-2	-2	0
	2017-2022	(8.4%)	(-9.8%)	(3.8%)	(0.7%)	(-2.0%)	(-9.5%)	(-18.2%)	(0.0%)
	2010	544,504	416,612	388,958	527,733	667,292	391,911	386,685	261,902
-		(15.2%)	(11.6%)	(10.8%)	(14.7%)	(18.6%)	(10.9%)	(10.8%)	(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
Georgia	1000000	572,908	451,527	408,077	556,740	704,194	448,962	514,785	(9.5%) 377,244
	2022	(14.2%)	(11.2%)	(10.1%)	(13.8%)	(17.5%)	(11.1%)	(12.8%)	(9.4%)
	Change	69,249	46,366	23,855	27,203	-1,274	6,785	14,992	11,143
	2017-2022	(13.7%)	(11,4%)	(6.2%)	(5.1%)	(-0.2%)	(1.5%)	(3.0%)	(3.0%)
sarce: 2000 Cens		Noteworthy In 2017 below \$ to incre also pro making These a	observatio , the larges 15,000. By use the mos jected to in \$150,000	ns from the t share (29. 2022, this d, growing crease amor or more an	preceding 1%) of hou base of low by 83 (4.5% tg the highe nually proj	table includ seholds in (-income ho 6) househol st income h ected to inc	e: the PSA has useholds is ds. Notable ouseholds, crease by 3 ds of Dublin	projected growth is with those 6 (7.8%).	



	t	weighte househo (48.4% growth occur a by 18 (Southsi of the lo The distributo the relati tigher many	ed towards olds in Stu) of the hot between 20 mong those 6.6%) hous de. As such ocal housin ution of ren vely small :	income wi the lowest ubbs Park ischolds in 202 making les cholds in 5 a, affordabl g market. ter househo size of the s associated	thin Stubbs income ho carn less th Southside of 2 in these t s than \$15,0 Stubbs Park e housing w Ids by incore elected neig	uscholds. J han \$15,00 carn below wo neighbo 000, which i and by 40 vill remain me is illustra hborhoods	Aust under 6 0, while al \$15,000. Th rthoods is pr s projected to (8.4%) hou an importar ated below (and the corr we have excl	are greatly 60% of all most half to greatest tojected to to increase scholds in at segment Note: Due esponding	
		<\$15.000	\$15,000 -	\$25,000 -	\$35,000-	holds by Incon \$50,000 +	\$75,000-	\$108,000 -	
	2010	1,209	674	428	381	307	109	111	35
	2010	(37.2%)	(20.7%)	(13.2%) 374	(11.7%) 372	(9.4%) 372	(3.4%)	(3.4%)	(1.1%) 66
	2017	(44.0%)	(17.0%)	(10.7%)	(10.6%)	(10.6%)	(4.0%)	(1.3%)	(1.9%)
and a		1,632	626	378	288	383	110	26	77
PSA	2022		(17.8%)	(10,7%)	(8.2%)	(10.9%)	(3.1%)	(0.7%)	(2.2%)
PSA	2022	(46,4%)	and the second se	And the second se			and the second se	Contract of Children of Contracts	
PSA	2022 Change 2017-2022	90	30	4	-84	(3.0%)	-31	-18	11 (16.8%)
PSA	Change 2617-2022	90 (5.8%) 1,218	30 (5.0%) 553	4 (1.0%) 411	-84 (-22.5%) 362	(3.0%) 340	-31 (-22.0%) 89	-18 (-40.9%) 77	(16.8%)
PSA	Change	90 (5.8%) 1,218 (39.7%)	30 (5.0%) 553 (18.0%)	4 (1.0%) 411 (13.4%)	-84 (-22.5%) 362 (11.8%)	(3.0%) 340 (11.1%)	-31 (-22.0%) 89 (2.9%)	-18 (-40,9%) 77 (2.5%)	(16.8% 19 (0.6%)
	Change 2617-2022	90 (5.8%) 1,218 (39.7%) 1,266	30 (5.0%) 553 (18.0%) 614	4 (1.0%) 411 (13.4%) 455	-84 (-22.5%) 362 (11.8%) 520	(3.0%) 340 (11.1%) 360	-31 (-22.0%) 89 (2.9%) 164	-18 (-40.9%) 77 (2.5%) 140	(16.8%) 19 (0.6%) 16
PSA 554	Change 2617-2022 2010 2017	90 (5.8%) 1,218 (39.7%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629	4 (1.0%) 411 (13.4%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485	(3.0%) 340 (11.1%)	-31 (-22.0%) 89 (2.9%)	-18 (-40,9%) 77 (2.5%)	(16.8% 19 (0.6%) 16
	Change 2617-2022 2010 2017 2017 2022	90 (5.8%) 1,218 (39.7%) 1,266 (35.8%) 1,482 (41.9%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%)	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%)	(3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%)	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%)	(16.8% 19 (0.6%) 16 (0.5%) 12 (0.3%)
	Change 2617-2022 2010 2017 2017 2022 Change	90 (5.8%) 1.218 (39.7%) 1.266 (35.8%) 1,482 (41.9%) 216	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35	(3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) -98	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%) 55	(16.8% 19 (0.6%) 16 (0.5%) 12 (0.3%) -4
	Change 2617-2022 2010 2017 2017 2022 Change 2017-2022	90 (5.8%) 1,218 (39.7%) 1,266 (35.8%) 1,482 (41.9%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%)	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%)	(3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%)	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%)	(16.8% 19 (0.6%) 16 (0.5%) 12 (0.3%) -4
	Change 2617-2022 2010 2017 2017 2022 Change	90 (5.8%) 1.218 (39.7%) 1.266 (35.8%) 1.482 (41.9%) 216 (17.0%) 2,470 (39.1%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%)	4 (1.0%) 411 (15.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) 820 (13.0%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%)	(3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) 98 (-27.3%) 649 (10.3%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) 196 (3.1%)	-18 (-40,9%) 77 (2,5%) 140 (3,9%) 195 (5,5%) 555 (39,4%) 178 (2,8%)	(16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2%) 49 (0.8%)
554	Change 2617-2022 2010 2017 2017 2022 Change 2017-2022	90 (5.8%) 1.218 (39.7%) 1.266 (35.8%) 1.482 (41.9%) 216 (17.0%) 2,470 (39.1%) 2,797	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%) 1,207	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) (-26.4%) (13.0%) 845	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%) 887	(3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) 98 (-27.3%) 649 (10.3%) 744	31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) (-18.4%) 196 (3.1%) 306	-18 (-40,9%) 77 (2.5%) 140 (3.5%) 195 (5.5%) 55 (39,4%) 178 (2.8%) 188	(16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2%) 49 (0.8%) 69
SSA	Change 2617-2022 2010 2017 2022 2022 Change 2017-2022 2010 2017	90 (5.8%) 1.218 (39.7%) 1.266 (35.8%) 1.482 (41.9%) 216 (17.0%) 2,470 (39.1%) 2,797 (39.7%)	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%) 1,207 (17.1%)	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) (2.0%) 820 (13.0%) 845 (12.0%)	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%) 887 (12.6%)	(3.0%) 340 (11,1%) 360 (10.2%) 98 (-27,3%) 649 (10,3%) 744 (10,6%)	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) (3.1%) 306 (4.3%)	-18 (-40,9%) 77 (2,5%) 140 (3,9%) 195 (5,5%) 55 (39,4%) 178 (2,8%) 188 (2,7%)	(16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2%) 49 (0.8%) 69 (1.0%)
554	Change 2617-2022 2010 2017 2017 2022 Change 2017-2022 2010	90 (5.8%) 1.218 (39.7%) 1.266 (35.8%) 1.482 (41.9%) 216 (17.0%) 2,470 (39.1%) 2,797	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%) 1,207	4 (1.0%) 411 (13.4%) 455 (12.9%) 335 (9.5%) -120 (-26.4%) (-26.4%) (13.0%) 845	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%) 887	(3.0%) 340 (11.1%) 360 (10.2%) 262 (7.4%) 98 (-27.3%) 649 (10.3%) 744	31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) (-18.4%) 196 (3.1%) 306	-18 (-40,9%) 77 (2.5%) 140 (3.5%) 195 (5.5%) 55 (39,4%) 178 (2.8%) 188	(16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2% 49 (0.8%) 69
SSA	Change 2617-2022 2010 2017 2022 2022 Change 2017-2022 2010 2017	90 (5.8%) 1.218 (39.7%) 1.266 (35.8%) 1.482 (41.9%) 216 (17.0%) 2.470 (39.1%) 2.797 (39.7%) 3.079	30 (5.0%) 553 (18.0%) 614 (17.4%) 629 (17.8%) 14 (2.3%) 1,223 (19.3%) 1,207 (17.1%) 1,260	4 (1.0%) 411 (13.4%) 455 (12.9%) -120 (-26.4%) 820 (13.0%) 845 (12.0%) 758	-84 (-22.5%) 362 (11.8%) 520 (14.7%) 485 (13.7%) -35 (-6.8%) 738 (11.7%) 738 (11.7%) 887 (12.6%) 770	(3.0%) 340 (11,1%) 360 (10.2%) 262 (7.4%) -98 (-27,3%) 649 (10,3%) 649 (10,3%) 662	-31 (-22.0%) 89 (2.9%) 164 (4.6%) 134 (3.8%) -30 (-18.4%) 196 (3.1%) 306 (4.3%) 264	-18 (-40,9%) 77 (2.5%) 140 (3.9%) 195 (5.5%) 55 (39,4%) 178 (2.8%) 188 (2.7%) 191	(16.8%) 19 (0.6%) 16 (0.5%) 12 (0.3%) -4 (-25.2%) 49 (0.8%) 69 (1.0%) 71



		Sudda a	\$15,001-	\$25,000-	Renter Heuro \$15,000 -	steams -	\$75,000 -	\$100,000 -	
	-	<\$15,000 58	524.999 28	\$34,999	\$49,999	34	\$99,999 22	\$149,999	5150,000
	2017	(26.8%)	(12.8%)	(12.2%)	(15.0%)	(15.5%)	(10.2%)	(2.0%)	(5.4%)
Scottsville	2022	52	29	17	26	41	21	3	14
Neighborhood	20122	(25.6%)	(14.5%)	(8.1%)	(12.8%)	(20.3%)	(10.4%)	(1.4%)	(6.8%)
	Change	-6	2	-10	-7	8	-1	-1	2
	2017-2022	(-10.5%)	(5.5%)	(-37.8%)	(-20.0%)	(22.8%)	(-4.3%)	(-33.3%)	(16.3%)
	2017	260 (63.5%)	63 (15.5%)	16 (4.0%)	29 (7.2%)	(2.7%)	28 (6.7%)	(0.2%)	(0.2%)
Stubbs Park		275	52	16	30	11	26	0	10.2345
Neighborhood	2022	(67,0%)	(12.8%)	(3.8%)	(7.3%)	(2.6%)	(6.3%)	(0.1%)	(0.2%)
01220303	Change	15	-11	-1	L	+1	-2	0	0
	2017-2022	(5.7%)	(-17.4%)	(-3.4%)	(2.1%)	(-5.9%)	(-6.4%)	(-53.0%)	(-6.4%)
	2017	414	155	72	70	35	2	6	0
		(54.8%)	(20.5%)	(9.6%)	(9.3%)	(4.6%)	(0.3%)	(0.8%)	(0.1%)
Southside Neighborhood	2022	448 (57.8%)	142 (18.3%)	76 (9.8%)	67 (8.6%)	35 (4.5%)	(0.3%)	5 (0.6%)	(0.1%)
	Change	34	-13	3	-3	0	-1	+1	0
	2017-2022	(8.2%)	(-8.5%)	(4.7%)	(-4.4%)	(-0.5%)	(-20.7%)	(-22.6%)	(98.2%)
	2010	335,233	210,764	174,273	195,726	179,493	73,600	44,198	17,904
	2010	(27.2%)	(17.1%)	(14.2%)	(15.9%)	(14.6%)	(6.0%)	(3.6%)	(1.5%)
Georgia	2017	336,242	230,074	195,907	233,037	240,349	110,418	82,127	36,384
Georgia		(23.0%)	(15.7%)	(13.4%)	(15.9%)	(16.4%)	(7.5%)	(5.6%)	(2.5%)
	2022	371,255 (24.1%)	244,655 (15.9%)	198,944 (12.9%)	237,702 (15.4%)	239,787 (15.5%)	(7.6%)	93,267 (6.0%)	40,232 (2.6%)
	Change	35,012	14,581	3,036	4,665	-562	7,223	11,139	3,847
	2017-2022	(10.4%)	(6.3%)	(1.5%)	(2.0%)	(-0.2%)	(6.5%)	(13.6%)	(10.6%)
		 In 2017 income househ between next lar \$24,999 combin 	7, the larges s below \$1 olds in the n 2017 and 2 gest numbe 0, which rep ed figure, w	t number o 15,000. Th PSA. This 2022, addin r of renter h presented a rell over hal	f renter how is figure re- segment is g 90 (5.8%) iouseholds (17.0% shar if of the rent	aseholds (1, epresented s projected households (596) made re of all rer ter househo	542) in the 44.0% of to increase during this between \$1 iter househ	all renter the most time. The 5,000 and olds. As a SA earned	



 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.
IV-27 Bowen National Research







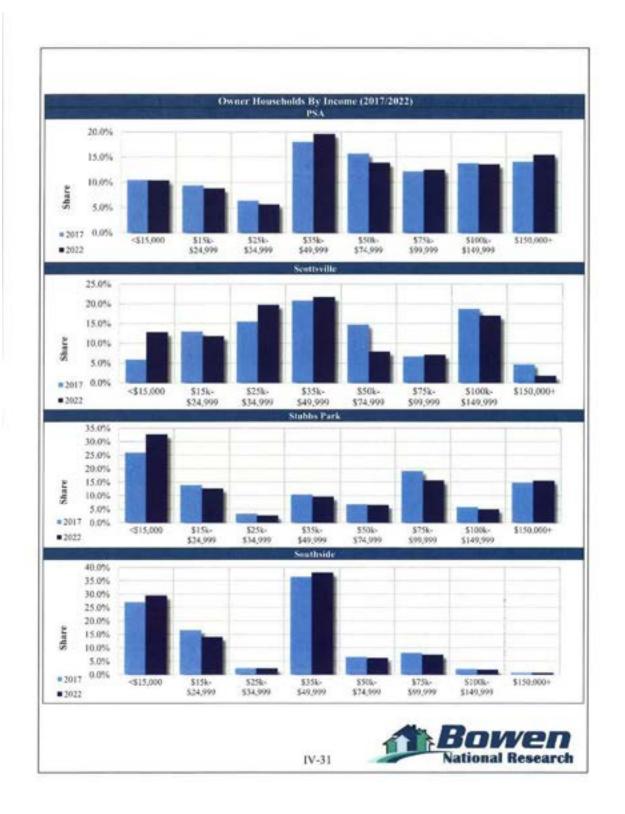
The distribution of sums	r households by income is included below (Note: Due
	te of the selected neighborhoods and the corresponding
	ssociated with certain data sets, we have excluded 2010
-	
data for the neighborhoo	(ds):

		and the survey of the				holds by Incom			
		\$15,000	\$15,008 - \$24,999	\$25,000 - \$34,999	\$49,999	\$50,000 - \$74,999	\$75,000- \$99,999	5100,000 - 5149,999	\$150,000
	2010	319	444	237	634	601	202	377	290
	2010	(10.3%)	(14.3%)	(7.6%)	(20.4%)	(19.4%)	(6.5%)	(12.2%)	(9.3%)
	2017	293	263	178	502	439	340	385	393
PSA	2017	(10.5%)	(9.4%)	(6.4%)	(18.0%)	(15.7%)	(12.2%)	(13.8%)	(14.1%)
ras	2022	286	241	154	538	382	343	372	424
	2022	(10,4%)	(8.8%)	(5.6%)	(19.6%)	(13.9%)	(12.5%)	(13.6%)	(15.5%)
	Change	-7	-22	-24	36	-57	2	-13	31
	2017-2022	(-2.5%)	(-8.4%)	(-13.4%)	(7.1%)	(-13.0%)	(0.6%)	(-3.4%)	(7.8%)
	2010	1,489	1,571	929	1,702	1,728	672	759	369
		(16.1%)	(17.0%)	(10.1%)	(18.5%)	(18.7%)	(7.3%)	(8.2%)	(4.0%)
	2017	1,053	1,108	1,032	1,301	1,825	1,097	914	625
SSA	2017	(11.8%)	(12.4%)	(11.5%)	(14.5%)	(20.4%)	(32.2%)	(10.2%)	(7.0%)
DONE	2022	1,026	1,099	1,121	1,305	1,810	1,060	829	702
		(11.5%)	(12.3%)	(12.5%)	(14.6%)	(20.2%)	(11.8%)	(9.3%)	(7.8%)
	Change	-27	-8	89	4	-15	-37	-85	77
	2017-2022	(-2.5%)	(-0.7%)	(8.7%)	(0.3%)	(-0.8%)	(-3.3%)	(-9.3%)	(12.3%
	2010	1,625	2,035	1,203	2,373	2,365	890	1,161	666
	2010	(13.2%)	(16.5%)	(9.8%)	(19.3%)	(19.2%)	(7.2%)	(9.4%)	(5.4%)
	2017	1,357	1,374	1,194	1,807	2,252	1,437	1,295	1,031
Laurens	aver.	(11.6%)	(11.7%)	(10.2%)	(15.4%)	(19.2%)	(12.2%)	(11.0%)	(8.8%)
			1,326	1,235	1,858	2,120	1,406	1,260	1,161
County	2022	1,325							
County	2022	(11.3%)	(11.3%)	(10.6%)	(15.9%)	(18.1%)	(12.0%)	(10.8%)	(9.9%)
County	2022 Change 2017-2022	(11.3%) -32	(11.3%) -48	(10.6%)	51	-132	-31	-35	130
County	Change 2017-2022	(11.3%) -32 (-2.3%)	(11.3%) -48 (-3.5%)	(10.6%) 41 (3.4%)	51 (2.8%)	-132 (-5.9%)	-31 (-2.1%)	-35 (-2.7%)	130 (12.6%
County	Change	(11.3%) -32 (-2.3%) 8	(11.3%) -48 (-3.5%) 17	(10.6%) 41 (3.4%) 20	51 (2.8%) 27	-132 (-5.9%) 19	-31 (-2.1%) 9	-35 (-2.7%) 25	130 (12.6% 6
County	Change 2017-2022 2017	(11.3%) -32 (-2.3%)	(11.3%) -48 (-3.5%)	(10.6%) 41 (3.4%)	51 (2.8%) 27 (20.8%)	-132 (-5.9%)	-31 (-2.1%)	-35 (-2.7%) 25 (18.7%)	130 (12.6%) 6 (4.7%)
Scottsville	Change 2017-2022	(11.3%) -32 (-2.3%) 8 (5.9%) 16	(11.3%) -48 (-3.5%) 17 (13.0%)	(10.6%) 41 (3.4%) 20 (15.5%)	51 (2.8%) 27	-132 (-5.9%) 19 (14.7%)	-31 (-2.1%) 9 (6.7%) 9	-35 (-2.7%) 25	130 (12.6%) 6 (4.7%) 2
Scottsville	Change 2017-2022 2017 2017 2022	(11.3%) -32 (-2.3%) 8 (5.9%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15	(10.6%) 41 (3.4%) 20 (15.5%) 24	51 (2.8%) 27 (20.8%) 27	-132 (-5.9%) 19 (14.7%) 10	-31 (-2.1%) 9	-35 (-2.7%) 25 (18.7%) 21	130 (12.6%) 6 (4.7%) 2
Scottsville	Change 2017-2022 2017	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%)	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%)	51 (2.8%) 27 (20.8%) 27 (21.7%)	-132 (-5.9%) 19 (14.7%) 10 (7.9%)	-31 (-2.1%) 9 (6.7%) 9 (7.1%)	-35 (-2.7%) 25 (18.7%) 21 (17.0%)	130 (12.6%) 6 (4.7%) 2 (1.8%) -4
Scottsville	Change 2017-2022 2017 2022 Change 2017-2022	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4	51 (2.8%) 27 (20.8%) 27 (21.7%) 0	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4	130 (12.6%) 6 (4.7%) 2 (1.8%) -4
Scottsville	Change 2017-2022 2017 2017 2022 Change	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%)	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.9%)	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%)	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%)	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%)	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%)	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8
Scottsville Neighborhood	Change 2017-2022 2017 2022 2022 Change 2017-2022 2017	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.9%) 2	51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1.8%) 6	-132 (-5,9%) 19 (14,7%) 10 (7,9%) -10 (-49,7%) 4	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8
Scottsville Neighborhood Stubbs Park	Change 2017-2022 2017 2022 Change 2017-2022	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%)	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.9%) 2	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%)	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (6.8%)	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10 (19.1%)	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%)	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8 (14.8% 8
Scottsville Neighborhood Stubbs Park	Change 2017-2022 2017 2022 2022 Change 2017-2022 2017	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 8 (104.4%) 14 (25.9%) 17	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.7%) 2 (3.3%) 1	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%) 5	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (5.8%) 3	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) (-0.5%) 10 (19.1%) 8	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%) 3	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8 (14.8% 8
Scottsville Neighborhood Stubbs Park	Change 2017-2022 2017 2022 2017 2022 2017-2022 2017 2022	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 16 (12.8%) 8 (104.4%) 17 (32.7%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%)	(10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,7%) 2 (3,3%) 1 (2,6%)	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%) 5 (9.6%)	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (5.8%) 3 (6.5%)	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10 (19.1%) 8 (15.6%)	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%) 3 (4.9%)	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8 (14.8% 8 (15.5%) 0
Scottsville Neighborhood Stubbs Park	Change 2017-2022 2017 2022 2017 2022 2017-2022 2017 2022 Change 2017-2022	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 16 (12.8%) 8 (104.4%) 16 (12.8%) 17 (32.7%) 3	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.9%) 2 (3.3%) 1 (2.6%) 0	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%) 5 (9.6%) -1	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (6.8%) 3 (6.5%) 0	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10 (19.1%) (19.1%) (15.6%) -2	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%) 3 (4.9%) -1	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8 (14.8% 8 (15.5%) 0
Scottsville Neighborhood Stubbs Park	Change 2017-2022 2017 2022 2022 Change 2017-2022 2017 2022 2022 Change	(11.3%) -52 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) -8 (13.9%) 7 (12.6%) -1 (-13.0%)	(10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%)	51 (2,8%) 27 (20,8%) 27 (21,7%) 0 (-1,8%) 6 (10,4%) 5 (9,6%) -1 (-10,7%)	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (6.8%) 0 (-5.5%) 0 (-8.8%)	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10 (19.1%) 8 (15.6%) -2 (-21.3%)	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%) 3 (4.9%) -1 (-17.6%)	130 (12.6% 6 (4.7%) 2 (1.8% 8 (-63.1% 8 (-63.1% 8 (-63.1% 8 (-63.1%) 8 (-63.1%) 8 (-63.1%) 8 (-63.1%) 8 (-6,0%) 8 (-2,0%) 9 (-
Scottsville Neighborhood Stabbs Park Neighborhood Seuthaide	Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 62	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) 38	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.9%) 2 (3.3%) 1 (2.6%) 0 (-24.3%) 6	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%) 5 (9.6%) (-10,7%) 83	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (6.8%) 3 (6.5%) 0 (-8.8%) 15	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (40.5%) 10 (19.1%) 8 (15.6%) -2 (-21.3%) 19	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%) 3 (5.7%) 3 (4.9%) -1 (-17.6%) 5	130 (12.6% 6 (4.7%) 2 (1.8% 8 (-63.1% 8 (-63.1% 8 (-63.1% 8 (-63.1%) 8 (-63.1%) 8 (-63.1%) 8 (-63.1%) 8 (-6,0%) 8 (-2,0%) 9 (-
Scottsville Neighborhood Stubbs Park Neighborhood	Change 2017-2022 2017 2022 2017 2022 2017-2022 2017 2022 Change 2017-2022	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 (104.4%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 62 (27.0%)	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) 38 (16.6%)	(10.6%) 41 (3.4%) 20 (15.5%) 24 (19.7%) 4 (19.9%) 2 (3.3%) 1 (2.6%) 0 (-24.3%) 6 (2.4%)	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%) 5 (9.6%) -1 (-10.7%) 83 (36.4%)	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (6.8%) 3 (6.5%) 0 (-5.8%) 0 (-5.8%) 15 (6.6%)	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10 (19.1%) 8 (15.6%) -2 (-21.3%) 19 (8.1%)	-35 (-2.7%) 25 (18.7%) 21 (17.0%) -4 (-14.4%) 3 (5.7%) 3 (4.9%) -1 (-17.0%) 5 (2.1%)	130 (12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8 (14.8%) 8 (14.8%) 8 (14.8%) 0 (0.6%) 2 (0.7%) 2
Scottsville Neighborhood Stabbs Park Neighborhood Seuthside	Change 2017-2022 2017 2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(11.3%) -32 (-2.3%) 8 (5.9%) 16 (12.8%) 8 8 (104.8%) 14 (25.9%) 14 (25.9%) 14 (25.9%) 17 (32.7%) 3 (22.0%) 68	(11.3%) -48 (-3.5%) 17 (13.0%) 15 (11.8%) -3 (-14.7%) 8 (13.9%) 7 (12.6%) -1 (-13.0%) 7 (12.6%) -1 (-13.0%) 32	(10,6%) 41 (3,4%) 20 (15,5%) 24 (19,7%) 4 (19,9%) 2 (3,3%) 1 (2,6%) 0 (-24,3%) 5	51 (2.8%) 27 (20.8%) 27 (21.7%) 0 (-1.8%) 6 (10.4%) 5 (9.6%) -1 (-10.7%) 83 (36.4%) 87	-132 (-5.9%) 19 (14.7%) 10 (7.9%) -10 (-49.7%) 4 (6.8%) 3 (6.5%) 0 (-8.8%) 0 (-8.8%) 15 (6.6%) 14	-31 (-2.1%) 9 (6.7%) 9 (7.1%) 0 (-0.5%) 10 (19.1%) 8 (15.6%) -2 (-21.3%) 19 (8.1%) 17	-35 (-2.7%) 25 (18.7%) 21 (17.0%) .4 (-14.4%) 3 (5.7%) 3 (5.7%) 3 (4.9%) -1 (-17.6%) 5 (2.1%) 4	(12.6% 6 (4.7%) 2 (1.8%) -4 (-63.1% 8 (14.8%) 8 (14.8%) 8 (14.8%) 0 (0.6%) 2 (0.7%)



(Continued)		-		The second second	the second blocks	holds by Incon			
		HEARING !!	\$15,000-	\$25,000 -	\$35,000-	\$50,000 -	\$75,000 -	\$100,000 -	
	-	~\$15,808	\$24,999	\$14,999	210,004	\$74,999	799,999	\$149,999	\$150,000
	2010	209,271 (8,9%)	205,848 (8.7%)	214,685 (9,1%)	332,007	487,799	318,311	342,487	243,999
		167,417	175,087	188,315	(14.1%) 296,500	(20.7%) 465,119	(13.5%) 331,759	(14.5%) 417,666	(10.4%) 329,711
	2017	(7.1%)	(7.4%)	(7.9%)	(12.5%)	(19.6%)	(14.0%)	(17.6%)	(13.9%)
Georgia	2022	201,653	206,872	209,133	319,038	464,407	331,321	421,518	337,17
	2022	(8.1%)	(8.3%)	(8.4%)	(12.8%)	(18.6%)	(13.3%)	(16.9%)	(13.5%)
	Change	34,237	31,785	20,819	22,538	-712	-438	3,853	7,458
	2017-2022 nsus; 2010 Censu	(20.4%)	(18.2%)	(11.1%)	(7.6%)	(-0.2%)	(-0.1%)	(0.9%)	(2.3%)
		 The mo within t level. H (7.1%). househo addition The larg neighbo within greatest is amon of all o expected househo 	st significa he PSA is p ouseholds It is also p olds carning al 31 house gest concent rhoods is o Stubbs Par concentrati g those mal wner house d to exper- ids by inco on the folle	nt growth b projected to within this i projected th g \$150,000 cholds (7.8%) tration of o concentrated k (39.8%) ion of owne king betwee cholds in th ience large me level th	5,000 and 5 etween 201 occur withi income leve at notable 1 or more or 6 increase). wher housel d among th and South r household en \$25,000 a he submark : shifts am rough 2022. compare ow	7 and 2022 In the \$35,0 If are projec growth will ver the nex holds in 201 ose making hside (43.6 s in the Sco and \$74,999 et. None o ong the d	in owner h 00 to \$49,99 ted to incre occur amo t five years 17 within th g less than %). Meany ttsville neig 0, representi f the subm istribution	99 income ase by 36 ng owner s, with an e selected \$25,0000 while, the hborhood ng 51.0% arkets are of owner	
							Bo	we	20







				Age	55+ Renter H	ogycholds by 1	nceme	1. August 100	
		<\$15,000	\$15,000- \$24,999	\$25,000 - \$34,999	\$15,000 - \$49,999	\$50,000 - \$74,999	575,000-	\$100,000 - \$149,999	\$150,000
		383	209	117	56	51	25	13	6
	2010	(44,5%)	(24.3%)	(13.6%)	(6.5%)	(6.0%)	(3.0%)	(1.5%)	(0.7%)
	2017	604	228	127	58	67	17	3	8
PSA	00000	(54.3%)	(20.5%)	(11.4%)	(5.2%)	(6.0%)	(1.5%)	(0.3%)	(0.7%)
	2022	625 (52.8%)	243 (20.5%)	146 (12.3%)	40 (3.4%)	102 (8.6%)	13 (1.1%)	(0.2%)	12
	Change	20	14	19	-17	34	-3	-1	(1.1%)
	2017-2022	(3.4%)	(6.3%)	(14.8%)	(-29.9%)	(51.4%)	(-19.5%)	(-35.7%)	(50.4%)
	2010	355	147	114	59	53	15	10	3
	2010	(46.9%)	(19.4%)	(15.0%)	(7.7%)	(7.1%)	(2.0%)	(1.4%)	(0.4%)
	2017	506	205	117	113	56	28	21	2
SSA		(48,2%)	(19.5%)	(11.1%)	(10.8%)	(5.4%)	(2.7%)	(2.0%)	(0.2%)
	2022	674	222	77	102	38	23	33	2
	0	(57.6%)	(19.0%)	(6,6%)	(8.7%)	(3.2%)	(2.0%)	(2.8%)	(0.1%)
	Change 2017-2022	168 (33.1%)	(8.4%)	(-34.0%)	-11 (-9.9%)	(-33,3%)	(-18.9%)	12 (55,9%)	(-35.7%
	0.000	782	326	214	113	102	36	22	9
Laurem	2010	(48.8%)	(20.3%)	(13.4%)	(7.0%)	(6,4%)	(2.2%)	(1.4%)	(0.6%)
	2017	1,101	418	233	184	123	50	26	11
	4917	(51.3%)	(19.5%)	(10.9%)	(8.6%)	(5.7%)	(2.3%)	(1.2%)	(0.5%)
County	2022	1,339	478	212	155	113	43	28	10
		(56.3%)	(20.1%)	(8.9%)	(6.5%)	(4.8%)	(1.8%)	(1.2%)	(0.4%)
	Change 2017-2022	238 (21.6%)	60 (14.3%)	-22 (-9.2%)	-29 (-15.5%)	-10 (-7.8%)	(-13.7%)	(6.9%)	-1 (-7.7%)
		and the second second	and the second second	And the second states	Contraction of the		NO DUI MARCO	torus lora	Contraction of the local division of the loc
	2017	29	11	7	9	9	7	0	2
Scottsville		(38.2%)	(14.9%)	(9.8%)	(12.1%)	(12.3%)	(9.6%)	(0.0%)	(3.1%)
Neighborhood	2022	(27.4%)	(15.0%)	(4.3%)	(15.3%)	(21.8%)	(11.0%)	(0.0%)	(5.3%)
	Change	-5	2	-4	4	9	2	0	2
	2017-2072	(-18.6%)	(13.7%)	(-50.9%)	(43.8%)	(101.5%)	(30.9%)	(0.0%)	(91.5%)
	2017	96	27	5	7	1	2	0	0
	- 4917	(69.5%)	(19.1%)	(3.8%)	(5.1%)	(0.9%)	(1.5%)	(0.0%)	(0.0%)
Stubbs Park	2022	91	27	6	8	1	4	0	0
Neighborhood		(66.1%)	(19.5%)	(4,2%)	(6.0%)	(1.1%)	(3.2%)	(0.0%)	(0.0%)
	Change 2017-2022	-5	0 (0.0%)	10 39(1	(15.1%)	0 (0.050)	(110 750)	0	0
		(-5.5%) 123	49	(9.2%)	0	(0.0%)	(110.7%)	(0.0%)	(0.0%)
	2017	(63.3%)	(25.2%)	(11.5%)	(0.0%)	(0.0%)	(0.0%)	(0.0%)	(0.0%)
Southside	2022	117	51	28	0	1	0	0	0
Neighborhood	2022	(59.7%)	(25.8%)	(14.1%)	(0.0%)	(0.4%)	(0.0%)	(0.0%)	(0.0%)
	Change	-6	2	5	0	L.	0	0	0
	2017-2022	(-4.8%)	(3.6%)	(24.1%)	(0.0%)	(100.0%)	(0.0%)	(0.0%)	(0.0%)



		-			55+ Renter H			-	-
		Transmitter	\$15,000 -	\$25,000	SISING -	\$50,000	\$75,000 +	×100,000 -	
		-\$15,000	\$24,999	ST4 WPI	\$42,999	\$74,999	\$15,497	\$149,000	\$150.00
	2010	103,124	55,093	33,842	28,788	20,835	7,749	4,650	2,475
		(40.2%)	(21.5%)	(13.2%)	(11.2%)	(8.1%)	(3.0%)	(1.8%)	(1.0%)
	2017	121,502	77,026	46,488	44,736	34,491	13,752	10,309	4,707
Georgia		(34.4%) 136,989	(21.8%) 84,578	(13.2%) 46,909	(12.7%) 44,184	(9.8%) 34.901	(3.9%) 15,248	(2.9%) 12,142	(1.3%) 5,268
	2022	(36.0%)	(22.2%)	(12.3%)	(11.6%)	(9.2%)	(4.0%)	(3.2%)	(1.4%)
	Change	15,487	7,552	420	-552	410	1,496	1,833	561
	2017-2022	(12.7%)	(9.8%)	(0.9%)	(-1.2%)	(1.2%)	(10.9%)	(17.8%)	(11.9%
		 making househo It is pro PSA be \$35,000 increase projecte earning 34 house Within househo segment househo 	less than 3 lds in the I jected that tween 201 a year. T by 53 du d to occur between \$ cholds (51. the selected lds is amor of senior lds in Scot	most of the 7 and 2022 hese lower ring this fi during this 50,000 and 4%). ed neighbor ing those mail renter hou tsville, 66.1 that the St	e senior ren will occur income ren ve-year per same time \$74,999, wi thoods, the cing less tha scholds rep % in Stubb	ter househi among the ter househi iod. A not among sen hich are ex largest sh n \$15,000. wresents 27 to Park and	6 of all ser old growth ose making olds are pr able increa ior renter h pected to ir hare of sen This very le .4% of sen 1 59.7% in 3	ior renter within the less than ojected to se is also ouseholds berease by ior renter wincome ior renter Southside.	
		dominat neighbo the distr year pro	ed by w rhoods are ibution of jection per on the fol	not expects senior rente iod. lowing pag	come seni id to experi- r household	or renter ence much is by incom	household of a shift in ie level ove	s. These a terms of r the five-	





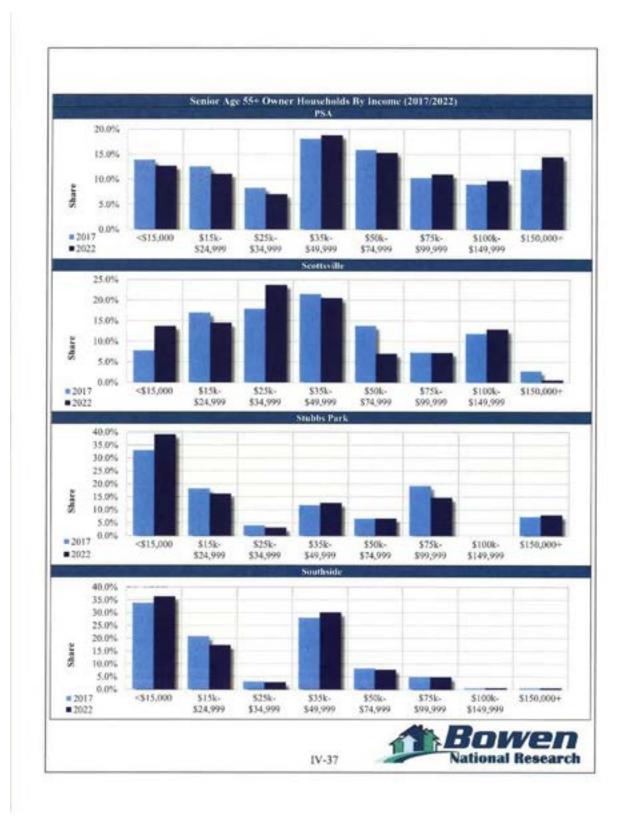


		-	-			suscholds by I		-	
		-\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$15,000 - \$49,999	\$58,000 -	\$75,000 - \$99,919	\$149,999	\$150,000
	2010	250	352	167	344	319	119	156	147
	2010	(13.5%)	(19.0%)	(9.0%)	(18.6%)	(17.2%)	(6.4%)	(8.4%)	(7.9%)
	2017	257 (13.9%)	233 (12.6%)	152 (8.3%)	333 (18,1%)	293 (15.9%)	189 (10.3%)	166 (9.0%)	221 (12.0%
PSA		234	203	128	346	280	202	178	267
	2022	(12.7%)	(11,1%)	(7.0%)	(18.8%)	(15.3%)	(11.0%)	(9.7%)	(14.5%
	Change .	-22	-29	-24	12	-12	12	12	46
	2017-2022	(-8.8%)	(-12.7%)	(-15.6%)	(3.7%)	(-4.3%)	(6.5%)	(7.2%)	(20.8%
	2010	906	972	547	755	676	271	267	158
		(19.9%) 781	(21,4%) 797	(12.0%) 645	(16.6%) 726	(14.8%) 809	(5.9%) 486	(5.9%) 368	(3.5%) 249
022-02	2017	(16.1%)	(16.4%)	(13.3%)	(14.9%)	(16.6%)	(10.0%)	(7.6%)	(5.1%)
SSA		834	844	710	762	825	506	377	304
	2022	(16.2%)	(16.3%)	(13.7%)	(14.8%)	(16.0%)	(9.8%)	(7.3%)	(5.9%)
	Change	53	47	65	36	17	20	9	56
	2017-2022	(6.8%)	(5.9%)	(10.0%)	(5.0%)	(2.1%)	(4.2%)	(2.5%)	(22.5%)
	2010	1,111	1,350	731	1,101	998	395	425	302
		(17.3%)	(21.1%)	(11.4%)	(17,2%)	(15.6%)	(6.2%)	(6.6%)	(4.7%)
Laurens	2017	1,047 (15.6%)	1,045 (15.6%)	808	1,045 (15.6%)	1,102 (16.4%)	670 (10.0%)	532 (7,9%)	469 (7.0%)
County		1,078	1,054	853	1,097	1,102	688	551	\$55
110000	2022	(15.4%)	(15.1%)	(12.2%)	(15.7%)	(15.8%)	(9.9%)	(7.9%)	(7.9%)
	Change	31	9	46	52	0	18	19	86
	2017-2022	(2.9%)	(0.9%)	(5.6%)	(4.9%)	(0.0%)	(2.7%)	(3.6%)	(18.3%)
				Contract of	and the second second			(and they	
	2012	7	16	17	20	13	7	11	3
	2017	7 (7.8%)	(17.0%)	17 (17,9%)	20 (21.5%)	Contraction of the local distance of the loc		a descent of the	3
Scottsville	2017	(7.8%)	(17.0%)	17 (17,9%) 18	20 (21.5%) 16	13 (13.8%) 5	7 (7,3%) 6	11 (11.9%) 10	3 (2.8%) 0
Scottsville Neighborhood	2022	(7.8%) 11 (13.7%)	(17.0%) 11 (14.5%)	17 (17,9%) 18 (23,7%)	20 (21.5%) 16 (20.5%)	13 (13.8%) 5 (7.9%)	7 (7.3%) 6 (7.2%)	11 (11.9%) 10 (12.9%)	3 (2.8%) 0 (0.6%)
	2022 Change	(7.8%) 11 (13.7%) 3	(17.0%) 11 (14.5%) -5	17 (17,9%) 18 (23,7%) 2	20 (21.5%) 16 (20.5%) -4	13 (13.8%) 5 (7.0%) -7	7 (7.3%) 6 (7.2%) -1	11 (11.9%) 10 (12.9%) -1	3 (2,8%) 0 (0,6%) -2
	2022 Change 2017-2022	(7.8%) 11 (13.7%) 3 (46.2%)	(17.0%) 11 (14.5%)	17 (17,9%) 18 (23,7%) 2 (10,7%)	20 (21.5%) 16 (20.5%) -4 (-20.0%)	13 (13.8%) 5 (7.0%) -7 (-57.6%)	7 (7.3%) 6 (7.2%) -1 (-18.0%)	11 (11.9%) 10 (12.9%) -1 (-9.1%)	3 (2.8%) 0 (0.6%) -2 (-82.3%
	2022 Change	(7.8%) 11 (13.7%) 3 (46.2%) 14	(17,0%) 11 (14,5%) -5 (-28,8%) 7	17 (17.9%) 18 (23.7%) 2 (10.7%) 2	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5	13 (13.8%) 5 (7.0%) -7 (-57.6%) 3	7 (7.3%) 6 (7.2%) -1 (-18.0%) 8	11 (11.9%) 10 (12.9%) -1	3 (2.8%) 0 (0.6%) -2 (-82.3%) 3
	2022 Change 2017-2022 2017	(7.8%) 11 (13.7%) 3 (46.2%)	(17.0%) 11 (14.5%) -5	17 (17,9%) 18 (23,7%) 2 (10,7%)	20 (21.5%) 16 (20.5%) -4 (-20.0%)	13 (13.8%) 5 (7.0%) -7 (-57.6%)	7 (7.3%) 6 (7.2%) -1 (-18.0%)	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0	3 (2.8%) 0 (0.6%) -2 (-82.3%) 3
Neighborhood Stubbs Park	2022 Change 2017-2022	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%)	(17,9%) 11 (14,5%) -5 (-28,8%) 7 (18,2%)	17 (17.9%) 18 (23.7%) 2 (10.7%) 2	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%)	13 (13.8%) 5 (7.0%) -7 (-57.6%) 3 (5.6%)	7 (7,3%) 6 (7,2%) -1 (-18,0%) 8 (19,2%)	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0 (0.0%)	3 (2.8%) 0 (0.6%) -2 (-82.3%) 3 (7.3%) 3
Neighborhood Stubbs Park	2022 Change 2017-2022 2017 2017 2022 Change	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%) 15 (39.1%) 1	(17.0%) 11 (14.5%) -5 (-28.8%) 7 (18.2%) 6 (16.2%) -1	17 (17,9%) 18 (23,7%) 2 (10,7%) 2 (4,0%) 1 (3,1%) 0	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%) 5 (11.6%) 0	13 (13,8%) 5 (7,0%) -7 (-57,6%) 3 (6,6%) 3 (6,6%) 0	7 (7.3%) 6 (7.2%) -1 (-18.0%) 8 (19.2%) 6 (14.5%) -2	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0 (0.0%) 0 (0.0%) 0	3 (2.8%) 0 (0.6%) -2 (-82.3% 3 (7.3%) 3 (7.3%) 0
Neighborhood Stubbs Park	2022 Change 2017-2022 2017 2017 2022	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%) 15 (39.1%) 1 (9.9%)	(17.0%) 11 (14.5%) -5 (-28.8%) 7 (18.2%) 6 (16.2%) -1 (-17.4%)	17 (17,9%) 18 (23,7%) 2 (10,7%) 2 (4,0%) 1 (3,1%) 0 (-29,6%)	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%) 5 (12.6%) 0 (-1.5%)	13 (13,8%) 5 (7,0%) -7 (-57,0%) 3 (6,6%) 3 (6,6%) 0 (-6,3%)	7 (7.3%) 6 (7.2%) -1 (-18.0%) 8 (19.2%) 6 (14.6%) -2 (-29.3%)	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0 (0.0%) 0 (0.0%)	3 (2.8%) 0 (0.6%) -2 (-82.3% 3 (7.3%) 3 (7.3%) 0
Neighborhood	2022 Change 2017-2022 2017 2017 2022 Change	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%) 15 (39.1%) 1 (9.9%) 62	(17.0%) 11 (14.5%) -5 (-28.8%) 7 (18.2%) 6 6 (16.2%) -1 (-17.4%) 38	17 (17,9%) 18 (23,7%) 2 (10,7%) 2 (4,0%) 1 (3,1%) 0 (-29,6%) 6	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%) 5 (12.6%) 0 (-1.5%) 51	13 (13.8%) 5 (7.0%) -7 (-57.6%) 3 (6.6%) 3 (6.6%) 3 (6.6%) 0 (-6.3%) 15	7 (7.3%) 6 (7.2%) -1 (-18.0%) 8 (19.2%) 6 (14.6%) -2 (-29.3%) 9	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0 (0.0%) 0 (0.0%) 0 (0.0%) 1	3 (2.8%) 0 (0.6%) -2 (-82.3%) 3 (7.3%) 3 (7.9%) 0 (0.0%) 1
Neighborhood Stubbs Park Neighborhood	2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%) 15 (39.1%) 1 (9.9%) 62 (33.8%)	(17.0%) 11 (14.5%) -5 (-28.8%) 7 (18.2%) 6 (16.2%) -1 (-17.4%) 38 (20.8%)	17 (17,9%) 18 (23,7%) 2 (10,7%) 2 (4,0%) 1 (3,1%) 0 (-29,6%) 6 (3,1%)	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%) 5 (11.8%) 5 (12.6%) 0 (-1.5%) (-1.5%) 51 (28.0%)	13 (13.8%) 5 (7.0%) -7 (-57.6%) 3 (6.6%) 3 (6.6%) 0 (-6.3%) 15 (8.2%)	7 (7.3%) 6 (7.2%) -1 (-18.0%) 8 (19.2%) 6 (14.6%) -2 (-29.3%) 9 (4.9%)	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0 (0.0%) 0 (0.0%) 0	3 (2.8%) 0 (0.6%) -2 (-82.3%) 3 (7.3%) 3 (7.9%) 0 (0.0%) 1 (0.5%)
Neighborhood Stubbs Park Neighborhood Southaide	2022 Change 2017-2022 2017 2022 Change 2017-2022	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%) 15 (39.1%) 1 (9.9%) 62 (33.8%) 68	(17.0%) 11 (14.5%) -5 (-28.8%) 7 (18.2%) 6 (16.2%) -1 (-17.4%) 38 (20.8%) 32	17 (17,9%) 18 (23,7%) 2 (10,7%) 2 (4,0%) 1 (3,1%) 0 (-29,6%) 6 (3,1%) 5	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%) 5 (11.8%) -5 (12.6%) 0 (-1.5%) 51 (28.0%) 56	13 (13,8%) 5 (7,0%) -7 (-57,0%) 3 (6,6%) 0 (-6,5%) 0 (-6,3%) 15 (8,2%) 14	7 (7,3%) 6 (7,2%) -1 (-18,0%) 8 (19,2%) 6 (14,6%) -2 (-29,3%) 9 9 (4,3%) 9	11 (11,9%) 10 (12,9%) -1 (-9,1%) 0 (0,0%) 0 (0,0%) 0 (0,0%) 0 (0,0%) 1 (0,5%) 1	3 (2.85%) 0 (0.65%) -2 (-82.35%) 3 (7.35%) 3 (7.95%) 0 (0.05%) 1 (0.55%) 1
Neighborhood Stubbs Park Neighborhood	2022 Change 2017-2022 2017 2022 Change 2017-2022 2017	(7.8%) 11 (13.7%) 3 (46.2%) 14 (33.0%) 15 (39.1%) 1 (9.9%) 62 (33.8%)	(17.0%) 11 (14.5%) -5 (-28.8%) 7 (18.2%) 6 (16.2%) -1 (-17.4%) 38 (20.8%)	17 (17,9%) 18 (23,7%) 2 (10,7%) 2 (4,0%) 1 (3,1%) 0 (-29,6%) 6 (3,1%)	20 (21.5%) 16 (20.5%) -4 (-20.0%) 5 (11.8%) 5 (11.8%) 5 (12.6%) 0 (-1.5%) (-1.5%) 51 (28.0%)	13 (13.8%) 5 (7.0%) -7 (-57.6%) 3 (6.6%) 3 (6.6%) 0 (-6.3%) 15 (8.2%)	7 (7.3%) 6 (7.2%) -1 (-18.0%) 8 (19.2%) 6 (14.6%) -2 (-29.3%) 9 (4.9%)	11 (11.9%) 10 (12.9%) -1 (-9.1%) 0 (0.0%) 0 (0.0%) 0 (0.0%) 1	3 (2.8%) 0 (0.6%) -2 (-82.3%) 3 (7.3%) 3 (7.9%) 0 (0.0%) 1 (0.5%)

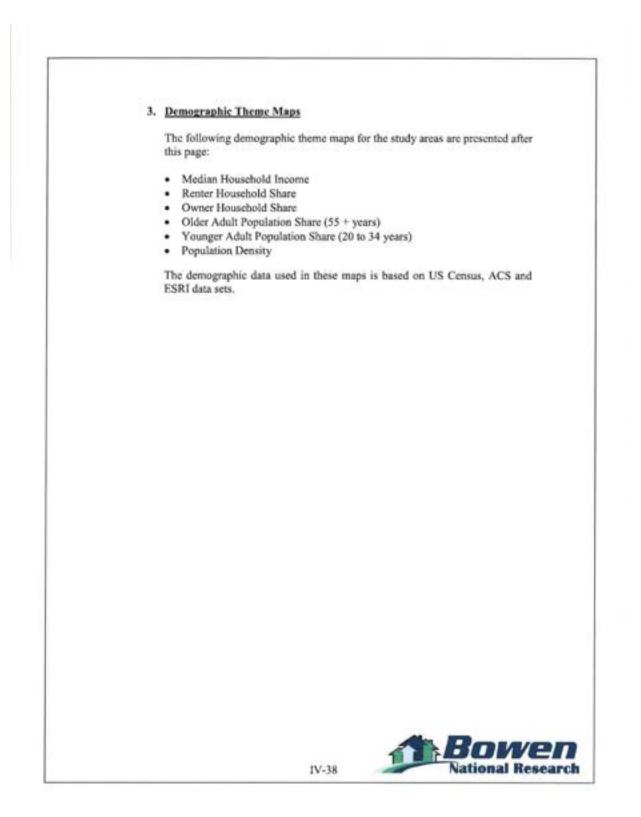


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		-\$15,000	\$15,000-	\$25,000 -	\$15,000-	\$74,999	\$75,000- \$99,999	\$100.000 - \$149.999	\$151,000
	2010	145,066	136,078	119,510	154,172	184,303	104,580	107,010	84,106
	2010	(14.0%)	(13.1%)	(11.5%)	(14.9%)	(17.8%)	(10.1%)	(10.3%)	(8.1%)
	2017	127,985 (10.6%)	132,731	123,619	171,361	222,815	139,554	167,642	124,254
Georgia		158,265	(11.0%) 162,014	(10.2%) 140,309	(14,2%) 185,945	(18.4%) 234,221	(11.5%) 151,556	(13.9%) 183,005	(10.3%) 136,272
	2022	(11.7%)	(12.0%)	(10.4%)	(13.8%)	(17.3%)	(11.2%)	(13.5%)	(10.1%)
	Change	30,280	29,283	16,691	14,584	11,406	12,002	15,363	12,018
Source: 2000 Cer	2017-2022	(23.7%)	(22.1%)	(13.5%)	(8.5%)	(5.1%)	(8.6%)	(9.2%)	(9.7%)
		While I neighbo seniors senior neighbo approxin level. Th expected he graphs	here are r rhood, the carn betwee owner ho rhoods is mately one he distribut i to change on the foll	largest num en \$35,000 useholds v among the -third of se ion of senio much betw lowing page	senior hom ther (20 hot and \$49,99 within the ose earning nior househ or owner how een 2017 ar	eowners w sseholds, re 9. The grea Stubbs F below S1 olds earnin useholds by ad 2022. senior own	presenting itest concer 'ark and (5,000 a y ig below th income lev	21.5%) of stration of Southside ear, with is income rel are not	
		hares for 2	017 and 20.						

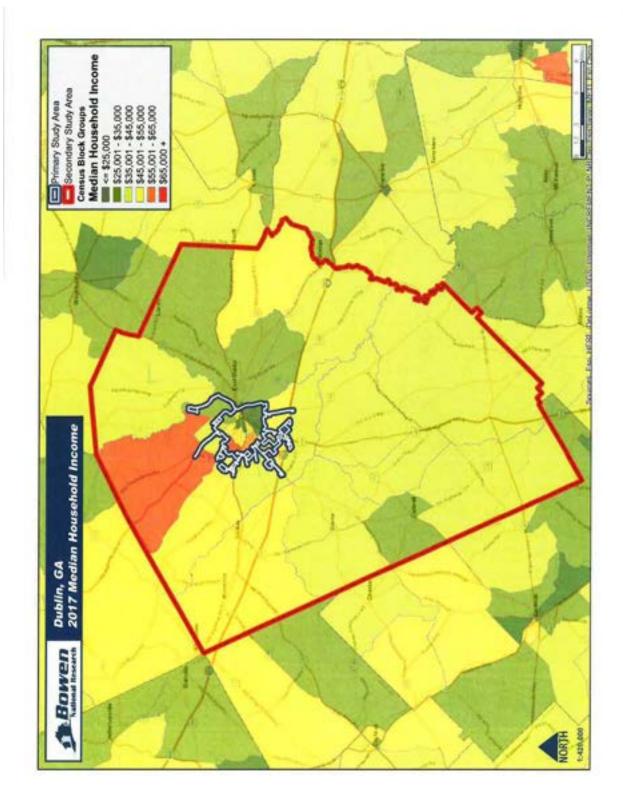




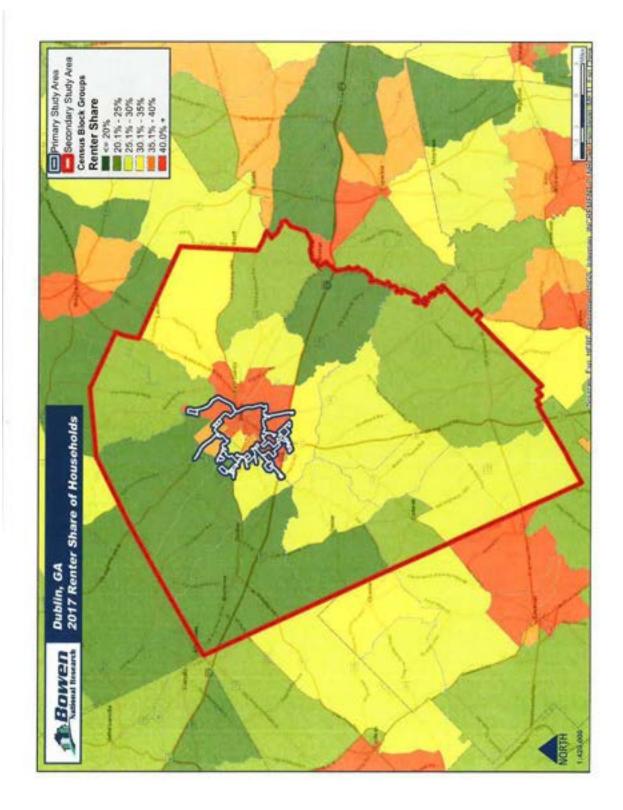




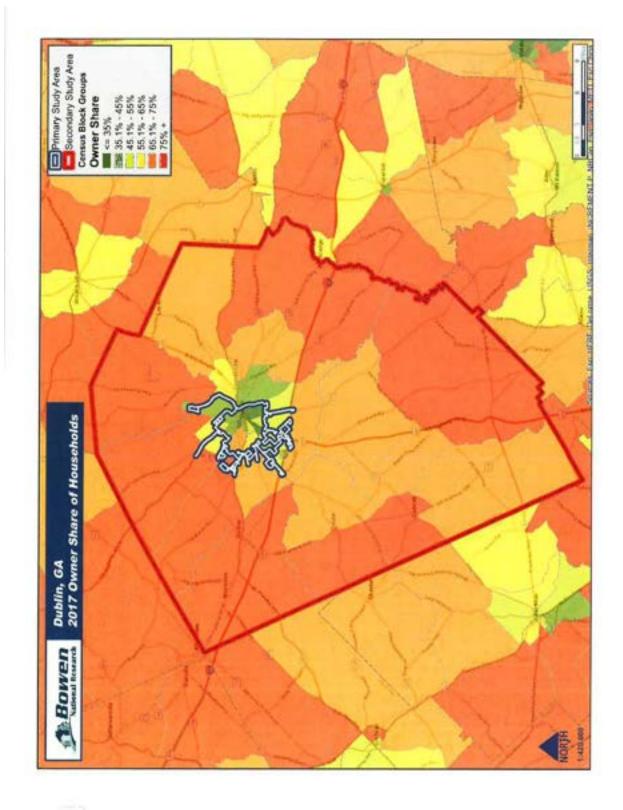




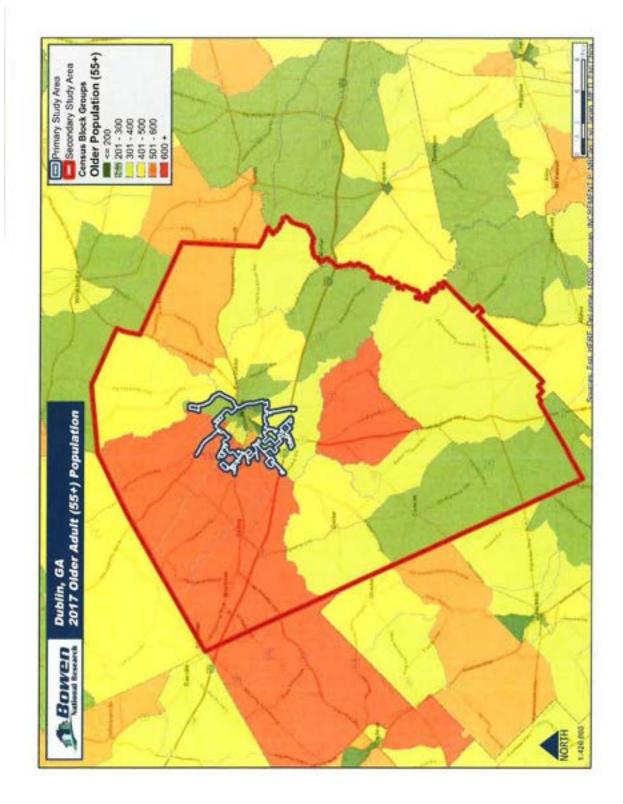




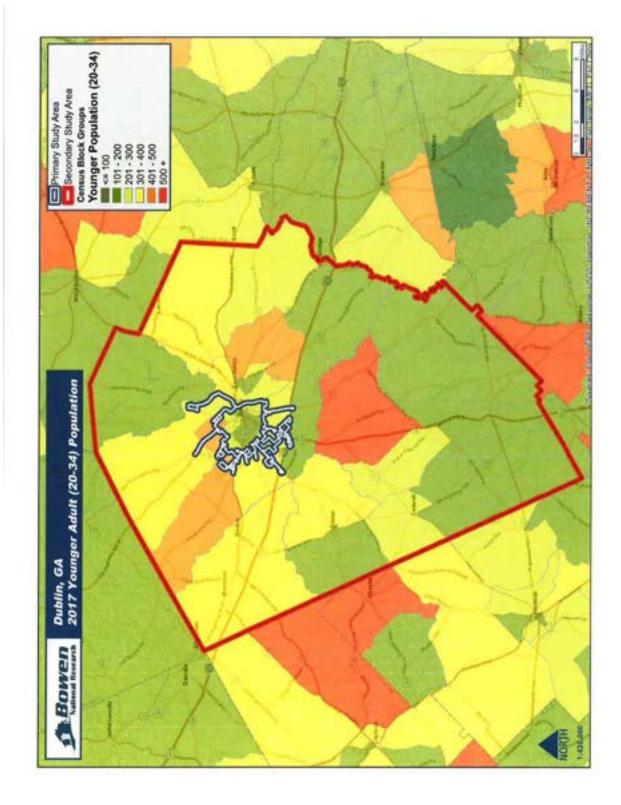




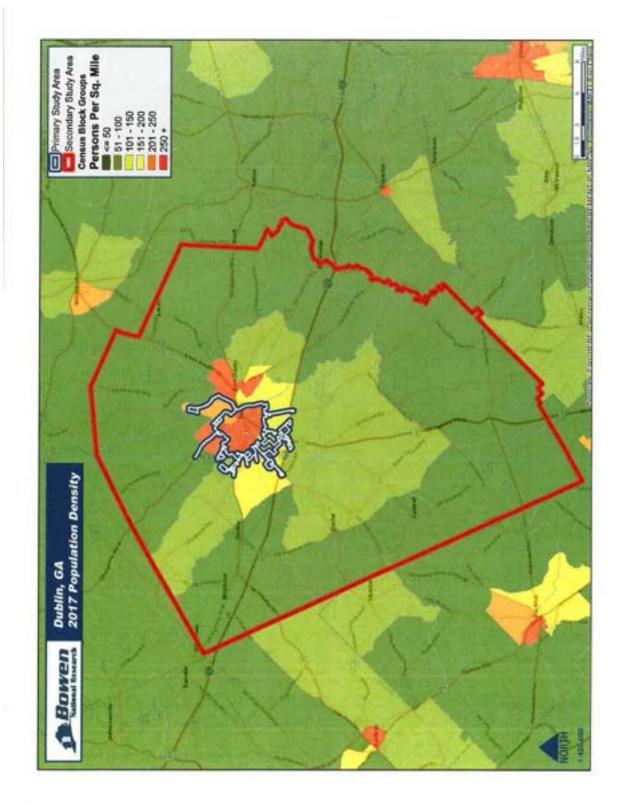
















This demographic analysis focuses on the Primary Study Area (PSA), which consists of Dublin. Additional focus is also placed on the Secondary Study Area (SSA), which reflects the balance of Laurens County. This section also presented demographic data for overall Laurens County (PSA and SSA combined) 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%).

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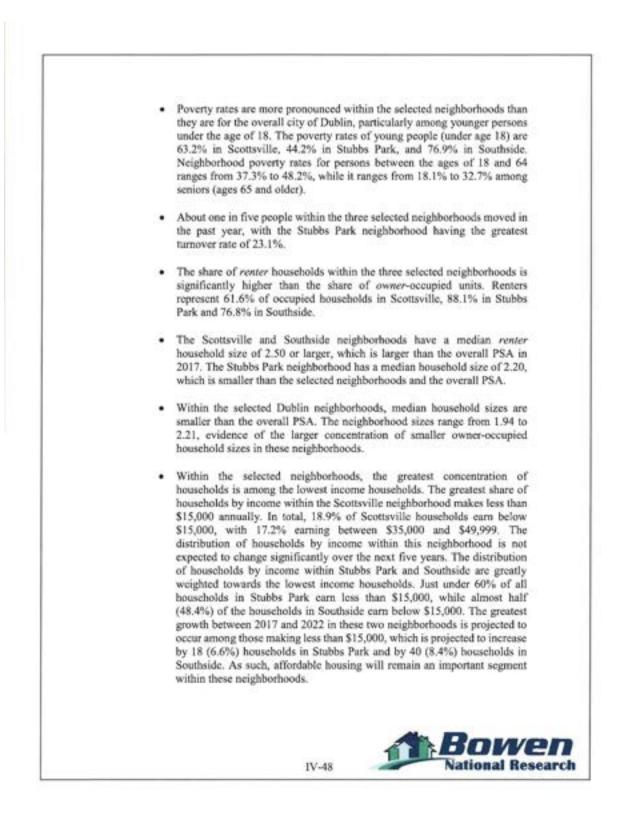




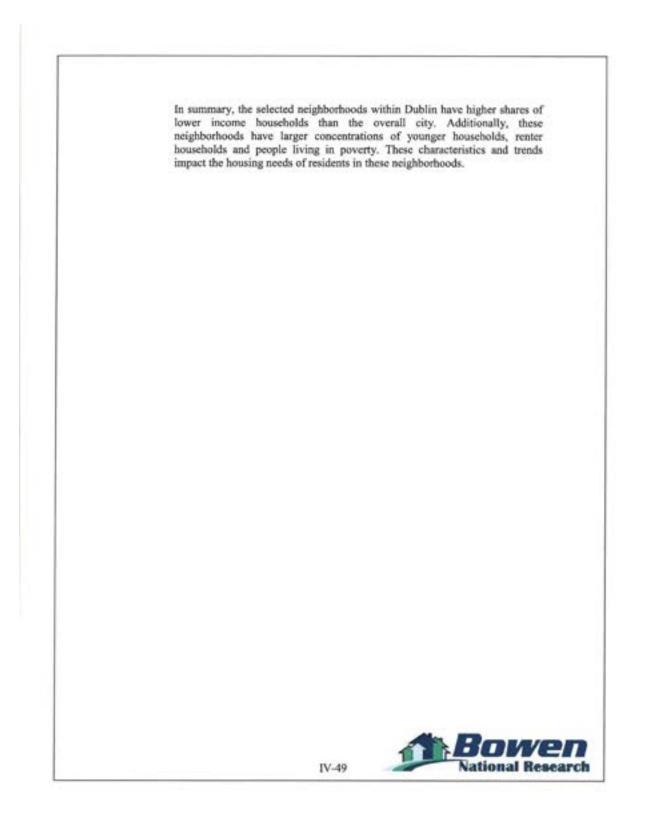














APPENDIX F: CITY OF DUBLIN 2017 BLIGHT TAX PROPERTIES AND DILAPIDATED PROPERTIES

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 703 McKinley Street 214 Sawyer Street 333 Wabash Street 309 Washington Street 303 E. Johnson Street 407 E. Columbia Street 402 Florida Street 411 N. Washington Street 606 Garfield Street 511 Garfield Street 705 McKinley Street 507 Stone Street 127 Hillcrest Drive 1100 S. Washington St. 118 West Mary St. 820 N. Church Street 909 A. Cherry Street 911 Cherry Street 509 Smith Street 512 Smith Street 810 Mary Street 215 Sawyer Street 111 Carter Street 910 N. Franklin St. 805 N. Franklin St. 815 N. Franklin St. 101 Forest Ave. 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

705 Alabama Street 513 Garfield Street 610 McKinley Street 802 Lily Street 621 Rowe Street 813 Central Ave. 114 West Mary St. 812 N. Chirch Street 822 N. Church Street 909 8. Church Street 505 Smith Street 510 Smith Street 1201 Cooper Street Apt. 1 810 Elk Street 403 Florida Street 308 Vine Street 1102 N. Frankline St. 809 N. Franklin St. 807 N. Franklin St. 602 Roosevelt St. 215 Prince Street 213 Prince Street 221 Mincey Street 311 Grey Street 223 Grey Street 122 Marshall St.

TOTAL: 69



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

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

PARC	FB NO	YR BUILT D	IGCLASS	OVR VAL	TEMP VAL TD	DECUPANE
120	019	2001	ε	0	7,200.02	Ste buit
X3F	100	1997	ε	0	5,256 02	Ste Buit
XMD	113	2008	R	0	6,749 02	Site Built
A00	080	1957	R	0	9,716 02	Str. Built
1008	0.78	1949	R	0	4,733 02	Ste Built
008	060	1951	R	0	5,608 02	Ste Built
906	082	1951	R	0	5,208 02	She Built
508	092	1940	*	0	7,049 02	Site Built
1008	099	1951	R	0	3,041 02	Sto fult
00C	126	1970	R	0	8,110 02	Site Built
90E	113	1952	R	0	2,951 02	Hig Home
105	023	1950	R	0	8,170 02	Ste Built
106	031	1950	e	0	3,740 02	Site Built
150F	042	1910	R	0	8,622 02	Site built
10F	045	1940	R	D	5,460 02	Site Built
1105	055	1930	R	0	6,891 02	Site duit
itor	057	1960	R	0	8,343 02	Site Built
tor	141	1947	R	0	6,779 02	Site Built
LOF	146	1947	R	0	7,620 02	Ste buit
10F	148	1947	R	0	6,780 82	Site Built
H0P	149	1947	R	0	9,923 02	Ste Built
19F	152	1947	R	0	9,657 02	Site Built
118	415	1987	8	0	8,413 02	Mg Home
)14E	131	1991	R	0	9,608 02	Mig Home
114E	132	1982	R	0	5,906 02	Mig Horse
14E	134	1991	R	0	9,907 02	Mfg Home
1148	135	1978	R	0	2,959 02	Mig Home
)14E	137	1988		D	5,122 02	Mg Norse
145	136	1972	R	0	4,600 02	Mig Home
)14F.	001	1979	R	0	8,333 02	Mig Home
1141	002	1984	R	0	5,329 02	Mig Home
115A	635	1983	R	0	4,195 62	Mig Home
115A	036	1979	R	0	6,090 02	Mig Home
115A	040	1972	R	0	2,974 62	Hig Home
154	941	1988	R	0	4,358 02	Mig Hore
ISA.	042	1973	R	a	5,699 02	Miglione
158	001	1978	R	0	6,007 02	Mig Home
(ISC	620 C	1960		0	7,023 02	Ste Built
150	624	1950	R	U	9,979 02	Site Built
150	036	1952	R	0.	8,508 02	Ste Built

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PARCEL NO	YR BUILT	DIGCLASS	OVR VAL	TEMP VAL TO	OCCUPANCY
D15C 028	1947	R	0	6,064 02	Site Built
D15C 032	1940	8	0	7,762 02	Site Built
D15C 033	1940	R	0	8,526 02	Site Built
D15C 033	1940	8	0	4,301 02	Site Built
015C 035	1947	R	0	1,568 62	Site Built
D15C 039	1949	R	0	9,076 02	Ste Built
D15C 040	1955	R	0	8,746 02	Site Built
D15C 044	1960	R	0	8,262 02	Site Bulk
D15C 047	1960	R	0	9,842 02	Site Built
045C 048	1960	R	0	8,728 62	Site Built
D15C 049	1960	R	0	9,133 02	Ste built
D15C 058	1960	R	D	8,181 02	Site Built
D15C 053	1960	R.	U	9,173 02	Site Duilt
015C 054	1960	R.	0	8,890 62	Site Bulk
D15C 056	1960	R	0	9,862 02	Site Built
0150 011	1972	R	0	7,526 02	Ske Bulk
D15D 019	1940	R	0	4,411 02	Site Bulk
D15D 030	1940	R	0	8,465 02	Site Built
DL5D 037	1920	R	0	3,977 02	Site Bulk
015D 035	1930	R	0	9,465 02	Site Built
D15D 043	1940	К	0	8,586 02	Site Built
D150 045	1950	R	0	7,566 02	Site Built
015D 045	1950	R	0	7,129 02	She Iluit
0150 048	1950	R	0	6,269 02	Ste Built
0150 050	1950	R	¢	7,895 02	Ste Built
0150 053	1950	R	0	1,175 02	Site Bulk
D15D 057	1950	R	0	9,688 02	Site Buff
0150-061	1940	R	0	6,042 82	Site Built
D15D 061	1940	8	0	5,141 02	Sta Buik
D15D 061	1940	R	0	5,333 02	Site Built
D15D 061	1540	8	0	4,769 02	Site Built
D15D 061	1940	R	0	2,752 02	Site Built
D15D 061	1940	8	0	2,430 02	Ste Built
D15D 061	1940	8	0	5,254 02	Site Duit
D15D 061 A	1950	8	0	9,791 02	Ste Built
D15D 062	1949	R	0	5,829 02	
D15D 063	1949	R	0	6,129 02	Site Duit
0150 064	1949	R	0	6,099 02	Site Built
0150 065	1949	R	0	8,347 02	Site Built
0150 066	1950	R		6,185 02	Ste Built
					Ste Built
0150 077	2001	н.		4,227 02	

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DISD	078	1950	R.	0	8,262 02	Site Built
D15D	662	1930	R	0	9,387 02	Ste Bulk
D15D	067	1940	R	0	9,497 02	Str Built
D15D	668	1950	R	0	6,453 02	Ste Built
DISO	092	1940	×	0	8,141 02	Site Built
D150	107	1954	R.	0	9,547 02	Std Built
D150	117 A	1976	8	0	4,925 02	Mg Home
D150	121	1940	к.	0	7,582 02	Site Build
0150	122	1940	8	0	4,763 02	Shr Buit
0150	130	1940	*	0	5,284 02	Ste Buit
0150	131	1940	R	0	5,577 02	Site Dult
015D	132	1940	R	0	9,457 02	Site Built
D15D	133	1520	R	0	6,804 02	Stri Built
D15D	134	1940	R	۰	6,354 02	She fluid
D150	140	1940	R	٥	6,294 02	Site Built
0150	148	1950	8	0	8,971 02	Ste Built
D15E	005	0	E	0	0 02	Site Dull
DISE	056	1950	8	0	8,668 02	Site Built
DISE	057	1950	R	0	651 02	Sibt Built
DISE	061	1950		0	7,732 02	Sta Bull
DISE	962	1954	8	0	5,883 02	Site Built
DISE	092	1940	R	0	8,571 02	She Buik
DISE	097	1947	я.	0	9,388 62	Site Buil
015E	111	1950	8	1,000	6,628 62	Ste Built
045E	129	1982	R	0	3,872 02	M5g Hom
DISE	132	1952	- x	0	9,486 02	Ste Buil
DUSE	178	1949	ε.	0	7,683 02	Site Built
0156	179	1945		0	5,754 02	Site Duit
DISE	182	1945	8	0	4,982 02	Shelbul
D15F	016	1950	8	0	9,333 62	Stefluit
D15F	017	1960	8	٥	9,092 82	Ste Buil
D15F	029	1940	R	0	8,141 02	Stebul
DISF	036	1964	4		9,437 02	Site Built
D15F	039	1942	R	0	8,467 02	Site Buil
DISF		1942	8.	0	7,967 02	Site Buil
015#	043	1942	8.	0	5,001 02	Site Duil
DISF	049	1942	в.	0	8,233 02	Site Buil
DISF	052	1930	9.	0	4,592 02	Site Bul
DISE	059	1930	R.	ø	5,036 02	Site Buil
015#	070	1942		0	6,770 02	Stor Buil
, DISF	071	1920		0	5,081 02	Ste Built

1 DISE

110/000'd \$69# 15:01 2102/90/81

:00011



DSP 073 1920 R 0 4,413 0.2 SHE B D15F 070 1940 B 0 4,527 0.2 SHE B D15F 084 1950 R 0 4,527 0.2 SHE B D15F 084 1950 R 0 7,256 0.2 SHE B D15F 084 1950 R 0 7,256 0.2 SHE B D15F 086 1950 R 0 7,207 0.2 SHE B D15F 086 1955 R 0 7,207 0.2 SHE B D15F 086 1945 R 0 7,207 0.2 SHE B D15F 112 1940 R 0 7,207 0.2 SHE B D15F 113 1930 R 0 8,207 0.2 SHE B D15F 114 1930 R 0 5,213 0.2	PARE	a second designed as a s	COLOR SOME AND COLORS		OVR VAL		
D15F 074 1553 R 0 8,227 02 Sen B D15F 070 1940 R 0 4,407 02 Sen B D15F 064 1950 R 0 7,256 62 Sen B D15F 099 1945 R 0 8,227 02 Sen B D15F 096 1930 R 0 7,403 62 Sen B D15F 096 1930 R 0 7,403 62 Sen B D15F 096 1945 R 0 7,403 62 Sen B D15F 1940 R 0 9,740 62 Sen B D15F 114 1930 R 0 8,746 02 Sen B D15F 114 1930 R 0 8,727 02 Sen B D15F 115 1940 R 0 8,728 02 Sen B <td></td> <td>072</td> <td>1920</td> <td>R</td> <td>0</td> <td>4,385 02</td> <td>See Built</td>		072	1920	R	0	4,385 02	See Built
D15F D360 B D 4,647 D2 Star B D15F 000 1940 B 0 7,256 02 Star B D15F 030 1945 B 0 9,120 Star B D15F 030 1945 B 0 9,800 02 Star B D15F 046 1330 B 0 7,970 02 Star B D15F 046 1345 R 0 7,217 62 Star B D15F 046 1340 R 0 7,237 62 Star B D15F 114 1990 R 0 6,167 02 Star B D15F 119 1940 R 0 8,743 02 Star B D15F 119 1940 R 0 8,459 02 Star B D15F 125 1940 R 0 2,458 02 Star B <t< td=""><td>DISF</td><td>073</td><td>CC 77.54</td><td></td><td></td><td></td><td>SAc DUA</td></t<>	DISF	073	CC 77.54				SAc DUA
D159 664 1550 R 0 7,256 02 5 ke b D154 009 1946 R 0 R,122 02 Ste b D154 009 1945 R 0 7,436 02 Ste b D154 096 1930 R 0 7,237 02 Ste b D157 566 1945 R 0 9,730 02 Ste b D157 566 1945 R 0 9,740 02 Ste b D157 112 1940 R 0 8,740 02 Ste b D157 113 1930 R 0 8,40 0 2,512 Ste b D157 113 1940 R 0 8,40 0 5,123 52 Ste b D158 127 1940 R 0 7,656 52 Ste b D158 147 1945 R	D15F	074					Site built
Disk OB 1945 R 0 R.122 0.2 Skit Disk Disk 093 1945 R 0 9,800 0.2 Skit Disk Disk 096 1950 R 0 7,970 0.2 Skit Disk Disk 097 1950 R 0 7,237 0.2 Skit Disk Disk 112 1940 R 0 9,740 0.2 Skit Disk Disk 113 1930 R 0 8,740 0.2 Skit Disk Disk 114 1930 R 0 8,740 0.2 Skit Disk Disk 115 114 1930 R 0 8,740 0.2 Skit Disk Disk 125 114 1930 R 0 8,745 0.2 Skit Disk Disk 132 1940 R 0 2,456 0.2 Skit Disk Disk 147 1945	DISF	078	1940				Sto Bull
D159 033 1945 B 0 9,803 0.2 Set B D159 096 1930 R 0 7,970 0.2 Set B D159 0977 1950 R 0 7,970 0.2 Set B D159 132 1940 R 0 9,740 0.2 Set B D159 131 1330 R 0 6,167 0.2 Set B D159 134 1330 R 0 6,167 0.2 Set B D159 134 1330 R 0 8,298 0.2 Set B D159 134 1940 R 0 8,499 0.2 Set B D159 122 1940 R 0 2,458 0 8,459 0.2 Set B D159 136 1940 R 0 8,459 0.2 Set B D159 136 1940 R 0	015#	084	1950				Site Built
D15F 036 1330 R 0 7,970 02 See B 015F 046 1545 R 0 7,237 62 State B 015F 046 1545 R 0 9,530 02 State B 015F 112 1940 R 0 9,740 02 State B 015F 113 1930 R 0 5,288 02 State B 015F 114 1950 R 0 8,248 02 State B 015F 119 1940 R 0 8,748 02 State B 015F 122 1970 R 0 8,745 02 State B 015F 123 124 1345 R 0 8,652 02 State B 015F 136 1940 R 0 8,556 02 State B 015F 145 1940 R 0 8	D15F						Site Buil
D15F 067 1950 R 0 7,237 02 Sham D15F 066 1945 R 0 9,530 02 Sham D15F 112 1940 R 0 9,740 02 Sham D15F 113 1930 R 0 6,107 02 Sham D15F 114 1950 R 0 1,078 02 Sham 015F 114 1950 R 0 1,078 02 Sham 015F 126 1945 R 0 2,415 02 Sham 015F 127 1940 R 0 2,415 02 Sham 015F 126 1940 R 0 2,455 02 Sham 015F 130 1940 R 0 8,012 02 Sham 015F 145 1940 R 0 8,012 02 Sham <td>D15F</td> <td>093</td> <td></td> <td></td> <td></td> <td></td> <td>Site Bail</td>	D15F	093					Site Bail
D15F 666 1945 R 0 9,530 0.2 Shr D D15F 112 1940 R 0 9,740 0.2 Skr D D15F 113 1930 R 0 6,167 0.2 Skr D D15F 114 1930 R 0 8,768 0 5,768 0 D15F 119 1940 R 0 8,768 0 2,768 0 D15F 126 1940 R 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 2,768 0 5,771 0,2 5,784 0 5,711 0,2 5,784 0 5,711	DISE	096	1930	R			Ste Bui
D15P 112 1940 8 0 9,740 02 Site 5 D15F 113 1930 R 0 6,167 02 Site 5 D15F 114 1930 R 0 5,298 02 Site 5 D15F 119 1940 R 0 1,078 02 Site 5 D15F 119 1940 R 0 2,436 02 Site 5 D15F 126 1945 R 0 2,436 02 Site 5 D15F 127 1970 R 0 9,459 02 Site 5 D15F 136 1940 R 0 7,565 02 Site 5 D15F 147 1945 R 0 8,012 Site 5 Site 5 D15F 140 R 0 8,01 2,545 Site 5 Site 5 D15F 146 1960 R 0 6,741 <td< td=""><td>D15F</td><td>097</td><td></td><td></td><td></td><td></td><td>Site that</td></td<>	D15F	097					Site that
D15F 113 1930 R 0 6,167 02 See B D15F 114 1950 R 0 5,298 02 See B D15F 119 1940 R 0 8,708 02 Stee B D15F 129 1940 R 0 5,123 02 Stee B D15F 126 1945 R 0 5,123 02 Stee B D15F 127 1970 R 0 9,456 02 Stee B D15F 126 1940 R 0 7,656 02 Stee B D15F 145 1945 R 0 6,611 62 Stee B D15F 145 1945 R 0 8,601 62 Stee B D15F 145 1940 R 0 8,611 62 Stee B D15F 160 1940 R 0 6,711 02	DISF	096	1945	8			Site Dui
D1SF 114 1500 R 0 5,298 92 588 015F 119 1940 R 0 1,708 02 588 015F 119 1940 R 0 5,123 02 588 015F 126 1945 R 0 2,416 02 588 015F 126 1945 R 0 2,416 02 588 015F 127 1970 R 0 9,459 02 588 015F 136 1940 R 0 7,565 02 588 015F 145 1945 R 0 8,601 62 588 015F 160 1940 R 0 6,762 02 588 015F 163 1960 R 0 6,762 02 588 015F 163 1960 R 0 6,762 02 588 <td>DISP</td> <td>112</td> <td>1940</td> <td>*</td> <td>0</td> <td></td> <td>Ste Bui</td>	DISP	112	1940	*	0		Ste Bui
015F 119 1940 R 0 R,708 62 Ster 8 015F 159 1940 R 0 5,123 62 Ster 8 015F 126 1945 R 0 2,426 62 Ster 8 015F 127 1970 R 0 9,459 62 Ster 8 015F 136 1940 R 0 7,028 62 Ster 8 015F 136 1940 R 0 7,555 62 Ster 8 015F 147 1945 R 0 8,601 62 Ster 8 015F 147 1945 R 0 8,601 62 Ster 8 015F 160 1940 R 0 8,015 62 Ster 8 015F 163 1960 R 0 6,745 62 Ster 8 015F 164 1960 R 0 6,745 62	D15F	113	1930	R	0		Site Bui
015F 139 1940 R 0 5,133 62 Site 015F 126 1945 R 0 2,416 62 Site 015F 127 1970 R 0 9,459 62 Site 015F 136 1940 R 0 7,665 62 Site 015F 139 1940 R 0 7,665 62 Site 015F 145 1945 R 0 8,661 62 Site 015F 145 1945 R 0 8,661 62 Site 015F 147 1945 R 0 6,762 62 Site 015F 160 1940 R 0 6,771 02 Site 015F 164 1960 R 0 7,214 02 Site 015F 180 1940 R 0 5,771 02 Site <td>1015F</td> <td>114</td> <td>1930</td> <td>R</td> <td>0</td> <td>5,298 02</td> <td>Site Bui</td>	1015F	114	1930	R	0	5,298 02	Site Bui
OLSF 119 1940 R 0 5,123 62 State 015F 126 1945 R 0 2,456 62 State 015F 127 1970 R 0 9,459 62 State 015F 136 1940 R 0 7,638 62 State 015F 136 1940 R 0 7,635 62 State 015F 147 1940 R 0 8,656 62 State 015F 165 1945 R 0 8,656 62 State 015F 160 1940 R 0 6,712 62 State 015F 163 1960 R 0 6,712 62 State 015F 163 1960 R 0 5,771 62 State 015F 164 1960 R 0 5,496 15,866	015#	119			0	8,768 02	Site Bui
0155 127 1970 R 0 9,459 02 588 0154 136 1940 R 0 7,038 02 588 0158 139 1940 R 0 7,038 02 588 0158 145 1945 R 0 8,556 02 588 0158 147 1945 R 0 8,621 62 588 0158 160 1940 R 0 8,315 62 588 0158 160 1940 R 0 6,762 62 588 0158 163 1940 R 0 2,545 62 588 0158 163 1940 R 0 2,545 102 588 0158 163 1940 R 0 3,515 62 588 0158 164 1960 R 0 3,515 62 588 <td>01SF</td> <td>119</td> <td></td> <td>R</td> <td>0</td> <td>5,123 02</td> <td>Ste Du</td>	01SF	119		R	0	5,123 02	Ste Du
D15F 136 1940 R 6 7,036 0.2 588 D15F 139 1940 R 0 7,565 0.2 588 D15F 145 1945 R 0 8,556 0.2 588 D15F 147 1945 R 0 8,601 6.2 588 D15F 150 1940 R 0 8,011 6.2 588 D15F 160 2940 R 0 6,762 0.2 588 D15F 163 1960 R 0 6,762 0.2 588 D15F 163 1960 R 0 5,771 0.2 588 D15F 164 1960 R 0 5,771 0.2 588 D15F 180 1940 R 0 5,717 0.2 588 D15F 184 1940 R 0 5,498 0.2 588 <td>D19F</td> <td>126</td> <td>1945</td> <td>R</td> <td>0</td> <td>2,416 02</td> <td>Site Bu</td>	D19F	126	1945	R	0	2,416 02	Site Bu
D1SF 139 1940 R 0 7,565 0.2 Sale D1SF 145 1945 R 0 8,556 0.2 Sale D1SF 147 1945 R 0 8,011 6.2 Sale D1SF 150 1940 R 0 8,011 6.2 Sale D1SF 160 2940 R 0 6,701 0.2 Sale D1SF 163 1960 R 0 7,545 0.2 Sale D1SF 163 1960 R 0 7,711 0.2 Sale D1SF 164 1960 R 0 7,214 0.2 Sale D1SF 172 1930 R 0 3,515 0.2 Sale D1SF 180 1940 R 0 3,515 0.2 Sale D1SF 184 1930 R 0 4,477 0.2	015F	127	1970	.8	0	9,459 02	Site Bu
D15F 139 1940 R 0 7,655 0.2 Sale D15F 145 1945 R 0 8,556 0.2 Sale D15F 147 1945 R 0 8,601 6.2 Sale D15F 150 1940 R 0 8,012 6.2 Sale D15F 160 2940 R 0 6,762 0.2 Sale D15F 163 1940 R 0 6,762 0.2 Sale D15F 163 1960 R 0 6,762 0.2 Sale D15F 163 1960 R 0 7,214 0.2 Sale D15F 183 1940 R 0 3,515 0.2 Sale D15F 184 1940 R 0 4,477 0.2 Sale D15F 184 1940 R 0 6,268 0.2	D15#				0	7,638 02	Site bu
D1SF 145 R 0 8.556 0.2 State D1SF 147 1945 R 0 8.601 6.2 State D1SF 150 1940 R 0 9.315 6.2 State D1SF 160 2940 R 0 6.762 0.2 State D1SF 163 1960 R 0 6.762 0.2 State D1SF 163 1960 R 0 6.714 0.2 State D1SF 164 1960 R 0 7.214 0.2 State D1SF 172 1930 R 0 7.214 0.2 State D1SF 180 1940 R 0 3.515 0.2 State D1SF 184 1930 R 0 6.477 0.2 State D1SF 184 1940 R 0 6.477 0.2 State <td>1015₽</td> <td>139</td> <td>1940</td> <td>R</td> <td>0</td> <td>7,565 02</td> <td>Site Bu</td>	1015₽	139	1940	R	0	7,565 02	Site Bu
O15F 150 1940 R 0 6,315 62 State D15F 160 1960 R 0 6,762 02 State D15F 163 1960 R 0 2,545 D2 State D15F 163 1960 R 0 2,545 D2 State D15F 164 1960 R 0 3,517 02 State D15F 164 1930 R 0 7,214 02 State D15F 180 1940 R 0 3,515 02 State D15F 180 1940 R 0 3,515 02 State D15F 180 1940 R 0 4,477 02 State D15F 180 1940 R 0 8,209 02 State D15F 193 1950 R 0 8,209 State </td <td>DISF</td> <td></td> <td></td> <td>8</td> <td>0</td> <td>8,555 02</td> <td>Site Bu</td>	DISF			8	0	8,555 02	Site Bu
D15F 160 1940 R 0 6,762 02 State D15F 163 1960 R 0 2,545 D2 State D15F 163 1960 R 0 2,545 D2 State D15F 164 1960 R 0 5,771 02 State D15F 172 1930 R 0 7,214 02 State D15F 180 1940 R 0 3,515 02 State D15F 180 1940 R 0 3,515 02 State D15F 180 1940 R 0 4,477 02 State D15F 189 1950 R 0 8,809 02 State D15F 193 1950 R 0 8,209 02 State D15F 193 1940 R 0 5,018 02 <	015F	147	1945	R	0	8,601 02	Site By
D1SF 163 1960 R G 2,545 D2 Start D1SF 164 1960 R 0 5,771 02 Start D1SF 172 1930 R 0 7,214 02 Start D1SF 180 1940 R 0 3,515 02 Start D1SF 180 1940 R 0 3,515 02 Start D1SF 181 1940 R 0 3,515 02 Start D1SF 184 1930 R 0 4,477 02 Start D1SF 189 1950 R 0 8,409 02 Start D1SF 193 1950 R 0 9,269 02 Start D1SF 193 1950 R 0 6,728 02 Start D1SF 204 1945 R 0 6,728 02 <	015F	150	1940		0	9,315 67	Stc Bu
D1SF 164 1960 R 0 5,771 02 Stel D1SF 172 1930 R 0 7,214 02 Stel D1SF 180 1940 R 0 3,515 02 Stel D1SF 180 1940 R 0 3,515 02 Stel D1SF 181 1940 R 0 5,477 02 Stel D1SF 184 1940 R 0 5,478 03 Stel D1SF 184 1930 R 0 4,477 02 Stel D1SF 189 1950 R 0 9,269 02 Stel D1SF 193 1950 R 0 9,269 02 Stel D1SF 201 1940 R 0 5,018 02 Stel D1SF 204 1945 R 0 6,728 02 Stel <td>D15F</td> <td>160</td> <td>1940</td> <td>8</td> <td>0</td> <td>6,702 92</td> <td>Site Bu</td>	D15F	160	1940	8	0	6,702 92	Site Bu
D4SF 172 1030 R 0 7,214 02 See 5 D1SF 180 1940 R 0 3,515 02 See 5 D1SF 181 1940 R 0 5,498 01 See 5 D1SF 181 1940 R 0 5,498 01 See 5 D1SF 184 1930 R 0 4,477 02 Ster 5 D1SF 189 1950 R 0 9,269 02 Ster 5 D1SF 193 1950 R 0 9,269 02 Ster 5 D1SF 193 1940 R 0 5,018 02 Ster 5 D1SF 204 1945 R 0 6,728 02 Ster 5 D1SF 215 1930 R 0 5,038 62 Ster 5 D1SF 224 1945 R 0 1,809 Ster 5	DISF	163	1960	R	0	2,545 02	Site Bu
D1SF 180 1940 R 0 3.515 0.2 Same D1SF 181 1940 R 0 5,498 0.3 Same D1SF 184 1930 R 0 4,477 0.2 Same D1SF 184 1930 R 0 4,477 0.2 Same D1SF 189 1950 R 0 8,809 0.2 Same D1SF 1930 1950 R 0 9,269 0.2 Same D1SF 201 1940 R 0 5,018 0.2 Same D1SF 204 1945 R 0 6,728 0.2 Same D1SF 215 1930 R 0 5,038 0.2 Same D1SF 215 1930 R 0 8,033 0.2 Same D1SF 216 1940 R 0 1,809 0.2	D15F	164	1960	R	0	5,771 02	Site Ba
D15F 188 1940 R 0 \$,498 0.3 584 D15F 184 1930 R 0 4,477 0.2 584 D15F 189 1950 R 0 4,477 0.2 584 D15F 189 1950 R 0 9,269 0.2 584 D15F 193 1950 R 0 9,269 0.2 584 D15F 201 1940 R 0 5,018 0.2 584 D15F 204 1945 R 0 6,728 0.2 584 D15F 215 1930 R 0 5,038 0.2 584 D15F 216 1940 R 0 8,033 0.2 584 D15F 224 1940 R 0 1,806 0.2 584 D15F 224 1945 R 0 5,544 0.2 584 <td>DISF</td> <td>172</td> <td>1930</td> <td>8</td> <td>0</td> <td>7,214 02</td> <td>See Bu</td>	DISF	172	1930	8	0	7,214 02	See Bu
D1SF 184 1930 R 0 4,477 02 State D1SF 189 1950 R 6 8,809 02 State D1SF 193 1950 R 6 9,269 02 State D1SF 193 1950 R 0 9,269 02 State D1SF 201 1940 R 0 5,018 02 State D1SF 204 1945 R 0 6,728 02 State D1SF 215 1930 R 0 5,038 62 State D1SF 215 1930 R 0 5,038 62 State D1SF 215 1940 R 0 1,808 62 State D1SF 224 1945 R 0 5,544 62 State D1SF 228 1950 R 0 8,910 62 <	D15F	180	1940	Я.	0	3,515 02	She Bu
D1SF 189 1950 R 6 8,809 02 She D1SF 190 R 0 9,209 02 She D1SF 201 1940 R 0 5,018 02 She D1SF 201 1940 R 0 6,728 02 She D1SF 204 1945 R 0 6,728 02 She D1SF 215 1930 R 0 5,038 02 She D1SF 216 1940 R 0 8,038 02 She D1SF 226 1940 R 0 1,809 02 She D1SF 221 1940 R 0 1,809 02 She D1SF 224 1945 R 0 5,544 02 She D1SF 244 1945 6 0 1,871 02 She <td< td=""><td>D15F</td><td>101</td><td>1940</td><td></td><td>0</td><td>5,498 02</td><td>Ste B</td></td<>	D15F	101	1940		0	5,498 02	Ste B
D15F 193 1950 R 0 9,269 02 Ster D15F 201 1940 R B 5,018 02 Ster D15F 204 1945 R 0 6,728 02 Ster D15F 215 1930 R 0 5,038 02 Ster D15F 215 1930 R 0 5,038 02 Ster D15F 216 1940 R 0 8,880 02 Ster D15F 224 1940 R 0 1,808 02 Ster D15F 224 1943 R 0 5,544 02 Ster D15F 228 1950 R 0 8,910 02 Ster D15F 244 1945 6 0 1,871 02 Ster D15F 245 1940 R 0 6,593 02 Ster <td>D15F</td> <td>184</td> <td>1930</td> <td>R</td> <td>0</td> <td>4,477 02</td> <td>Site B</td>	D15F	184	1930	R	0	4,477 02	Site B
D15F 193 1950 R 0 9,269 0.2 58e D15F 201 1940 R D 5,018 0.2 58e D15F 204 1945 R D 6,728 0.2 58e D15F 215 1930 R D 5,038 0.2 58e D15F 215 1930 R D 5,038 0.2 58e D15F 216 1940 R D 5,038 0.2 58e D15F 216 1940 R D 5,038 0.2 58e D15F 224 1940 R D 1,869 0.2 58e D15F 228 1990 R D 8,910 0.2 58e D15F 228 1990 R D 8,910 0.2 58e D15F 244 1945 C O 1,871 0.2 58e <td>DISF</td> <td>189</td> <td></td> <td></td> <td>0</td> <td>8,809 02</td> <td>Ske B</td>	DISF	189			0	8,809 02	Ske B
D15F 204 1945 R 0 6,728 02 Site D15F 215 1930 R 0 5,038 62 Site D15F 216 1940 R 0 8,889 62 Site D15F 221 1940 R 0 1,809 62 Site D15F 221 1940 R 0 1,809 62 Site D15F 224 1943 R 0 5,544 62 Site D15F 228 1950 R 0 8,910 62 Site D15F 244 1945 6 0 1,871 02 Site D15F 244 1945 6 0 1,871 02 Site D15F 245 1940 R 0 6,593 02 Site	DISF	193		R	0	9,269 02	Sto D
D15F 215 1930 R 0 5,038 62 Ster D15F 216 1940 R 0 8,890 62 Ster D15F 221 1940 R 0 1,809 62 Ster D15F 221 1940 R 0 1,809 62 Ster D15F 224 1943 R 0 5,544 62 Ster D15F 228 1950 R 0 8,910 62 Ster D15F 228 1950 R 0 8,910 62 Ster D15F 244 1945 6 0 1,871 62 Ster D15F 245 1940 R 0 6,593 62 Ster	015#	201	1940	R	0	5,018 02	Site B
D1SF 216 1940 R 0 8,890 02 Ster D1SF 221 1940 R 0 1,809 02 Ster D1SF 221 1940 R 0 5,844 02 Ster D1SF 224 1943 R 0 8,910 62 Ster D1SF 228 1950 R 0 8,910 62 Ster D1SF 294 1945 6 0 1,871 02 Ster D1SF 245 1940 R 0 6,593 62 Ster	0156	204	1945	R	0	6,728 02	Site 8
D15F 221 1540 % 0 1,609 0.2 Sze D15F 2.24 1943 R 0 5,544 0.2 Sze D15F 2.24 1943 R 0 8,910 6.2 Sze D15F 2.28 1950 R 0 8,910 6.2 Sze D15F 2.94 1945 C 0 1,871 0.2 Sze D15F 2.45 1940 R 0 0,593 0.2 Sze	0159	215	1930	R .	0	5,038 02	Site 0
D15F 224 1943 R 0 5,544 02 58e D15F 228 1950 R D 8,910 02 58e D15F 244 1945 E O 1,871 02 58e D15F 245 1940 R O 0,593 02 58e	DISF	216	1946		0	8,890 02	Site 0
D15F 228 1950 R D 8,910 0.2 S86 D15F 244 1945 C 0 1,871 0.2 S86 D15F 245 1940 R 0 0,593 0.2 S86	0154	221	1940	1 8	0.	1,609 02	520.0
D15F 228 1950 R D 8,910 02 SRe D15F 244 1945 C O 1,871 02 SRe D15F 245 1940 R O 0,593 02 SRe	0159	224	1945	R	0	5,544 02	Site 8
D15F 244 1945 E O 1,871 02 See D15F 245 1940 R 0 0,593 02 See				8	0	8,910 02	Site U
D15F 245 1940 R 0 0.593 02 See					0	1,871 02	Site B
							Site 8
	10.222						Site 0
				1929	55		100

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INFO I H



PARC	ELNO	YR ØJ	ELT OBGCLASS	OVR VAL	TEMP VAL TO	OCCUPANCE
D15F	255	1950	R	0	5,468 62	Site Built
DLSF	256	1940	R	0	9,394 02	Site Duilt
DISF	157	1920	R	0	4,122 02	Site Built
D15F	261	1986	R	0	7,734 02	Hitly Horne
DISF	262	1950	R	0	4,077 02	Site Bulk
D15F	258	1940	н	0	4,720 02	Site Bull.
DLSF	258	1970	8	0	8,798 02	Site Built
DISF	272	1936	к.	0	7,449 02	Site Built
D15F	274	1940	R	0	4,293 02	Site Built
DISF	280	1955	R	0	6,494 02	Site Bulk
D15F	284	1945	8	0	8,347 02	Site Bull
0158	765	1945	R	0	6,563 02	She built
D15F	787	1963	R	a	9,898 02	Site Bulk
D15₽	291	1920	R	٥	7,876 92	Site Guilt
D15F	297	15-67	R	0	7,702 02	Site Built
015F	299	1947	R	0	9,530 02	Site Built
DISF	300	1949	R	0	9,500 02	Site Built
DISF	312	1940	R	0	4,982 02	Site Built
0158	317	1947	R	0	7,837 02	Site Duit
015F	318	1947	я.,	0	5,693 02	Site Built
D15P	319	1947	R	0	8,062 02	Ste Bult
DISF	322	1947	R	0	6,668 02	Site Built
D15F	323	1947	4	0	5,534 02	Site Built
D15F	324	1947	R	0	6,114 02	Site Built
Dist	326	1947	А	0	5,814 02	Site Built
D19F	327	1947	8	0	9,665 02	Site Built
0155	328	1947	R	0	7,870 02	Site Built
0158	329	1945	π.	Ð	6,456 02	See Built
015F	333	1941	R	0	6,204 02	Site Built
DISP	331	1984	2	0	7,501 02	Mig Home
D15F	337	1940	н.	0	5,341 02	Site Built
0158	339	1940	R	0	8,227 02	Site Bullt
015F	345	1950	R	0	9,792 02	Sibt Built
D15F	347	1960	R	0	9,194 02	Site Built
DISF	346	1960	R	۵.	9,194 02	Site Built
D15F	354	1940	R	0	5,887 02	Site Built
DLSF	355	1940	R (D	1,729 02	Site built
D157	356	1940	8	0	9,852 02	Ste Built
015F	359	1946	я (0	9,875 02	Ste Buit
0157	365	1944	R	a	9,979 02	Ste Built
DLSF	362	194	n R	0	8,025 02	Sto Dult

13104/5012 10191 W48# 6'008/011

Discours.



PARC	ES NO	YR BULL	T DIGCLASS	OVR VAL	TIMP VAL TO	COUPANO
DISE	368	1940	R	0	5,680 02	Ste Duit
015F	370	1945	R	0	8,437 02	Site Built
D15#	374	1940	R	0	3,209 02	Ste Bull
D15P	379	1932	R	0	9,605 02	Ste Duit
D15F	392	1940	E	0	2,442 02	Ste Built
D16A	069	1950	я.	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 Ball
D16A	123	1940	R	0	9,356 02	Site Bull
D16A	164	1950	R.	0	9,745 62	Site Buil
D16A	175	1940	R	0	6,663 02	Site Dul
D164	182	1940		0	6,997 02	Site Buil
D16A	184	1955		0	6,403 02	Site Buil
D16A	196	3930	. R	0	5,455 02	Site Dul
D16A	196	1950		0	5,134 02	Site Buil
D168	064	1950	R	0.	6,869 02	Site Buil
D168	084	1950	R	0	6,792 02	Site Buil
D168	084	1985	R	0	5,638 02	Ste Bui
D168	G84	1950	R	0	8,108 02	Site Bui
0168	064	1940	R.	0	4,978 02	Site Bui
D168	084	1970	R	0	4,927 02	Site Bui
D168	087	1950	R.	0	6,560 02	Site Buil
0168	099	1950	B	0	7,179 02	Site Bui
DISB	120	1990	R	0	9,356 02	Site Bui
O168	134	1940	R	0	9,157 02	Ste Bul
OL68	137	1950	R	0	4,104 02	Site 9ui
D166	171	1940	R	0	8,777 02	Site Bul
D168	248	1955	R	0	6,567 02	Ste Bui
D168	249	1940	в.	0	5,009 02	Site but
0168	263	1950	ε	0	50 680,8	Site Bui
D168	269	1930	R	0	8,397 02	She bui
DISC	130	1952	R	0	7,224 02	She Bul
0160	151	1936	8	0	8,717 02	Ste bui
Disc	176	1930	8	0	4,005 02	Ste 64
0160	182	1945	C	0	1,926 02	Site But
DISC	164	1957	К.	0	5,880 02	Site Bui
DISC	185	1950	c	0	3,162 02	Site Dui
0160	007	1970			7,605 02	Site Bui
0160	008	1970	R	0	8,330 02	Site Bui
0160	016	1950	8		8,685 02	Site Bui
D16D	019	1902	я.	0	5,062 02	Site Bui

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



diam'r	IL NO	YR BUDLT	DIGCLASS	OV# VAL	TIMP VAL TO	OCCUPANO
DISD	020	1940	E	0	1,872 62	Site Built
0160	053	1941	R	0	7,619 02	Site Built
0160	025	1946	R	0	6,300 62	Site Dult
D16D	027	1940	8	0	1,092 02	Site Built
0160	029	1540	R	0	6,921 62	Site Built
D16D	073	1946	R	0	8,565 02	Site Built
D16D	074	1930	R	0	6,501 02	Site Built
D36D	075	1920	8	0	8,335 82	Site Bull
0360	0.79	1950	R	0	8,140 02	Site Bult
DIND	050	1900	£	0	9,043 02	Site Built
D16D	063	1952	8	0	7,190 02	Site Built
0160	094	1950	R	0	9,116 02	Site Built
0160	097	1940	R	0	7,218 02	Site Built
016D	102	1910	R	0	4,995 02	Site Hull
D16D	103	1955	я.	0	±,536 02	Site Built
0160	113	1950	R	0	6,626 02	Site Built
D160	114	1950	8	0	8,992 02	Ste Buil
0160	116	1949	R	0.	5,541 02	Site Built
016D	129	1910	R	0	5,674 02	Site Built
C310	137	1945	R.	0	8,871 02	Ste Buil
0160	130	1935	R	0	9,828 02	Sta Buil
0160	145	1950	R	0	8,290 02	Ste Bull
D16D	150	8900	8	0	4,266 02	Ste Buil
0160	152	1900	R,	0	5,695 02	Ste but
D16D	164	2960	R	0	2,274 02	Sto Bui
0160	170	1920	R	0	6,113 02	Site Buil
0150	238	1949	R	0	7,579 02	Site Bull
DUSE	009	1955	ε .		9,225 02	Site Dub
DISE	060	1940		0	9,445 62	Site Buil
3410	022	2005	ε	0	9,114 02	Site Buil
DISE	032	1930	R	0	7,728 02	Site Bui
3440	044	1945	R	0	6,804 02	Site Buil
3610	053	1930	R	•	9,425 02	Site Buil
3410	674	1945	R	0	8,865 02	Site Bui
DISE	125	1956	R	0	9,115 02	Site Buil
3810	127	1953	н.	0	9,202 02	Site Bui
DISE	130	1953	R	0	9,633 02	Site thus
Dated	160	1950	8.	0	7,723 02	Site Buil
D16E	161	1951	R	ø	8,583 02	Ste Bul
3010	162	1950		0	8,222 02	Site Buil
3860	164	1932	c	0	8,856 02	Site Built

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



	PARC	EL NO	YREUELY	DIGCLASS	OVR VAL	TIMP VAL TO	OCCUPANCY
	D16E	165	1920	8	0	5,715 02	Site Built
	3310	165	1920	R	0	6,300 02	Site Bulk
	0166	167	1950	R	0	9,940 02	Site Built
	D16E	186	1960	R	0	6,772 02	Site Built
	DIGP	009	1920	R	0	6,532 02	Site Built
	D16F	013	1957	к.	0	7,104 02	Site Built
	D16F	018	1958		0	8,632 02	Site Bullt
	DISF	022	1910	R		9,660 02	Sto Bulk
	D16F	025	1910	ĸ	0	5,206 02	Side Built
	016F	036	1918	R	0	9,290 02	Site Built
	DieF	627	1940	R	•	6,696 02	Site Built
	016F	034	1940	R :	0	4,271 02	Site Built
	D16F	946	1940	R	0	8,976 02	Site Built
12	D16F	053	1965	R	0	8,136 02	Site Built
	DISF	055	1960	R	0	9,761 02	Ste Built
	DIFE	076	1952	£	۰	2,262 02	Site Bull:
	D16F	681	1950	R	0	4,730 02	Site Built
	D16F	682	1960	6	0	8,712 02	Site Built
	DI6F	083	1962	E	0	6,768 0.2	Site Built
	016F	084	1960	8	0	3,588 02	Site Built
	0168	085	1960	٤	0	9,966 02	Site Built
	016F	087	1960	R	0	5,508 02	Site Built
	DIGP	087	1960	8	0	5,522 02	Site Built
	016F	089	1960		0	7,110 02	Site Built
	DIGF	091	1900	R	0	6,968 02	Site Built
	DIGF	093	1917	R	0	9,479 02	Stor Duilt:
	D16F	102	1952	R	0	7,946 02	Site Built
	DIGF	103	1952	R	0	8,308 02	Site Built
	D16F	104	1952	R	0	9,546 02	Site Built
	DISF	105	1952	К.	٥	9,580 0.2	Slot Built
	D16F	107	1940	R	0.	5,568 02	Site Built
	DIEL	109	2950	8	0	7,561 02	Site Bulk
	016F	111	1950	8	٥	6,725 02	Site Built
	DISF	112	1950	R	0	7,757 02	Size Built
	D16F	113	1950	R	0	6,312 02	Site Built
	DIEF	114	1950	R	D	6,794 02	Site Built
	D16F	115	2950	н.	0	7,172 02	Site Bulk
	016F	157	1940	R	0	8,466 02	Sitt Built
	DIGF	129	1910	*	D	9,850 67	Site Built
	D16F	123	1950	*	D	8,273 02	Size Built
-2	DIEF	124	1950	R	0	8,841.02	Site Built

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DISP		1950	R	0	9,013 02	Site Bu
D16F	127	1920	R	0	4,650 02	Site Bu
DIAF	129	1950	R	0	6,536 02	Site Du
D16F	131	1920	R	0	9,069 02	Site Bu
016#	132	1950	R	0	8,318 02	Site Bu
D16F	133	1960	R	0	7,560 02	Site Bu
O16F	135	1960	R	0	2,538 02	Site Ba
DTRE	140	1930	R	0	8,448 02	Site Bu
D16F	141	1910	к.	a	5,659 02	Site Bu
010	142	1920	п.	0	5,708 02	Site Bu
DIGF	144	1940	8	0	6,855 02	Site Bu
D16F	145	1950	R.	0	8,806 02	Site Bui
DLSF	149	2990	п.	0	6,545 02	Site Bu
DIGF	149	1974	R.	0	3,980 02	Hig Hor
D16F	159	1930	8.	0	9,135 02	Site Bu
D16F	162	1920	6	0	5,710 02	Site Bu
D16F	163	1920	E.	0	5,710 02	Site Bu
016F	164	1920	π.	0	2,517 02	Site Bu
016F	176	1920	R	0	5,543 02	Site Bu
DIST	177	1920	R	0	9,162 62	Siter Bu
D15P	178	1950	8.	0	7,310 02	Ste Bu
016F	183	1950	R.	0	7,499 62	Site Bu
DISF	187	1955		0	5,685 02	Site Du
016F	190	1925	8	0	2,449 02	Site Bu
DIGF	191	1925		0	8,003 02	Site Bu
D16F	192	1935	R (0	4,029 02	Ste Bu
OLIF	194	1920	R	0	9,274 02	Site Bu
1016	195	1960	5	0	5,292 02	Site Bu
D16F	195	1910		0	8,003 02	Site Du
D16F	199	1920		0	9,990 02	Ste Bu
OSEF	227	1920	8	0	5,132 02	She bu
016F	229	1920		0	4,218 02	Site Bu
OME	232	1930	8	0	8,544 02	Ste Bu
016*	233	1950	E	0	4,759 02	Site Bu
015F	236	1920	R	0	5,070 02	Ste Bu
016F	237	1920		0	4,321 02	Site Bu
DISE	238	1920	R	0	5,404 02	Site the
1010	240	1927		0	10,000 02	Sile Bu
DIFF	246	1957		0	4,560 02	Site bu
016	257	1999	8		6,326 02	Hfg Ho
	258	1937	R	0	5,314 02	Site Bu

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



	PARC	EL NO	YRBUELT	DIGELASS	OVR VAL	TIMP VAL TO	DECUPANET
	016#	159	1957	R	0	9,580 02	Stc Built
	016F	267	1940	R	0	9,752 02	Site Built
	D16#	279	1940	R	0	6,628 07	Site Built
	D16#	284	1940	R	0	9,680 02	Site Built
	DIGF	298	1976	R	0	6,171 02	Mg Home
	D16F	323	1920	R.	0	8,960 02	Site Built
	016F	723	1968	c	0	8,630 02	Site Built
	DISE	334 A	1940	ε	0	9,828.02	Ste built
	D16P	345	1920	н.	0	7,051 02	Site Built
	D16F	346	1920	R.	0	6,115 02	Sto Built
	016F	347	1920	8.	0	6,630 02	Ste Buik
	DISF	357	1920	R	φ.	4,568 02	Ste Bull
	DIAF	368	1930	R	0	4,500 02	Ste Buit
	DIAF	375	1947	R	0	6,833 02	She Built
	DISP	377	1950	R	0	8,136 02	Site Dutt.
	D16F	378	1950	K	0	7,654 02	Site Pull
		006	1977	R	0	9,956 02	Mg horse
	D17A	015	1530	R	0	8,853 02	She Built
	017A	016	1930	н.	0	6,318 02	SAt Built
	D17A	022	1927	R	0	9,926 02	Ste built
	017A		1976	8	0	8,160 02	Hig Home
		625	1937	R	0	7,503 02	Site bulk
	D174		1564	R	0	6,846 02	Httg Frame
	D17A	034	1925	R	0	5,186 62	Site Built
	D17A	641	1937	R	0	7,644 62	Ste Built
		647	1947	R	0	4,616 02	Ste Buit.
	017A	049	1950	8	0	8,795 02	Site built
	D17A		1940	R		5,499 02	Site Built
	D17A		1925	R	0	9,532 02	Site Bulk
	D\$7A		1940	R	٥	4,660 02	Site Built
	D17A	118	1940	R	0	7,585 02	Sibe Built
40	D17A	189	1960	R	0	6,253 02	Site Built
	D\$7A	\$50	1957	R	0	9,866 02	Site Bullt
	D178	050	1960	8	0	4,973 02	Site Built
	D178	072	1950	R	0	9,150 02	Ster Duilt
	D178	072	1943	ĸ	0	9,414 02	Site Built
	D178	073	1955	R	0	6,777 02	Site Bull
	D178	077	1957	R	-0	9,580 02	Site Ouit:
	D178	083	1960	R	0	8,545 02	Ste Balt
	D17C		1947	R	0	4,616 02	Ste Byit
NA	D17C	103	1972	R	0	8,071 02	Site Bult.

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PARO	ILL NO	YREULLT	DIGCLASS	OVRIVAL	TIMP VAL TO	OCCUPANCY
D17C	312	1930	R	0	7,692 02	Site built
0170		1983	E	0	3,218 02	Site Bull
D17C	128	2000	R	0	5,801 02	Siz Bult
D17C	143	1990	£	0	5,022 62	She Duit
D17C	179	1955	R	0	7,658 02	Site Built
DIFE	006	1960	R	0	8,890 02	Site Built
019E	038	1950	R	0	7,082 02	Site Bulk
D19E	049	1940	R	0	6,533 62	Site Built
0380		1960	R	0	7,526 02	Ste buik
0200	012	1950	R	6	6,512 02	Site Bulk
020C	942	1927	R	0	6,413 02	Site Built
0206	045	1940	8	0	1,350 02	Site Built
D20E	063	1930	R	0	3,087 02	Site Built
D20E	671	1981	R	0	7,471 02	Mig Norce
D208	081	1930	R	0	6,231 02	Site Built
D20E	094	1930	R	0	9,831 02	Site Bulk
D20E	099	1930	E	0	6,750 02	Site Duit
D20E	105	1930	8	0	7,003 02	Site Built
D20E	108	1973	8	0	4,947 02	N/g Home
1 ^{Ph} D20E	128	1986		a	6,823 02	Milig Home

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