



Administrative Services Committee

Meeting Date: 01/31/2023

HCD_ Laney Walker/Bethlehem new construction of two (2) single family home(s) approval request

Department: HCD

Presenter: Hawthorne Welcher, Jr. and/or HCD Staff

Caption: Development of (2) single-family workforce homes, new construction.

Background: In 2008, the Augusta Commission passed legislation supporting community development in Laney Walker/Bethlehem. Since that time, the Augusta Housing & Community Development Department has developed a master plan and development guidelines for the area, set up financial incentive programs for developers and home buyers, selected a team of development partners to focus on catalytic change, and created a marketing strategy to promote the overall effort.

This project involves the new construction of two (2) single family home(s) identified as 1508 & 1512 Twiggs Street, within Laney Walker/Bethlehem.

<u>Address</u>	<u>Budget</u>	<u>Project Type</u>
1508 Twiggs Street Augusta, GA 30901	\$205,167.56	New Construction
1512 Twiggs Street Augusta, GA 30901	\$205,167.56	New Construction

Note: 100% of funding returned to HCD upon home sale

Analysis: The approval of the contract will allow for development activities on these sites to begin.

Financial Impact: HCD utilizes Laney Walker Bethlehem Revitalization Project funds.
Contract Amount 1508 & 1512 Twiggs Street - \$205,167.56

Alternatives: Deny

Recommendation:

Motion to approve Housing and Community Development Department's (HCD's) request to provide Laney Walker/Bethlehem Revitalization Funding to contract with Volume Income Properties, "VIP" and Capitalrise LLC, to develop new construction of two (2) single family units, identified as 1508 & 1512 Twiggs Street, within Laney Walker/Bethlehem.

Funds are available in the following accounts:

Funding: Laney Walker Bethlehem Revitalization Project Funds
GL Code: 298-07-7343-5413150

**REVIEWED AND
APPROVED BY:**

Procurement
Finance
Law
Administrator
Clerk of Commission