CENTENNIAL HILL CHOICE NEIGHBORHOOD TRANSFORMATION PLAN

MONTGOMERY HOUSING AUTHORITY
CITY OF MONTGOMERY
KELL CONSULTING, LLC
APD URBAN PLANNING +MANAGEMENT

APPENDIX









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APPENDIX 1. COMPREHENSIVE MARKET STUDY

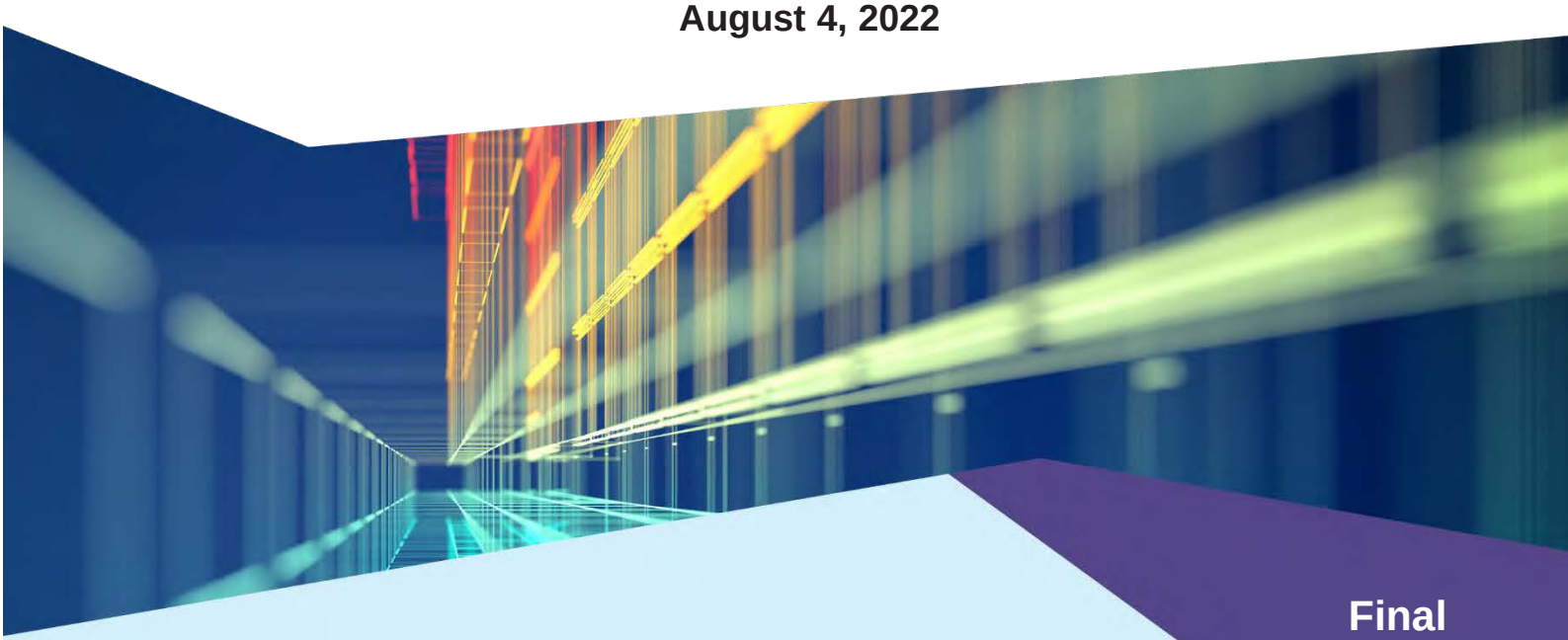
ECONOMETRICA, INC.

Housing Market Study and Needs Assessment

Centennial Hill Neighborhood

Submitted To:
Montgomery Housing Authority
Attn.: Glynis Tanner
Acting CEO
525 South Lawrence St.
Montgomery, AL 36104
GTanner@mhatoday.org

August 4, 2022



Final

Contract No.: RFP 2022-02
Project No.: 2514-001

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ECONOMETRICA, INC.

August 4, 2022

Glynis Tanner, Acting CEO
Montgomery Housing Authority
525 South Lawrence St.
Montgomery, AL 36104
GTanner@mhatoday.org

Reference: Contract No. RFP 2022-02; "Centennial Hill Neighborhood" (Project No. 2514-001).

Dear Ms. Tanner:

Econometrica is pleased to submit the final version of the Housing Market Study and Needs Assessment, produced under the above-referenced contract.

If you wish to discuss any aspect of this submission, please feel free to contact me at (240) 204-5159 or JStoloff@EconometricaInc.com.

Sincerely,

Econometrica, Inc.



Jennifer Stoloff

Cc: Contract File

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1. Project Overview

1.1. Project Description

This Housing Market Study and Needs Assessment is intended to provide recommendations for new housing and replacement units. The replacement units are for Paterson Court, a public housing property located in the City of Montgomery, Alabama, in the Centennial Hill neighborhood. The recommended areas for new and replacement housing are located within the City of Montgomery's boundaries. One-to-one replacement is required for Paterson Court, which contains a total of 200 units with 0, 1, 2, or 3 bedrooms (BRs). We also provide recommendations for another 200 units that include a mix of public housing, project-based voucher (PBV), low-income housing tax credit (LIHTC), and market-rate units.

In 2020, the U.S. Department of Housing and Urban Development (HUD) awarded the Montgomery Housing Authority (MHA) a Choice Neighborhoods Planning Grant, which is designed to support areas with distressed public housing, like Centennial Hill and Paterson Court. The City of Montgomery is engaged in a moment of regional planning and has produced two substantive guidance documents: the Envision Montgomery 2040 Comprehensive Plan (2020) and the Montgomery MPO Year 2045 Long-Range Transportation Plan (2022). We used both of these documents and several of the Choice Neighborhoods planning reports as resources for this report, along with other sources.

1.2. Project Site Description

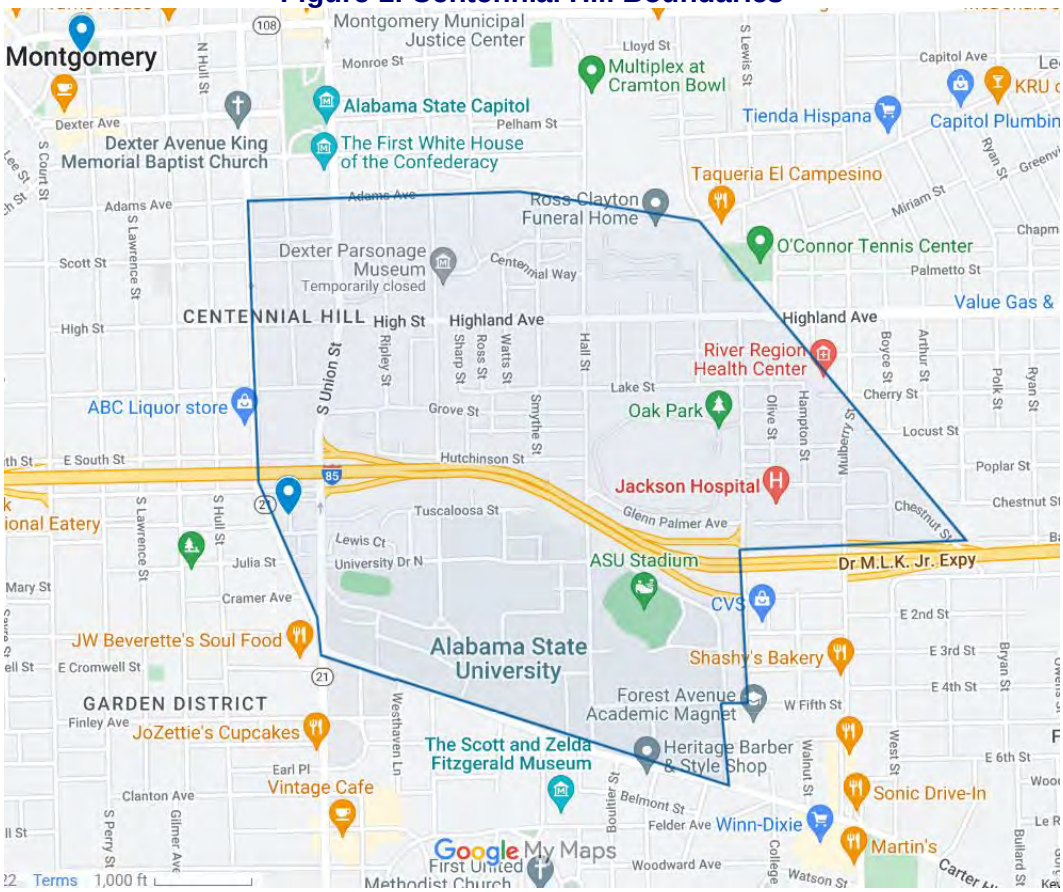
Montgomery is the State capital, the county seat, and the largest city in Montgomery County. The city and county share a unified school district, with the exception of the city of Pike Road. The City of Montgomery is located in the northern section of the county and is bordered by one small section of the Alabama River, which constitutes the county's northern boundary.

Centennial Hill is a historically Black community that is centrally located in the City of Montgomery. Over the years, the neighborhood has gone from thriving to suffering from neglect. The neighborhood is one block south of the State capitol grounds and includes the campus of Alabama State University (ASU). Several historical sites related to the Civil Rights Era of the 1950s and 1960s are located in Centennial Hill and the surrounding area. One such site is the Dexter Street Parsonage, where Dr. Martin Luther King lived from 1954 to 1960 while he led the congregation at the Dexter Avenue Baptist Church (now the Dexter Avenue King Memorial Baptist Church). The Ben Moore Hotel, which is within Centennial Hill boundaries, provided accommodations for African Americans during the Jim Crow era and served as a meeting place for participants in the bus boycott and other civil rights actions. In addition, Ms. Rosa Park's apartment, where she lived for about 8 years, is located in a public housing development just outside of Centennial Hill and is preserved by MHA. A few blocks from Centennial Hill's western boundary are the National Memorial for Peace and Justice, the Mothers of Gynecology Park, and the Freedom Rides Museum (previously the Greyhound bus station). These sites highlight the Civil Rights struggle in Montgomery, the State of Alabama, and the country as a whole.

Businesses within the boundaries of Centennial Hill include Church's Chicken, Regions Bank, Family Dollar, and a Chevron gas station. Families must travel outside of Centennial Hill to Walmart, Winn-Dixie, Fairview Farmer's Market, Corner Convenience Store, and Publix for groceries. Jackson Hospital, a large hospital in Montgomery, is located within the boundaries of Centennial Hill on its eastern edge, just north of Interstate 85 (I-85). There are also healthcare

clinics on the community's perimeter, including Care Here Health and several private doctors' suites. See Figure 1 for a map of Centennial Hill.

Figure 1. Centennial Hill Boundaries



North boundary: Adams Street. East boundary: Unused land. South boundary: Carter Hill Road. West boundary: South Decatur.
Source: Google Maps.

The Centennial Hill boundaries we use for this analysis are Adams Avenue to the north, S. Decatur Street to the west, and Carter Hill Road to the south. The eastern boundary is more complicated: It starts with Pineleaf Street, which borders ASU; jogs a short block east to Forest Avenue; heads north to cross I-85; turns to the east to follow the freeway; then heads north diagonally along Chestnut Street, cutting through blocks of unused land until it meets Adams Ave. This easterly border follows the boundary of Census Tract 15, north of I-85. The freeway is a clear demarcation line for the neighborhood, dividing it roughly in half. Paterson Court is located south of I-85 in a triangular area with South Decatur Street as its western boundary and South Union Street as the eastern boundary. South Decatur angles to the east and converges with South Union south of Cramer Avenue, which makes the southern tip of the triangle. Arba Street is the northern boundary of Paterson Court and also turns into a ramp to I-85 as it crosses South Union.

Our analysis focuses on Census Tracts 6 and 15, which encompass a larger area than we have described here. Census block groups align more closely with the Centennial Hill boundaries, but the data for block groups are less accurate than for census tracts. Some American Community Survey (ACS) statistics are available at the census block group level, based on a survey of residents in the block group, but because of the sample size relative to the population within the block group,

these data have a large margin of error—often more than 25 percent. For more detailed statistics, such as population by age, the margin of error may exceed the statistic (e.g., 12 individuals between the ages of 18 and 25, with a margin of error of 17). The census tract-level statistics used in this report are more robust and have a smaller margin of error. Given the characteristics of Centennial Hill and the surrounding neighborhoods, the census tract statistics, while calculated for a larger geographic area, are more representative of the demographics within Centennial Hill than block group-level data.

Figure 2. Satellite View of Census Tracts 6, 15, and 16

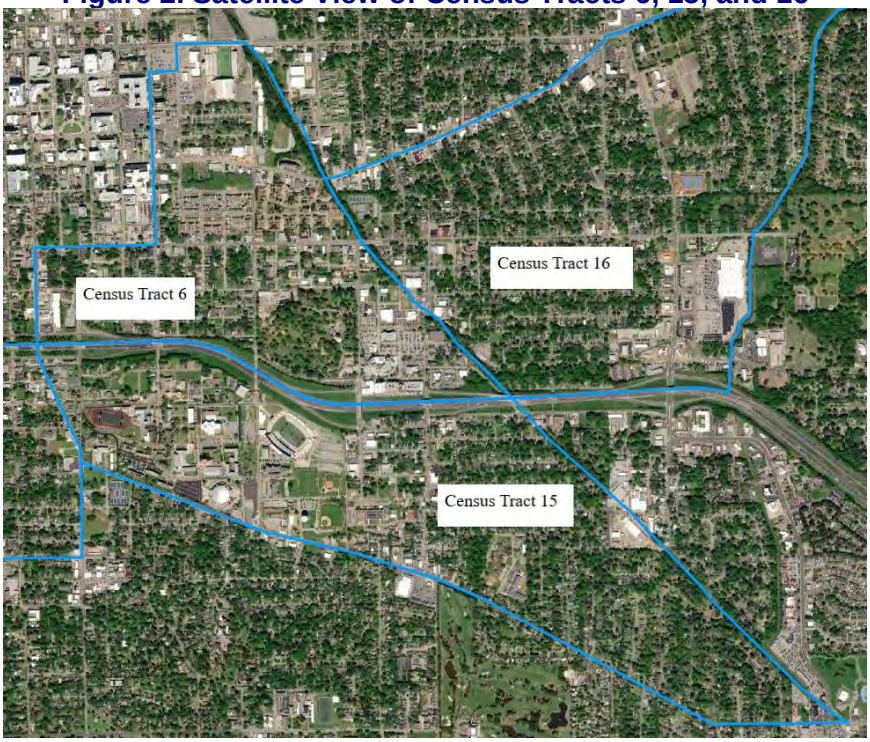
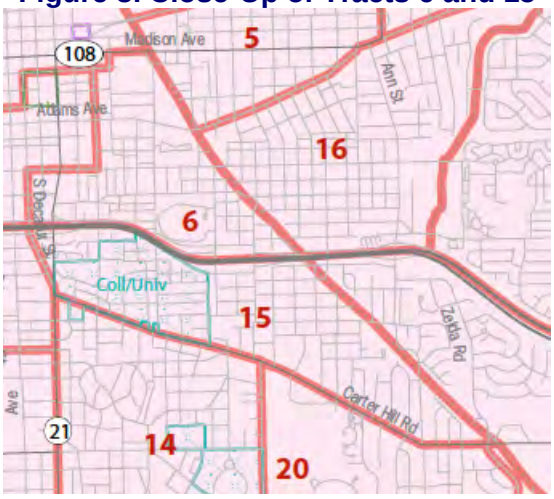


Figure 3. Close-Up of Tracts 6 and 15



Source: 2020 Census - Census Tract Reference Map, Montgomery County, AL

Figure 2 shows a satellite view of the relevant census tracts, while Figure 3 shows the street-level boundaries of Tracts 6 and 15, plus the adjacent tracts (5 and 16), which include small portions of Centennial Hill as defined in Figure 1.

1.3. Demographic Highlights

For most of the tables in this report, we use the ACS 2020 5-year estimates, but Table 1 includes data from the 2020 decennial census, which has more comprehensive but less detailed information. The most recent census recorded a population of 200,603 for the City of Montgomery in 2020, which is down from a population of 229,363 in 2010, a 12.5-percent drop. The population in the county is 228,954 and under 5,000 in each of the census tracts we focus on in the analysis. The percentage of units that are occupied is within a few percentage points of the overall State level of 88 percent, with the exception of Tract 6, which is only 77-percent occupied.

Table 1. Population and Housing Units, 2020 Decennial Census

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Total Population	1,763	4,112	200,603	228,954	388,047	5,024,279
Total Housing Units	897	1,037	93,920	105,293	171,240	2,288,330
Occupied Housing Units	693 77%	878 85%	82,835 88%	93,223 89%	152,474 89%	2,011,947 88%

Source: 2020 Decennial Census P1, H1.

According to the ACS, the City of Montgomery's population in 2020 was estimated to be 199,054, slightly less than the population recorded in the 2020 decennial census. Centennial Hill's Census Tract 6 has a population of 1,707, and Tract 15 has a population of 3,420. The City of Montgomery's racial makeup, as estimated in the ACS, is predominately Black (61 percent), with an even higher proportion in Tracts 6 (95 percent) and 15 (75 percent). Hispanics/Latinos are about 2 percent of the population in Tracts 6 and 15 and 4 percent in the city and county. Asians are about 3 percent of the population in the city and county, possibly due to the Hyundai factory, which is located in the area.

Table 2. Population and Race/Ethnicity

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Total Population	1,707	3,420	199,054	226,451	373,552	4,893,186
White	84 5%	838 25%	62,629 32%	78,661 35%	184,348 49%	3,302,834 68%
Black	1,618 95%	2,606 76%	121,031 61%	131,159 58%	166,695 45%	1,301,319 27%
American Indian	5 < 1%	34 < 1%	363 < 1%	478 < 1%	886 < 1%	24,764 < 1%
Asian	0 0%	29 < 1%	6,460 3%	6,933 3%	8,331 2%	67,909 1%
Native Hawaiian	0 0%	0 0%	15 < 1%	23 < 1%	47 0%	2,042 0%
Hispanic/Latino (of any race)	35 2%	73 2%	7,546 4%	7,997 4%	12,065 3%	212,951 4%

Source: ACS 5-Year Estimates Data Profiles, Populations and People; data is for one race; 97–100% of people in these areas provided one race.

Approximately 51 percent of the City of Montgomery's population is between the ages of 25 and 64 years old, which includes a mix of single adults and small families. Families with children are 24 percent of the city's population (U.S. Census Bureau, 2020a). In Centennial Hill, 41 percent of the population in Census Tract 6 is younger than 17, and 41 percent are between 25 and 64 years old. The makeup of Census Tract 15 has 33 percent of the population between 25 and 64 years old and 44 percent of the population between 18 and 24 (U.S. Census Bureau, 2020a). The large number of people in the 18–24 age group is due to the location of ASU in Tract 15. In Paterson Court, based on the CNI Assessment Report, 13 percent of respondents are 62 years or older, 23 percent are between 50 and 61 years old, and 48 percent are between 18 and 49. Approximately 35 percent of respondents had a child under 18 living at home.

Table 3. Population by Age

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Total Population	1,707	3,420	199,054	226,451	373,552	4,893,186
Under 5	216 12.7%	228 6.7%	13,761 6.9%	15,347 6.8%	23,890 6.4%	293,932 6.0%
5–17	478 28%	269 7.9%	33,601 16.8%	37,877 16.7%	62,865 16.9%	798,980 16.3%
18–24	87 5.1%	1,494 43.7%	20,436 23.8%	22,478 9.9%	34,663 9.3%	456,268 9.3%
25–64	703 41.1%	1,142 33.3%	102,183 37.9%	116,704 51.5%	195,076 52.2%	2,516,572 51.4%
65+	223 13.1%	287 8.4%	29,073 14.6%	34,045 15.0%	57,058 15.3%	827,434 16.9%

Source: ACS 2020 5-Year Estimates Data Profiles, Populations and People.

The median household income of the City of Montgomery is $48,011, which is below that of the Montgomery Metropolitan Statistical Area (MSA), which is $52,649. In Census Tract 6, median household income is $17,057, while in Tract 15 it is $24,250 (see Table 4). Both census tracts have much lower median incomes than the city and MSA overall. The average income in Paterson Court is only $9,305, and the median (not available) is likely even lower. Based on the CNI survey of Paterson Court residents, 22 percent of respondents are unemployed and looking for work, 32 percent are unable to work/not looking for work, and 7 percent are retired. The remaining families that are employed part-time or full-time are likely in lower-paying jobs (ADP Urban Planning Management, 2022).

Table 4. Income and Poverty

	Paterson Court	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Households	N/A	591	812	79,306	89,527	144,88	1,867,893
Median household income	N/A	$17,057	$24,250	$48,011	$50,124	$52,649	$50,536
Average household income	$9,305	$33,959	$35,950	$68,149	$70,975	$72,435	$69,842
Poverty	N/A	55.7%	41.4%	20.1%	18.8%	16.6%	16.0%

Source: ACS 5-Year Estimates Subject Tables 2019, Income (Households, Families, Individuals). Paterson Court CNI Assessment report (March 2020).

Compared to the city and the MSA as a whole, the population residing in the two census tracts comprising the bulk of the Centennial Hill neighborhood is less racially diverse, has a higher percentage of children, and has lower household income.

1.4. Housing Needs

According to a local real estate agent, the housing market has minimal inventory for multifamily and rowhouses, and there is a strong demand for senior housing. According to the Choice Neighborhoods Initiative Survey, over 21 percent of the respondents had a physical disability, with 9 percent also reporting accessibility or transportation barriers. Residents 50 years old or older reported wanting more senior programming, such as bingo, healthcare, and walking (ADP Urban Planning Management, 2022). Senior housing can be developed using HUD's Section 202 program, which offers nonprofits or private sponsors interest-free advances for the construction or acquisition of a structure to house very low-income elderly persons aged 62 and older. Family housing is also a priority due to the large number of children living in the area.

1.5. Summary of Recommendations for Replacement Housing

Option A includes only the replacement units for Paterson Court:

1. Add 20 units to the Plaza at Centennial Hill Phase II.
2. Add 50 senior units to Columbus Square.
3. Develop the Lister Hill Health Center parcel as 40 units of intergenerational housing.
4. Add 90 scattered-site units throughout the City of Montgomery by acquiring vacant parcels from the State of Alabama.

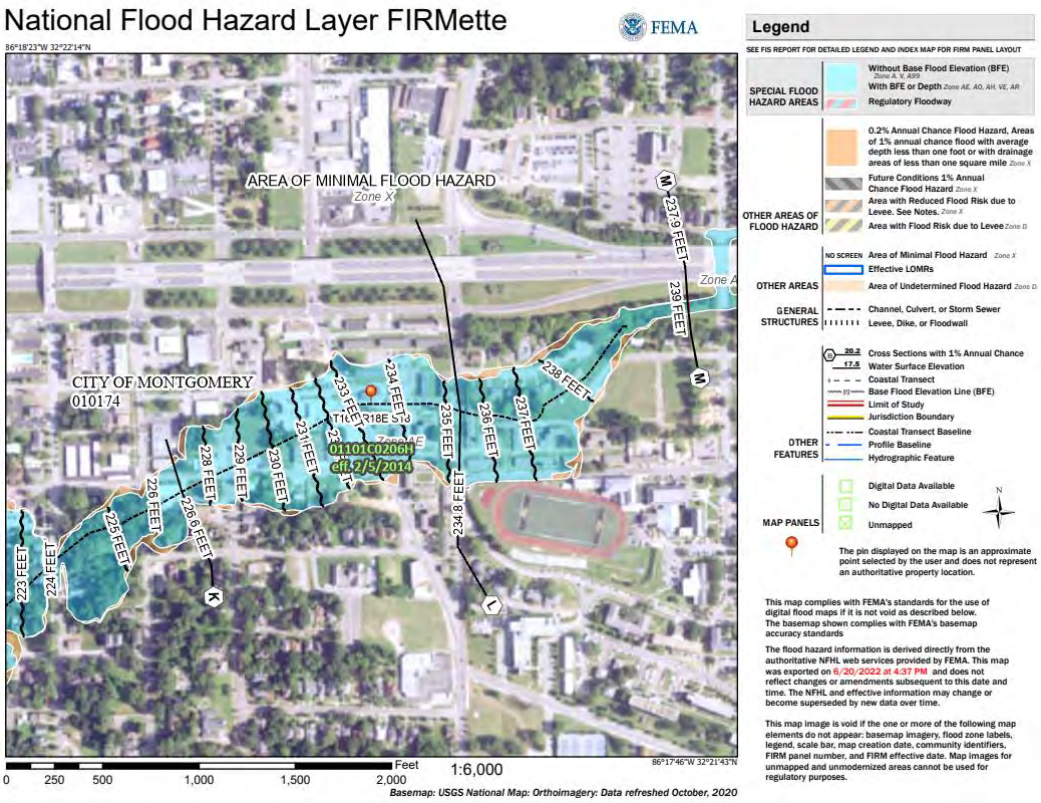
Option B includes mixed-finance and mixed-income units in addition to the replacement public housing units in Option A:

1. Plaza at Centennial Hill: 36 public housing, 20 PBV, 69 LIHTC, and 15 market-rate units.
2. Columbus Square: 50 public housing, 24 PBV, 21 LIHTC, and 15 market-rate units.
3. Lister Hill: 44 public housing and 16 PBV units.

2. Housing Market Analysis

The purpose of this study is to assess the housing market conditions in the City of Montgomery, with an emphasis on Centennial Hill, and to develop options for replacement units for Paterson Court, a public housing development in Centennial Hill built in 1936. We also propose an additional 200 units of mixed-finance and mixed-income development in the Centennial Hill neighborhood. Paterson Court is composed of a mix of duplexes, quadplexes, and two-story buildings with multiple units. It is also one of the oldest public housing projects in the United States. In this report, we make recommendations for where to locate the 200 replacement units and 200 mixed-finance units, what type of housing to build, and the unit and age mixes for the developments. The report also provides information about the characteristics of families living in the Centennial Hill neighborhood. We describe the demographic, economic, employment, and housing market conditions of Centennial Hill in the context of the larger City of Montgomery. Centennial Hill's footprint includes large parts of two census tracts (6 and 15) and small portions of up to three others, but no tract is entirely within Centennial Hill. Because only limited information is available for the block groups that more closely align with the borders of Centennial Hill, we present data based on Census Tracts 6 and 15 throughout the report.

Figure 4. Map of Paterson Court Flood Plain



Paterson Court is located near the intersection of two busy streets and one that merges onto I-85. It is also on a flood plain (see Figure 4). These site characteristics could pose hazards for the residents of Paterson Court. They are exposed to pollutants related to motor vehicle traffic, which increases the risk for asthma and potentially some cancers. Residents are also at moderate risk of their homes flooding.

2.1. Data Sources

The primary data source for the market analysis is the 2020 ACS 5-year estimates. The ACS is an annual nationwide survey conducted by the U.S. Census Bureau that collects data on age, race, income, commute time, home value, occupancy rate, housing units, education, poverty limits, and more. The ACS is the replacement for the long-form version of the decennial census and was implemented starting in 2005. The 2010 census was the first year in which only the short form was used (United States Census Bureau, n.d.). Data from other Federal agencies, local government, and private sources are also used.

Data sources for this study include the following:

Demographics:

- 2020 ACS.
- HUD's mapping tool for Office of Community Planning and Development (CPD) grants.

Labor Statistics:

- 2020 and 2019 ACS.
- Monthly "Market at a Glance" reports prepared by the Economic & Market Analysis Division of HUD's Office of Policy Development & Research, which provide an overview of economic conditions, population and households, and housing market conditions.
- U.S. Bureau of Labor Statistics reports on labor market activity, working conditions, and price changes in the economy.
- The Montgomery Chamber of Commerce's top employers in the county.

Geography:

- Federal Emergency Management Agency (FEMA) flood maps.
- Google Earth 3D and 2D images of recommended sites.

Housing Market Data:

- Income guidelines from HUD.
- Current rental and home purchase market rates, obtained from a series of online search tools.
- Interviews with local real estate agents, developers, and multifamily owner-operators.
- Interviews with staff at MHA and the city's Planning Department.
- Envision Montgomery 2040 Comprehensive Plan (2020)
- Montgomery MPO Year 2045 Long-Range Transportation Plan (2022).

2.2. Housing Market

We first compared Montgomery County to the neighboring counties of Autauga and Elmore, the Montgomery MSA, and the State of Alabama. Montgomery County, which contains the City of Montgomery, is more populous than the other two counties by a factor of two or three.

Montgomery County also has a housing stock with more multifamily and more rental units, likely due to the urban character of the City of Montgomery. Compared to the State of Alabama and Autauga and Elmore counties, Montgomery County has a much larger share of multi-unit housing and fewer mobile homes, although the share of single-unit housing structures is similar for all three counties and the State, all of which are not lower than 72 percent. The majority of housing in the three counties and the State overall is single-family/single-unit housing. While we recommend adding multi-unit structures, such as duplexes and quadplexes, to capitalize on the higher density near the downtown area of Montgomery, this type of housing should be designed to fit the character of the existing housing. In terms of owner- versus renter-occupied structures, again we see that Montgomery County has a lower percentage of owner-occupied units (57.6 percent) than the surrounding counties (both around 75 percent) or the State (69 percent).

Largely because it encompasses the City of Montgomery, the County of Montgomery has a greater percentage of rental housing and multifamily housing than the nearby counties of Elmore and Autauga, which lack urban centers, or than the State of Alabama as a whole. We include the Montgomery MSA as a point of comparison, as it covers a larger region and is a better contrast with the city.

Table 5. Housing Type and Tenure by Jurisdiction

	City of Montgomery	Montgomery MSA	Montgomery County	Elmore County	Autauga County	State of Alabama
Total housing units	93,258	168,343	105,063	34,332	23,697	2,270,398
1-unit structures (detached)	68.7%	70.8%	69.7%	75.7%	72.5%	68.7%
2-9-unit structures	16.0%	11.0%	14%	5.0%	4.0%	9%
10+ unit structures	9.8%	6.7%	9.0%	2.8%	3.8%	7.4%
Mobile home	2.5%	9.4%	4.2%	15.0%	18.2%	13%
Built 1939 or earlier	6.8%	4.9%	6.4%	3.0%	2.0%	5.1%
Occupied units	**79,331**	**145,077**	**89,511**	**29,794**	**21,559**	**1,888,504**
Owner-occupied units	54.1%	64.3%	57.6%	75.2%	74.6%	69.2%
Renter-occupied units	45.9%	35.7%	42.4%	24.8%	25.4%	30.8%

Source: ACS 2020 5-Year Estimates. Housing Characteristics. ACSDP5Y2020.

We next compared the City of Montgomery with the county, MSA, State, and the two census tracts that represent Centennial Hill (see Table 6). Limited information is also available about Paterson Court based on a small local survey and is included where possible (ADP Urban Planning Management, 2022). Within the city, 85 percent of units are occupied, but the occupancy rate is lower for both census tracts (77 and 80 percent for Tracts 6 and 15, respectively). The percentage of vacant units is the same in the city and county but 5 to 8 percentage points higher in Tracts 6 and 15. The owner-occupied percentage is much higher in the city and county (54 and 58 percent, respectively) than in Tracts 6 and 15 (19 and 23 percent, respectively), where the proportion of owners and renters is more than reversed. While families in Tracts 6 and 15 are more likely to be paying over 35 percent of their income for rent, the rate was 40 percent or higher across the board.

Rent burden is high in the State of Alabama and all over the country. The homeowner vacancy rate is zero in Tract 6, but it is 11.7 in Tract 15 and under 2 in the other areas. The rental vacancy rate is also lower in Tracts 6 and 15 than in the city, MSA, or State. This is likely due to a lower supply of rental housing but a higher demand in the area. Most people in Tracts 6 and 15 are renters, while we know that most housing in Montgomery County is single-unit. We observed many vacant,

deteriorated, or dilapidated properties in the community. We can infer that there is unmet demand for rental housing and providing a mix of structure types is more likely to meet that demand than relying on single-family units. The issue of "missing middle" housing types is mentioned in the Envision Montgomery 2040 Comprehensive Plan and is a key challenge for developing new housing in Centennial Hill (Department of Planning, 2020).

Table 6. Housing Occupancy/Vacancy, Tenure, and Affordability

	Paterson Court	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery MSA	State of Alabama
Housing units (count)	197	862	936	93,258	168,343	2,270,398
Occupied units	N/A	664 77%	749 80%	79,331 85%	145,077 86.2%	1,888,504 83%
Vacant units	N/A	198 23%	187 20%	13,927 15%	23,266 13.8%	381,894 17%
Homeowner vacancy rate	N/A	0	11.7	1.9	1.8	1.6
Rental vacancy rate	N/A	4.6	4.2	9.2	7.9	9.6
Owner-occupied	N/A	128 19%	211 28%	42,915 54%	93,239 64.3%	1,306,505 69.2%
Renter-occupied	N/A	536 81%	538 72%	36,416 46%	51,838 35.7%	581,999 30.8%
Median rent	N/A	$527	$786	$905	$917	$811
Occupied units paying gross rent more than 35% of household income	N/A	177 45%	281 53%	14,788 44%	20,031 42.7%	194,954 38.8%

Source: ACS 2020 5-Year Estimates Data Profiles, Select Housing Characteristics and Paterson Court CNI Assessment Report 2020.

In 2022, there have been 23 home sales in the 36104 ZIP Code, which includes all of Centennial Hill, with an average price of $152,041 (Nickle, 2022). The typical single-family housing market inventory in the tri-county area (Montgomery, Autauga, and Elmore) is around 2,000 listed properties, but according to Nickle (2022), the market currently only has 700 active properties. The average sale price is currently $254,276, which is higher than the May 2021 average sales price of $217,364. In April 2022, there were 1,055 homes on the market, compared to 1,066 homes in February, and the number is steadily declining (Nickle, 2022). According to Realtor.com, "the median *listing* home price in Montgomery, AL, was $165,000 in May 2022, trending up 3.2 percent year-over-year." The median listing prices from 2021 through May 2022 are shown in Table 7.

Table 7. Median Listing Price, City of Montgomery

Date	Listing Price
January 2021	$149,850
April 2021	$159,250
July 2021	$164,900
October 2021	$159,900
January 2022	$154,900
May 2022	$165,000

Source: Realtor.Com, Montgomery, AL Overview

The City of Montgomery has approximately 46 percent renter-occupied units, and rents are increasing. In some areas, such as downtown Montgomery, rents have increased up to 40 percent

year over year, reported by a local real estate agent. According to the website Apartments.com, the average rent in the City of Montgomery is $753 per month for a 1-BR unit, $969 per month for a 2-BR, and $1,062 per month for a 3-BR (Rent Group Inc., 2022). Rent for a 2-BR unit in Centennial Hill averages $649, according to Apartments.com (Rent Group Inc., 2022).

Centennial Hill has nearly 300 parcels that are undeveloped, and over 80 percent of existing homes in Centennial Hill are single-family dwellings (ADP Urban Planning Managment, 2022). A mixture of duplex, townhome, mixed-use, and multifamily housing could be built on the undeveloped parcels. Commercial uses could also be considered and supported by the city, such as a full-service grocery store and health clinics. The respondents to a survey conducted with Paterson Court residents mention having a grocery store and health services in closer proximity as two immediate needs for the community (ADP Urban Planning Management, 2022).

To get a better sense of the housing development market in Montgomery, we interviewed Herb Scheuer, founder and Principal of HomeCorp, a residential developer based in Montgomery. HomeCorp has not developed properties in Montgomery but does have a project in Prattville, a municipality just north of the city, that has done well this past decade in terms of population growth (growing from 32,783 in 2011 to 36,599 in 2020), jobs, and household income.[1] HomeCorp does not build in Montgomery because rents are 25- to 30-percent lower than in northwest Florida, where they are currently active. Development projects in Montgomery do not meet HomeCorp's financial goals. Mr. Scheuer stated that another factor that limits the attractiveness of Montgomery for residential development is the high crime rate. In contrast to HomeCorp, Foshee, another local developer, has been successful with its rental residential projects in Montgomery. Foshee has focused on smaller projects in converted downtown office and warehouse buildings, whereas HomeCorp builds larger new construction projects. Foshee originally built with the single professional in mind but has expanded to include projects with more appeal to families, such as larger units.

We also reviewed home sale and foreclosure data on Montgomery County, ZIP Code 36104, and the city. The total sales data shows a slow market, with only 35 home sales in ZIP Code 36104, 1,369 in the city, and 1,545 in the county over the past 6 months. There are also relatively few home foreclosures, with only 95 in Montgomery County and 1 within ZIP Code 36104. Only 9 homes were available for sale in the past 6 months in this ZIP Code. The lack of available for-sale housing indicates supply constraints in the local housing market.

Table 8. Home Sales and Foreclosures

	Montgomery County	City of Montgomery	ZIP Code 36104
Total home sales last 6 months	1,545	1,430	35
Foreclosure home sales	95	91	1
Pre-foreclosure home sales	0	0	0
Bank-owned home sales	5	5	0
Auction home sales	90	86	1
Homes listed for sale	255	231	9

Source: RealtyTrac.com, retrieved July 8, 2022.

[1] Data Commons. (n.d.). *Place Explorer: Prattville.* Retrieved August 1, 2022, from https://datacommons.org/place/geoId/0162328?utm_medium=explore&mprop=count&popt=Person&hl=en

Overall, the Centennial Hill area has a larger share of renters and higher vacancy rates than the surrounding area. Usually, high vacancies indicate slack demand. This neighborhood also has a disproportionate share of vacant lots and dilapidated units, suggesting that the neighborhood is not attracting much new investment in housing. This area could benefit from an increased supply of good-quality affordable units, despite the higher-than-average vacancy rate. Building at even slightly higher densities could supply enough housing to replace the units at Paterson Court and leave room for mixed-income and mixed-use development.

2.3. People

The City of Montgomery, Centennial Hill, and Paterson Court are all predominately Black; 95 percent of residents in Census Tract 6, 75 percent in Tract 16, and 61 percent in the city are Black (see Table 2). According to the ACS, 41 percent of the residents in Tract 6 are 17 years old or younger, while Tract 15 has a large population between 18 and 24 years old (see Table 9).

Table 9. Age by Jurisdiction

Age	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery MSA	State of Alabama
Total population	1,707	3,420	199,054	373,552	4,893,186
0–17	41%	15%	24%	23%	22%
18–24	5%	44%	10%	9%	9%
25–64	41%	33%	51%	52%	51%
65+	13%	8%	15%	15%	17%
Median age	27	20	36	37	39

Source: ACS 2020 5-Year Estimates Data Profiles, Populations and People.

Families make up 23 percent of the City of Montgomery's population, but there are fewer families in Census Tract 15 (12 percent), likely due to the presence of ASU. There are 319 families with children in Tract 6 and only 264 in the larger Tract 15. The average family in the City of Montgomery has three members, which is the same in both of Centennial Hill's census tracts. As a proportion of the total population, 19 percent of families in Tract 6 have a child under 18, compared to 12 percent in the city and county and only 8 percent in Tract 15. Most families with children have one or two (ranging from 78 percent of families in the city to 88 percent in Tract 15), while Tract 6 has a larger proportion of families with three or four children (24 percent). This suggests that families in Centennial Hill have more children than is typical in the city. According to the Paterson Court CNI Assessment report, approximately 35 percent of respondents had a child under 18 living at home.

One consideration is therefore the amenities that are available to families with children. That is, are there a sufficient number of schools, daycare centers, and parks in Centennial Hill or nearby to serve these families?

Table 10. Families and Number of Children

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Total population	1,707	3,420	199,054	226,451	373,552	4,893,186
Families	406 24%	422 12%	46,496 23%	54,225 24%	93,836 24%	1,234,552 25%
Average family size	3.20	3.25	3.21	3.18	3.13	3.16

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Families without children	87	158	22,728	27,334	48,827	683,063
Children under 18 years old **(% of total population)**	319 19%	264 8%	23,768 12%	26,891 12%	45,009 12%	551,489 11%
1 or 2 children **(% of families w/children)**	241 76%	232 88%	18,475 78%	21,117 79%	35,922 80%	447,625 81%
3 or 4 children	78 24%	26 10%	4,716 20%	5,175 19%	8,313 18%	95,791 17%
5 or more children	0 0%	6 2%	577 2%	599 2%	774 2%	8,073 1%

Source: ACS 2020 5-Year Estimates Data Profiles.

2.4. Schools

Montgomery Public Schools (MPS) is a unified system serving both the city and the surrounding county, with the exception of Pike Road and pre-Kindergarten through eighth-grade students at the Maxwell Airforce Base. Maxwell students are zoned to attend high school in MPS. Ten of Montgomery's 52 schools are magnet programs and use an admission process that is based on academic evaluation for all students within the district (Department of Planning, 2020).

According to *U.S. News and World Reports*, of the 10 high schools in MPS, the top 3 are magnet schools (U.S. News & World Report: Education, 2020). The top-ranked MPS high school, Loveless Academic Magnet Program High School, is also the number-one high school in Alabama and number 17 in the Nation. Loveless is located in the City of Montgomery, a few miles southeast of Centennial Hill. The three magnet high schools all have 100-percent graduation rates (U.S. News & World Report: Education, 2020). The remaining high schools have graduation rates that range from 70 to 89 percent, and these schools rank much lower in the State. While Montgomery offers a range of excellent schools, many in the system are currently underperforming. In the past, MPS has had up to 11 schools on the failing schools list. Most of these schools are in the city proper, but none from the 2019 list are within Centennial Hill's boundaries (AL.com, 2019).

The Alabama Department of Education also publishes a report card with an overall grade for each school district. The grades have not been calculated since the beginning the COVID-19 pandemic, but basic statistics are available for MPS. For the 2020–2021 reporting year, a total of 27,704 students were enrolled in pre-K through 12th grade. The student body was 79 percent Black, 11 percent white, 5 percent American Indian, and 3.5 percent Asian; 8 percent were Latino. These reflect a larger proportion of minority student enrollment than the overall population of Montgomery County. About 8 percent of students had limited English proficiency, and 1.2 percent were first-year English learners. Ten percent of students had disabilities. "Economically disadvantaged" students were 61 percent of the enrollees, which also reflects a higher poverty rate than observed for the county overall (15 percent; see Table 11). The graduation rate was 81 percent (Alabama Department of Education, 2020-2021).

2.5. Crime/Safety

In June 2022, the *Alabama Gazette* reported 79 murders in Montgomery (Alabama Gazette, 2022). Based on National Center for Health Statistics data from 2014 to 2020, the homicide rate was 6 (per 100,000) for Autauga County, 8 for Elmore County, and 21 for Montgomery County (University of Wisconsin Population Health Institute, 2022). The high homicide rate for Montgomery is a cause for concern, and the survey of Paterson Court residents reflects this. The

survey identified safety as a top priority for residents, who described a fear of violent crime and feeling unsafe. When asked about crime and safety, 70 percent of survey respondents strongly agreed that "they feel safe inside their apartment units," but 15 percent said they were very unlikely to let their children play outside, and over 30 percent said crime occurs one to two times per week. When asked what crimes they experienced in the last year, 31 percent of residents said they heard gunshots, but another 50 percent answered "none" (ADP Urban Planning Management, 2022). Because up to 50 percent of Paterson Court residents have experienced some crime, developing housing that contributes to feelings of safety is a priority. Design elements that encourage the community to respect property (e.g., small yards that residents can care for and plant in, lights that are more attractive and less industrial) have the potential to reduce certain kinds of crime. However, larger social and economic forces are at play when it comes to more serious crimes like burglary and assault, and these will take more than new housing to reduce.

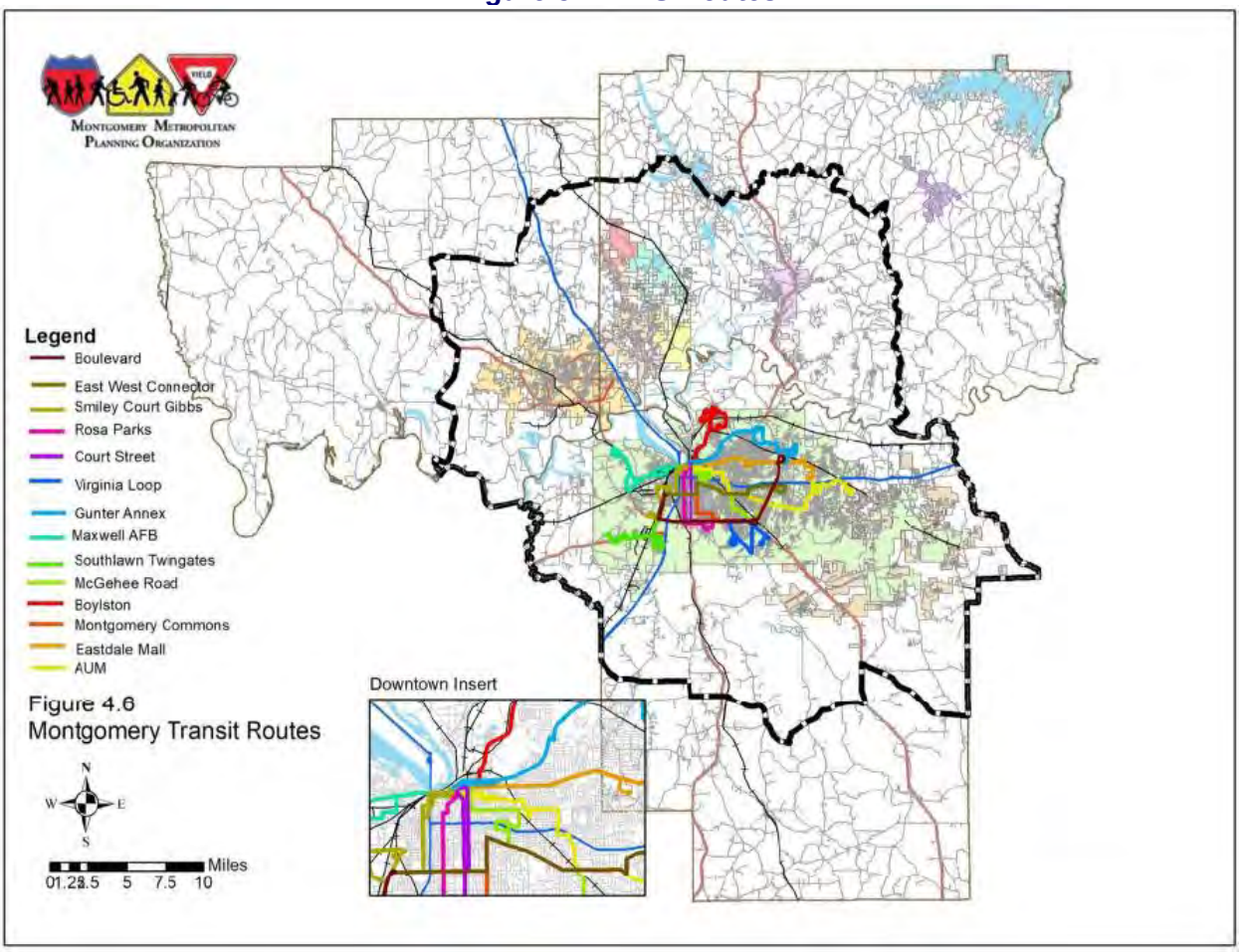
2.6. Transportation

The City of Montgomery's comprehensive plan for 2040 includes recommendations regarding active mobility (walking and biking) and public transportation (Department of Planning, 2020). Using 2017 ACS data, the plan shows that about 7 percent of households in the planning area "do not have access to a vehicle, and another 36 percent share one car between all members of the household" (Department of Planning, 2020). In the survey of Paterson Court, 44 percent of residents asked about their primary mode of transportation said they have their own vehicle, 31 percent get rides from someone else, and 11 percent use public transportation (MATS) (ADP Urban Planning Management, 2022). This indicates a much larger proportion of this population shares vehicles and uses public transportation than the average in Montgomery.

The Montgomery Area Transit System (MATS), or "The M," has 14 fixed bus routes, with 60-minute headways (i.e., wait time between buses) during the week and up to double that on the weekends. The M also operates a paratransit service called Montgomery Area Paratransit (MAP), which provides discounted fares to seniors, people with disabilities, and students. While the routes are conveniently located, the long headways make it impracticable to use the bus system for "travel to work, school, doctor's appointments, or to complete daily errands" (Department of Planning, 2020). Combined with the low access to vehicles among Paterson Court residents, this makes it likely that for most low-income families in Centennial Hill, the lack of reliable transportation is a major barrier to accessing healthcare, grocery shopping, and obtaining and retaining employment. The time traveled creates another barrier in the form of time poverty, in which time spent traveling is greater than time spent resting, in leisure, or working.

Centennial Hill routes include AUM Eastchase, 3 Montgomery Commons, 5 McGehee Road, and 16 East West Connector (Montgomery Transit, n.d.). (For more details on the routes in Centennial Hill, see Appendix A.)

Figure 5. MATS Routes



Source: Montgomery MPO Year 2045 Long Range Transportation Plan, p. 83.

2.7. Employment

As of March 2022, the annual unemployment rate for the Montgomery MSA is 3.4 percent, a slight decrease from 4.7 percent in March 2021 (Economic and Market Analysis Division, 2022). The residents of Tract 6 of the Centennial Hill community experienced an 8-percent unemployment rate in 2020, which may have been affected by the spread of COVID-19. Tract 15's unemployment rate was the same as the city's rate of 7 percent (see Table 11).

Table 11. Employment for Population Aged 16+ (Civilian Labor Force)

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Population 16+	1,068	2,964	156,860	179,174	296,968	3,926,842
Armed Forces	0	0	2,179	2,298	3,543	14,651
Civilian labor force	544 51%	1,154 39%	92,967 59%	106,477 59%	172,207 58%	2,245,329 57%
Unemployment rate	8%	7%	7%	6%	6%	6%
Not in labor force	524	1,810	61,714	70,399	121,218	1,666,862

Source: ACS 2020 5-year estimates (ACSDP5Y2020).

The commute for residents of Tracts 6 and 15 is quite different from the city and county overall, as they were much more likely to walk to work (8 and 13 percent, respectively) and to carpool (12 and 14 percent, respectively). The rate of public transportation in Tract 6 was 0, suggesting that people were walking, driving, and carpooling. In terms of employment, this suggests that people are more likely to take jobs that are close by, due to a combination of the long headways on public transport and lack of personal cars. The commute time is similar for all areas except Tract 15, where the time is lower (14 minutes), likely due to people working at ASU, including students.

Table 12. Commuting to Work

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Workers 16+	502	1,018	86,060	98,925	162,293	2,095,195
Drove alone	77.9%	67.1%	82.5%	83.3%	84.5%	84.9%
Carpooled	12%	14%	9%	9%	8%	8%
Public transportation	0%	1%	.5%	0.4%	0.3%	0.3%
Walked	8%	13%	2%	1.5%	1.4%	1.1%
Average travel time to work (minutes)	19	14	20	21	23	25
No vehicle available	15.7%	15.0%	3.5%	3.1%	2.3%	1.9%
Households (count)	664	749	79,331	85,111	145,077	1,888,504
Median household income*	$16,582	$26,422	$49,608	$51,963	$54,250	52,035
Income below poverty level in past 12 months (all families)	53%	31%	16%	15%	13%	12%

Source: ACS 2020 5-year estimates.
* Inflation-adjusted 2020 dollars.

According to the ADP study, 69 percent of Centennial Hill's labor force is employed in the service industry (ADP Urban Planning Managment, 2022). Twenty-two percent of Paterson Court respondents are unemployed and looking for work, while 23 percent are unemployed and unable to work. Twenty percent of respondents work over 35 hours weekly (ADP Urban Planning Management, 2022). Local employers include Maxwell Gunter Air Force Base, the State of Alabama, MPS, Baptist Health, and Hyundai Motor Manufacturing (Montogmery Area Chamber of Commerce, n.d.). The major industry clusters are automotive, business services, and distribution and electronic commerce, which each have approximately 5 percent of the business in Montgomery County (see Table 13).

Table 13. Industries in Tri-County Area, Percentage of Total Region Employment

Cluster Name	Autauga County	Elmore County	Montgomery County
Automotive	175 1.6%	385 2.7%	5,894 5.7%
Apparel	60 0.6%	60 0.4%	10 0.01%
Business Services	216 2.0%	206 1.4%	6,161 5.9%
Distribution and Electronic Commerce	324 3.0%	374 2.6%	4,959 4.8%

Source: U.S. Cluster Mapping Project (http://clustermapping.us/), Institute for Strategy and Competitiveness, Harvard Business School.

Table 14. Area Employers

Employer	Employees	Product/Service
Maxwell/Gunter Air Force Base	12,280	Federal Government
State of Alabama	11,380	State Government
Montgomery Public Schools	4,524	Local School System
Baptist Health	4,300	Hospitals and Clinics
Hyundai Motor Manufacturing Alabama	3,530	Automobile Manufacturing
ALFA Insurance Companies	2,568	Corporate HQ and Insurance Companies
City of Montgomery	2,500	Local Government
MOBIS Alabama	1,400	Automobile Parts Manufacturing
Jackson Hospital & Clinic, Inc.	1,300	Hospitals and Clinics
Koch Foods	1,250	Poultry Processing
Rheem Water Heaters	1,070	Water Heater Manufacturing
Baptist Medical Center South	980	Hospitals and Clinics
Wind Creek Casino & Hotel Montgomery	850	Entertainment Venue
Glovis Alabama, LLC	832	Warehousing and Distribution
Alabama State University	792	University

Source: MGM Employers: https://www.montgomerychamber.com/mgm-employers

3. Project Proposal

3.1. Centennial Hill Phase II

Built on the former Victor Tulane Court public housing development, the Plaza at Centennial Hill Phase I and II are homes to low- to moderate-income families. Located in Census Tract 6, the development's boundaries are King Cole Drive to the north, Hall Street to the east, Highland Avenue to the south, and Percy Drive to the west.

These 258 units of affordable mixed-income housing include both apartments and townhouse-style units with two or three bedrooms. The Plaza at Centennial Hill provides a holistic approach to supporting the needs of families through a varies of activities. The community is within walking distance of many of Montgomery's historical landmarks; several transportation routes, including Interstates 85 and 65; restaurant options; banking institutions; places of worship; and more. The Plaza is also centrally located near area attractions, including the Multiplex at Cramton Bowl, O'Connor Tennis Center, and Oak Park. And in addition to onsite resources, the Michaels Organization also helps eligible residents pursue further education through college scholarships (Rent Group Inc., 2022c). Amenities that are lacking include a full-service grocery store and convenient healthcare offices. The city and MHA should consider a plan that would include incentives for locating these services near this area of Centennial Hill.

As part of the replacement strategy, the Plaza at Centennial Hill would be an ideal location for 20 units, or 10 percent of Paterson Court's units under Option A. Under Option B, we propose adding a total of 140 units to maximize the use of the land, including a mix of public housing, PBV, LIHTC, and market rate units. Duplex structures can put more square footage on a smaller footprint while still retaining the overall character of the neighborhood. While we have proposed adding the units primarily as duplexes, a low-rise apartment building would also be appropriate.

Table 15. Option A. Plaza at Centennial Hill Bedroom and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Units
2 BR	PH	Duplex	2	1,100	10
3 BR	PH	Duplex	1	1,304	10
Total					**20**

Note: Number of bathrooms and square footage are based on the average values for available units in ZIP Code 36104.

Table 16. Option B. Plaza at Centennial Hill Bedroom and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Units
2 BR	PH	Duplex	2	1,100	18
3 BR	PH	Duplex	1	1,304	18
Subtotal					**36**
2 BR	PBV	Duplex	2	1,100	10
3 BR	PBV	Duplex	1	1,304	10
Subtotal					**20**
2 BR	LIHTC	Duplex	2	1,100	33
3 BR	LIHTC	Duplex	1	1,304	36
Subtotal					**69**
2 BR	Market Rate	Duplex	2	1,100	8
3 BR	Market Rate	Duplex	1	1,304	7

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Units
Subtotal					**15**
Grand Total					**140**

Note: Number of bathrooms and square footage are based on the average values for available units in ZIP Code 36104.

Figure 6. Recommended Area for 40 Units



3.2. Senior Housing (Columbus Square)

Sixteen percent of Paterson Court residents are 65 or older. Many seniors request a single-level unit with no stairs, even if they currently do not have a disability, anticipating future mobility limitations. Senior housing promotes healthy lifestyles for residents to thrive. Living in senior housing, where resources are provided to promote well-being, has shown positive results. Five percent of respondents expressed a need for in-home assistance. Four percent asked for homemaker services (ADP Urban Planning Management, 2022). The design of the senior housing should include special accommodations that will benefit this population. Options include a health center, transportation services, and access to a food pantry. According to the Paterson Court CNI assessment report, 26 percent requested physical accessibility, such as first-floor units, ramps, and grab bars in the bathroom. Three percent requested other accommodations for people using oxygen, first floor units, no stairs, and all utilities included (ADP Urban Planning Management, 2022). Under Option A, we propose 50 units of low-rise senior housing. Under Option B, we propose 110 units.

Table 17. Option A Senior Housing Development Bedroom and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Units
0 BR	PH	Low-Rise	1	488	25
1 BR	PH	Low-Rise	1	742	20
2 BR	PH	Low-Rise	1	993	5
Total					**50**

Note: Number of bathrooms and square footage are based on the average values for Midrow Studio and senior housing.

Table 18. Option B Columbus Square Bedroom and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Unit
0 BR	PH	Low-Rise	1	488	25

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Unit
1 BR	PH	Low-Rise	1	742	20
2 BR	PH	Low-Rise	1	993	5
Subtotal					**50**
1 BR	PBV	Low-Rise	1	488	8
2 BR	PBV	Low-Rise	1	742	8
3 BR	PBV	Low-Rise	1	993	8
Subtotal					**24**
1 BR	LIHTC	Low-Rise	1	488	7
2 BR	LIHTC	Low-Rise	1	742	7
3 BR	LIHTC	Low-Rise	1	993	7
Subtotal					**21**
1 BR	Market Rate	Low-Rise	1	488	4
2 BR	Market Rate	Low-Rise	1	742	6
3 BR	Market Rate	Low-Rise	1	993	5
Subtotal					**15**
Grand Total					**110**

3.3. Intergenerational Housing at Lister Hill

The Paterson Court Survey indicated that 44 percent of respondents have access to a vehicle, while 31 percent carpool with someone (ADP Urban Planning Management, 2022). This type of ride-sharing suggests that there is a communal relationship or support among residents. To encourage these communal relationships and strengthen opportunities for families, an intergenerational housing development is recommended. Some research shows that working to keep communities together after relocation helps retain social ties and can be beneficial for families and all age groups (Rohe & Mouw, 1991).

The residents of Paterson Court are mostly aging in place and often have lived in Paterson Court for many years. Despite the concerns about crime, environmental pollution, and poor school systems, residents remain in the Paterson Court community for a variety of reasons. Paterson Court has a high percentage of youth under 18, seniors, and and/or persons with disability. Single-parent households typically have difficulties finding reliable daycare providers due to limited disposable income. Single-senior households can experience loneliness and isolation but can also develop rewarding relationships with their neighbors that both single parents and seniors can benefit from. These social ties have certainly formed among the families in Paterson Court. While we may not be able to observe the functional aspects of the community from a distance, surveys will not capture it fully, these types of relationships can run very deep and provide essential help and care for families. An intergenerational development could help preserve the functional social ties that families in Paterson Court have developed over many years.

Once a healthcare center and now a vacant lot, the Lister Hill parcel is located on the corner of Adam and Brassell Streets, minutes away from the Plaza at Centennial Hill, public transportation, healthcare centers, and the Family Dollar store. Lister Hill sits on 1.077 acres of land and has an assessed value of $157,500 as of 2021 (Zillow, Inc., 2022). The parcel could provide replacement housing for many units. Under Option A, we propose 40 units in a mid-level or triplex housing structure to maximize the acreage. Under Option B, we propose a total of 60 units. These units would be aimed at cultivating intergenerational relationships in order to continue stabilizing local

families and communities. Amenities could include a computer room, a common space for meetings and socializing, and a daycare center where seniors could volunteer.

Table 19. Option A. Intergenerational Complex Bedroom and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Units
0 BR	PH	Mid-Level	1	484	15
1 BR	PH	Mid-Level	1	850	10
2 BR	PH	Mid-Level	2	1,029	15
Total					**40**

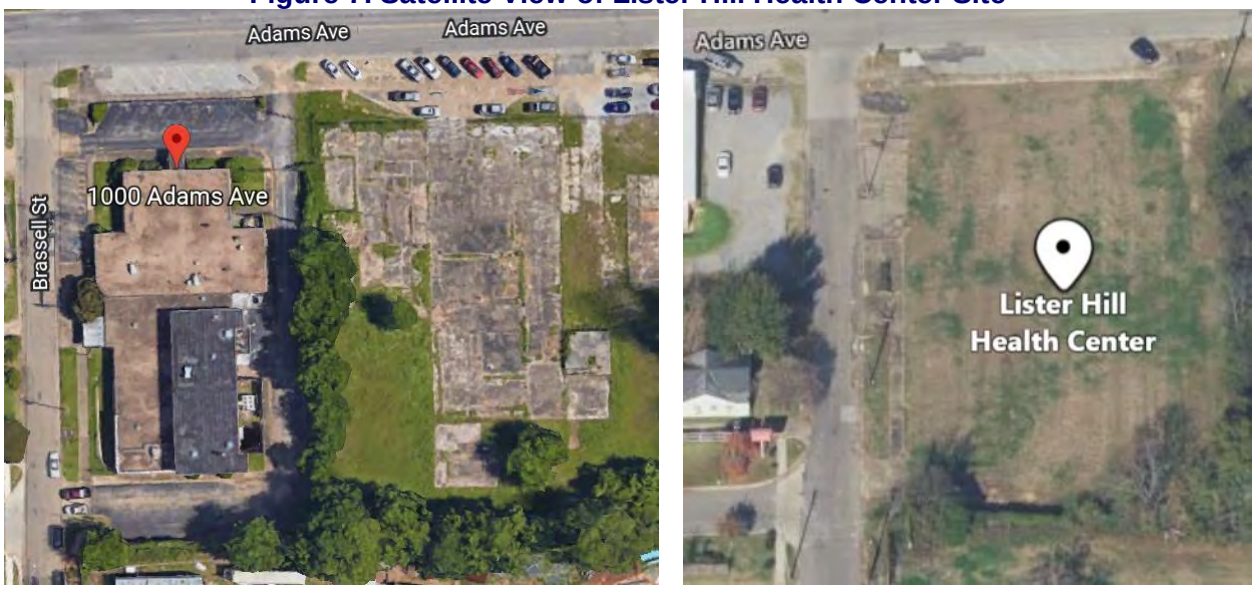
Note: Number of bathrooms and square footage are based on the average values for available multifamily units.

Table 20. Option B. Intergenerational Complex Bedroom and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Unit
0 BR	PH	Mid-Level	1	484	15
1 BR	PH	Mid-Level	1	850	12
2 BR	PH	Mid-Level	1	1,029	17
Subtotal					**44**
2 BR	PBV	Mid-Level	1	850	8
3 BR	PBV	Mid-Level	1	1,029	8
Subtotal					**16**
Grand Total					**60**

Note: Number of bathrooms and square footage are based on the average values for available multifamily units.

Figure 7. Satellite View of Lister Hill Health Center Site



Source: Google Maps.

3.4. Family Housing (Scattered Sites)

Utilizing scattered sites as a replacement housing strategy can be positive for the community at large. The lower-income families have access to resources and quality services, employment opportunities with higher wages and benefits, better schools, and youth activities while increasing the area's diversity. In addition, eliminating vacant lots and parcels improves safety for the community overall.

The State of Alabama acquired 45 properties in Centennial Hill through the tax-delinquency process. (See Appendix C for images of a selection available properties.) There is a potential to strengthen the partnership between MHA and the State of Alabama by putting these properties to use. The State tax-delinquent list is a possible starting point for developing scattered-site housing. An ideal scattered site would be in a low-density area near public transportation, with a higher population of homeowners. Recommended locations for scattered sites within Centennial Hill's footprint include the following:

- 951 Highland Avenue
- 1011 Hutchinson Street
- 935 Smythe Street
- 660 Smythe Street
- 526 S. Ripley Street

To optimize the parcel's land use, structures should include duplex and/or quadplex units. One-hundred and ten replacement units, or 55 percent of Paterson Court's units, are dedicated to the scattered-site housing, including both 2- and 3-BR layouts. Because MHA does not currently control these parcels, we do not propose an Option B.

Table 21. Option A. Scattered-Site BR and Unit Size

BR	Subsidy	Structure Type	Baths	Sq. Ft.	# Units
2 BR	PH	Duplex	1	1,585	30
2 BR	PH	Quadplex	1	1,317	20
3 BR	PH	Duplex	1	N/A	25
3 BR	PH	Quadplex	1	1,021	15
Total					**90**

Note: Number of bathrooms and square footage are based on the average values for available duplex and quadplex units.

4. Conclusion

Centennial Hill has the potential to thrive. It is adjacent to the State capitol and near the revitalizing downtown area. The area includes historic sites and some notable architecture worth preserving. Resources and services include Jackson Hospital and ASU. There are vacant lots that can be used for scattered-site development. Areas in the northern part of Centennial Hill should be considered for commercial development, such as a full-size grocery store and other retail options. To become a more vibrant area, not only do places for people to live need to be created, but opportunities for shopping and socializing must be included as well. The public transportation system is conveniently located in the area, but long headways reduce its utility. Encouraging active transportation, such as walking or bicycling, could improve the mobility of residents. Similarly, many of the MPS schools are excellent, while others struggle. The district will need to continue its commitment to improving failing schools, as school quality is important to retaining mixed-income families in the community.

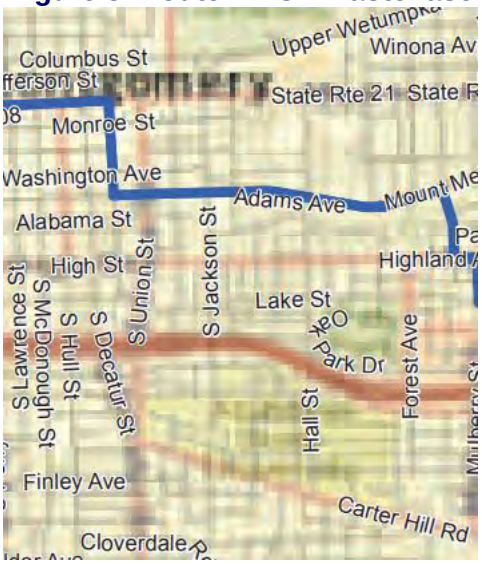
Centennial Hill was identified in the Envision 2040 plan as "Tier 1 Infill Area" (Department of Planning, 2020). Infill areas are stable neighborhoods on a connected grid of streets with high intersection density. The plan explains that "These areas should be targeted first for compatible development such as urban revitalization, urban infill and urban extension…. Infill development provides the most environmental benefits, enhances the walkability in the Urban Core and surrounding areas, and provides more housing at the heart of the City." The plan also recommends planning for areas such as ASU as a whole because of its institutional character. The future of Paterson Court is not yet decided but may be connected to ASU. If Paterson Court is disposed of, it would mean a functional re-definition of Centennial Hill for planning purposes to the area north of I-85 and would allow for a more strategic focus on a smaller area and promote infill development that is already supported and seen as appropriate by the city.

Appendix A: Bus Routes

A.1. MATS Bus Routes Near Centennial Hill

This section includes MATS bus routes convenient to Centennial Hill community. Figure 8 shows a bus route along Adams Ave., one of the boundary roads for Centennial Hill.

Figure 8. Route 1 AUM Eastchase



Source: The M.

Figure 9 shows the Montgomery Commons route along Adam Lane.

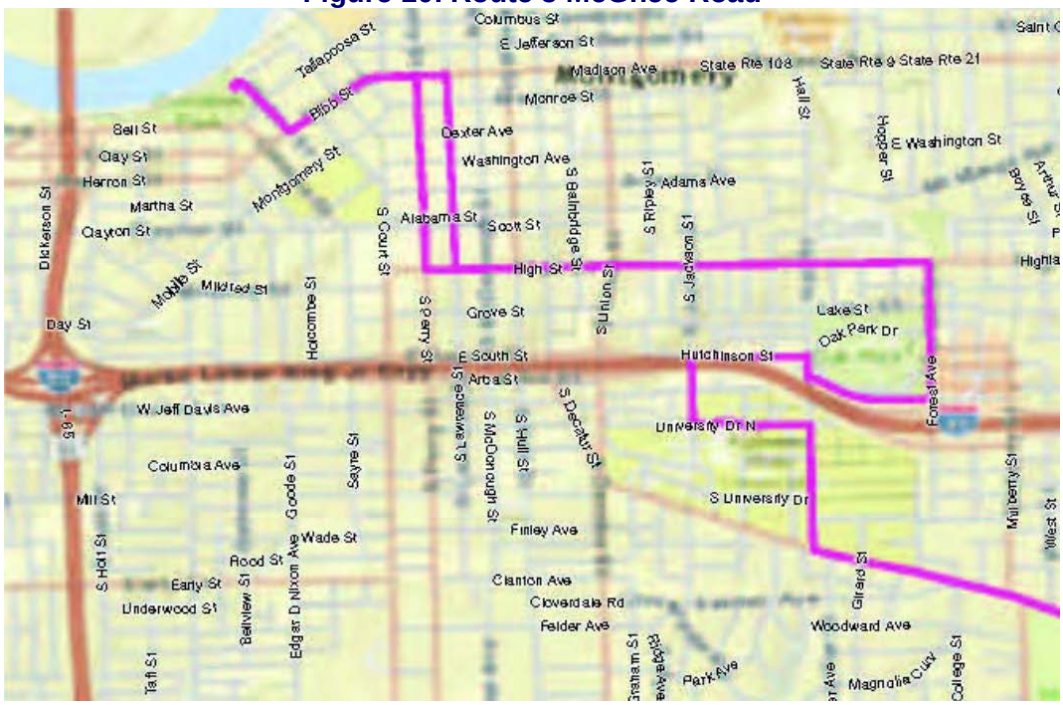
Figure 9. Route 3 Montgomery Commons



Source: The M.

Figure 10 shows the McGhee Road east-to-west route crossing through Centennial Hill via High Street, a major thoroughfare in the neighborhood.

Figure 10. Route 5 McGhee Road



Source: The M.

Figure 11 shows the East–West Connector along Carter Hill, the southern boundary of Centennial Hill.

Figure 11. Route 16 East–West Connector



Source: The M.

Appendix B: Housing Images

This section includes images of housing types that may be used for replacement units.

Figure 12. Single-Family Dwelling



Source: Trulia.

Figure 13. Duplex



Source: Trulia.

Figure 14. Quadplex



Source: Zillow.

Figure 15. Mixed Use Development



Source: Commercial Loan.

Appendix C: Tax Delinquent Properties in Centennial Hill

This section includes images of selected tax delinquent properties in Centennial Hill that may be acquired from the State and used for scattered-site development.

Figure 16. 951 Highland Avenue – 4,000 Square Feet



Figure 17. Aerial View of 951 Highland Avenue

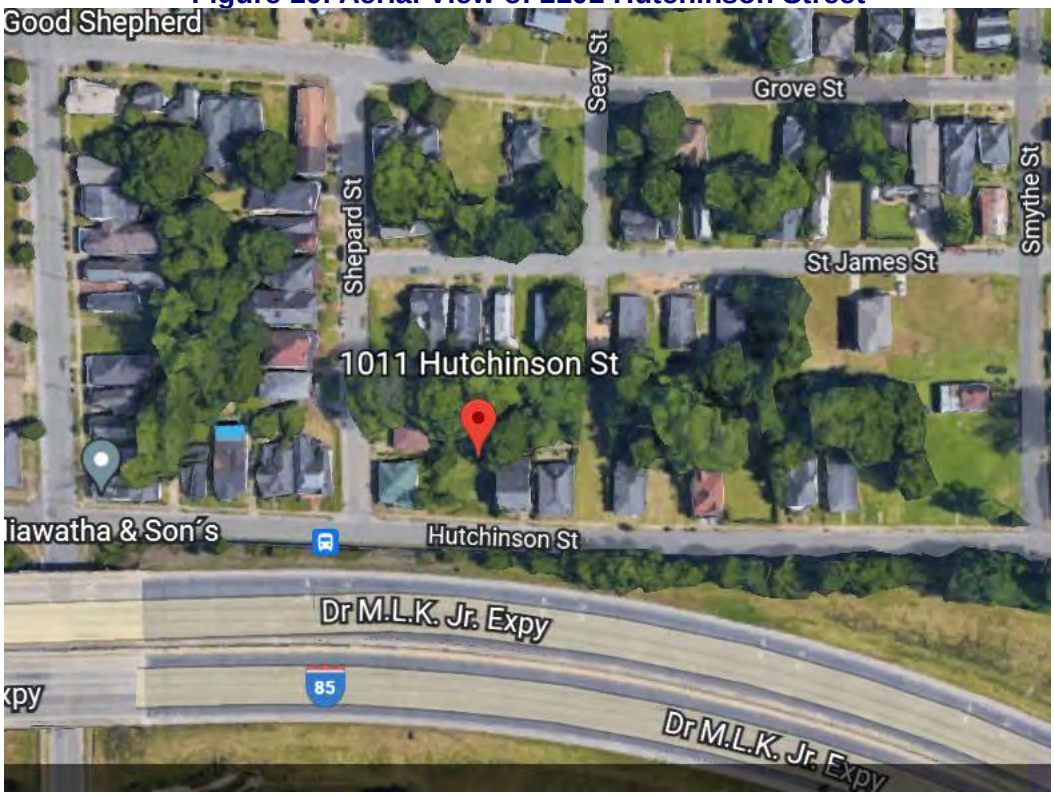


Source: Google.

Figure 18. 1101 Hutchinson Street – 4,800 Square Feet



Figure 19. Aerial View of 1101 Hutchinson Street



Source: Google.

Figure 20. 635 Smythe Street – 4,800 Square Feet

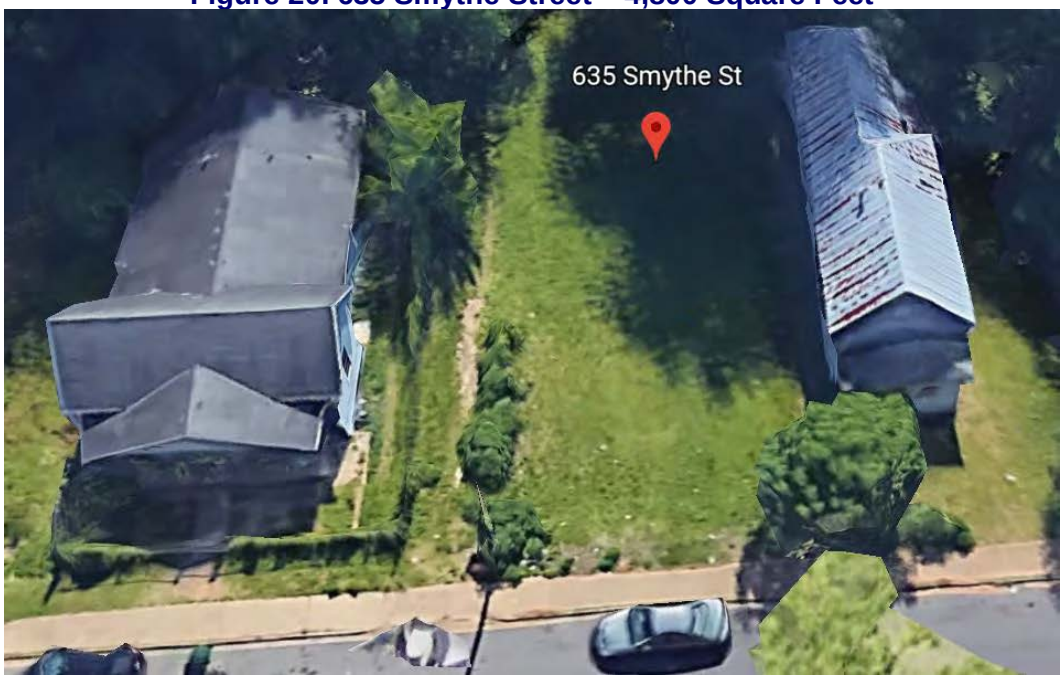
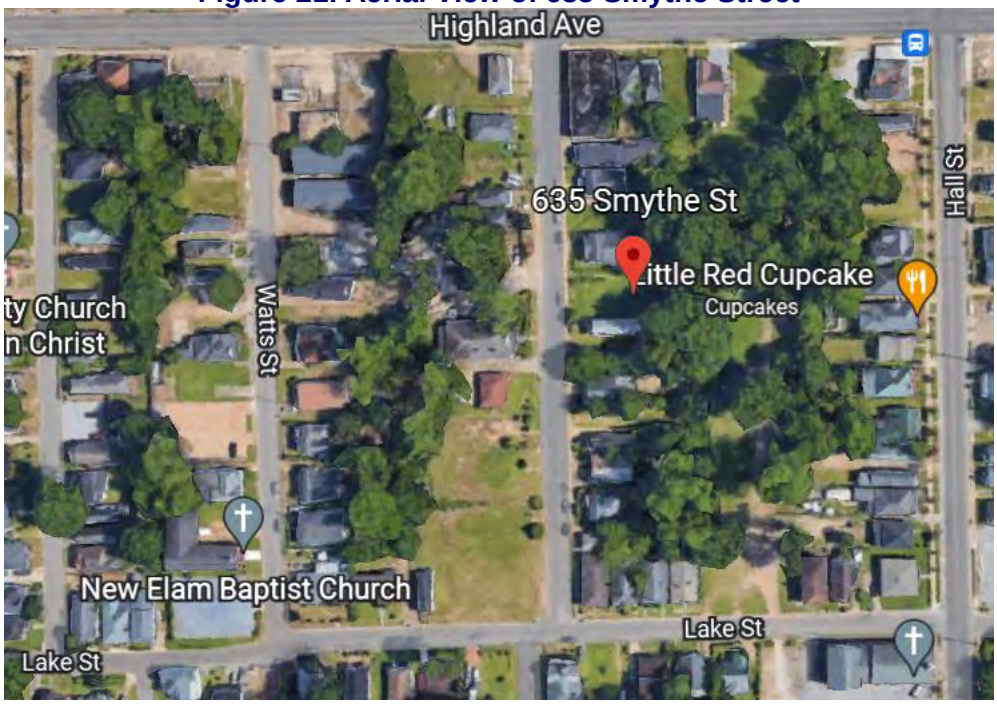


Figure 21. Aerial View of 635 Smythe Street



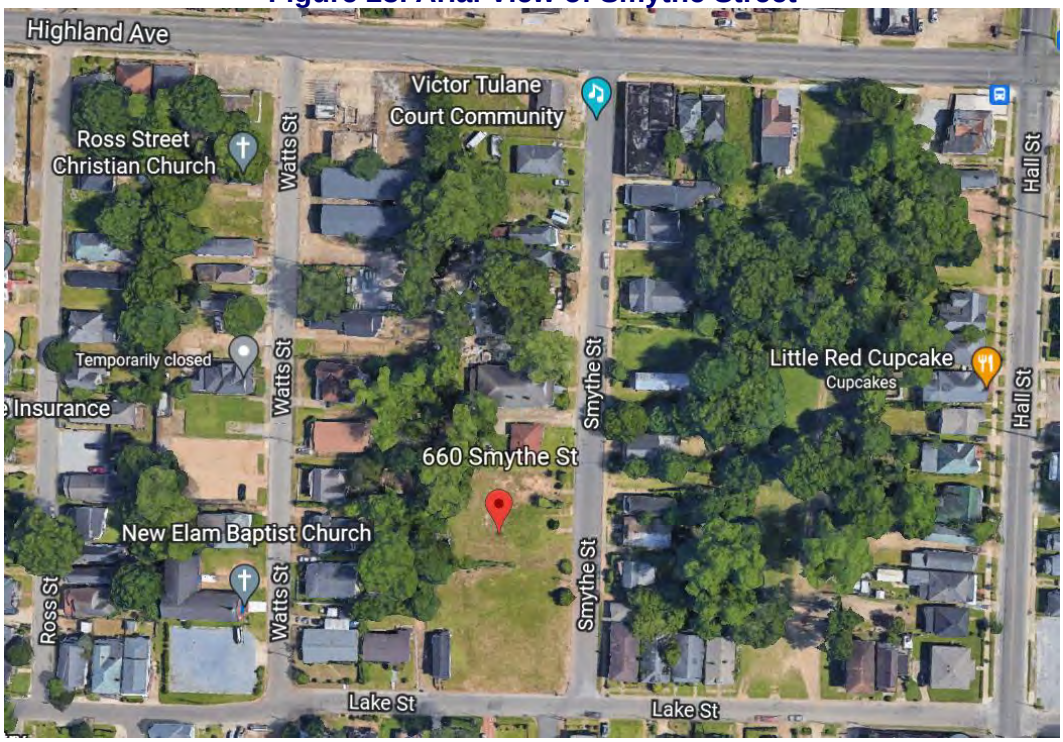
Source: Google.

Figure 22. 660 Smythe Street – 0.16 Acres



Source: Google.

Figure 23. Arial View of Smythe Street



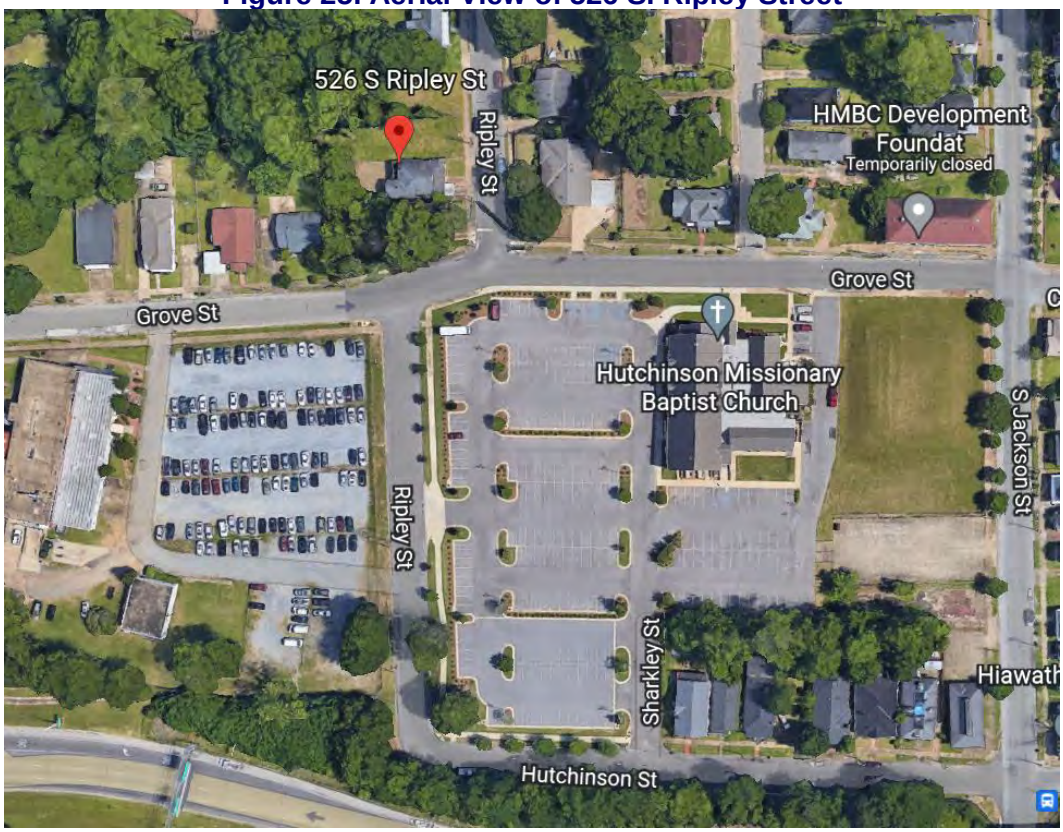
Source: Google.

Figure 24. 526 S. Ripley Street – 4,800 Square Feet



Source: Google.

Figure 25. Aerial View of 526 S. Ripley Street



Source: Google.

Appendix D: Data Tables

These tables are drawn from the ACS and the survey of Paterson Court residents.

D.1. Additional Data Tables

Table 22. Population by Jurisdiction

Jurisdiction	Population	Households
State of Alabama	4,893,186	1,888,504
Montgomery MSA	373,552	145,077
Montgomery County	226,451	89,511
City of Montgomery	199,054	79,331
Census Tract 6	1,707	664
Census Tract 15	3,420	749
Centennial Hill	3,063	663
Paterson Court	N/A	349

Source: ACS 2020 5-Year Estimates Data Profiles; ADP Urban Planning Management (Centennial Hill and Paterson Court).

Table 23. Population by Year

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
2020	1,707	3,420	199,054	226,451	373,552	4,893,186
2019	1,663	3,536	199,783	226,941	373,544	4,876,250
2018	1,706	3,353	200,156	226,941	373,589	4,864,680
2017	1,602	3,297	200,761	227,120	373,507	4,850,771
2016	1,360	3,363	201,717	227,392	373,963	4,841,164

Source: ACS 2016 5-Year Estimates Data Profiles, ACS 2017 5-Year Estimates Data Profiles, ACS 2018 5-Year Estimates Data Profiles, ACS 2019 5-Year Estimates Data Profiles, ACS 2020 5-Year Estimates Data Profiles, Populations and People.

Table 24. Sex by Jurisdiction

	Census Tract 6	Census Tract 15	City of Montgomery	Montgomery County	Montgomery MSA	State of Alabama
Female	945 55%	2,015 59%	105,673 53%	119,722 53%	195,648 52%	2,527,452 52%
Male	762 45%	1,405 41%	93,381 47%	106,729 47%	177,904 48%	2,365,734 48%

Source: ACS 2020 5-Year Estimates Data Profiles, Population and People.

Table 25. Educational Attainment, Ages 25+

	Paterson Court*	Centennial Hill	Census Tract 6	Census Tract 15	City of Montgomery	Mont. County	Mont. MSA	State of Alabama
Less than 9th grade	N/A	2%	6.5%	5.1%	4.0%	3.8%	3.7%	4.0%
9th to 12th grade, no diploma	29%	17%	5.5%	13.7%	9.0%	8.9%	8.9%	9.1%
High school	44%	33%	28%	36%	24%	25%	28%	30%
Some college or associate degree	14%	28%	34%	24%	29%	29%	49%	30%
Bachelor's degree	1%	8%	11%	12%	19%	20%	18%	16%

Source: ACS 2020 5-Year Estimates Subject Tables, Educational Attainment; Paterson Court CNI Assessment Report, March 2022; Community Analysis, 2022.

* Paterson Court data has no age information.

Appendix E: Proposed Additional Dwelling Units by Size and Number of Rooms

These tables are based on the market averages of bedroom mix and total average square footage. We used this information to develop the size and mix of units for the recommendations in the project proposals in Section 3.

Table 26. Multi-Family Housing, ZIP Code 36104

Property Name	Bedrooms	Bathrooms (Average)	Sq. Ft. (Average)
The Bell Lofts	1	1	780
The Bell Lofts	2	2	1,010
Columbus Square Apartments	1	1	858
Columbus Square Apartments	2	2	1,110
Columbus Square Apartments	3	2	1,517
The Plaza at Centennial Hill	2	1	1,057
The Plaza at Centennial Hill	3	1	1,246
28 Monroe St.	1	1	972
1313 S. Perry St.	3	1	1,150

Note: Number of bathrooms and square footage are averaged based on the available units.
Source: Apartments.com.

Table 27. Multi-Family Housing, ZIP Code 36106

Property Name	Bedrooms	Bathrooms	Sq. Ft.
Midtown Row	0	1	484
Midtown Row	1	1	788
Midtown Row	2	2	938
Midtown Row	3	2	1,403

Source: https://www.wm-midtownrow.com/floorplans.aspx

Table 28. Senior Housing, ZIP Code 36106

Property Name	Bedrooms	Bathrooms	Sq. Ft.
Country Club Estates	1	1	742
Country Club Estates	2	1	993

Source: https://www.apartmentguide.com/apartments/Alabama/Montgomery/Country-Club-Estates/100043489/

Table 29. Townhomes and Duplexes, ZIP Code 36104

Property Name	Bedrooms	Bathrooms	Sq. Ft.
1502 S. Court St.	2	2	900
227 Noble Ave.	2	1	1,300
1561 S. Court St.	2	1	1,100

Source: https://www.apartments.com/1502-s-court-st-montgomery-al/egyt15q/

Table 30. Quadplex, ZIP Code 36106

Property Name	Bedrooms	Bathrooms	Sq. Ft.
Carrington Park	1	1	898
Carrington Park	2	2	1,236

Property Name	Bedrooms	Bathrooms	Sq. Ft.
Carrington Park	3	2	1,452

Source: https://www.apartmentguide.com/apartments/Alabama/Montgomery/Carrington-Park/100015950/ and https://www.rent.com/alabama/montgomery-apartments/carrington-park-4-4137845

Table 31. City of Montgomery Average Rent

Unit Size	Monthly Rent	Rent Changes From 2021
Studio	$900	+64%
1 bedroom	$841	+15%
2 bedroom	$800	+2%
3 bedroom	$797	-14%

Source: https://www.rent.com/alabama/montgomery-apartments/rent-trends, updated June 28, 2022.

Table 32. Home Sales, ZIP Code 36104

Address	Home Value	Bedrooms	Bathrooms	Sq. Ft.
414 Maury St.[1]	$120,00	3	3	2,026
310 Cloverdale Rd.[2]	$295,000	3	2	1,925
443 Burton Ave.[3]	$299,900	8	5	3,534
472 Clanton Ave.[4]	$158,900	3	2	1,869
613 Martha St.[5]	$209,900	3	2	1,882

Source: (1) https://www.zillow.com/homedetails/414-Maury-St-Montgomery-AL-36104/72798381_zpid/;
(2) https://www.zillow.com/homedetails/310-Cloverdale-Rd-Montgomery-AL-36104/72825890_zpid/;
(3) https://www.zillow.com/homedetails/443-Burton-Ave-Montgomery-AL-36104/120582743_zpid/;
(4) https://www.zillow.com/homedetails/472-Clanton-Ave-Montgomery-AL-36104/72825910_zpid/;
(5) https://www.zillow.com/homedetails/613-Martha-St-Montgomery-AL-36104/120581821_zpid/

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