

City of Anderson

Sustainable Development and Social Equity: The 61 Hills Model



Sustainable Development and Social Equity



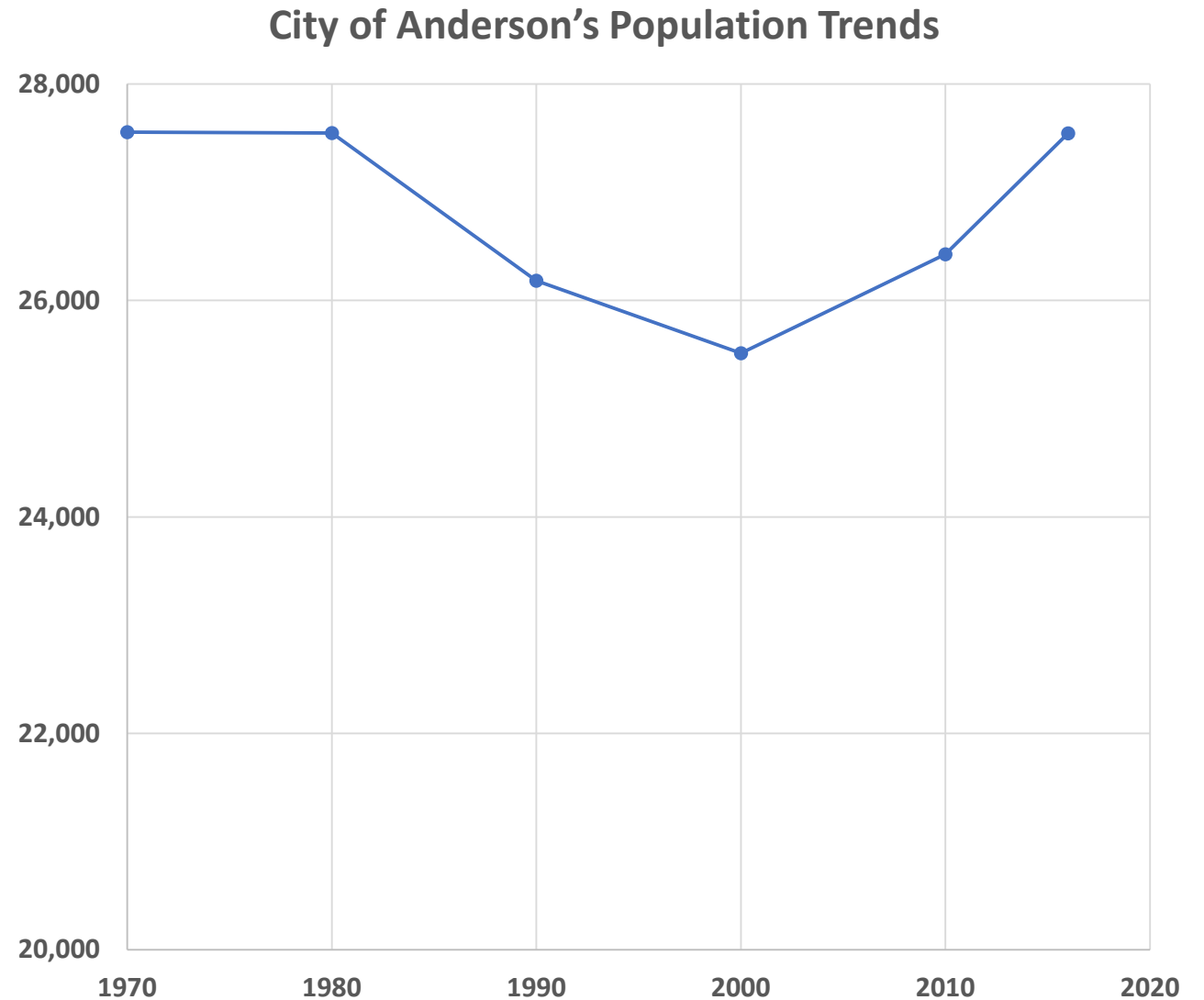
Local governments are at the level closest to people. Decisions made by local governments have profound impacts on policy, service delivery and the quality of life of communities.

A local government relies on development to support its economy, but efforts to promote new development often do not benefit all people and neighborhoods.

Sustainable development has become the mantra of the environmental movement, but from a social equity perspective, it also can help spur development that ensures more vibrant neighborhoods throughout an entire community from an economic, health, and transportation perspective.

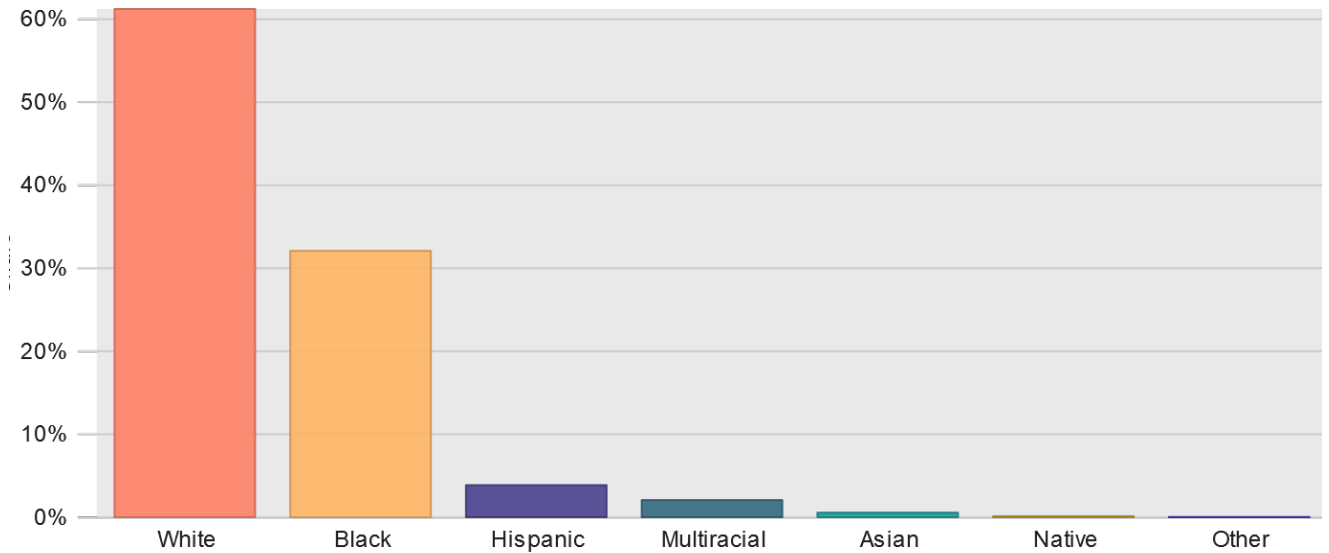
Anderson at a Glance: Population

While City of Anderson's population remains at a near constant over the last 45 years, the last 5 years have seen the urban area served by the City of Anderson grow from 75,702 to 81,580 (7.74%). Urban area growth captures over 75% of the county's total population increase.



Anderson at a Glance: Race

In 2016, there were 1.91 times more Caucasian residents (16,657 people) in Anderson than any other race or ethnicity. There were 8,733 African-American and 1,053 Hispanic residents.



Anderson a Glance: Employment

- From 2015 to 2016, employment grew at a rate of 4.62% from 10,459 employees to 10,942 employees.
- The most common employment sectors are:
 - Manufacturing
 - Healthcare and Social Assistance
 - Retail



Dataset: ACS 5-year Estimate
Source: Census Bureau

DATAUSA:

Anderson at a Glance: Income and Housing

- Median Household Income: \$31,613
- Poverty Rate: 23.3%
- Median Property Value: \$122,900
- Home Ownership: 49.3%
- Number of Households: 10,959



Anderson's Affordable Housing: The Challenge

- Most cities, like Anderson, is challenged to maintain quality affordable housing stock.
- There is little private investment in Anderson's lower income neighborhoods with only **ONE** market rate house built by a private party in the last 10 years. While this lack of development activity can partially be attributed to the economic downturn of 2008, it is indicative of a growing affordable housing need.



Anderson's Affordable Housing: The Location

- Pictured are the five redevelopment areas located within the Anderson city limits.
- Currently, these designated areas cover roughly 13% of the City's land area and contain approximately 15% of the City's households.
- The poverty rate within these areas is above 85%.



Anderson's Affordable Housing: Our Efforts

Housing Rehab Program:

Since 2006, the City assisted over 200 homeowners by renovating their houses with grants and low interest loans through the Community Development Department.

Demolition Program:

Since 2006 the City demolished over 500 substandard houses in low income neighborhoods utilizing various funding sources.



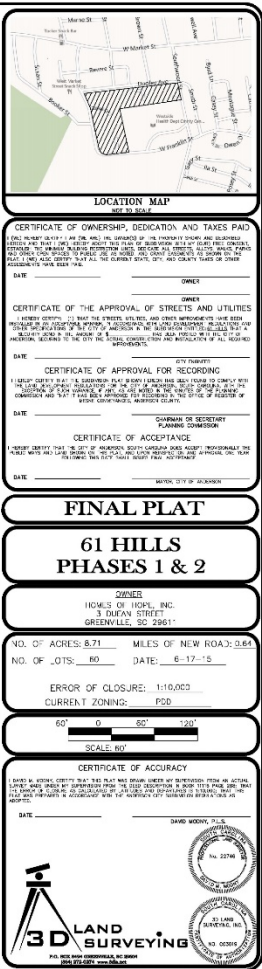
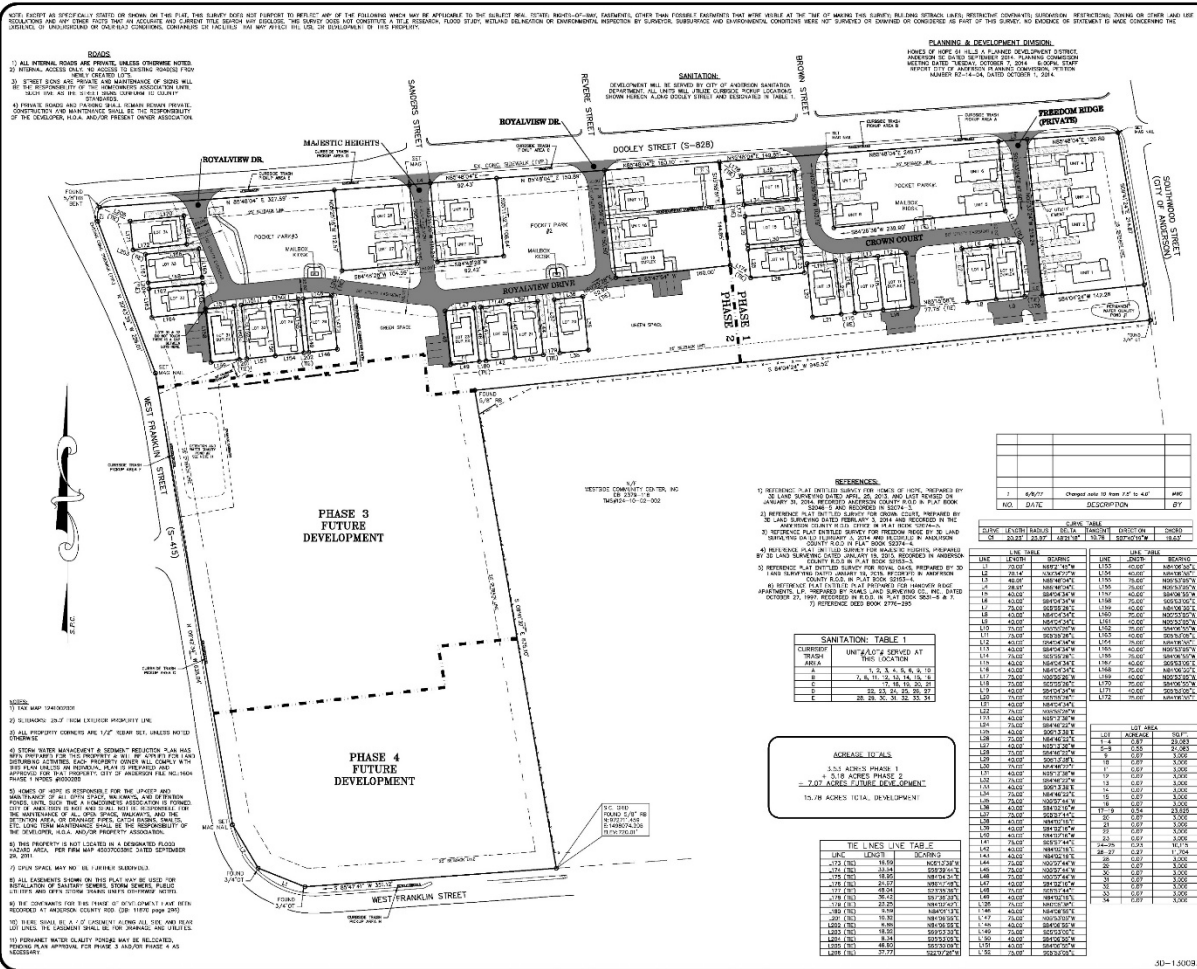
Anderson's Affordable Housing: Non-Profit Partnerships

- Nehemiah Redevelopment Corporation partnered with Anderson on Kennedy Place, a redevelopment of an historic property for senior renters, and McCully Place, consisting of 11 single-family homes.
- Homes of Hope's presence in the City by developing infill lots has been significant. Just under 40 single-family homes have been constructed on these lots since 2011.
- In addition, the 61 Hills single-family neighborhood is being developed by Homes of Hope.



The 61 Hills Development: History

- Homes of Hope acquired the site and went through the City's subdivision process in 2015.
- The development has four phases, ultimately building 68 single family homes.
- Construction began in 2015 with the first families moving in in 2017.
- 31 homes are complete or under construction in Phases I and II. Every house that is complete is occupied.



The 61 Hills Development: Partnership

- The City of Anderson entered into an agreement with Homes of Hope in 2015. The City agreed to provide a grant for \$105,000 broken down into annual increments.
- Justification for the grant was based on revenues the development will generate including: water and sewer taps, capacity fees, building permits, business license fees and any generated tax revenue.
- The City embarked on a water line improvement project to better serve the area, and coordinated the improvement with Homes of Hope's development timeline.



Westside Community Center

The building opened in 1952 and served as an African-American high school until school integration. From 1972-1988 the facility became an elementary school. After the school closed, the abandoned facility fell into disrepair. In 1997, the structure was renovated and became the Westside Community Center.

Services

- AnMed Health Westside Family Medicine
- Anderson County Library Branch
- Development Center for Exceptional Children (DCEC)
- Kingdom Bridges Student Support Program
- P.A.C.E. Police Support Services
- Gymnasium is used for recreational activities
- Rooms available for community meetings and events



Looking Ahead: Success Breeds Success

Other Projects in the Area

- Westside Multi-Use Path
- A Brownfields Application for the Anderson Mill Site
- Focus Area Neighborhoods (FAN)
- Water and Sewer Upgrades
- Park Improvements
- Road Paving
- Increased Participation with Community Groups



Questions?

