HISTORIC CENTENNIAL HILL CHOICE NEIGHBORHOOD TRANSFORMATION PLAN

Community Meeting 2

April 21, 2022

AGENDA – COMMUNITY WORKSHOP

Introductions

Background

Project Updates

Vision Exercise

Land Use Exercise

Review - Questions

INTRODUCTIONS

PROJECT TEAM

City of Montgomery

- Steven Reed, Mayor
- Marche' Johnson, City Council District 3
- Robert Smith, Director of Planning
- Desmond Wilson, Director of Community Development
- Isaiah Sankey, Montgomery County, Alabama Commissioner District 4

Montgomery Housing Authority

- Glynis Tanner, Acting President/CEO
- Amy Kell, Project Director
- LaTonya Surls, Director of Resident Services
- Jelani Moore, Real Estate Coordinator

APD Urban Planning and Management

O. Jesse Wiles, CEO/Principal Planner

Deborah Jensen, Senior Planning & Design Manager

Carter Coleman, Real Estate Development Associate

Reginald White, GIS Analyst

OUR PARTNERS

PATERSON INNOVATORS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

MONTGOMERY PUBLIC SCHOOLS

AUBURN UNIVERSITY

CARPDC
Central Alabama Regional Planning and Development Commission

ALABAMA STATE UNIVERSITY 1867

City of MONTGOMERY Alabama CAPITAL OF DREAMS

MONTGOMERY HOUSING AUTHORITY

APD Urban Planning Management

PROJECT BACKGROUND

- Choice Neighborhoods is a HUD signature place-based program.
- It is a grants program, designed to address distressed HUD-assisted housing and struggling neighborhoods through a comprehensive approach to neighborhood transformation.
- The program builds on the success and lessons learned from the earlier HOPE VI program.
- Annual appropriations are provided from Congress since 2010, and continue today.
- This is a transformation plan for the Centennial Hill neighborhood, and will include new housing both to replace the obsolete Paterson Court, and for all who wish to live in Centennial Hill.

UPDATES: COMMUNITY MEETING 1 RESULTS

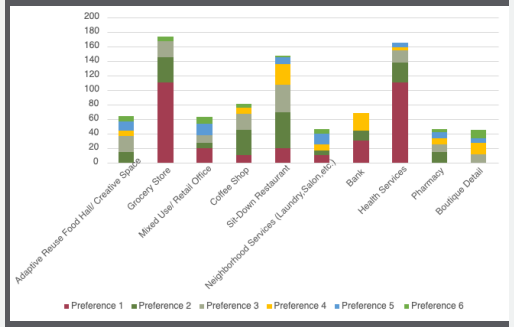
- The first Community Meeting was held on December 2, 2021
- All the feedback you shared is summarized and will be part of the transformation plan.

MOST DESIRED

Historic Places

Ben Moore Hotel
Mason Hall
College Hill Barbershop
Oak Park
Jackson & High Street

Commercial Uses



A grocery store, health services and restaurant are most wanted.

Hope to See

Better Streets
Shopping Area
Grocery Store
Sidewalks
Vibrant Neighborhood

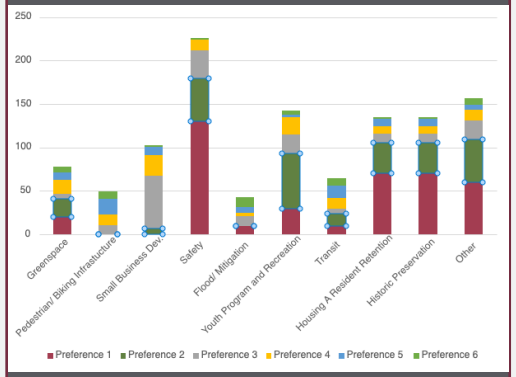
Housing Preferences

Single Family House
Townhouse or Duplex
Mixed-Use Building

Vision

Preserve History
Add Parks and Lighting
Reduce Crime
Remove Vacant Buildings
Improve Housing Choice

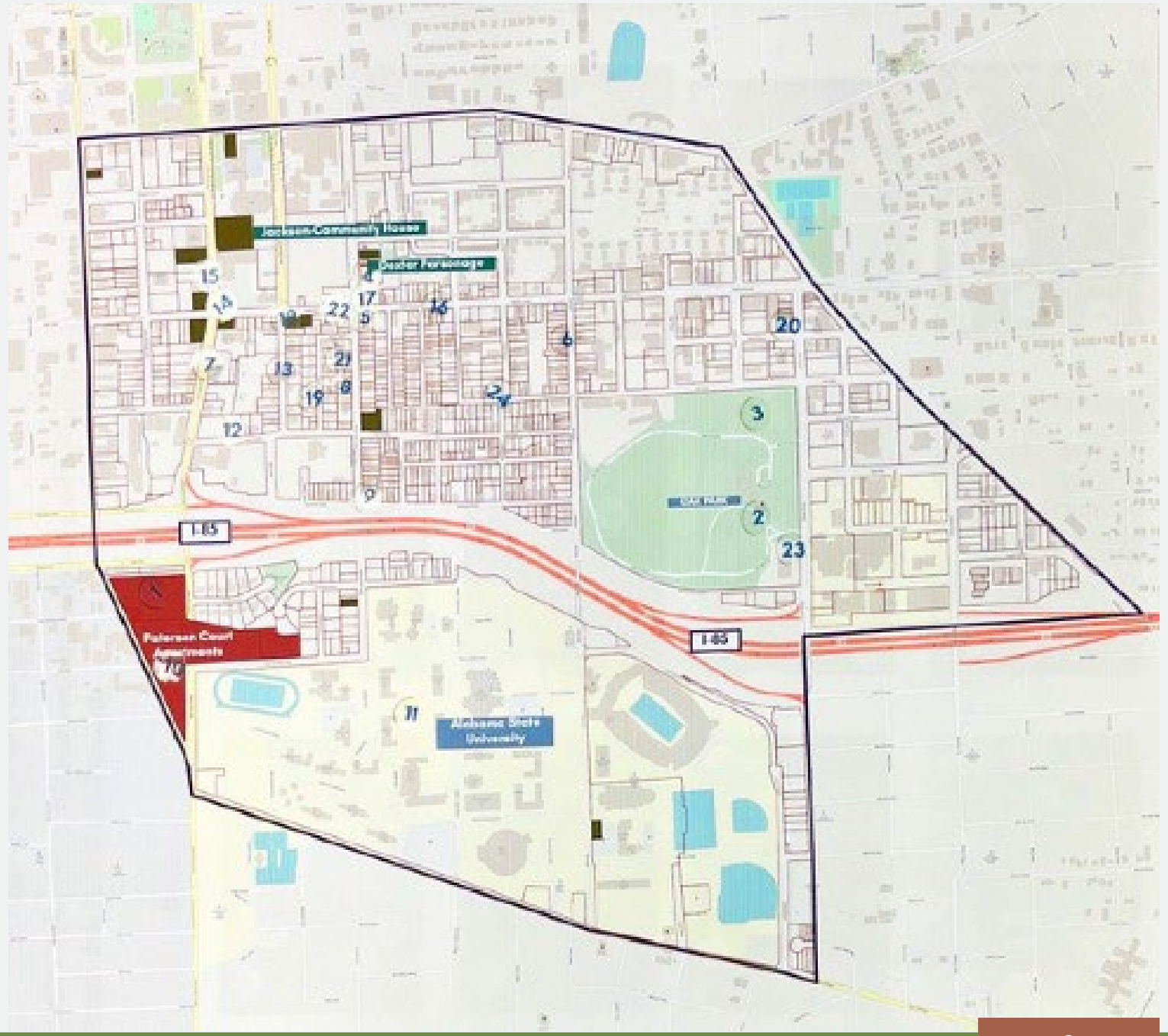
Public Investment



Residents ranked safety as most important.

HISTORIC PLACES & MEMORY

- Jackson Community House & Dexter Parsonage
- Ben Moore Hotel
- Victor Tulane on Ripley St.
- Mason Hall on Jackson
- Jackson St. Baptist Church
- Tradesman Club
- Odessas Blessing Restaurant
- Paterson Court Apartments
- Oak Park
- The Planetarium
- Union Street
- Grove Street



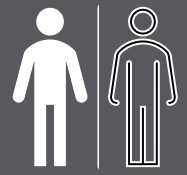
COMMUNITY ANALYSIS

- Data was collected and analyzed to understand the existing conditions in Centennial Hill today.

PEOPLE

What makes the Centennial Hill community different?

Centennial Hill has 10% more population below 18 years old compared to the City



97% of residents are Black compared to 61% for the City

The average household income for the neighborhood is $38,500 - less than the City average

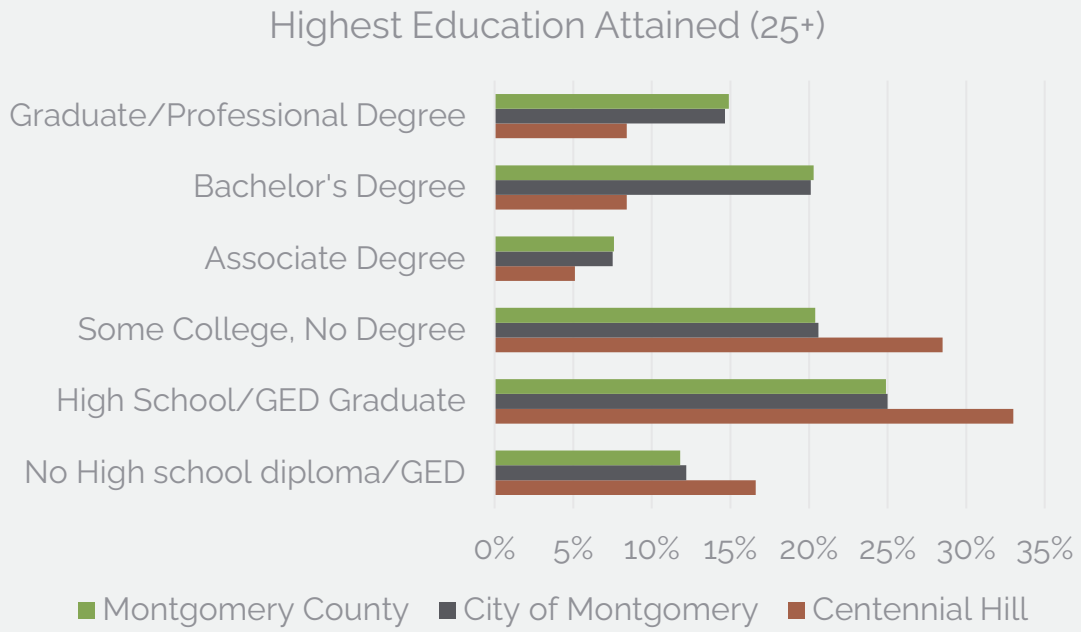
65% of households in Centennial Hill live below the poverty level

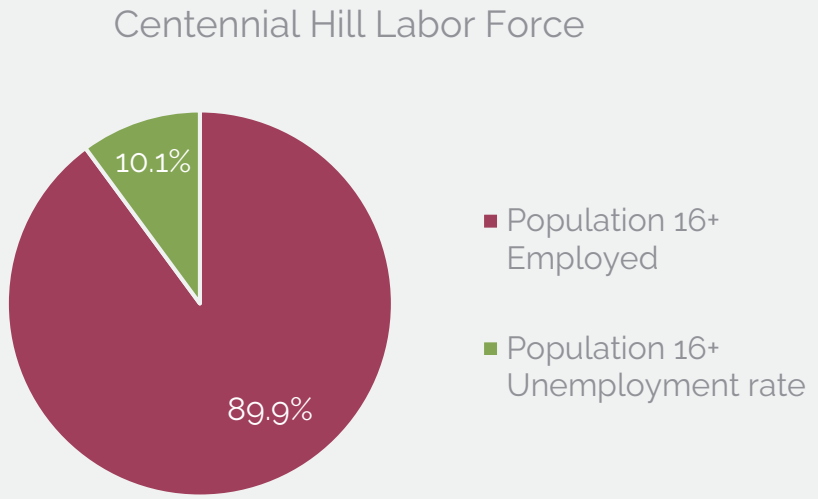
There has been a slight population increase in Centennial Hill since 2000

The unemployment rate for Centennial Hill is 3% higher than the City rate

Source: ESRI Community Analyst, APD Urban Planning and Management

EMPLOYMENT & EDUCATION





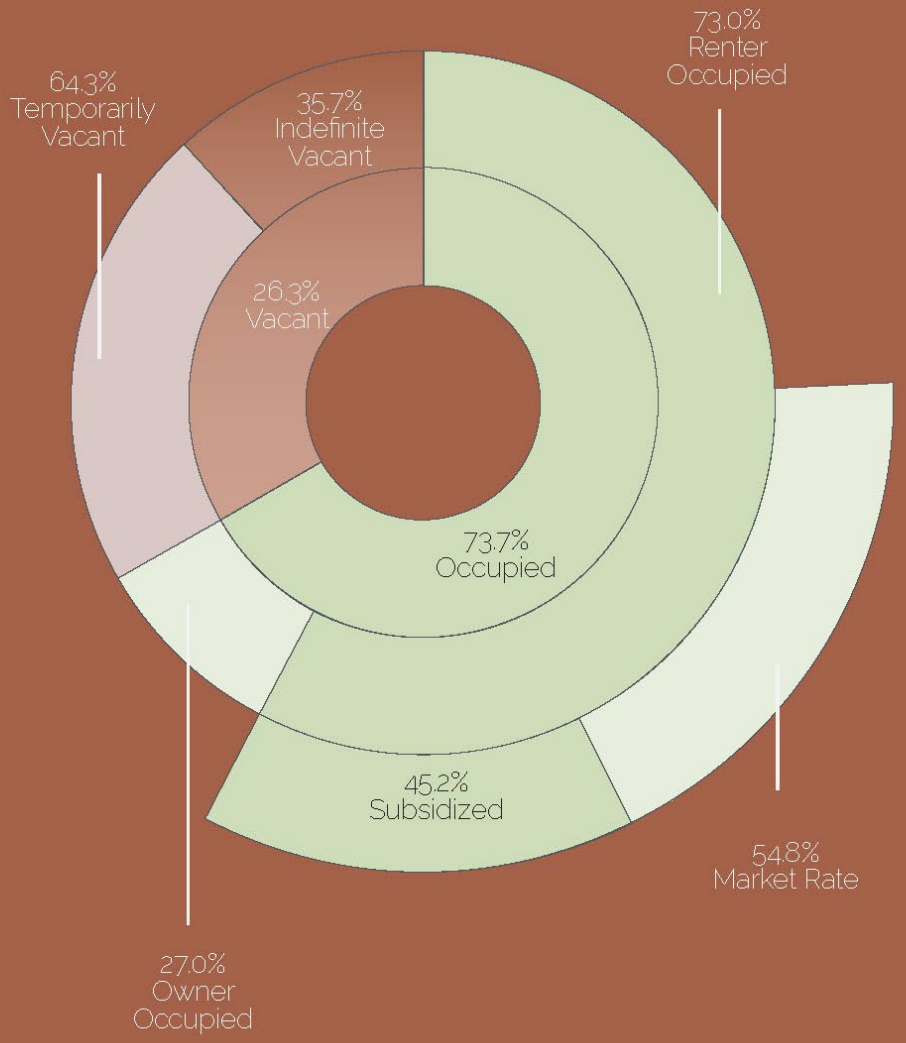
28% of Centennial Hill residents have obtained a high school degree, while 8% have received a bachelor's degree and 8% a graduate or professional degree

69.1% of Centennial Hill residents that are employed work in the service industry

Source: ESRI Community Analyst, APD Urban Planning and Management

HOUSING

2333
Total Housing Units



73% of occupied housing units are rental

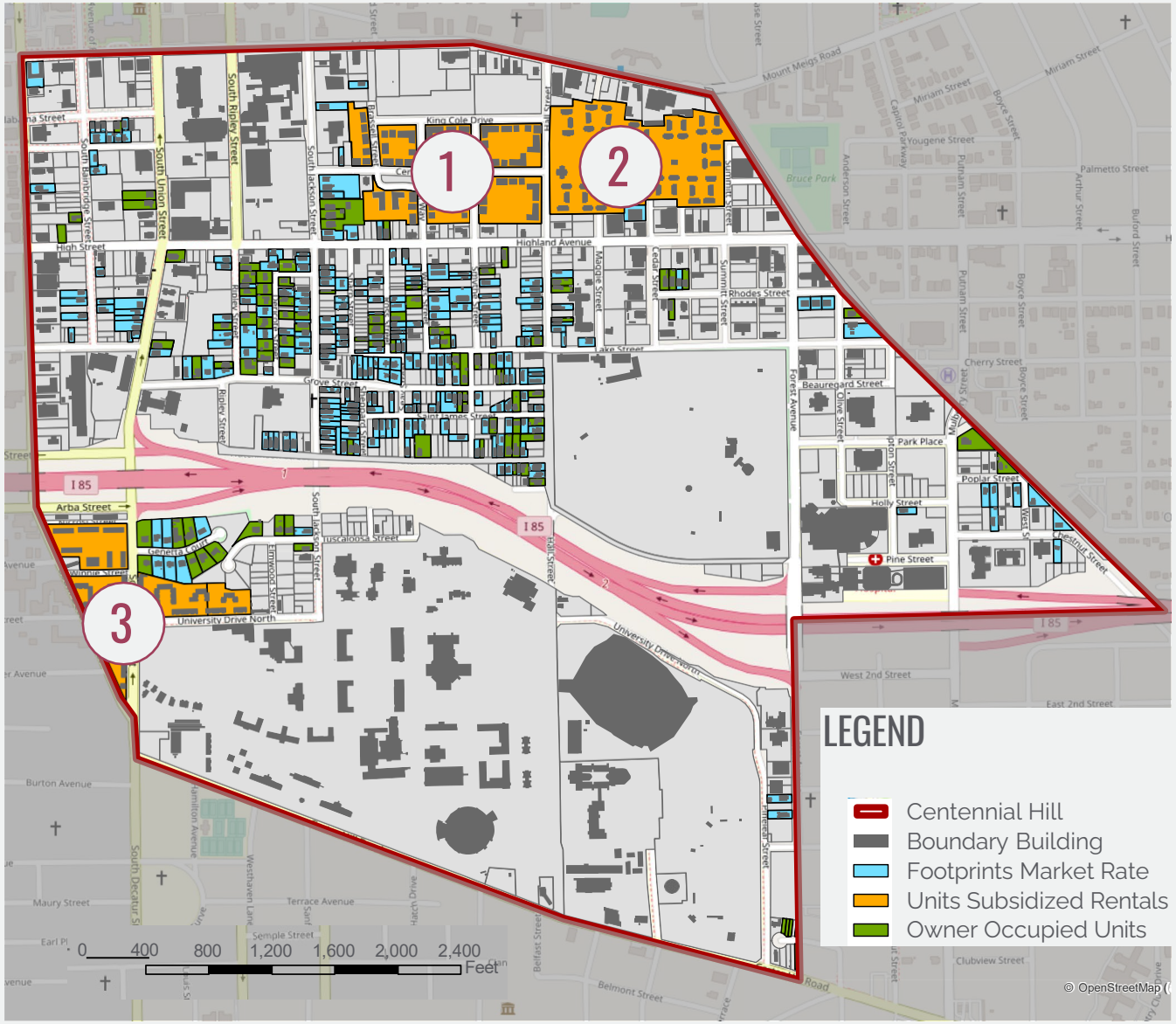
46% of rental units are subsidized

The vacancy rate for Centennial Hill is 21.4%, nearly twice that of the City

Most of the occupied housing stock (76.5%) was built in 1999 or earlier

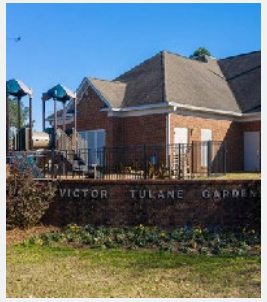
Source: ESRI Community Analyst, APD Urban Planning and Management

SUBSIDIZED HOUSING

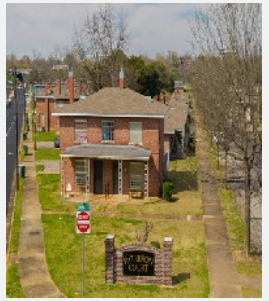


Source: Montgomery Housing Authority, Montgomery Planning Department, APD Urban

1. Plaza at Centennial Hill Phase I and II LIHTC 258 units



2. Victor Tulane Gardens Public Housing 102 units



3. Paterson Court Public Housing 200 units

WORKSHOP ACTIVITIES

- Vision Statement, Goals and Actions
- Locating Uses in Centennial Hill

WORKSHOP: VISION EXERCISE

- Edit the Vision
- Set Goals for the Vision
- Determine Actions to Achieve the Goals

VISION, GOALS and ACTIONS

VISION STATEMENT:
Centennial Hill is a proud neighborhood that celebrates its history and culture, is safe and diverse, promotes healthy living and education, and offers housing choices for all income levels.

EXAMPLE GOAL: Centennial Hill is a healthy community.	**ACTIONS:** 1. Locate convenient health care. 2. Set up a weekly farmer's market for fresh fruits and vegetables. 3. Add sidewalks where missing to encourage daily walking for improved health. 4. Locate small parks for residents to decompress in nature. 5. 6. 7.
GOAL 2:	**ACTIONS:** 1. 2. 3. 4. 5. 6. 7.
GOAL 3:	**ACTIONS:** 1. 2. 3. 4. 5. 6. 7.
GOAL 4:	**ACTIONS:** 1. 2. 3. 4. 5. 6. 7.
GOAL 5:	**ACTIONS:** 1. 2. 3. 4. 5. 6. 7.

WORKSHOP:
LAND USE EXERCISE

Locate in the Yellow Areas:

- Housing
- Commercial
- Services
- Community
- Parks

Single Family Home

Office / Bank Building

Duplex Home (2 Families)

Courtyard (7 - 8 Units)

Town Houses

Mansion Units (3 - 4 Units)

Live-Work (Live above)

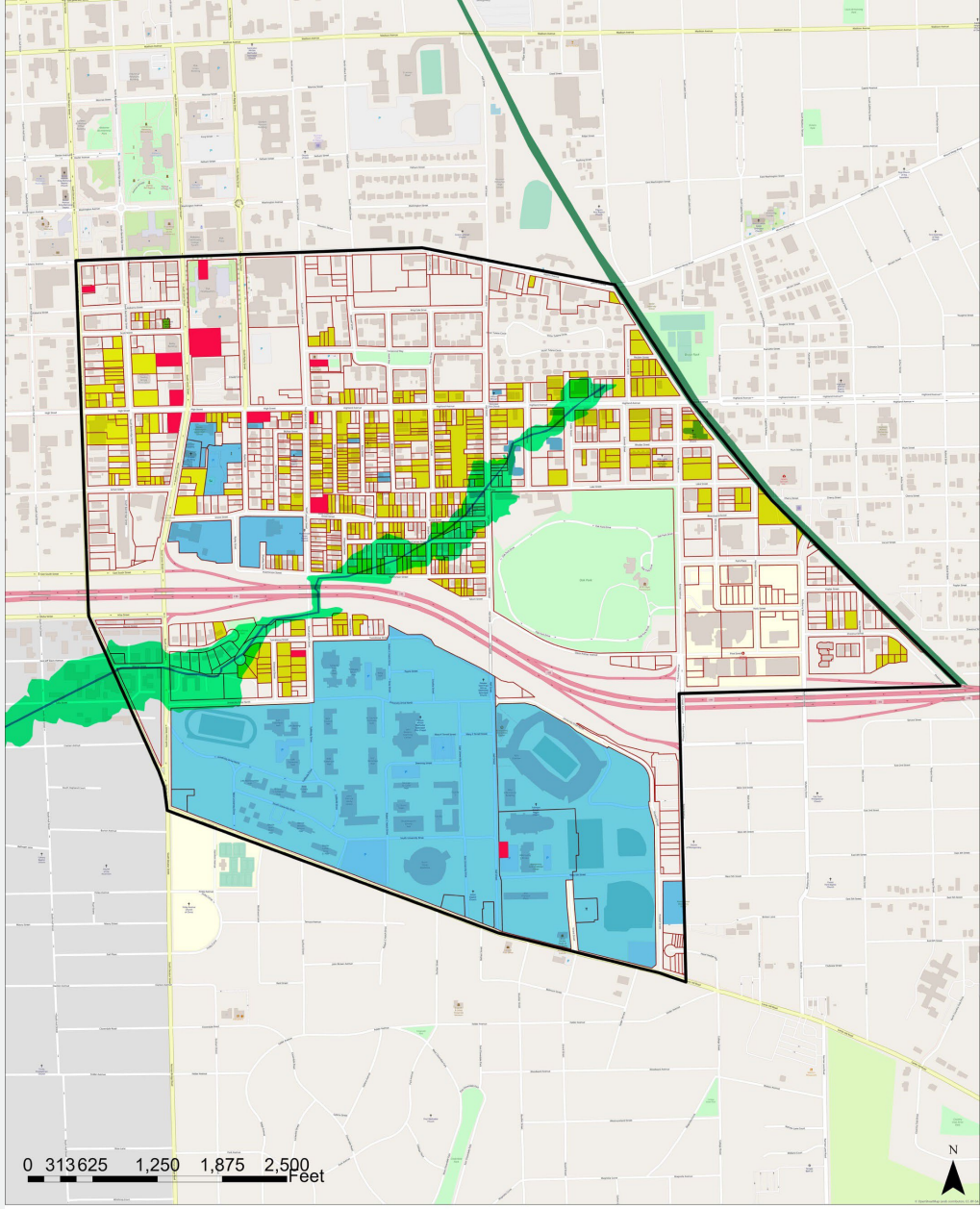
Grocery

Neighborhood Park

Medical / Dental Clinic

Community Center

Restaurant / Retail Shops



Prepared by: APD Urban Planning and Management
Sources: APD Urban Planning & Management, City of Montgomery GIS Dept.
Date: 4/28/2021

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RESULTS & NEXT STEPS

- Results will be Tabulated and included in the final recommendations for Centennial Hill.
- June is the next public meeting. We will report back and have preliminary plans to show you.
- Any Questions?

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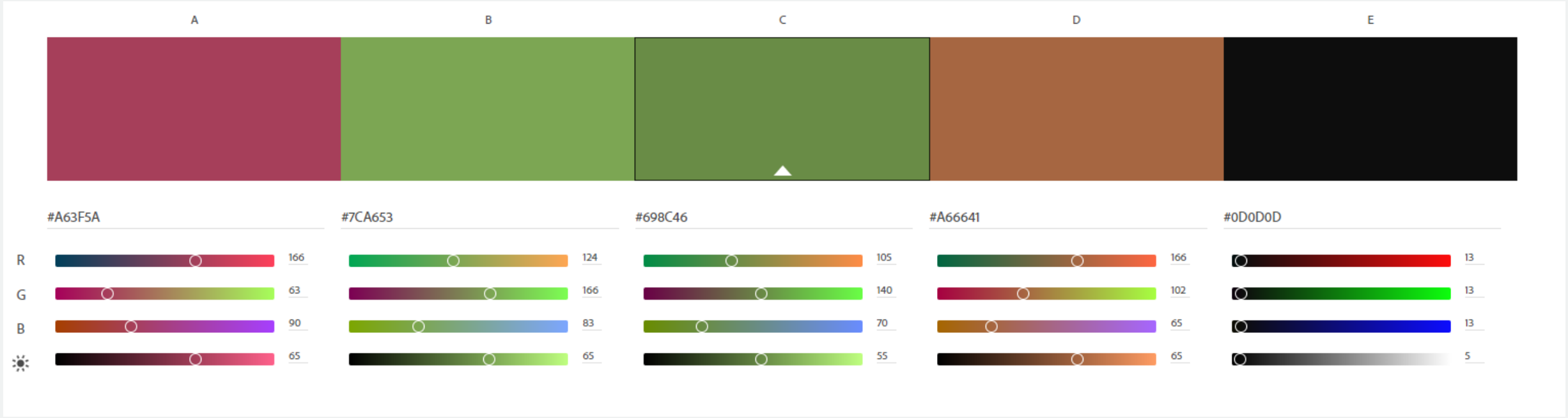
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