

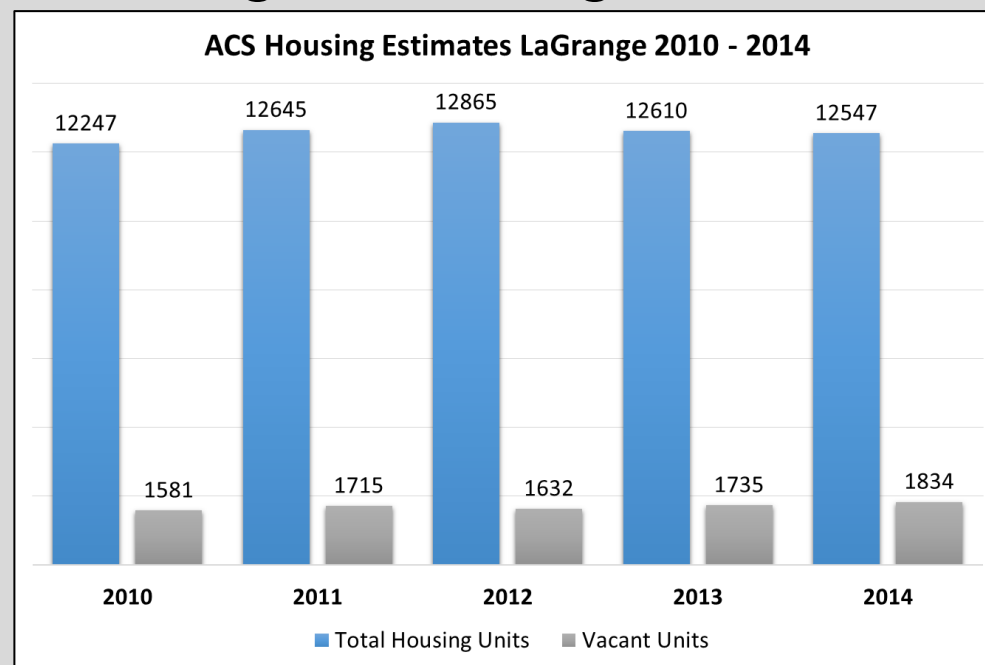
Housing Market Trends in Troup County and LaGrange

Auburn University Community Planning
 Austin Bush, Hanieh Ajideh, Jasmine Ratliff, Yuying Huang, Indrani Das
 November 14th, 2016



Housing Unit Trends

Total LaGrange Housing Units 2000: 11000
 Total LaGrange Housing Units 2010: 12846



LaGrange experienced growth in Housing units between 2000-2010, however the increase has stagnated over the past 5 years.

Data source: 2015 ACS, 2010 US Census Bureau

Criteria for Determining High Priority Areas

- Median Household Income
- Housing Unit Vacancy Rates
- Employment Location Hotspots
- Crime Report Locations
- Assumed Age of Housing Units
- Proximity to Pull Factors (Schools, Parks, Retail)
- Presence of Infrastructure
- Accessibility to Needs
- Character of Area (i.e. Historic)

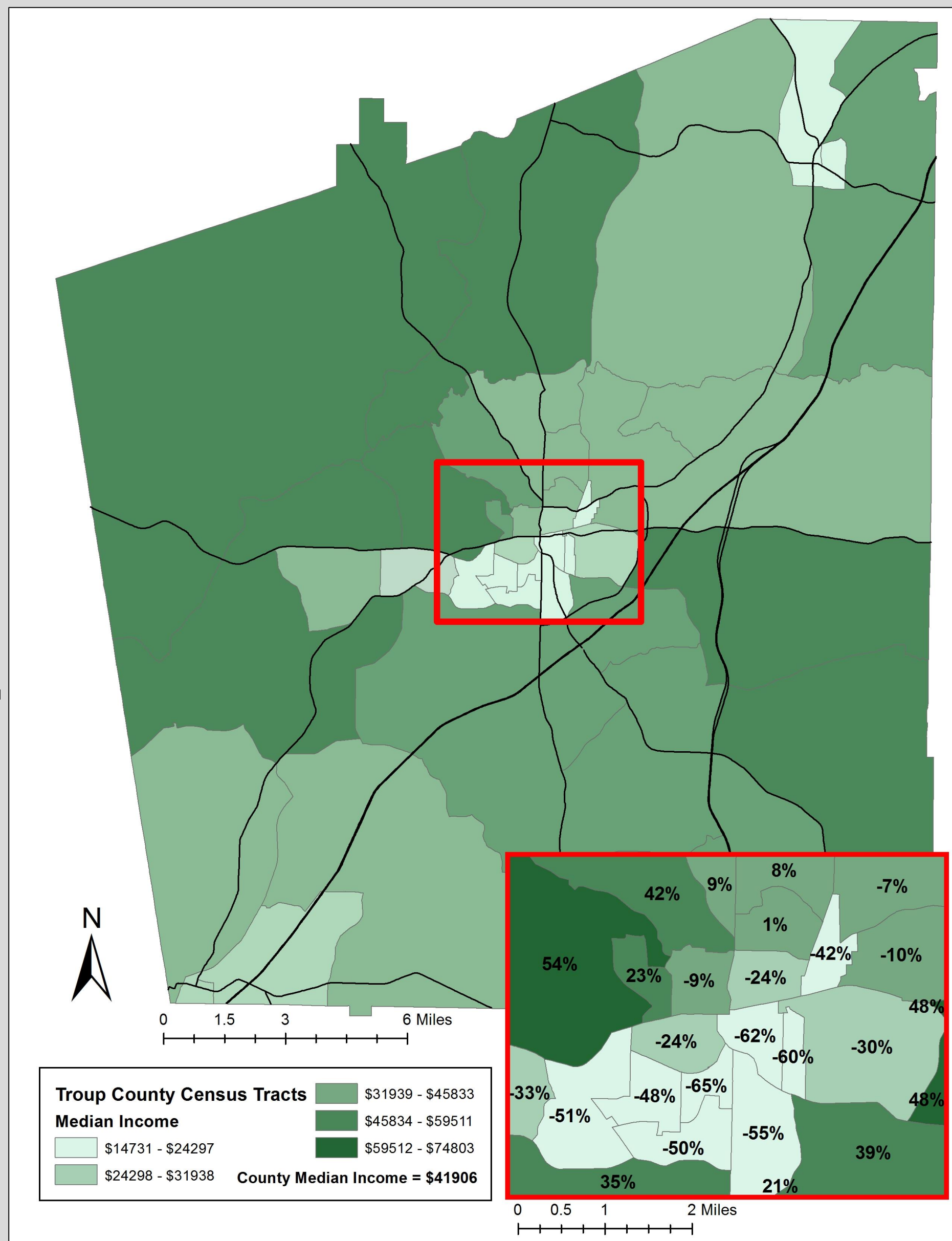


Figure 1. Median Household Income for Troup County. Inset Map represents % above or below Troup County Median Income (\$41,906). Lower Median Incomes can be seen in the central region of LaGrange, with higher incomes towards West Point Lake.

Data source: 2015 ACS, 2010 US Census Bureau

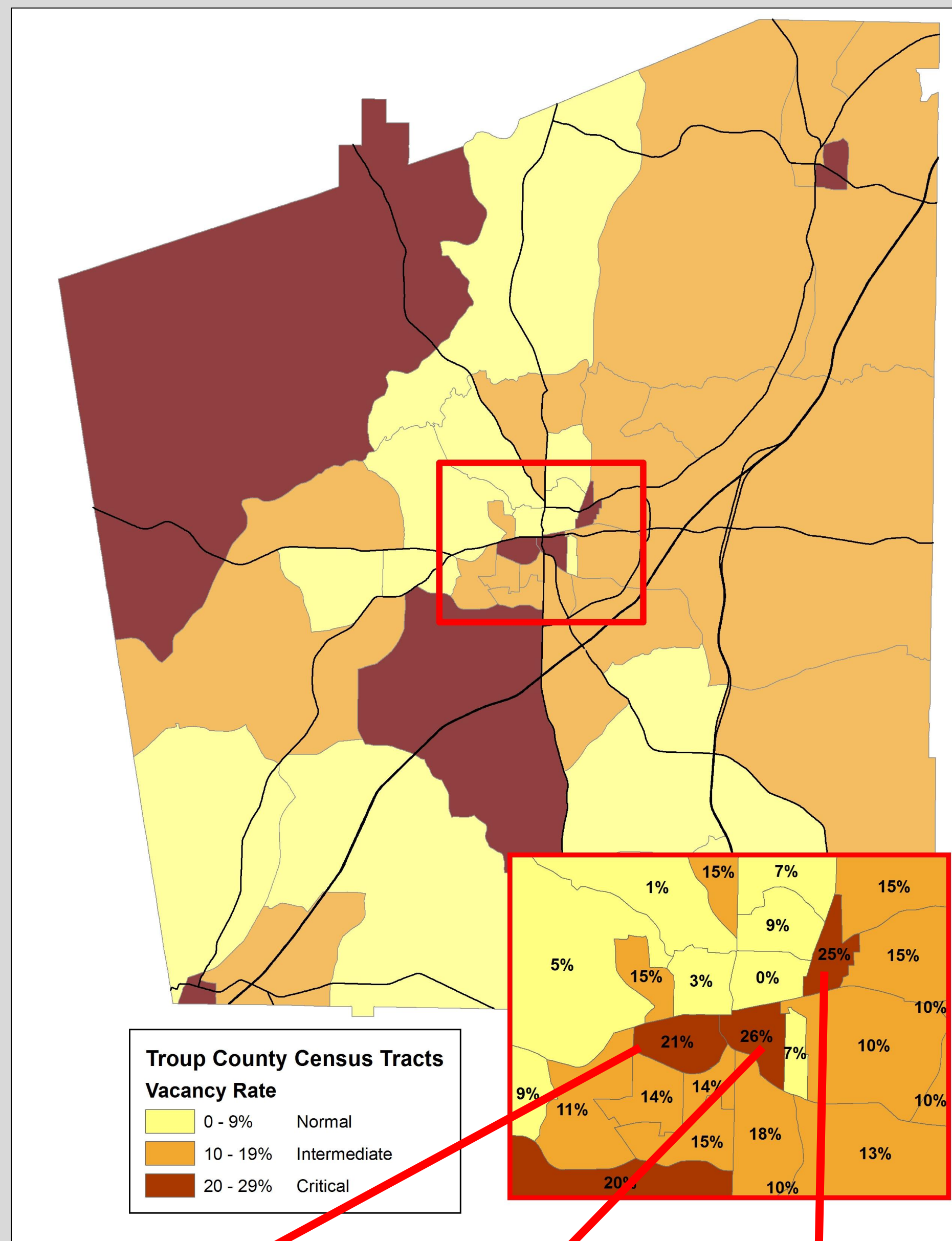


Figure 2. Housing Unit Vacancy Rates for Troup County. Inset Map represents the specific vacancy rate for each tract in central LaGrange. Higher vacancy rates appear near south-central LaGrange and in the north-west near West Point Lake.

Data source: 2015 ACS, 2010 US Census Bureau

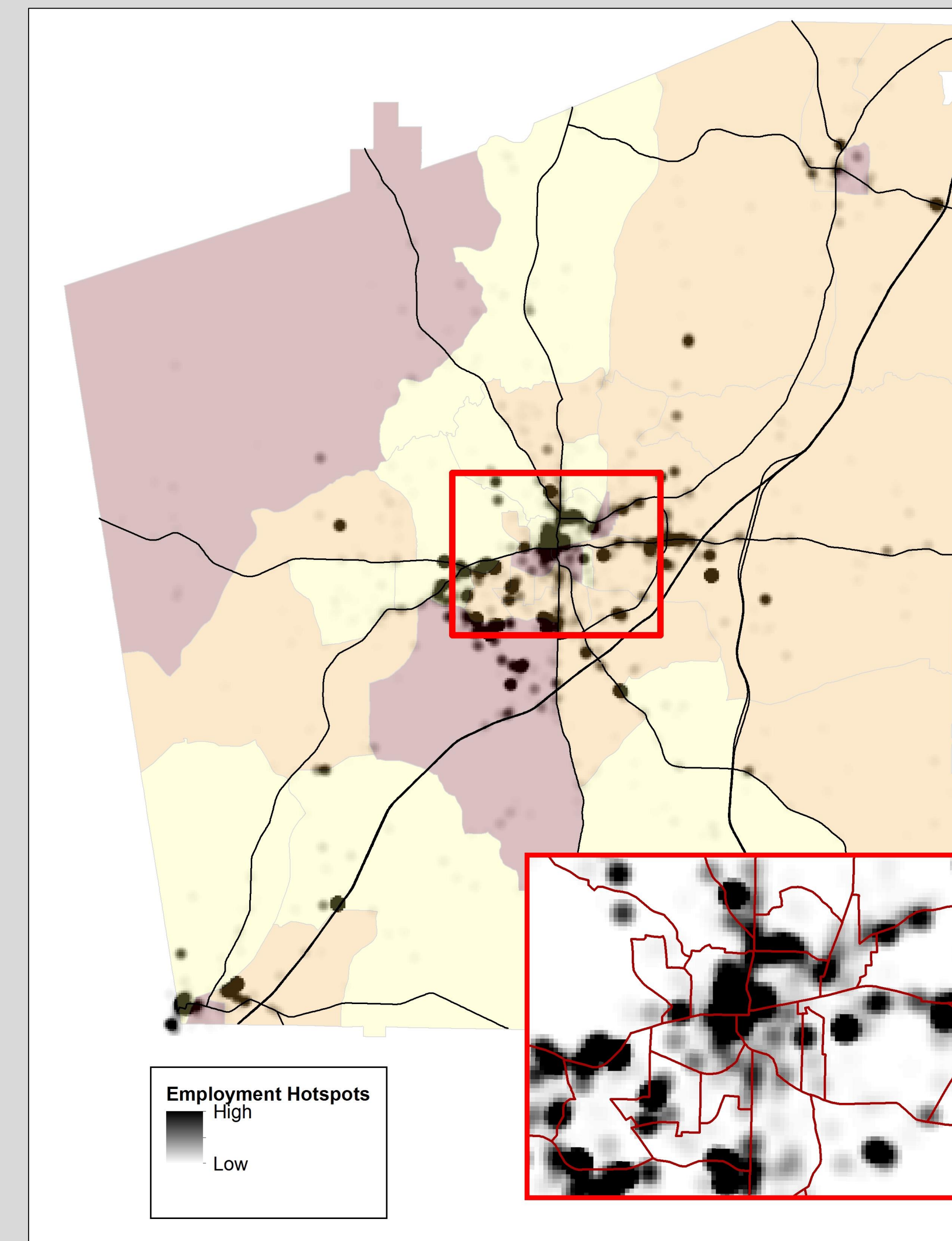


Figure 3. Employment location hotspots for Troup County. Hotspots are based on number of people employed per business. Significant employment clusters appear along transportation corridors in LaGrange.

Data source: Infogroup 2016 Employment Dataset

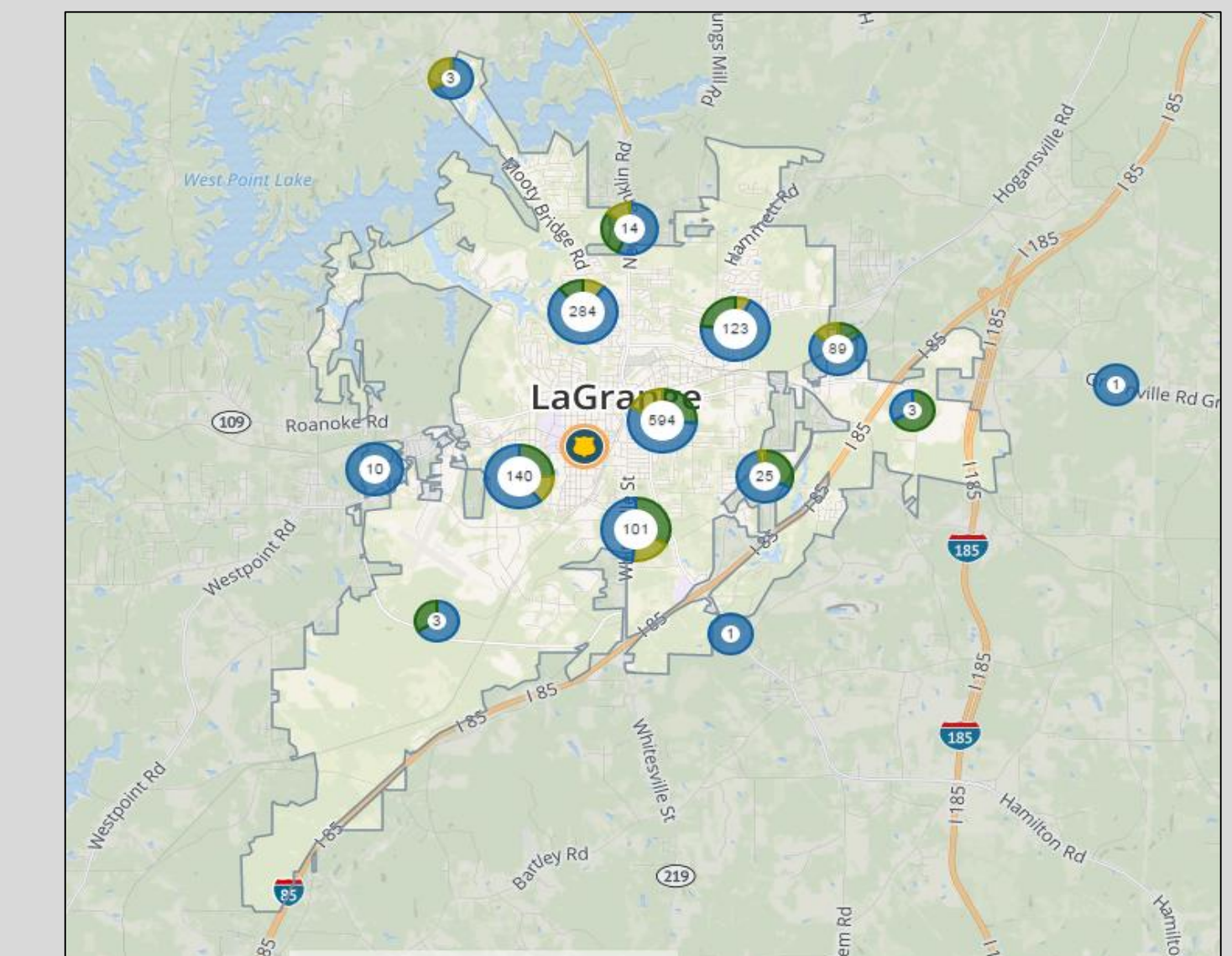


Figure 4. Crime Reports for past 6 months. Looking at the spatial patterns of crime in LaGrange, the majority of crime clusters in the downtown, and gradually tapers outward.

Data source: Crimereports.com

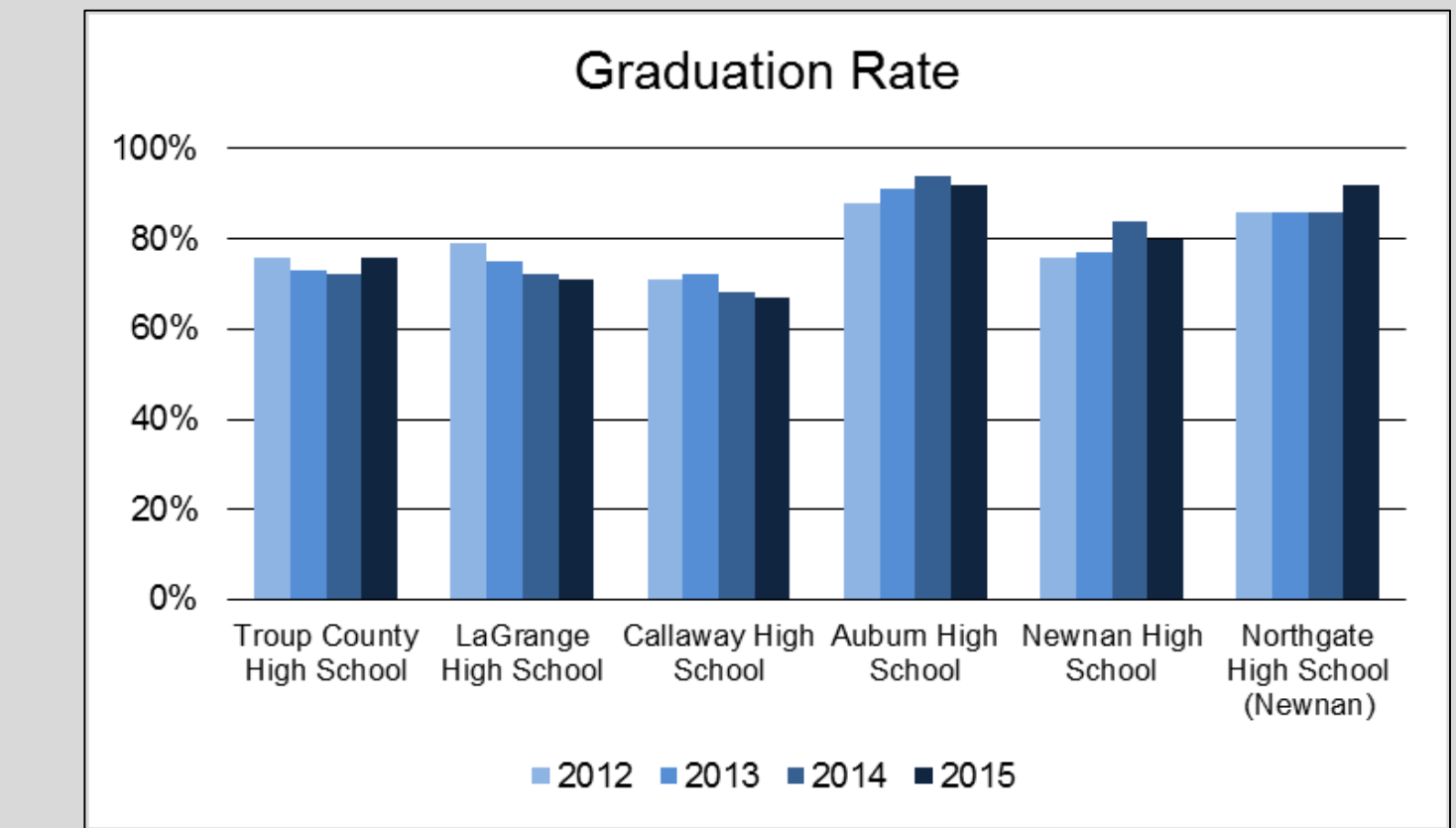


Figure 5. School District Competitors. LaGrange High Schools have consistently performed lower than it's competitors, Auburn & Newnan for the previous 4+ years (based on Graduation Rates). Strong school districts in neighboring cities is a major pull factor from residency in LaGrange.

Data source: National Center for Education Statistics, U.S. Department of Education

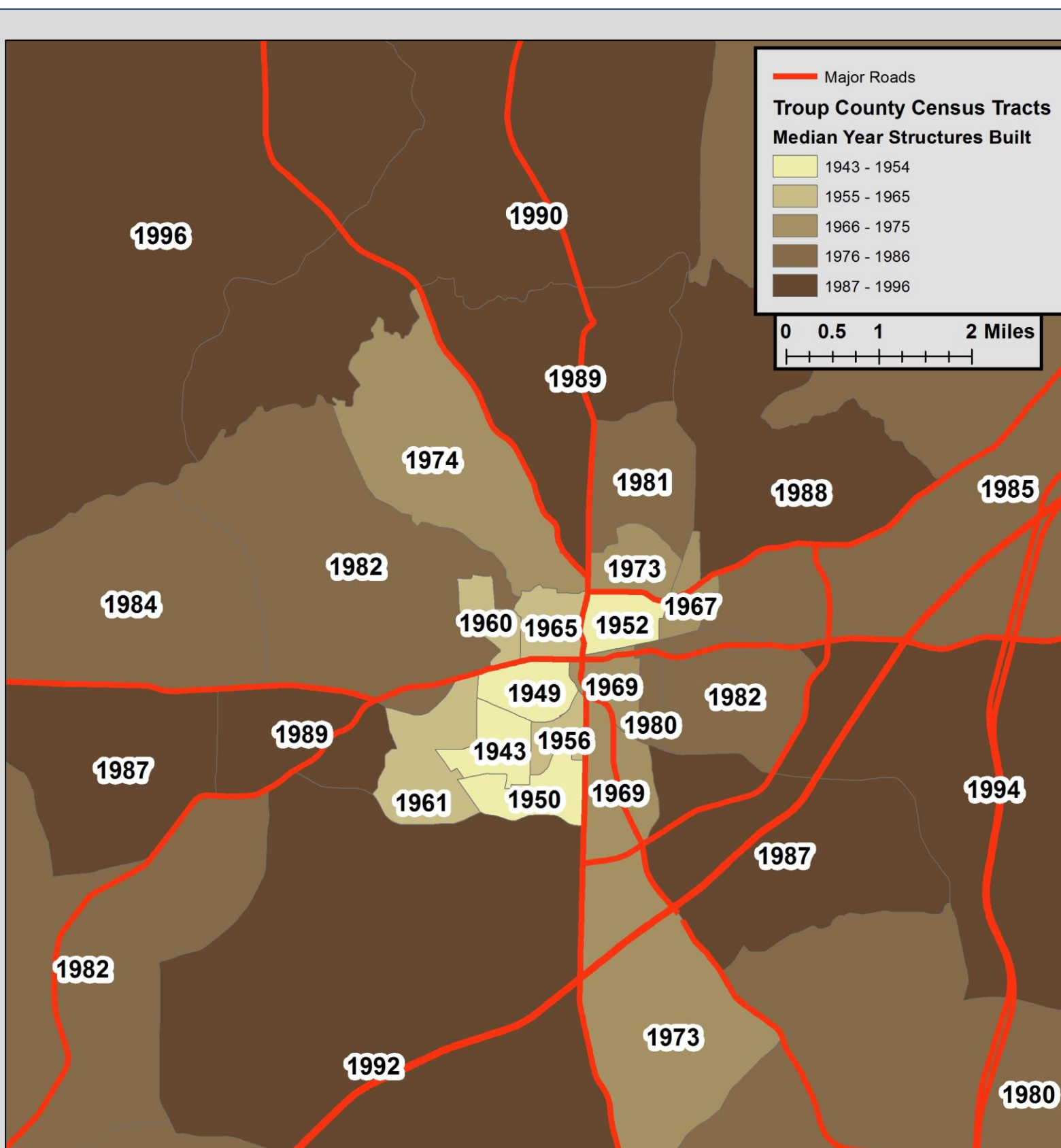


Figure 6. Median Year Structures Built for Troup County. These values represent the median year structures were built within each Census Tract. Although these are not exact years for specific housing units, the values illustrate that there is a concentration of older structures in south-central LaGrange.

Case Study Solutions: Focusing in on High Priority Areas

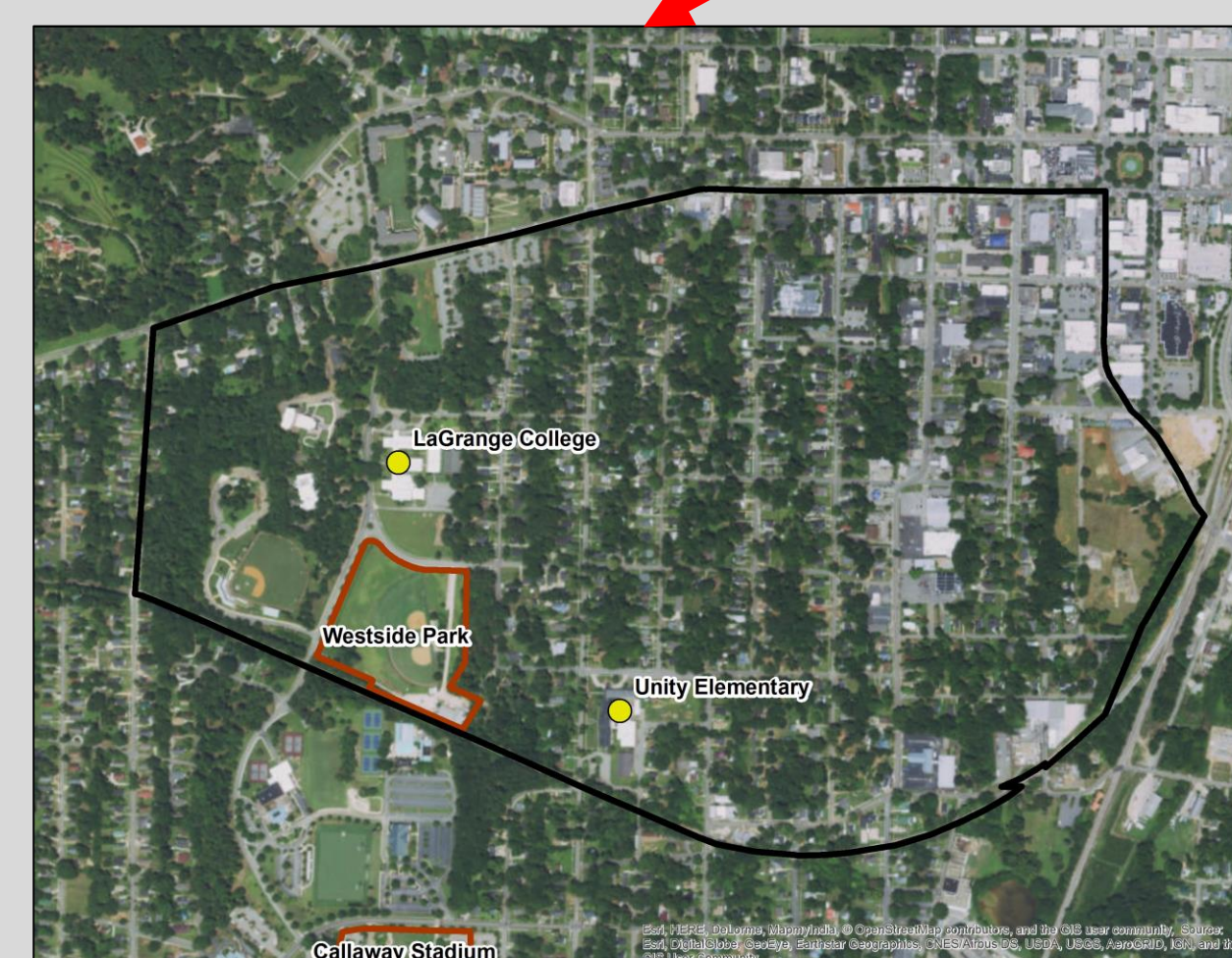


Figure 7a. High Priority Tract 1
 • Median Year Structures Built 1949
 • 31% Renter Occupied
 • 593 Housing Units (21% Vacancy)

This tract contains older structures, with high vacancy rates, and lower household incomes. By improving the area's attractions (walkability, access to micro-parks, access to relevant retail) the city can potentially harness the "family oriented" character of the area and attract more residents.

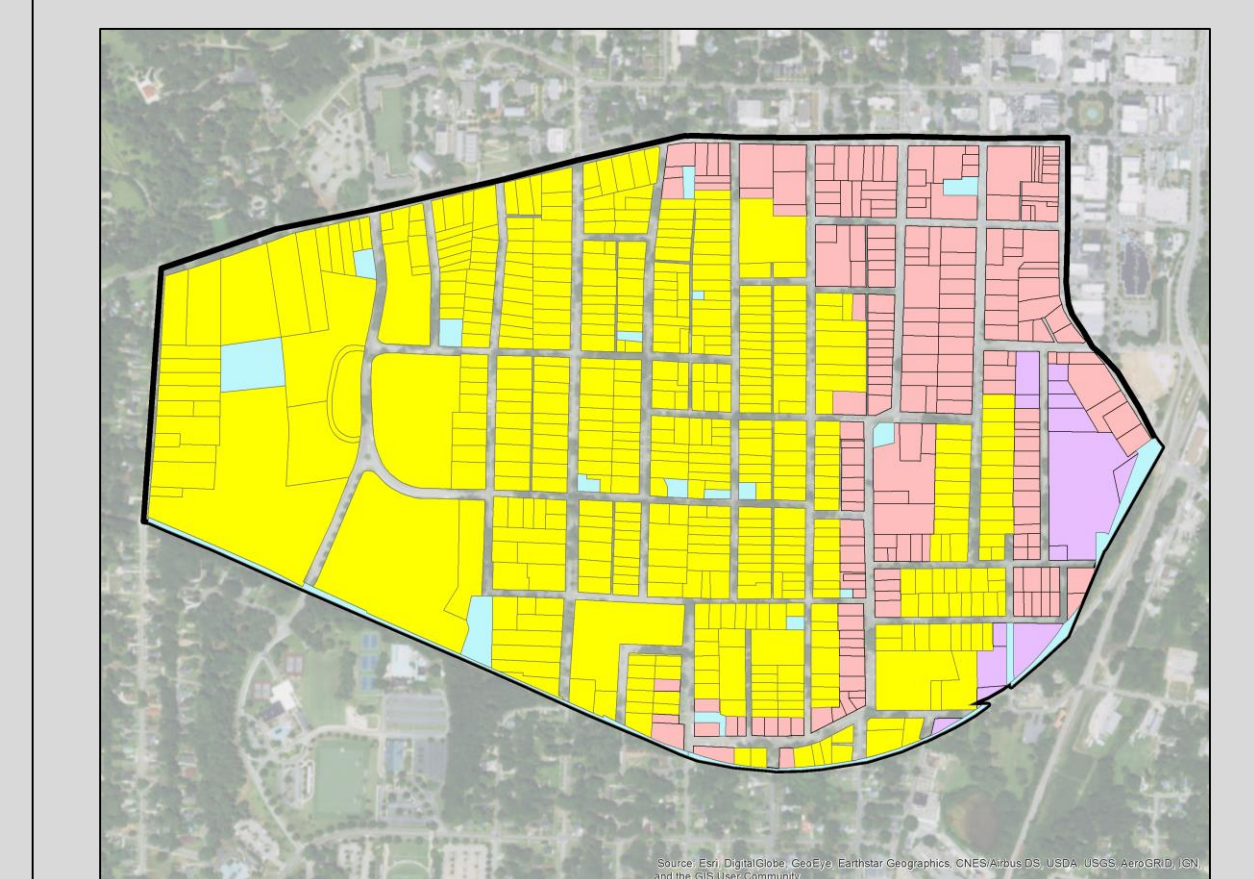


Figure 7b. High Priority Tract 2
 • Median Year Structures Built 1969
 • 52% Renter Occupied
 • 613 Housing Units (26% Vacancy)

This tract contains older structures, with high vacancy rates, and lower household incomes. There is a higher presence of properties in disrepair, as well as a higher presence of non-residential uses penetrating the residential area. Implementing stricter guidelines for commercial uses to properly maintain their sites can help improve the neighborhoods' character. Blighted properties should be redeveloped for potential residents.

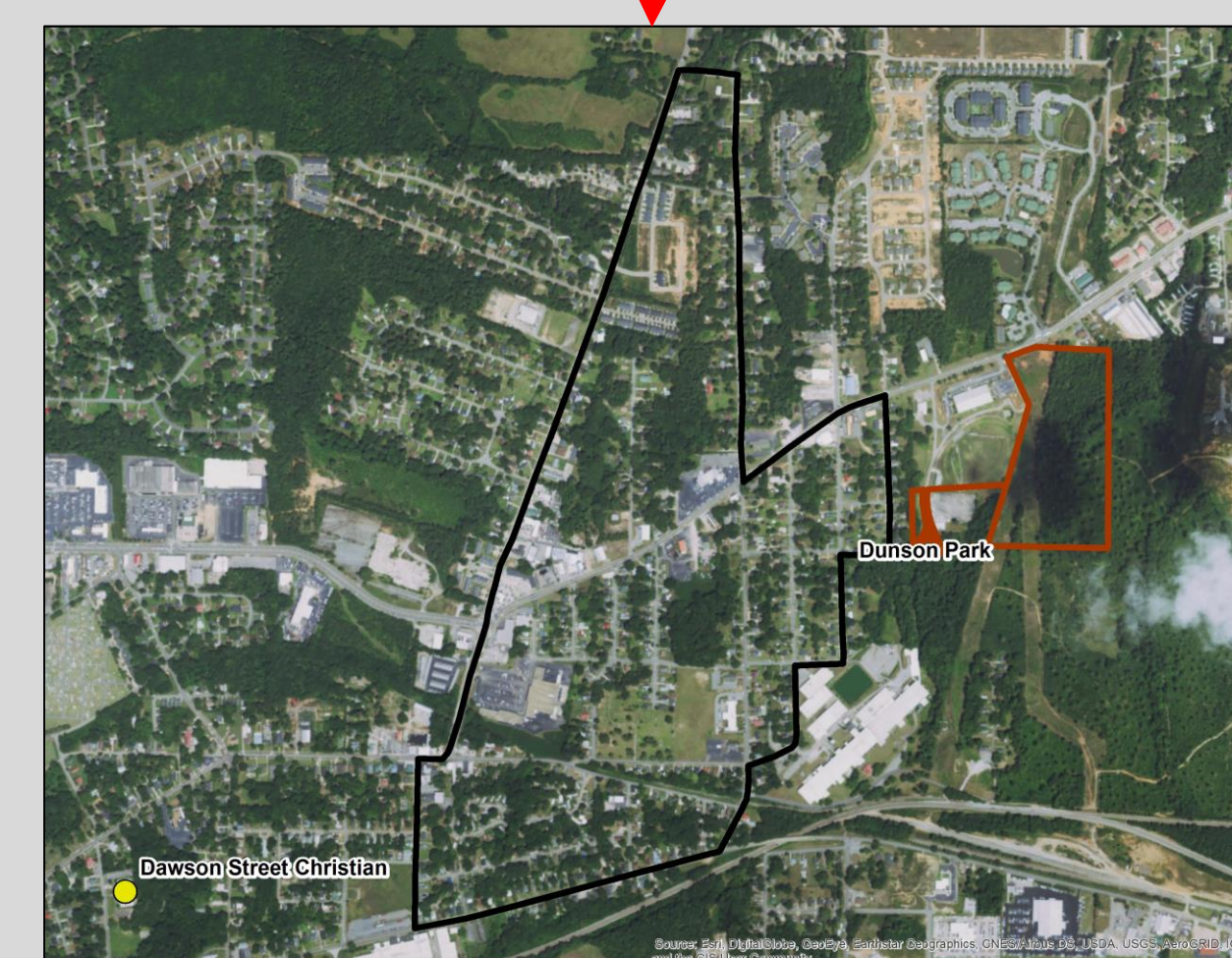
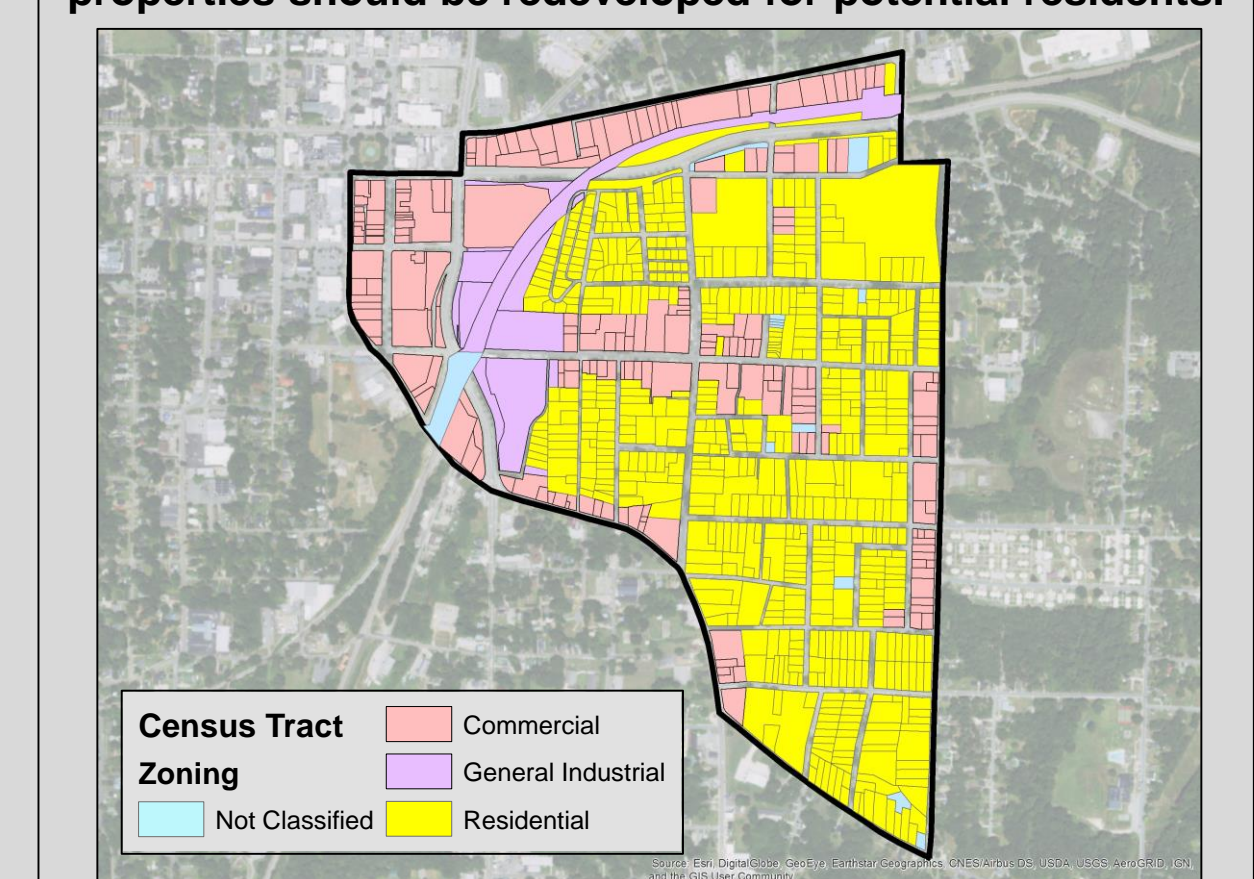


Figure 7c. High Priority Tract 3
 • Median Year Structures Built 1967
 • 38% Renter Occupied
 • 580 Housing Units (25% Vacancy)

This tract contains older structures, with high vacancy rates, and lower household incomes. Many houses/properties in the tract are blighted, or are in need of redevelopment. Accessibility is discontinuous, so improvements in walkability might improve conditions. There is opportunity for temporary solutions on vacant lots, such as micro-parks or community gardens.

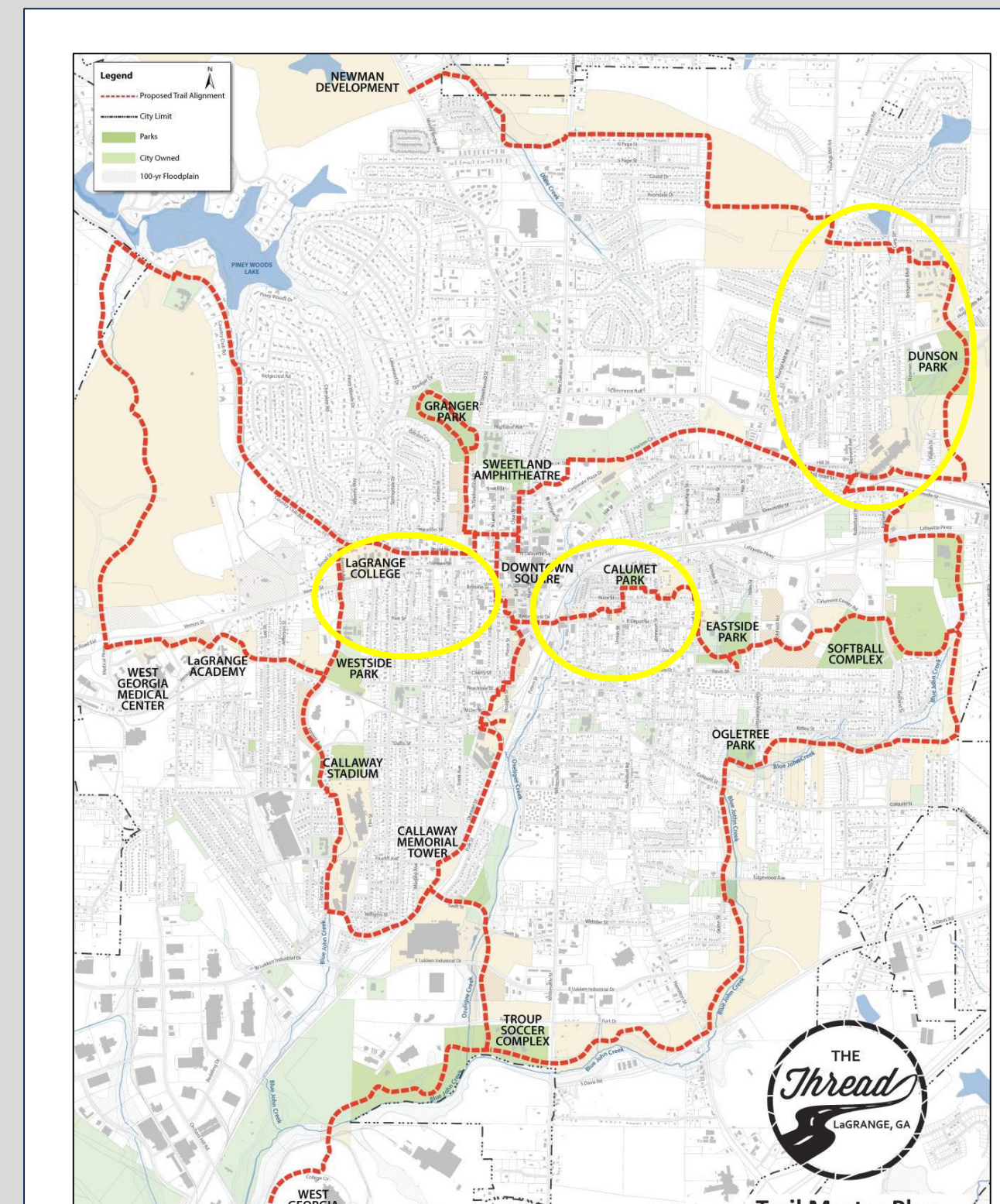
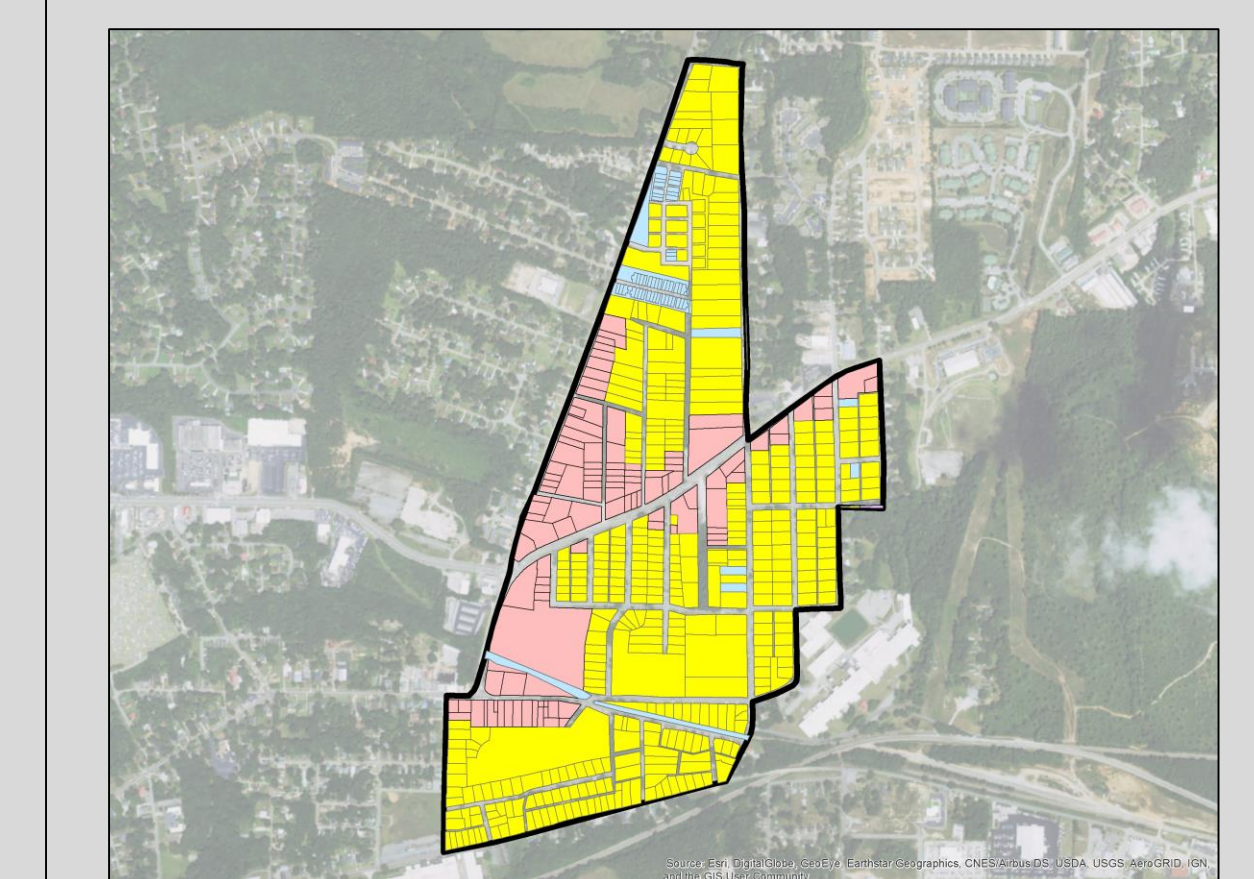


Figure 8. Tracts' interaction with "The Thread" trail. There is opportunity to integrate "The Thread" into high priority areas for urban renewal. Creation of small-scale recreational parks in these areas, along the trail, has the potential to increase the neighborhoods' attraction to potential residents.

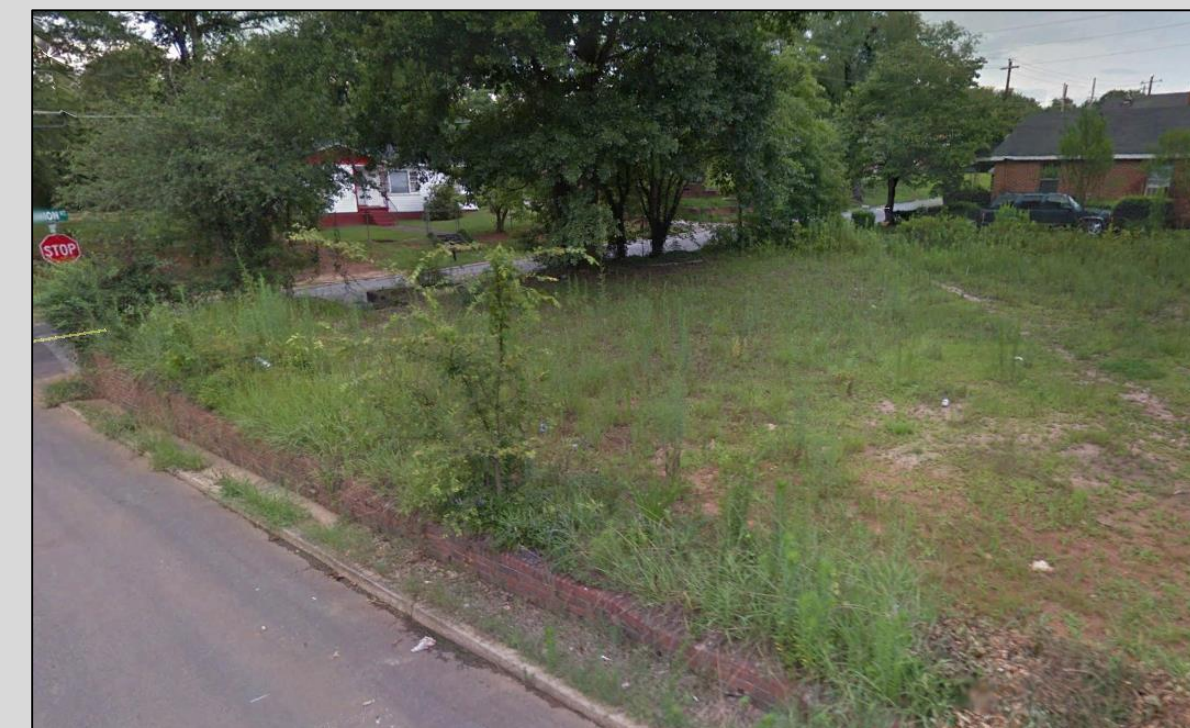
Need for Community Engagement & Involvement

- Survey Residents in High Priority Areas
- Promote sense of ownership in community
 - Create shared public spaces
- Implement small-scale community garden(s)
- Gauge residents' suggestions on "The Thread"
- Generate involvement with local schools
- Determine common "vision" for each community

Data sources: 2010 US Census Bureau, Troup County GIS Database, The Thread Master Plan

Turning Vacant Lots into Temporary Solutions:

Turning this →



← Into this



Image sources: Google Earth Street view, Cuyahoga Land Bank

Proposals/Strategies to Improve Housing Status:

- Assess code enforcement for blighted properties
- Incorporate micro-parks, community gardens, & cost-effective solutions for vacant properties
- Improve sense of community ownership with residents
- Focus more efforts on infill redevelopment, less on sprawl development
- Promote resident involvement in redevelopment process

The Need for Urban Renewal

In areas considered to be High Priority, there is a need for targeted redevelopment and renewal. Central LaGrange could benefit from focused beautification efforts, walkability improvements, and emphasis on preserving the historic character of the older neighborhoods.