

South Central Alabama Comprehensive Economic Development Strategy

2018



5900 Carmichael Place | Montgomery, AL 36117
P 334.244.6903 | F 334.271.2715 | SCADC.NET

Acknowledgments

Funding for the CEDS is provided by the U.S. Department of Commerce, Economic Development Administration and matching funds by the South Central Alabama Development Commission and its member governments.

SCADC Board of Directors

Chair Fletcher Fountain, Sr.
Vice-Chair Harold Powell
Secretary Marsha Gaylard
Treasurer Ransom Williams

Bullock County

Julian Cope, Bullock County Development Authority
Ronald Smith, County Commission Chairman
Saint T. Thomas, Mayor, City of Union Springs
Mildred Whittington, Mayor, Town of Midway/Business

Butler County

David Hutchison, Butler County Commission for
Economic Development
Dexter McLendon, Mayor, City of Greenville/Business
Steve Norman, Probate Judge
J. MacDonald Russell, District Judge

Crenshaw County

Darryl Elliot, Council, Town of Brantley/Business
Charlie Johnson, Council, City of Luverne
Charlie Sankey, Jr., County Commission Chair/
Business
Vacant Seat

Lowndes County

Brenson Crenshaw, County Commission/Business
Fletcher Fountain, Sr. Mayor, City of Fort Deposit/
Retired
Jaqueline Thomas, County Commission/Business
Ransom Williams, Bankcorp South/Private Business

Macon County

Louis Maxwell, County Commission Chair
Lawrence Haygood, Mayor, City of Tuskegee
Harold Powell, Town of Shorter/Private Business
Vacant Seat

Montgomery County

Michael Briddell, City of Montgomery
Connie Harper, Central Alabama OIC
Vacant Seat
Vacant Seat

Pike County

Jason Reeves, Mayor, City of Troy/Business
Jimmy Barron, County Commission/State Empl.
Marsha Gaylard, Pike County Economic Development
Commission
Margaret Ross, Council, City of Brundidge

CEDS Committee

Workforce Development

Jessica Horsley, Montgomery Chamber of Commerce
Cleve Poole, Pioneer Electric Cooperative, Inc.
Mikki Ruttan, Central Alabama Works!

Institutions of Higher Education

Judy Callin, Troy University SBDC
Danita Day, Lurleen B. Wallace Community College

Minority & Labor Groups

Connie Harper, Central AL OIC, Montgomery

Private Sector/ Individuals

Rod Cater, Alabama Power Co.
Thomas Ellis, Priester Pecan Company, Inc.
Andy Kimbro, South Alabama Electric Cooperative
Jerry Ingram, Town of Lowndesboro
William Johnson, Community Neighbor Bank
Rick Pate, Pate Landscape Co.
Ransom Williams, Bank of Hayneville

Community Leaders

Daniel Boyd, Lowndes County Board of Education
Dr. Jaqueline A. Brooks, Macon County Schools
Sharon Redd, South Central Alabama Area Agency on
Aging
Jacqueline Thomas, Lowndes County

Local Officials

Fletcher Fountain, Sr., Town of Fort Deposit
Lawrence Haygood, Jr., City of Tuskegee
Charlie Johnson, City of Luverne
Louis Maxwell, Macon County Commission
Dexter McLendon, City of Greenville
Willie Mae Powell, Town of Shorter
Jason A. Reeves, City of Troy
Saint T. Thomas, City of Union Springs
Mildred Whittington, Town of Midway

Economic Development

Jim Byard, Lowndes County Economic Development
Commission
Dr. Julian T. Cope, Bullock County Development
Commission
Marsha Gaylard, Pike County Economic Development
Corporation
David Hutchinson, Butler County Commission for
Economic Development
Tucson Roberts, Economic Development Consultant
Robyn Snellgrove, Crenshaw County Economic and
Industrial Development
Joe Turnham, Macon County Economic Development
Authority

For Additional Copies, Contact:

South Central Alabama Development Commission
5900 Carmichael Place | Montgomery, AL 36117
P 334.244.6903 | F 334.271.2715 | SCADC.NET

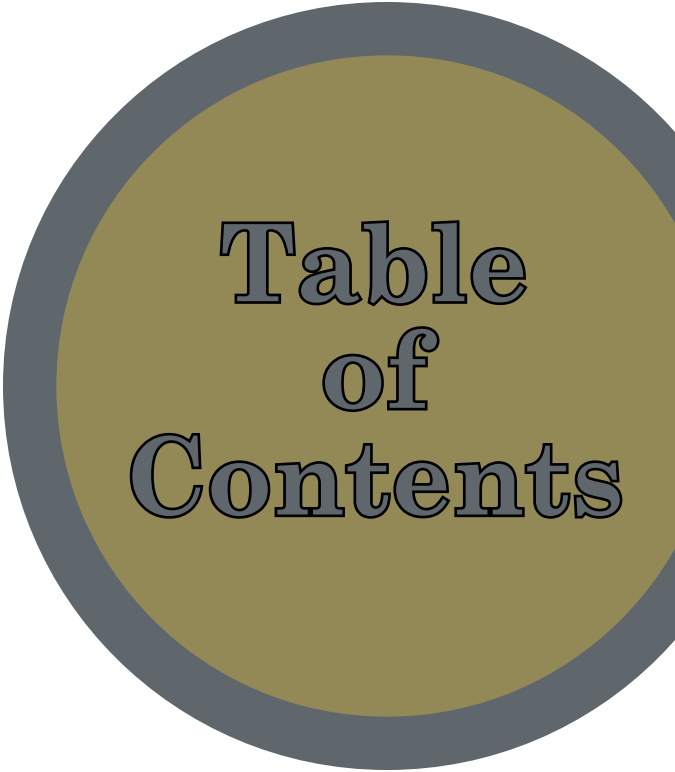


Table of Contents

1	Introduction	1
	Jurisdiction and Purpose.....	1
	CEDS Requirements	2
	Public Involvement.....	4
2	Economic Background	7
	Population and Demographics.....	8
	Resources, Regulations and Mitigation.....	10
	Infrastructure.....	12
	Transportation.....	14
	Housing.....	15
	Economic Characteristics	17
3	Trends and Analysis.....	23
	Growth Centers.....	26
	Investments in the Region	27
	Potential Markets.....	30
4	Strategic Direction	33
	Vision Statement	35
	Goals, Work Program, Regional Impact Projects, Local Projects and Programs.....	36
	Priority Regional Capital Improvement Projects	57
5	Appendices.....	59
	A. Adoption Resolution	
	B. Data Tables	

Introduction



Following on Executive Orders from the governor, Alabama Legislative Act Number 1126 was adopted on September 13, 1969, authorizing the legal organization of groups of Alabama counties into regional planning and development districts. The South Central Alabama Development Commission (SCADC) is now one of twelve regional planning and development commissions in Alabama. The South Central Alabama Development Commission was incorporated as a non-profit organization in June 1969, and was originally called the Central Alabama Economic Development District.

The agency was also designated as an Economic Development District (EDD) by the U.S. Department of Commerce, Economic Development Administration (EDA) in November 1970.

The EDD office is located in Montgomery. In April 1971, the Governor designated the Central Alabama Economic Development District as the Regional Planning and Development Commission for State Planning and Development Region No. 5. In May 1971, it was also designated the Area Wide Clearinghouse for the same geographic region. At that time the name was changed to the South Central Alabama Development Commission.

Jurisdiction and Purpose

The South Central Alabama Economic Development District (SCAEDD) includes seven counties: Bullock, Butler, Crenshaw, Lowndes, Macon, Montgomery, and Pike Counties. Only Montgomery County is not located in the regional jurisdiction of the South Central Alabama Development Commission.

Montgomery County, along with Autauga and Elmore Counties comprise the Central Alabama Regional Planning and Development Commission. The seven counties in the South Central EDD are designated as redevelopment areas by EDA. Currently, there are 28 incorporated municipalities in the district. Montgomery serves as the major growth center, with Greenville and Troy as secondary growth centers. All member governments have the opportunity to participate in the CEDS process.

Planning for physical, economic and social development within the EDD region is more important than ever given today's economy and the continued needs of rural areas, especially those that are economically depressed, as well as in growing parts of the region that are experiencing unprecedented

opportunities for development. The forming of multi-county initiatives is critical for well-planned development and redevelopment of the area economy. Development projects that cannot be accomplished on a single county basis become possible through the joint efforts of several counties and impact the entire region.

The purpose of the CEDS is to provide an overview of the region's economy and to outline a development strategy, as well as associated projects, that will increase the overall economy and quality of life in the region. The 2018 CEDS has been prepared as a continuing step toward successful economic improvement for the South Central Alabama region. Since planning is a continuing process, the proposed projects and goals are constantly updated to meet the needs of a constantly changing environment. The South Central Alabama CEDS is also coordinated with statewide plans for economic development and is consistent and with statewide plans and policies.

The planning and development program in South Central Alabama results from public and private organizations and individuals in the seven county area joining together in a combined effort to facilitate economic development regionwide. This combined effort is guided by the South Central Alabama Comprehensive Economic Development Strategy, or CEDS, which is developed and annually updated by the SCADC. The counties within the region have elected to have the district



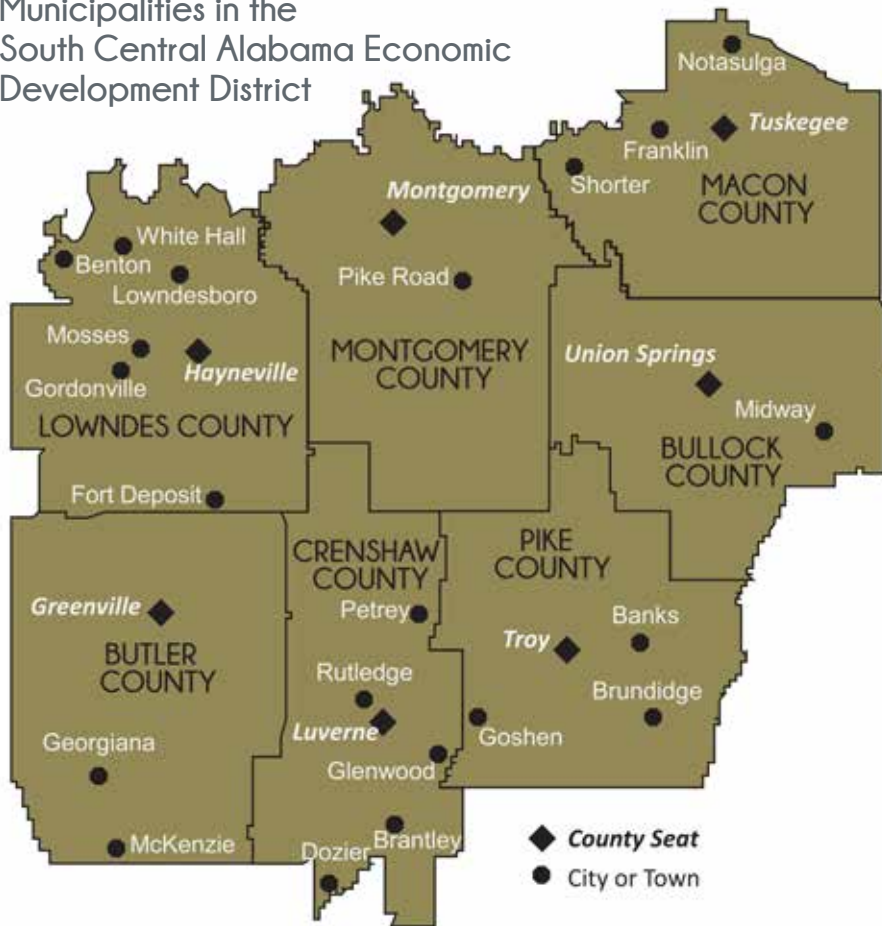
CEDS document serve their planning needs and designation obligations. A copy of the resolution adopting the 2018 South Central Alabama CEDS is included in Appendix A.

CEDS Requirements

The CEDS planning process and resulting document must meet the federal requirements set forth in Title 13 of the Code of Federal Regulations

(13CFR) Sections 303.6 and 303.7. Together, these sections outline the CEDS planning process, public involvement and data and information to be included in the final document. Section 303.7 states that CEDS are designed to bring together the public and private sectors in the creation of an economic road map to diversify and strengthen regional economies. The CEDS should analyze the

Municipalities in the South Central Alabama Economic Development District



regional economy and serve as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources. Public and private sector partnerships are critical to the implementation of the integral elements of a CEDS. As a performance-based plan, the CEDS serves a critical role in a region's efforts to defend against economic dislocations due to global trade, competition and other events resulting in the loss of jobs and private investment. To this end, a successful CEDS document must include, at a minimum, four integral parts: (1) a summary economic background, (2) an analysis of the region's strengths, weaknesses, opportunities and

constraints, also known as a SWOT analysis; (3) a strategic direction or action plan; and (4) a framework for evaluating performance. Additionally, in recent years, more emphasis is being placed on creating a user-friendly document that is both aesthetically appealing and meaningful, as opposed to the more technical, list-type documents that have been developed in the past.

The South Central Alabama Comprehensive Economic Development Strategy fully meets the requirements of 13CFR Sections 303.6 and 303.7. Every effort has been made to create a concise document that encourages participation by the region's economic partners and stakeholders. The bulk of the document is less than 60 pages and is organized

into four chapters to provide an introduction, a summary of the region's economic characteristics, discussion of economic trends and a SWOT analysis, and an action plan. Perhaps, the most notable change from previous CEDS documents is that the action plan is all-inclusive in that it is organized by the region's six economic goals. The action plan is found in Chapter 4 and is named *Strategic Direction*.

Under each goal, the *Strategic Direction* incorporates the following:

- (1) Economic Goal,
- (2) Objectives,
- (3) SCAEDD Work Program,
- (4) Action Items; and
- (5) Performance Measures.

Using this methodology, it is possible to better focus on specific tasks that are clearly related to a regional goal that support the South Central Alabama Economic Vision:

Create a region with a viable, self-sustaining economy capable of supporting the highest possible quality of life for every current and future resident.

Each goal is also illustrated with past or ongoing projects and programs that are building and strengthening the capacity of the region to remain as a sustainable economic engine in Alabama.

The *Strategic Direction* chapter also includes performance measures for each of the projects and programs listed. Again, this evaluation framework is organized by the



CEDS PROCESS

Step 1: Inventory

Take stock of existing resources and conditions to clarify who, what and where we are.

Step 2: Analysis

Review inventory and current trends to outline the region's strengths and weaknesses, and opportunities and barriers, (SWOT analysis). Determine what works and what doesn't.

Step 3: Define Issues

Using inventory and SWOT analysis, clearly define specific issues to be addressed so that forward progress can be made.

Step 4: Establish Vision

Develop a long-range statement to serve as a beacon, or guide, for all strategies and actions.

Step 5: Develop Strategy

Establish goals and objectives that are consistent with the overall vision, and that address the defined issues.

Step 6: Outline Action Plan

Outline the steps necessary to accomplish each goal and objective. Review action plan to create a list of priority actions; then, assign costs, time frame and responsible parties.

Step 7: Implementation

Take Action through careful and coordinated efforts to accomplish the action plan.

Step 8: Review and Adjust

Review plan on an annual basis to check off action items, evaluate results, and adjust future actions, as necessary.

six economic goals in a pyramid fashion. Under each goal, actions are divided in those that will have a regional impact and those that are more local to one or two governmental entities. Finally, the strategic direction concludes with a priority list of capital improvement projects.

It is expected that the new format of the Strategic Direction portion of the South Central CEDS will result in more scrutiny and review in the coming year by the CEDS committee which can be addressed in the annual update. Using the strategic planning diagram to the left, the CEDS committee has the opportunity each year to review the process, and delete or add to the list of projects and programs included in the action plan.

Public Involvement

The 2018 South Central Alabama CEDS was developed under the guidance of the South Central Alabama Board of Directors and the South Central Alabama CEDS Committee. Members of the Board of Directors and the CEDS Committee are listed on the inside cover of the document. The private sector of the region is well-represented on both the Board and the CEDS committee. Other members include public officials, community leaders, representatives of workforce development boards, institutions of higher education, minority and labor groups, and private individuals.

The South Central Alabama Development Commission Board of Directors is comprised of 29 representatives of member

governments, minority, nonprofit, and business groups from the seven member counties that provide leadership and governance for the SCADC. The directors, who serve without compensation, meet on a quarterly basis to establish policies and guide the implementation of all the district's activities. They are representatives of the people of their area; they are knowledgeable of the conditions that exist in their counties; and they accept as their primary duty the establishment of policies and activities to benefit their counties and the district. An Executive Committee meets as required. The Board's Executive Committee includes the four officers, one board member from each county and the member-at-large. Board governance and representation is provided for by the Bylaws established for SCADC and in accordance with the state statute establishing the Regional Councils and Development Districts in Alabama.

A 33-member CEDS Strategy Committee includes business, government and citizen representatives that serve the district by reviewing and recommending the CEDS to the Board. The committee meets periodically and acts as a clearinghouse for projects that affect region. The SCADC staff coordinates the selection of the CEDS Committee with the Board by soliciting suggestions for membership from government leaders and active citizens interested in economic development. The SCADC reviewed and updated

Board requirements to include the necessary private sector participation. The CEDS Strategy Committee has been revised to include greatly increased private sector representation.

Working relationships for economic and community development are established between the EDD and the Economic Development Administration, Appalachian Regional Commission, Delta Regional Authority, United States Department of Agriculture and other federal/regional organizations. Relationships with the Alabama Department of Economic and Community Affairs, Office of Workforce Development, Alabama Department of Senior Services, Alabama Development Office, Alabama Department of Transportation and Alabama Emergency Management are important relationships

maintained through the district organization. Coordination with other regional, city and county economic development organizations, chambers of commerce, public and private utilities and businesses is critical to the region.

The relationships with city and county governments are the core of the District's partnership. SCADC works with the city and county governments in the region on priorities and needs of regional and local concern. The active involvement of these governments in the district are a key to the success of the region and the communities and counties that are part of SCADC. Beyond the formal structure of the Board and participating governments, the SCADC works with, or participates in numerous related regional or multi county programs, such as Envision 2020, Montgomery Area Chamber of

Commerce (Imagine a Greater Montgomery) and programs supported by other chambers of commerce and organizations.

The staff of the South Central Alabama Development Commission provides support as part of the EDD organization. Core staff includes an Executive Director, Director of Planning and Economic Development, along with other program management and support staff. The EDD maintains an annual and ongoing work program in support of updating, planning and implementation of the CEDS. The work program is essentially the work necessary to support the projects included in the CEDS and the current SCADC current projects list. The ongoing research, updating and implementation of the CEDS is an integral part of the SCADC agency work program.



The South Central Alabama CEDS committee discusses the region's strengths and weaknesses.

Economic Background



The total land area of the South Central Alabama Economic Development District is 4,808 square miles, which is 9.5 percent of the area of the State of Alabama. By comparison with other areas, the district is over four times larger than Rhode Island, twice as large as Delaware, and almost nine times the size of the District of Columbia. There are a total of 28 incorporated municipalities developed throughout the district. There is one major urban center, Montgomery, and four other municipalities with a population greater than 5,000: Greenville, Pike Road, Troy, and Tuskegee within the seven county region. Most of the commercial and industrial development is located in or near these incorporated areas. However, a significant portion of the region's population lives outside the incorporated areas

in small, unincorporated, rural communities or on dispersed rural home sites.

The economic setting of the South Central Alabama EDD has changed drastically over the last 75 years. After World War II, rapid mechanization and changing agricultural practices resulted in severe unemployment, underemployment, low personal incomes, and out-migration throughout the South Central Alabama region during the 1950s and 1960s. With the decline of agriculture as the economic base of the area, many people were left unemployed, uneducated and untrained for other types of employment. Therefore, an economic vacuum developed with high unemployment, fewer job opportunities, and little incentive for new industry to locate in the more rural areas of the region because

of inadequate community facilities and an untrained, uneducated labor force. The resulting out-migration of the most educated and productive workers and the lower education levels of the remainder of the population resulted in low tax bases and declining community services for many years.

Although the region still struggles with low income levels and high unemployment, SCADC has been able to assist its member governments in developing programs to alleviate these problems. Success has been substantial. The location and expansion of numerous industries has created thousands of new industrial jobs. This review of economic conditions of the SCAEDD provides a realistic basis for improvements to determine how to best position the South Central Alabama region for future growth and development.

Population and Demographics

Demographic data used in this section is primarily from the American Community Survey 2011-2015 Population Estimates or 2016 Population Estimates. In some instances, comparisons are made to 2010 or earlier decennial censuses, or other sources, as cited. Detailed population and demographic tables are provided in the appendices,

Census population estimates for 2016 (the most recent available) indicate that the combined population of the seven counties in the South Central Alabama Economic Development District is 333,941 persons. The majority of the region's total population, at 71.0 percent, is considered to be urban. This percentage, however, is influenced by the high population of the City of Montgomery as compared to the population of the remainder of the region. On an individual county basis, only Montgomery County has more 50 percent of

the population living in an urban area. In fact, two counties, Crenshaw and Lowndes, have no urban population. The great majority of the population is located in Montgomery, the district's largest city with a population of 202,967 persons.

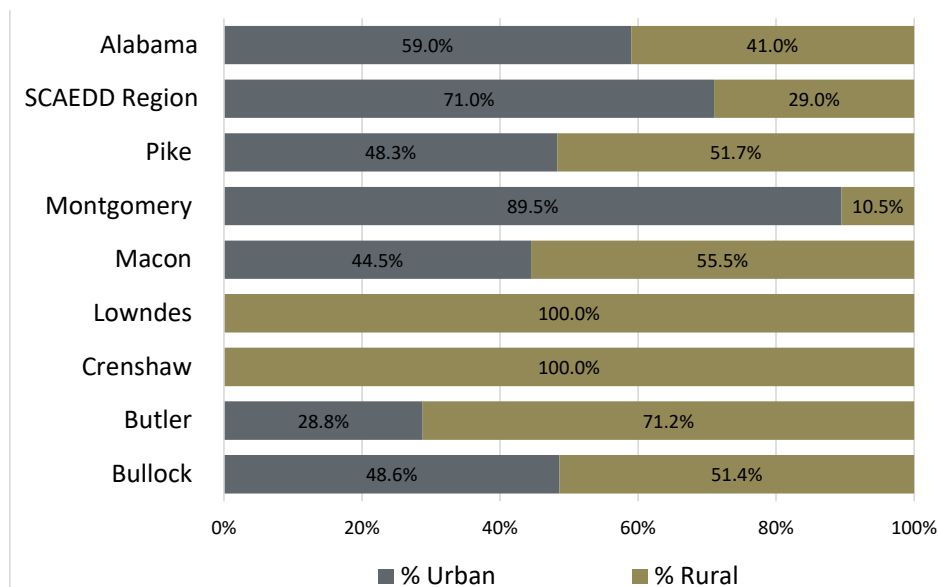
As expected, Montgomery County has the highest population and housing density at 291.0 persons per square mile and 131.5 housing units per square mile. Density in Montgomery County is much higher than that of the State or the rest of the SCAEDD region. Population and housing density of the South Central Alabama region overall is slightly less than that of the state, while density in all of the counties except Montgomery County is significantly lower than the state. Population density in the SCAEDD region is 70.4 persons per square mile as compared to 95.4 persons per square mile in Alabama.

There are 28 municipalities in the SCAEDD area which are home to 78.4 percent of

the region's total population. The population of the City of Montgomery, at 200,022 persons in 2016, is larger than the total population of the remaining six counties combined, at 109,058 persons. Excluding Montgomery County, just over half of the region's population, at 50.6 percent, lives in rural unincorporated areas.

The combined population of the SCAEDD region over the last 50 years has generally increased each decade up until 2010. Census population estimates indicate a population decrease of 1.6 percent between 2010 and 2016, while the state and national populations increased, at 1.8 percent and 4.7 percent, respectively. Counties that are experiencing the most decline in population are Macon County, at -6.7 percent, and Lowndes County, at -4.9 percent. The only two counties that experienced a population increase between 2010 and 2016 are Crenshaw County, at 0.2 percent, and Pike County, at 0.8 percent.

Urban vs. Rural Population



Source: U.S. Bureau of the Census, 2010

Population Projections

Area	% Change 2010 - 2040
Bullock	-5.9%
Butler	-11.4%
Crenshaw	2.9%
Lowndes	-29.7%
Macon	-24.2%
Montgomery	0.1%
Pike	9.1%
SCAEDD Region	-2.3%
Alabama	11.3%

Source: U.S. Census Bureau and the Center for Business and Economic Research, The University of Alabama, August 2017.

Population projections through 2040, available from the University of Alabama Center for Business and Economic Research, indicate a continued decline in the counties of the SCAEDD, with a projected loss of 2.3 percent regionwide while the state population is expected to increase by 11.3 percent. The most significant population decline is expected in Lowndes County, with a 29.7 percent decrease, and Macon County, with a 24.2 percent decrease, over the next 30 years.

The 2015 data indicates that the majority of the population of the SCAEDD region are minority persons. The regionwide racial composition is as follows: 40.9 percent white; 54.8 percent black; 0.3 American Indian or Alaskan Native; 1.9 percent Asian; 0.8 percent of another race; and, 1.3 percent of two or more races. Data indicates that 2.8 percent of the regionwide population is persons of Hispanic or Latino origin. Counties that have a majority white population include Butler County, at 54.2 percent, Crenshaw County, at 71.5 percent, and Pike County, at 57.9 percent. Counties with a majority black population are Bullock County, at 70.7 percent, Lowndes County, at 74.1 percent, Macon County, at 81.3 percent, and Montgomery County, at 56.1 percent. The largest concentrations of Hispanic or Latino persons are found in Bullock County, at 4.4 percent, and Montgomery County, at 3.4 percent. In the remaining counties, the Hispanic population is less than 2.0 percent.

The sex of the SCAEDD population, at 52.4 percent female and 47.6 percent male, is similar to that of the state, at 51.5 percent female and 48.5 percent male. Macon County has the highest percentage of female population, at 54.2 percent, followed by Butler County, at 53.3 percent female. Bullock County is the only county in the region with a majority male population, at 53.0 percent. Crenshaw County is closest to an equal distribution with 49.2 percent male and 50.8 percent female population.

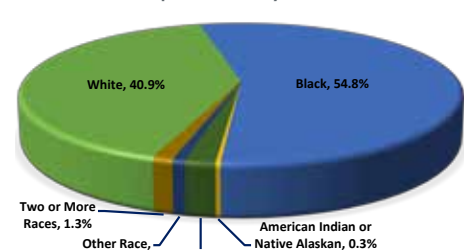
The median age of the SCAEDD is 37.8, as compared to the median age for the state, at 38.4. The region has a slightly higher percentage of younger population, at 26.7 percent that are age 19 and younger, than the state, at 25.7 percent. Likewise, the region has a slightly lower percent of the population age 65 and older, at 13.9 percent, as compared to 14.9 percent in the state. The percentage of the population that is age 20 to 64 is almost the same, at 59.5 percent in the region and 59.4 percent in the state. The counties with the highest median age are Crenshaw County, at 41.3, and Butler County, at 40.5, followed by Lowndes County, at 39.5 and Bullock County, at 39.3. Pike County has a much younger median age, at 31.6, as does Montgomery County, at 35.2, and Macon County, at 37.5. The presence of Troy University in Pike County, Tuskegee University in Macon County, and several four-year colleges in Montgomery is one possible reason for the younger median age found in these counties.

South Central Alabama EDD Population Characteristics

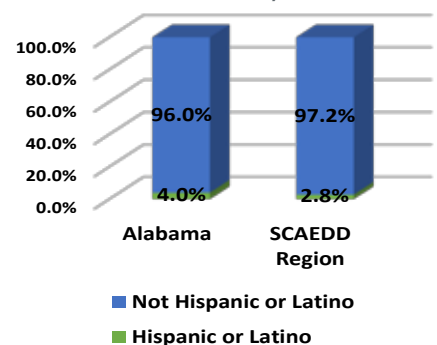
SCAEDD Population History



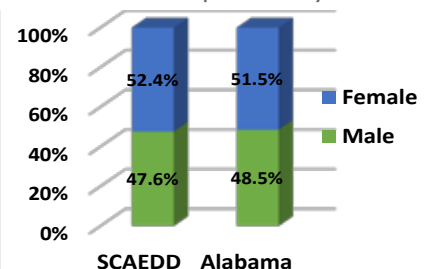
Population by Race



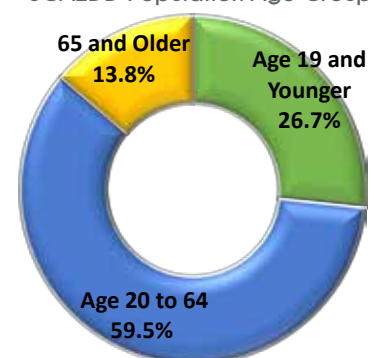
Ethnicity



SCAEDD Population by Sex



SCAEDD Population Age Groups



Resources, Regulations and Mitigation

The economy of the district is still partially based on agriculture and forest products in the rural counties due to the available land and climate of the district. In recent years farming has become more diversified with the development of crops that have possibilities for plastics, dehydrated foods, livestock feed, commercial vegetables, and many others. Because of the timber resources of the district, several wood using plants have been constructed in the area. Since the wood-using industry is primarily dependent upon available timber resources, planning and coordination for maximum use of timber resources is imperative. Landowners in the district started reforestation decades ago with the assistance of the United States Department of Agriculture and the State of Alabama Forestry Commission. A large portion of the forestland is owned by large wood-using industries, and they are continually attempting to purchase large tracts to assure continuing supplies and conservation of forest resources.

There are significant and important mineral deposits in the district that contribute to the region's economy. The most abundant mineral resources in Crenshaw, Lowndes, Montgomery, and Macon are sand and gravel, found on the river terraces and in alluvial deposits along the streams. The most significant mineral resources in the southern tier of counties are brown iron ore and

lignite, however, an economical mining process and markets are not being developed.

Water resources in the district are one of its most important assets. Ground water supply is estimated by the Alabama Geological Survey to be between 20 and 50 million gallons per for each county. Most ground water is of good quality and ranges from soft to hard. There are some isolated problems with iron, fluoride, and chloride and falling water tables. The major streams within the district offer a potential source of surface water supply for use in areas where ground water may prove to be inadequate. Declining water tables and drought conditions influenced several local governments to reevaluate their supplies for water systems. Presently, Tuskegee and Notasulga obtain their water from surface water sources. The City of Montgomery obtains its water from wells and the Tallapoosa River. All other communities and industries rely upon water obtained from the

several aquifers that underlie the district. The Jones Bluff Reservoir on the Alabama River bordering Lowndes and Montgomery Counties will provide the greatest industrial water supply. The Alabama River, which is located along the northern part of the district, is a major resource, which is vitally important to the future development of the area. The Alabama River is, also navigable as far north as Montgomery, and it has the potential for bringing significant industrial growth, expansion, and employment to the district.

The great majority of the land within the boundaries of the South Central Alabama Economic Development District is forest land, at 69.3 percent of the total land. Forest land includes both cultivated forests for silviculture and undeveloped land with a forest canopy. Urban land uses comprise less than 5 percent of the region and are located with the midsize to larger municipalities. Agricultural



Campground facilities at Prairie Creek Campground, located on the Jones Bluff Reservoir, and operated by the U.S. Army Corps of Engineers.

land uses, including crops and pasture make up 17.3 percent of the total area of the region. The primary agricultural land use is pasture land. Infrastructure and otherwise unclassified lands comprise 7.9 percent of the land area; and surface water and mined lands each make up less than one percent of the total land area of the region.

Most of the land in the district is held in private ownership. Those areas which are publicly owned consist of small acreage used for public parks and other community facilities and two major tracts in federal ownership, the Tuskegee National Forest and the R.E. “Bob” Woodruff Lake (a.k.a. Jones Bluff Lake) Recreation Areas. The Tuskegee National Forest, located in northeast Macon County, is an 11,054-acre site owned and operated by the U.S. Department of Agriculture’s Forest Service. The Alabama River-Jones Bluff area, owned by the U.S. Army Corps of Engineers, is a staged multi-facility development project encompassing an 80-mile section of the Alabama River shoreline.

State enabling legislation gives municipal governments

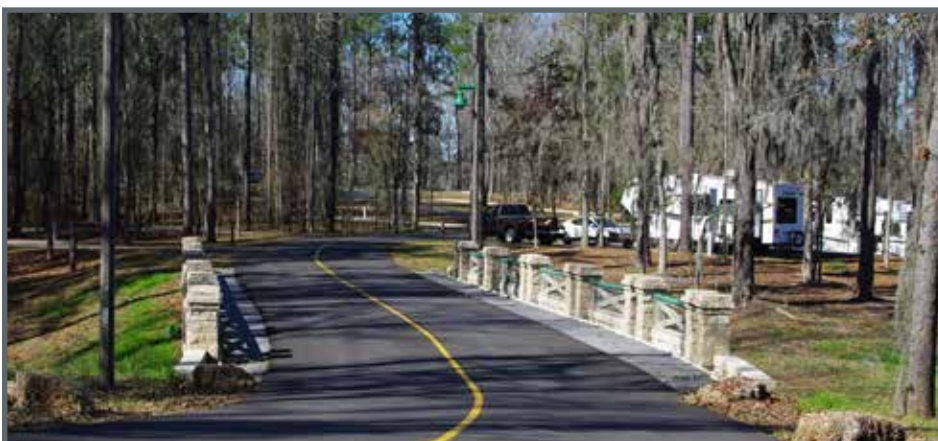
broad powers to control land development within the corporate limits. The City of Montgomery is an exception to this in that it has special legislation giving the city zoning authority 1.5 miles outside their corporate limits. In addition, municipalities may regulate subdivision development within five miles of the incorporated area, control land use within airport hazard areas, and enforce construction standards within the police jurisdiction. In the South Central Alabama region, about most of the incorporated municipalities are enforcing zoning and subdivision regulations as well as standard building codes and some of these communities have housing codes.

With a few exceptions, the counties in Alabama have only limited land use control authority. Macon County is one of the exceptions; it has received (via legislative act) countywide planning and zoning authority for the unincorporated areas of the county. State health regulations authorize county health departments to regulate water distribution systems and sewage collection and treatment

systems for subdivisions and to control the installation of individual septic tanks and filter fields. This allows the county health departments to determine minimum lot sizes for development. However, limited personnel resources in the individual county health departments have reduced the effectiveness of local enforcement programs. In addition, enabling legislation exists to allow counties to control all development in flood hazard areas. To implement this authority, counties may establish building permit systems. Within the SCAEDD, most of the counties have adopted and are in the process of initiating countywide permit systems. While counties do have the authority to regulate development in airport hazard areas, the rural counties within the region have not chosen to exercise this authority.

Five counties and all the larger municipalities in the region have adopted land use plans and controls to guide their future growth and development. The SCADC has worked with many of the municipalities to update existing plans or create new long-range plans, as needed. Once updated, these plans, in conjunction with detailed information on specific sites, should be utilized in evaluating proposed industrial and commercial sites in the region.

Data relating to the physical and location characteristics of potential development sites are available from a variety of sources. Physical characteristics such as soil suitability, slope, drainage, flooding hazard, and



Campground facilities at Prairie Creek Campground, located on the Jones Bluff Reservoir, and operated by the U.S. Army Corps of Engineers.

environmental sensitivity should be analyzed in addition to geographical considerations such as availability of transportation facilities and compatibility with surrounding land uses. Assistance in developing such information is available from SCADC, the Natural Resources Conservation Service, the Alabama Geological Survey, the USDA Forest Service and other state and federal agencies.

Most government facilities such as city and town halls, county court houses, administrative buildings for various federal and state offices, police and fire departments, sanitation services, etc., can be considered adequate in Montgomery County. These types of facilities are expected to be provided in growth centers like Pike Road, Greenville, Troy and Tuskegee. In the region's rural counties, however, where there is a limited tax base and other facilities are found to be inadequate, municipal and county facilities are also often inadequate and outdated. There is a need throughout the district for increased fire and police protection. The adequacy of sanitation services varies from excellent service in the more urbanized areas to only adequate service in the smaller communities and rural areas. A concentrated program to upgrade existing facilities and build new, adequate facilities in the district is a major goal.

Natural hazard mitigation is the process of reducing or eliminating the loss of life and property damage resulting from natural disaster events. Section 409 of the Robert T. Stafford

Disaster Relief and Emergency Assistance Act (Public Law 93-288, as amended), Title 44 CFR, as amended by Section 102 of the Disaster Mitigation Act of 2000, provides the framework for state and local governments to evaluate and mitigate all natural hazards as a condition for receiving federal disaster assistance. A major requirement of the law is the development of a local hazard mitigation plan. Each of the counties in the South Central Alabama EDD has developed and adopted a hazard mitigation plan. The county plans include a mitigation strategy, which outlines a coordinated implementation of action steps with as little conflict and/or duplication of efforts as possible by the responsible agencies and jurisdictions.

The hazard mitigation plans were developed under the direction of a Local Emergency Planning Committee (LEPC) which includes representatives from all participating municipalities in the county, along with other hazard mitigation stakeholders. In order to be eligible, each local government must participate in the development of the plan and the plan must be adopted by each jurisdiction. All municipalities in the region have also adopted the respective county hazard mitigation plan. County emergency management contact information, jurisdictions participating in the hazard mitigation process, and the date of adoption and/or updates of the county hazard mitigation plans is available in Appendix B.

Infrastructure

Infrastructure in the region includes water and sewer services and systems, and energy delivery. Public water supplies, sewage treatment facilities, and transportation systems within the district is of utmost importance. These three elements comprise the important aspects of quality of life in the area and determine the area's potential for growth.

There are an estimated 46 different water systems located throughout the region, the majority of which are public suppliers serving counties, towns and cities. Of the total systems, 23 systems serve incorporated municipalities within the district. There are also three private water companies operating systems within the region. The remainder of these systems serve rural and county areas. The Montgomery Water Works system is the largest within the region. The only incorporated municipalities within the district, which do not have their own water systems are the Towns of Benton and Gordonville in Lowndes County, and Petrey in Crenshaw County. Benton has easy access to good water a short distance below the surface and Shorter is served by the Macon County system.

In addition to public water systems blanketing the district, systems have been interconnected and/or consolidated in many cases to improve reliability and efficiency of service. However, additional interconnections are needed in many of the rural areas throughout the district.

The significant factor in

analyzing the area's water systems is not necessarily the plant capacity but the maximum usage per day. Several municipalities located throughout the district are likely to become deficient in water production/storage capacity if current consumption trends continue. It is imperative that water system development concentrate on improving production and storage capacities at a rate sufficient for growth and demand. This may involve tapping deep aquifers with very high capacity wells to serve several systems.

Most of the water supplies throughout the district are obtained from deep wells. The largest system in the region, Montgomery, obtains its water from both wells and the Tallapoosa River. The only other large water system in the district that is obtaining its water from a surface water supply is the Tuskegee Utilities Board. All of the systems receive some type of treatment. In most cases this consists only of adding chlorine.

As the largest concentration of urban development, the City of Montgomery sewer system capacity currently exceeds demand and should be adequate for many years. A number of recently annexed subdivisions are served adequately by public sewage systems. Currently, 11 cities and towns within the district provide adequate (secondary) treatment for those served by the public sewer systems. Two small municipalities provide only primary treatment, and 14 small municipalities have

no public sewer service.

In Bullock County, the City of Union Springs has two sewage treatment plants and both provide secondary treatment. All treated wastewater is diverted to a new 273-acre land application site just east of Union Springs' trough sprinklers.

In Butler County, the City of Georgiana has a fairly new municipal sewer system with ample capacity that serves all residents. The city's system does experience difficulties during periods of heavy rain from inflow into the system. The City of Greenville provides lagoon treatment for its municipal sewer system. A grant from the Economic Development Administration and a loan from HUD supported construction of the lagoon treatment plant and other improvements to the water and sewer system. The plant has a capacity of 2.0 MGD and should serve the projected population of the area for the next 10-15 years. The Town of McKenzie has no public sewer systems.

In Crenshaw County, the City of Luverne provides secondary treatment using a 10-acre lagoon. The Town of Brantley built a public sewer system in 1978 with a treatment capacity of 200,000 gpd and is currently well under capacity. The Towns of Rutledge and Dozier have implemented sewer system projects, both consisting of lagoons. Dozier has a maximum capacity of 59,000 gpd while Rutledge has a maximum capacity of 74,000 gpd. Both towns are currently well served. Petrey and Glenwood do not

have municipal sewer systems.

Of the six municipalities in Lowndes County, only Fort Deposit and Hayneville have adequate public sewer systems. Mosses has a system serving part of the town, and is in the process of expanding the system to adequately meet all of the town's needs. Septic tanks are widely used in the rural areas of the county but poor soil conditions create many problems with their use.

In Macon County there are three public sanitary sewer systems, which serve Tuskegee, Notasulga and a portion of Shorter. The original sewer system serving Notasulga was constructed in 1915, and is continually expanded and updated. The sanitary sewer system in Tuskegee serves a majority of the developed area of the city. The city is divided into eight minor drainage areas. Four of these flow generally northward to Uphapee Creek, and the other four flow mostly southward to Calebee Creek. Both of these creeks then flow westward to the Tallapoosa River. Combined, Tuskegee's two treatment facilities serve approximately 15,500 persons a day.

The Cities of Troy and Brundidge in Pike County have municipal sewage systems. The Towns of Banks and Goshen do not have municipal sewer systems.

In summary, all of the larger cities are providing secondary treatment to waste collected by public sewer systems. A continuous analysis capacity is needed, and when use exceeds 80 percent, capacities need to be

increased to permit unrestricted growth. The communities without public sewer systems need to be studied and advised when a system appears necessary for economic and community growth.

The district is well served by six different electric utility companies. The Alabama Power Company serves the Montgomery area, the primary growth center, other larger cities, a portion of Butler County, and portions of Bullock and Macon County. The remainder of the district is served by electric cooperatives (REA). Several of the municipalities located in the district also have electric systems where they buy power from the Alabama Power Company, the Alabama Municipal Electric Authority, or a local electric cooperative and distribute the electricity within the corporate limits.

Although natural gas facilities are not available for every municipality in the district, most areas are served by or have access to natural gas. Natural gas transmission lines provide for parts of every county within the district. Montgomery and Macon counties have more natural gas facilities than the other counties because the Southern Natural Gas (Alabama Gas Company) transmission lines go through Autauga and Macon Counties and just north of Montgomery in south Elmore County. Of the 28 incorporated municipalities in the district, a natural gas pipeline serves 11. The Southeast Alabama Gas District serves the municipalities of Fort Deposit,

Greenville, Rutledge, Luverne, Brantley, Goshen, Troy and Brundidge, while the Southern Natural Gas Company serves the cities of Montgomery, Tuskegee and Union Springs. The natural gas transmission lines are located throughout the district in a manner that natural gas facilities could be made available to nearby communities upon demand.

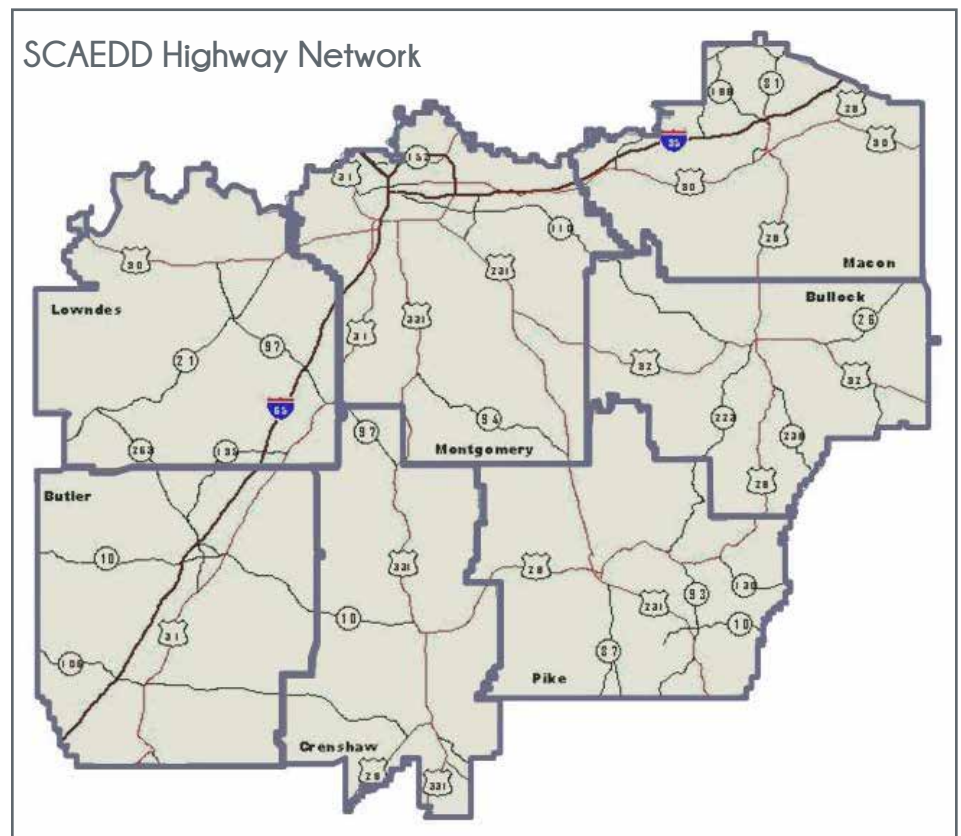
Transportation

The region has a good basic network of highways, both state and federal, including two interstate highways, six U.S. highways, 21 state highways, and numerous paved county roads. The illustration to the right shows the major road network throughout the district. The presence of intercity trucking companies throughout the district is a significant asset. The availability of multi-transportation systems

to industry is a tremendous enticement to locate within a given area. The district, with good disbursements of highways, must work on those areas where they are deficient. Attention should be given to increasing trucking facilities where deficient, development of the inland waterways, upgrading existing airport facilities, and planning future roads and highways.

Major highway improvements are needed as the region has become a major distribution center, requiring efficient truck access, often contributing to increased conflicts with automobiles and congestion, in general is an increasing issue in and around Montgomery Troy and Greenville. The completion of the Montgomery Loop and extension of I 85 west are critical issues.

Each county in the district has rail service except Crenshaw



and Bullock Counties, although the amount of service has significantly decreased over the last decade. Only three railway companies now serve the district. Several of the larger municipalities located in the rural areas and many of the incorporated towns are not served by rail. This will have an adverse effect on their development and will continue to have an effect on their ability to attain a substantial amount of economic growth. However, the distribution of the rail lines throughout the district is such that several suitable industrial sites can be made available along existing rail lines.

Every county within the district has at least one airport. Most of the airports throughout the district are considered to be adequate with the exception of Lowndes County airport in Fort Deposit, which is in need of runway improvements. Three commercial carriers serve Dannelly Field in Montgomery, the only commercial airport within the district, on a regular basis. These airlines have regularly scheduled daily flights from Dannelly Field, connecting to major cities throughout the nation. Troy has the second largest civilian facility with no commercial service, but it does have dual runways and a limited use control tower. Moton Field in Tuskegee has recently been awarded funds to lengthen and improve its runway.

The Alabama River is navigable from Mobile to Montgomery, and an inland waterway terminal has been constructed in Montgomery. The availability of barge

transportation is a tremendous economic advantage to industries locating in the region. The Jones Bluff Lock and Dam is located on the Alabama River in Lowndes County, about three miles north of Benton and approximately 15 miles southeast of Selma. The dam backs up the Alabama River to a minimum depth of nine feet from the upper end of Millers Ferry reservoir to the junction of the Coosa and Tallapoosa Rivers north of Montgomery and the Coosa River to the vicinity of Wetumpka, a distance of 80 miles.

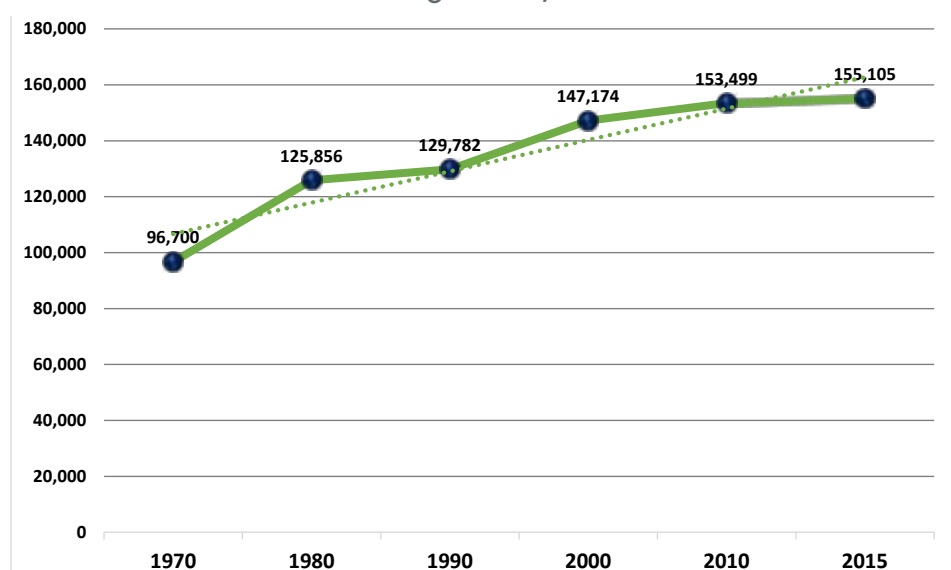
Housing

As of 2015, there are 155,105 total housing units in the South Central Alabama EDD region, which is an 1.0 percent increase since 2010, equating to 1,606 new housing units in the five-year time period. Regionwide, the area has experienced sometimes slow, but steady, housing growth since 1970, as shown in the chart below. Most of the new housing development,

however, only occurred in Montgomery County, which had a net increase of 1.4 percent, or 1,429 housing units, and in Pike County, which had a net increase of 2.3 percent, or 352 housing units, between 2010 and 2015. Of the total housing units in the region, 66.5 percent are located in Montgomery County. The remaining five counties experienced a small net decrease in the total number of housing units between 2010 and 2015, ranging from a loss of 49 units, or -1.0 percent, in Lowndes County to a net loss of 21 units, or -0.2 percent, in Macon County.

The majority of the housing units in the SCAEDD region, at 52.6 percent, were built between 1970 and 1999 with the construction of 81,610 units in the 30-year time period. In comparison, 33.1 percent of the region's housing stock is almost 50 years old or older being built prior to 1970; and 14.3 percent, or 22,187 units, of the region's housing stock was built since 2000. Counties

SCAEDD Housing Growth, 1970 to 2015



Source: U.S. Bureau of the Census, 1970, 1980, 1990, 2000, 2010 and American Community Survey 2011-2015 Estimates

South Central Alabama EDD Housing Highlights

Housing Growth Trends

- 1970 to 1980.....+30.2%
- 1980 to 1990.....+3.1%
- 1990 to 2000.....+13.4%
- 2000 to 2010.....+4.3%
- 2010 to 2015.....+1.0%

Housing Type

- Total Units.....155,105
- Single Family Units.....69.1%
- Multi-Family Units.....19.6 %
- Manufactured Units11.2%

Age of Housing Stock

- Built before 197033.1%
- Built 1970 to 199952.6%
- Built in 2000 or later14.3%

Housing Occupancy

- Occupied.....84.9%
 - Owner Occupied.....61.4%
 - Avg HH Size2.6
 - Renter Occupied.....38.6%
 - Avg HH Size2.5
- Vacant.....15.1%

Average Owner Occupied

Housing Value, 2015

- SCAEDD.....\$84,057
- Alabama.....\$125,500

Housing Burden*

- Occupied Units.....124,772
- With Burden42,785
- With Burden34.3%

**Housing burden is defined as having housing costs that are greater than 30 percent of the total household income.*

that experienced more recent housing construction since 2000 than the region overall include Pike County, at 18.2 percent, Bullock County, at 16.3 percent, Lowndes County, at 14.6 percent, and Montgomery County, at 14.4 percent. Counties with the greatest percentage of older housing built before 1970 include Macon County, at 35.8 percent, Montgomery County, at 34.5 percent, and Crenshaw County, at 34.3 percent.

The most common type of housing in the region is a single family unit, at 69.1 percent of the total housing stock. Multi-family housing, ranging in size from two to more than 20 units, comprises 19.6 percent of the region's housing and manufactured housing makes up another 11.2 percent. Most of the multi-family housing is smaller complexes with two to nine units. Only Montgomery County has a higher percentage of single family housing units, at 73.1 percent, than the region, or the state, at 70.2 percent. Also, only Montgomery has a higher percentage of multi-family housing, at 22.6 percent, than the region overall. Pike County, however, follows closely with 19.4 percent of the housing stock as multi-family units. In comparison to the other counties, Montgomery County has an exceptionally low percentage of manufactured housing, at 4.2 percent. Counties with the highest percentage of manufactured housing include Lowndes County, at 32.8 percent, Bullock County, at 32.3 percent, Crenshaw County, at 26.7 percent, and Butler County,

at 25.2 percent. Manufactured housing makes up 13.5 percent of the state's total housing stock.

Substantial progress has been made since 1970, to replace or upgrade large numbers of substandard housing units. Recent studies indicate, however, that substandard dwellings continue to exist, especially in the rural counties. Sound housing is essential if the region is to be a desirable place to work, live and develop industry. Housing improvements and new construction should be encouraged and supported to further reduce the proportion of substandard units in the region. Additional units that are affordable are strongly needed for low to moderate-income families throughout the region.

Of the total housing units in the region in 2015, 84.9 percent are occupied, as compared to 84.0 percent occupancy for the state. Housing vacancy is lowest in Montgomery County, at 13.1 percent. In the six rural counties, housing vacancy ranges from 15.9 percent in Lowndes County to 21.8 percent in Macon County.

Of the total occupied housing units in the region in 2015, 61.4 percent are owner-occupied and 36.8 percent are renter-occupied. Owner occupancy is highest in Lowndes County, at 73.7 percent, followed by Bullock County, at 70.8 percent, Crenshaw County, at 70.4 percent, and Butler County, at 70.1 percent. The average household size of owner-occupied housing regionwide is 2.5 persons, which is similar to the average

owner-occupied household size of the state, at 2.6 persons.

Renter occupancy is highest in Pike County, at 42.0 percent, followed by Montgomery County, at 40.8 percent, and Macon County, at 35.0 percent. The higher rental occupancy of these three counties is reflective of a more urban population in the region's larger cities and student populations in Troy and Tuskegee. The average household size for renter-occupied units regionwide is 2.5 persons per household, which is the same as the state.

Throughout the region, married couple families occupy the majority of the owner-occupied housing, ranging from 58.0 percent in Pike County to 89.9 percent in Bullock County, as compared to 83.9 percent for the state. The percentage of female head of households in owner-occupied housing is highest in Lowndes County, at 58.39 percent, and lowest in Pike County, at 36.4 percent. Conversely, renter-occupied housing is primarily occupied by non-family households, ranging from 24.4 percent in Bullock County to 63.0 percent in Pike County. The percentage of female head of households in renter-occupied units is similar to that of owner-occupied units, ranging from 41.1 percent in Lowndes County to 63.6 percent in Pike County.

The region's average value of owner-occupied housing, as of 2015, is \$84,057, as compared to \$125,500 statewide. Housing value is highest in Montgomery County, at \$122,300 which is still lower than the state's average housing value. In

contrast, housing value in the region's rural counties ranges from \$67,800 in Lowndes County to \$78,900 in Butler County, which is only 62.9 percent of the state average value. It would be expected that since housing values in most of the SCAEDD region are so much lower than those of the Montgomery urban area and the State of Alabama, that monthly housing costs in the rural counties would comparably lower, as well. Unfortunately, that is not the case in most of the region. Median monthly housing costs for owners with a mortgage ranges from \$930 in Crenshaw County to \$1,122 in Montgomery County, as compared to the state, at \$1,139. For homeowners without a mortgage, monthly housing costs range from \$297 in Crenshaw County to \$436 in Lowndes County, as compared to \$345. For renters, monthly rent costs range from \$520 in Crenshaw County to \$814 in Montgomery County, as compared to \$717 in the state.

Given the region's housing cost and age of the housing stock in the rural counties, it stands to reason that much of the region's population suffers from a housing cost burden. When housing costs are more than 30 percent of the total household income, it is assumed that the household is experiencing a housing cost burden. Regionwide, 34.3 percent of households experience such a housing cost burden. Lowndes County has the highest percentage of households with a housing burden, at 39.9 percent. Crenshaw County has the lowest

percentage of households with a housing burden, at 24.6 percent. In all other counties, at least 30 percent of the population is suffering from a housing cost burden. Therefore, the provision of safe and affordable housing throughout the region must be addressed through the CEDS goals and actions.

Economic Characteristics

No single factor causes the substandard economic conditions found in the South Central Alabama EDD; rather there is a combination of contributing factors. The most obvious problems are low educational levels and incomes, lack of jobs and industry to substitute for the loss of agricultural employment, inadequate and substandard housing, lack of recreational facilities, and inadequate community services resulting from a low tax base.

Compared with the State of Alabama and the United States, educational levels are low for the rural areas of the region, even though institutions of higher learning are fairly well distributed. As a whole, the region compares favorably to the state. In addition, education levels have continued to rise over the last few decades. In comparison to 1980 when 59.2 percent of the region's population had graduated from high school, 82.7 percent of the population age 16 and older now has a high school diploma or equivalency; and 26.8 percent have a bachelor's degree or higher. The high school graduate percentage is still below that of the state, at 84.3 percent, and the nation, at 86.7

percent, as of 2015 estimates.

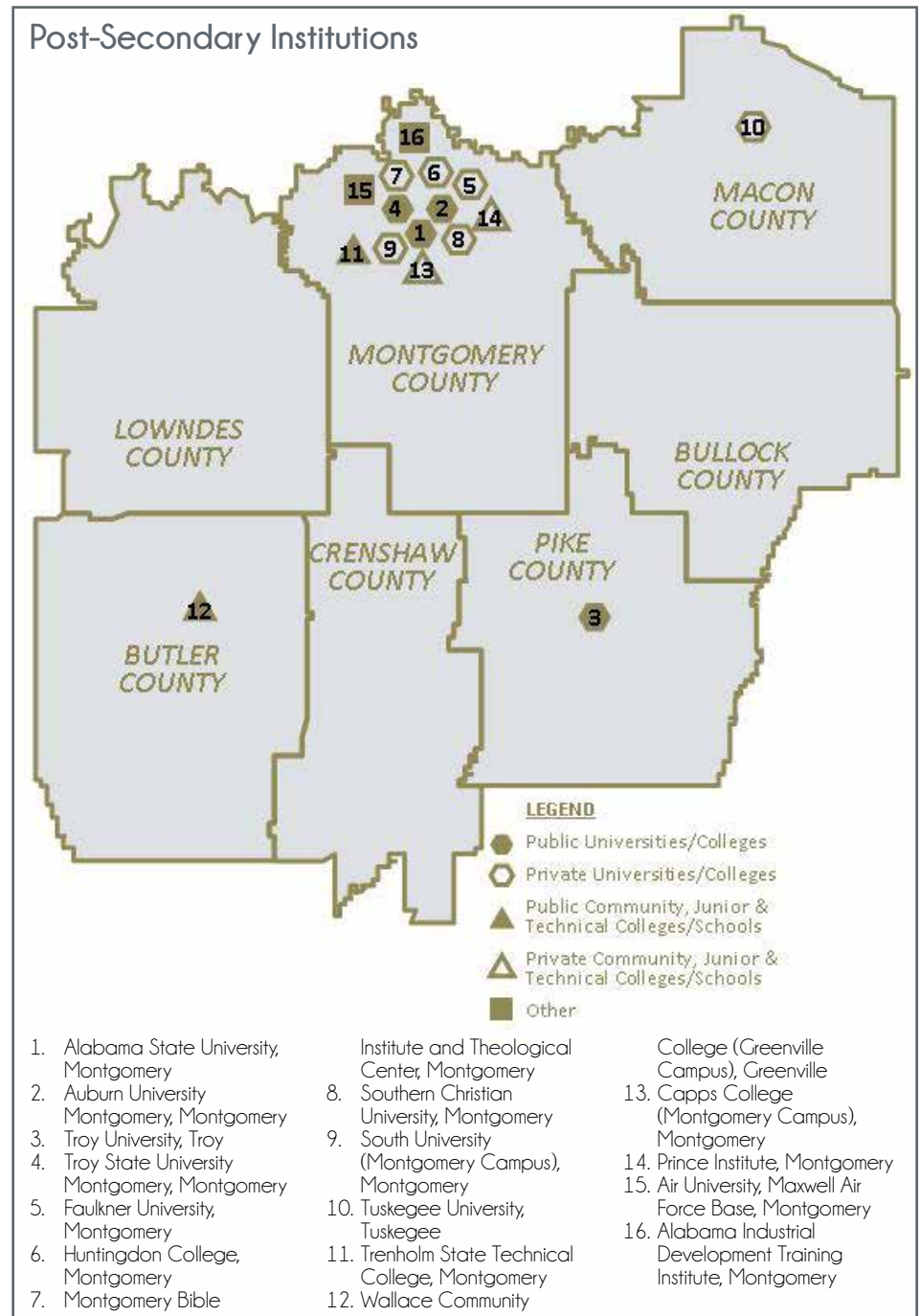
Although education levels in the region have greatly improved over the last 25 years, some counties are still way behind the curve. For example, in Bullock County, only 64.9 percent of the population age 16 and older are high school graduates or equivalent. Lowndes, Butler and Crenshaw Counties also have lower education levels, at 74.1 percent, 77.8 percent, and 78.2 percent respectively. The percentage of the population, regionwide, that has a bachelor's degree or higher, is 26.8 percent, as compared to 23.5 percent for the state, and 29.8 percent for the nation. The high percentage rate for undergraduate and advanced degrees in the region is inflated by Montgomery County where 31.1 percent have at least a bachelor's degree, and by Pike County where 23.4 percent have a bachelor's or master's degree. In the more rural counties of Bullock, Butler, Crenshaw and Lowndes, the percentage of the population with a bachelor's or master's degree ranges from 13.9 percent to 14.5 percent.

One factor in the difference in education levels between Montgomery County and the remaining six counties in the region is the location and proximity to post-secondary institutions, the faculty and staff who work at those institutions and the spin-off employment of graduates of those institutions. Of the 16 post-secondary institutions located in the South Central Alabama region, all but three are located in Montgomery. Outside of Montgomery County,

there is Troy University in Pike County, Tuskegee University in Macon County, and Wallace Community College in Butler County. Although proximity and availability of these institutions is good for residents throughout the region, it is evident that the most significant impact is on the county of location.

For the region, the 2015 median household income, at \$33,428, is approximately 76.6 percent of that of the

state, at \$43,623. Among the seven counties of the region, the median household income ranged from \$25,876 in Lowndes County to \$44,369 in Montgomery County. Other income measurements confirm this disparity between the region's rural counties and income levels found in Montgomery County and statewide. According to the American Community Survey, 2011-2015 Estimates, the



SCAEDD region's median non-family income, at \$19,904, is 80.8 percent of the state's, at \$24,626; the region's median family income, at \$45,138, is 81.6 percent of the state's, at \$55,341; and, the region's per capita income, at \$19,559, is 81.2 percent of the state's, at \$24,091.

Although, the regionwide income levels are much lower than those of the state, the income levels in the rural counties are even lower. Excluding Montgomery County, median non-family income ranges from \$13,761 in Lowndes County to \$22,130 in Bullock County. Median family income in the rural counties ranges from \$40,055 in Lowndes County to \$50,235 in Crenshaw County. Likewise, per capita income ranges from \$17,374 in Macon County to \$20,585 in Crenshaw County.

All of the counties in the region did see a significant upswing in median family income between 2000 and 2010, with an average increase of 34.9 percent per county. Six of the

seven counties also experienced another, smaller increase between 2010 and 2015, with an average increase of 17.2 percent for the SCAEDD between 2010 and 2015. Macon County, however, suffered a 4.1 percent decrease in the five-year time period. Between 2000 and 2015, Bullock County experienced the greatest increase of 75.4 percent, followed by Crenshaw County, at 58.4 percent. Even with the increases in median family income in the last 14 years, four of the region's counties – Bullock, Butler, Lowndes and Macon – are far below the state's median family income.

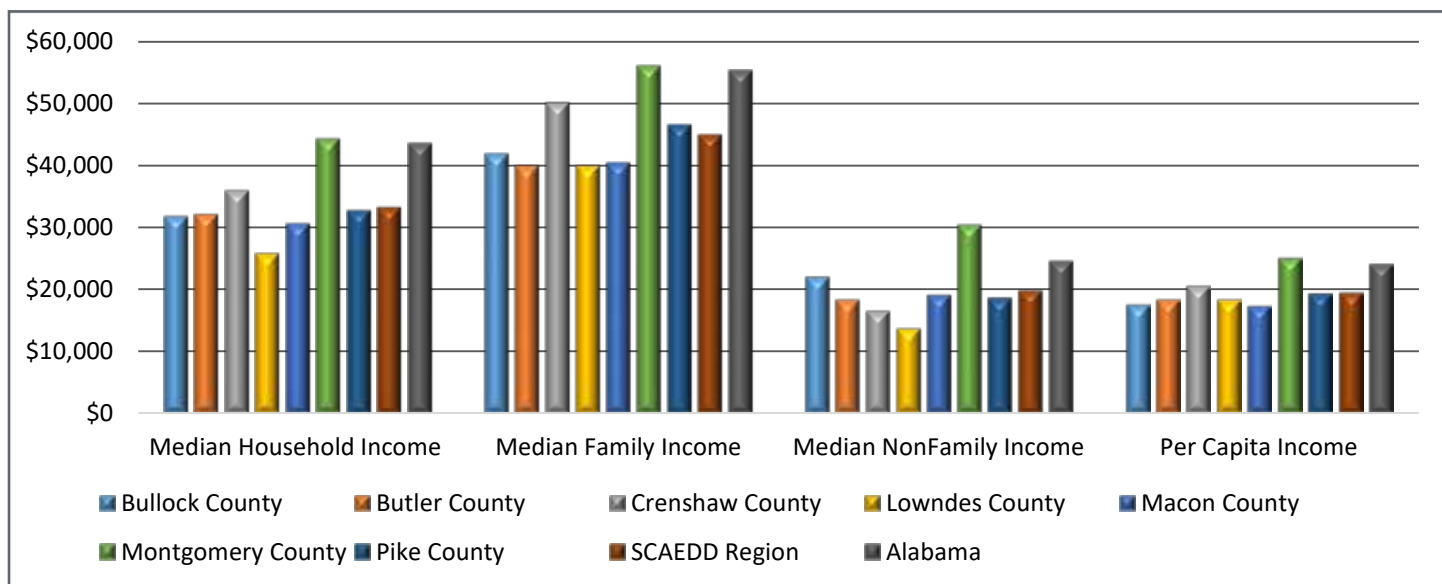
The Bureau of Economic Analysis (BEA) estimates per capita personal income to be slightly higher than the U.S. Census Bureau's estimates of per capita income. According to BEA the region's per capita personal income in 2015 is \$34,055, as compared to \$38,030 for the state. The BEA also reports an increase in per capita personal income for all counties in the region, with increases

ranging between 11.6 percent in Bullock County to 21.6 percent in Crenshaw County.

Montgomery County has a per capita personal income of \$40,474, which is the highest in the region and the only county that is higher than that of the state. Montgomery County is followed by Lowndes County, at \$37,720, and Pike County, at \$35,323. Bullock County has the lowest per capita personal income in the region, at \$25,929. Lowndes and Macon Counties experienced the greatest increases in per capita personal income between 2010 and 2015, at 21.6 percent and 21.3 percent, respectively.

Despite increases in per capita personal income across the region, poverty levels are still higher than that of the state, at 18.8 percent of all people and the nation, at 15.5 percent. According to the 2015 ACS estimates, 78,583 persons in the region, or 23.3 percent, are living in poverty. Poverty is highest in Lowndes County, at 28.5 percent of all

SCAEDD Median Incomes by County, 2015



Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

South Central Alabama EDD Economic Highlights

Educational Attainment

- High School Graduate.....82.7%
- Bachelor's Degree.....26.8%

2015 Median Incomes

- Household\$33,428
- Family\$45,138
- Non Family\$19,904
- Per Capita.....\$19,559

2015 Income Comparison

(region income as % of state)

- Household76.6%
- Family81.6%
- Non Family80.8%
- Per Capita.....81.2%
- Per Capita Personal.....89.5%

Public Assistance Income

- Supplemental Security Income11.1%
- Cash Public Assistance2.8%
- Food Stamp/SNAP28.7%

People Living in Poverty, 2015

- SCAEDD, All People.....23.3%
- SCAEDD, Under 1833.5%
- Alabama, All People18.8%
- Alabama, Under 1827.3%
- U.S., All People15.5%
- U.S., Under 1821.7%

Labor Force (ACS 2015)

- Population 16+267,728
- In Labor Force, #159,750
- In Labor Force, %59.7%
- Employed90.1%
- Unemployed9.9%

Labor Force, 2017 (ALDOL*)

- Workers152,720
- Employed94.6%
- Unemployed, #8,238
- Unemployed, %5.5%

**Based on Alabama Department of Labor year-to-date average for January through August 2017.*

people, followed by Pike County, at 26.1 percent. Poverty is lowest in Crenshaw County, 16.7 percent, and Montgomery County, at 22.6 percent.

All but two of the counties in the region have close to or more than twice as many persons living below poverty than the national percentage of 15.3 percent. It is estimated that there are 77,295 persons living below poverty in the SCAEDD. Although Montgomery County has the highest number of people in poverty, at 46,972 persons, the percentage of the persons in poverty is highest in Macon, Bullock, Lowndes and Pike Counties. Sadly, poverty levels are even higher among persons under the age of 18 than for the population as a whole. Regionwide, 33.5 percent of persons under the age of 18 live in poverty, as compared to 27.3 percent in the state, and 21.7 percent in the nation.

Poverty can also be partially gauged by the percentage of the population on a fixed income or receiving public assistance income. The 2015 ACS reports that only 72.7 percent of the households in the region have an income from earnings, of which 34.4 percent receive social security and 21.0 percent receive retirement incomes. Public assistance income received includes supplemental security income, at 6.7 percent, cash public assistance, at 1.8 percent, and food stamps or the SNAP program, at 16.1 percent. In Lowndes County, 16.2 percent of households, and in Bullock County, 12.2 percent of households, receive supplemental security income.

Bullock County also has the highest percentage of cash public assistance recipients, at 4.6 percent. Two counties have a higher percentage of food stamps/SNAP recipients than the region average: Lowndes County, 31.5 percent; Macon County, at 29.7 percent;

According to the 2015 ACS, the South Central Alabama EDD region had a population of 267,728 persons who were age 16 or older, of which 59.7 percent, or 159,750 persons, were in the labor force. Of those in the labor force, the ACS 2015 data reports that 90.1 percent were employed and 9.9 percent were unemployed. The SCAEDD unemployment rate is higher than that of the state, at 9.2 percent, and the nation, at 8.2 percent. Unemployment is highest in Bullock County, at 18.0 percent, followed by Macon County, at 16.9 percent. Unemployment is lowest in Montgomery County, at 8.7 percent, and Crenshaw County, at 9.7 percent. Montgomery County is the only county in the region with an unemployment rate lower than that of the state.

The Alabama Department of Labor (ALDOL) reports a slightly better scenario with a year-to-date average for January through August, 2017 with 152,720 workers in the labor force and an average unemployment rate for the region of 5.5 percent. In comparison, the ALDOT reports a 5.1 unemployment rate for the state and a 4.6 percent unemployment rate for the nation. According to ALDOL, unemployment for counties in the SCAEDD are as follows:

- Bullock County5.7%
- Butler County6.3%
- Crenshaw County5.2%
- Lowndes County9.3%
- Macon County6.8%
- Montgomery County5.0%
- Pike County.....5.5%

The unemployment rate, however, only tells part of the story. The other part is a decline in the labor force as workers have moved away or otherwise left the labor force. Therefore, while unemployment rates have been on the decline in recent years, the actual number of persons that are unemployed is still much greater than at the beginning of the decade. In 2000, there were a total of 6,677 unemployed persons in the seven counties with a combined labor force of 154,640 persons equating to a regional unemployment rate of 5.6 percent. As of August 2017, there are 8,238 unemployed persons with a combined labor force of 152,720 persons for a regional unemployment rate of 5.5 percent. As would be expected, Montgomery County has the highest number of unemployed persons, at 5,316 persons, followed by Pike County, at 835 persons, Butler County, at 577 persons, and Macon County, at 548 persons.

Unemployment rates have been volatile over the last two decades, as new jobs have increased but other industries have closed. The SCAEDD, as is the case in much of Alabama, is has a shortage of workers prepared to work in the amounts and kinds of industry locating in the region. Many of the jobs gained with the location of

Hyundai and its suppliers have been lost by other industries.

Data available through BEA indicates that regionwide, the number of wage and salary jobs only increased by 4.1 percent, as compared to 8.4 percent statewide; and, between 2010 and 2015, the number of jobs in the region increased by 0.4 percent, as compared to the state at 5.4 percent. During the 15-year time period from 2000 to 2015, Macon County had a net loss of 1,207 jobs, a decrease of 13.7 percent; Lowndes County lost 576 jobs, a 12.7 percent decrease; and Bullock County lost 378 jobs, a decrease of 8.4 percent. While these three rural counties lost jobs, Montgomery County had an increase of 6,151 jobs for a 3.7 percent increase, Crenshaw County gained 761 jobs, for a 13.9 percent increase, and Pike County gained 3,590 jobs for a 23.0 percent increase.

Although the region did not fare as well as the state in job gains between 2000 and 2015, according to BEA, the increase in average wages and salaries in the region, at 59.1 percent, was actually slightly higher than that of the state, at 53.1 percent. Even with the higher percentage increase, the average wages is the region are lower than the state, with the exception of Montgomery County. The average wage for the region in 2015 was \$37,460, as compared to \$43,622 for the state. Average wages and salaries for 2015 are lowest in Bullock County, at \$29,940, and in Butler County, at \$32,624. Average wages and salaries are highest in Montgomery County, at \$44,441, and

South Central Alabama EDD Economic Highlights

Change in Number of Jobs 2000 to 2015

- Alabama.....8.4%
- SCAEDD.....4.1%
- Bullock County.....-8.4%
- Butler County.....3.9%
- Crenshaw County.....13.9%
- Lowndes County.....-12.7%
- Macon County.....-13.7%
- Montgomery County.....3.7%
- Pike County.....23.0%

Average Wage/Salary, 2015

- SCAEDD.....\$37,460
 - Change from 2010....+59.1%
- Alabama.....\$43,622
 - Change from 2010....+53.1%

Occupations, 2015

- Management, Business,
Science, Art.....33.3%
- Sales, Office.....24.5%
- Service.....18.4%
- Production, Transportation,
Material Moving.....16.4%
- Nat'l Resources, Construction,
Maintenance.....8.9%

Top Industries, 2015

- Education, Health Care,
Social Assistance.....22.4%
- Manufacturing.....13.2%
- Retail Trade.....12.1%
- Alabama, Under 18.....27.3%
- Public Administration.....10.1%
- Arts, Entertainment,
Recreation, Accommodation,
Food Services.....9.5%

Lowndes County, at \$42,904.

In 2015, the distribution of occupations in the SCAEDD region was closely aligned with that of the state. In the SCAEDD, 33.3 percent of workers were employed in management, business, science or art occupations, followed by sales and office positions, 24.5 percent, and service positions, at 18.4 percent. The only county that differed drastically from the region and state was Bullock County where 26.4 percent of workers were employed in production, transportation, and material moving occupations, followed by natural resources, construction and maintenance occupations, at 20.1 percent, and sales and office positions, at 19.7 percent. I

Major employment sectors in 2015 are those industries that employ more than 10 percent of the total workers. In Alabama, major employment sectors included education, healthcare, and social assistance, at 22.5 percent; manufacturing, at 13.9 percent; and, retail trade, at 12.0 percent. Those same industries plus public administration are the major

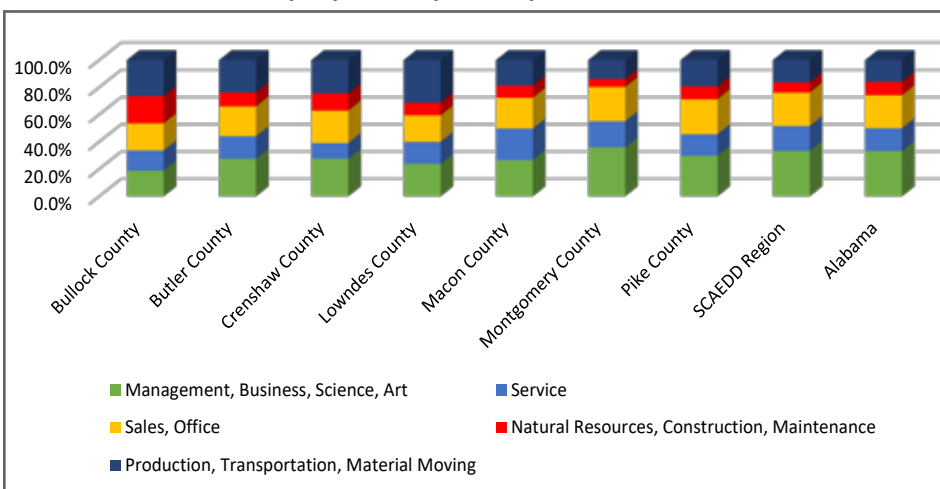
employment sections for the SCAEDD region, at 22.4 percent in healthcare, and social assistance, 13.2 percent in manufacturing; 12.1 percent in retail trade; and 10.1 percent in public administration. The only significant variance in the region is in Bullock County with 20.1 percent in manufacturing, 15.7 percent in education, healthcare and social assistance, 15.2 percent in agriculture, forestry, fishing, hunting and mining; and 11.9 percent in retail trade. Other singular occurrences of industry sectors with more than 10 percent of the workforce include public administration, at 11.7 percent in Montgomery County; arts, entertainment, recreation, accommodation and food services, at 10.6 percent each in Macon and Montgomery Counties; and professional, scientific, management, administrative, and waste management, at 10.1 percent in Montgomery County. Updated and detailed workforce and unemployment information is available in Appendix B.

Counter to these trends of the past 30 years, changes in demographics are occurring.

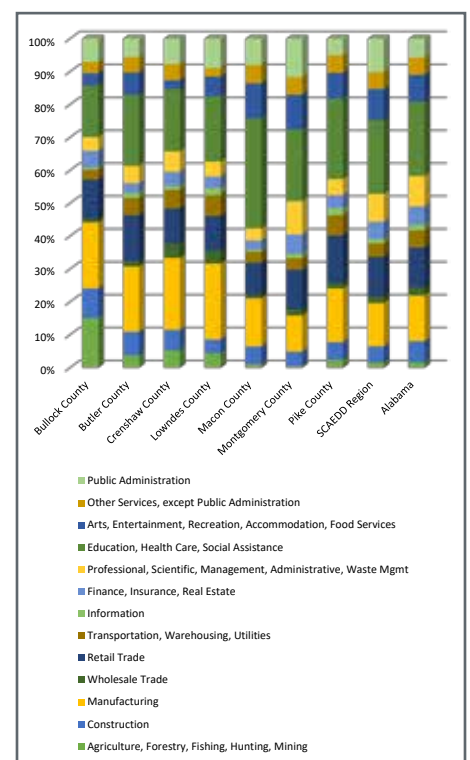
It is apparent that incomes and wages are improving in parts of the region. Likewise unemployment has improved in parts of the region, but is still not consistently improved regionwide. The result is intense demands on the workforce, which is limited and unprepared from an education standpoint.

Increased industry investments have resulted in many residents commuting to the Montgomery, Troy, or Greenville communities for employment rather than migrating outside the district, helping to reduce out-migration trends. Progress toward reducing the number of residents living at or below the poverty level has been improved during the past several years, although progress has been slow. Low incomes are a prime reason for SCADC counties being classified as redevelopment areas.

Employment by Occupation, 2015

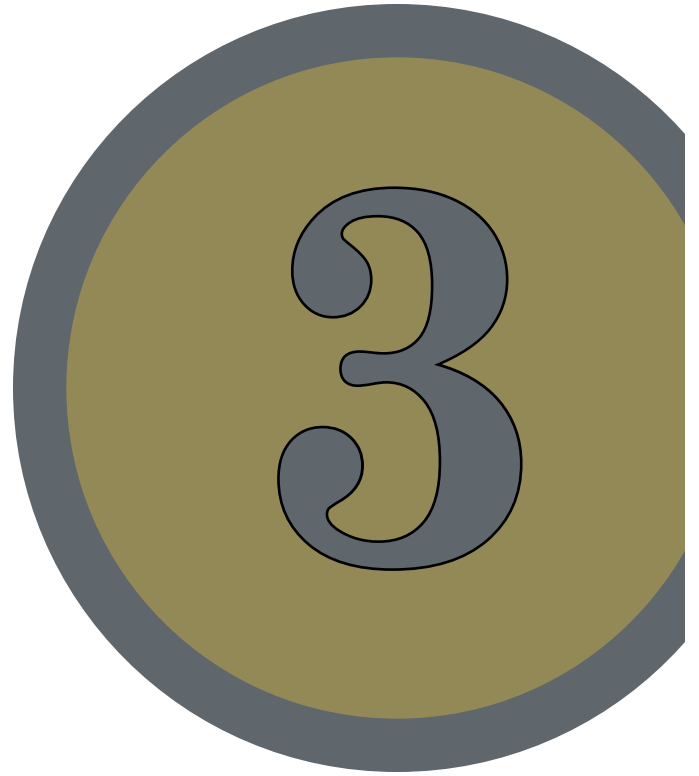


Employment by Industry, 2015



Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

Trends and Analysis



Growth Centers

- **Greenville**
- **Montgomery**
- **Pike Road**
- **Troy**
- **Tuskegee**

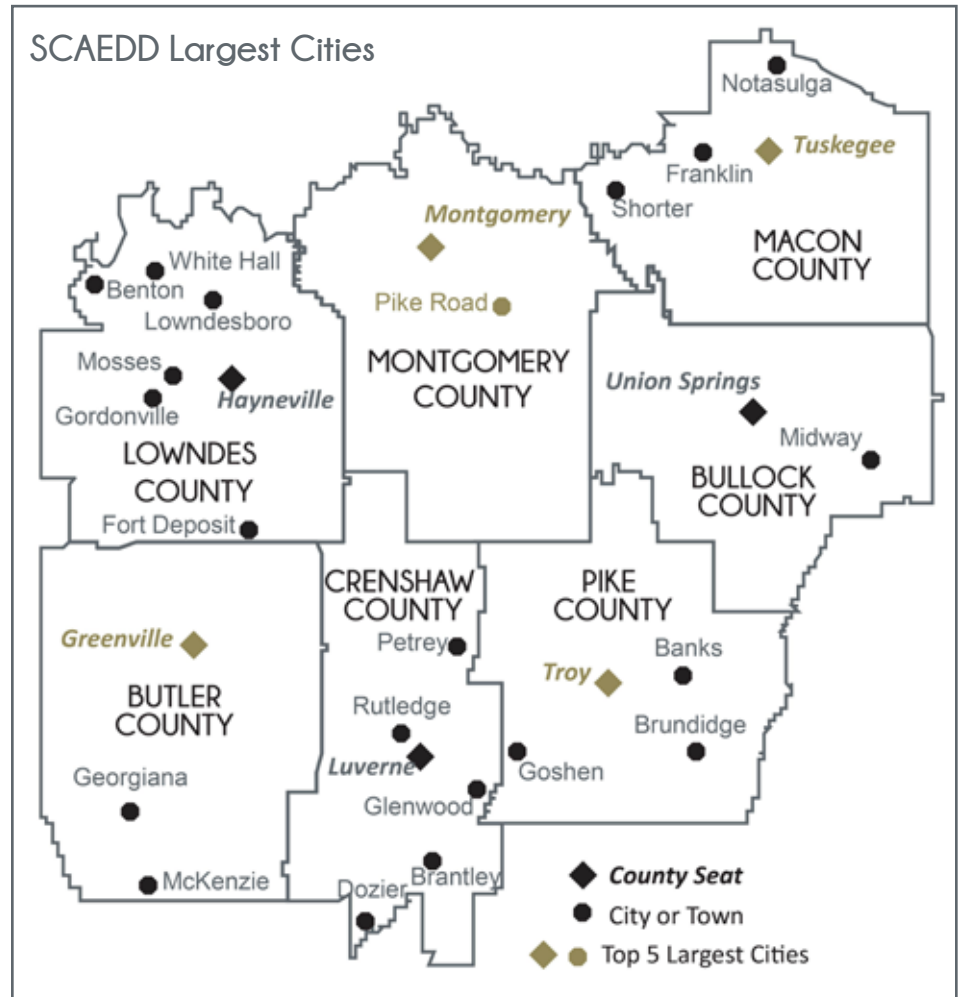
Growth centers are geographically and economically related areas such that they may be expected to contribute significantly to the economy of the region. There are five municipalities in the district with a population over 5,000 people: Greenville, Montgomery, Pike Road, Troy and Tuskegee. Only Montgomery and Troy have a population over 10,000 people. Combined, the five cities have an estimated population of 244,493 persons as of 2016, which is 72.9 percent of the district's total population. Montgomery is the economic hub of the EDD; however, Greenville, Pike Road, Troy and Tuskegee are significant secondary economic centers in the outlying areas around Montgomery.

All of the secondary growth centers are located on, or very near, major transportation arteries, providing easy access to Montgomery and points beyond. Montgomery is located in the north central part of the region. Secondary growth centers are Greenville, located southwest of

Montgomery on Interstate 65; Pike Road, located southeast of Montgomery and near Interstate 85; Troy, located southeast of Montgomery, on U.S. Highway 231; and Tuskegee, located slightly northeast of Montgomery, along Interstate 85. It is approximately 60 miles, however, from the most southern part of the district to Montgomery. Such commuting

distances to the primary growth area make it important to maintain and invest in these secondary growth centers,

Although Montgomery had continued population growth from 1970 to 2010, the growth rate was slowing in recent years; and the 2016 estimated population reports a 2.8 percent decrease from 2010 to 200,022 persons, Likewise, Greenville



Population Change in SCAEDD Largest Cities, 1980 to 2016

City	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010	2016 Estimate	% Change 2010-2016
Greenville	7,807	7,492	-4.0%	7,228	-3.5%	8,135	12.5%	7,781	-4.4%
Montgomery	177,857	187,106	5.2%	201,568	7.7%	205,764	2.1%	200,022	-2.8%
Pike Road	--	--	--	310	--	5,406	1643.9%	8,777	62.4%
Troy	12,945	13,051	0.8%	13,935	6.8%	18,033	29.4%	19,191	6.4%
Tuskegee	13,327	12,257	-8.0%	11,846	-3.4%	9,865	-16.7%	8,722	-11.6%

Source: U.S. Census, Decennial Census, 1980, 1990, 2000, and 2010; 2016 Population Estimates

and Tuskegee have suffered population decreases in recent years. Although Greenville was reported to have a 12.5 percent population increase between 2000 and 2010, 2016 population estimates indicate a population decrease of 4.4 percent. Tuskegee has been battling population decline since the 1980s with a population decrease of 34.6 between 1980 and 2016. Troy, the second largest city in the district, experienced significant population increase of 29.4 percent between 2000 and 2010, and is estimated to have another population increase of 6.4 percent between 2010 and 2016. Pike Road, incorporated in 1997, is an emerging growth center for the district. With an original population of 310 persons, Pike Road actively pursued large scale annexation in the early part of the 21st century, increasing the city's population to 5,406 persons by 2010. Still, the growth rate of Pike Road between 2010 and 2016, of 6.4 percent, shows a very positive trend for the city.

Montgomery is located at the junction of Interstate 85 and Interstate 65 bringing easy access to the immediate cities of Atlanta, Birmingham, and Mobile. Interstate 65 extends from Chicago to Mobile and the gulf coast and Interstate 85 extends from St. Petersburg, Virginia, to Montgomery. At present, the feasibility of extending I-85 from Montgomery to Jackson, Mississippi is being studied. There are five U.S. highways that intersect at Montgomery, U.S. 31, 80, 82, 231, and 331.

Montgomery is leading the development of an outer loop to connect I-65 south of the city with I-85 east of the city. Construction of the Outer Loop will be beneficial to the entire region by greatly improving east-west access across the region and enabling better access to interstate routes for the secondary growth centers.

Montgomery is strategically located with an excellent highway system and is only a one-hour drive from virtually the entire region. Montgomery provides diversified services including major shopping centers, commercial air facilities, upscale restaurants, home furnishing establishments, and more diversified cultural, recreational and entertainment facilities.

Although progress within the growth centers has been significant, there remain inadequacies within these centers. For example, the target population by and large still resides in impoverished conditions in well-defined areas within the growth centers. City and county officials in the growth centers are fully aware of the physical, social, and economic conditions that exist and are taking steps to alleviate these conditions.

Montgomery is able to secure funds to help expand its economic base, and to alleviate many physical, social, and economic problems existing in the redevelopment areas of the district and help in creating job opportunities, which will reduce unemployment. With the reduction in unemployment in redevelopment areas, the

overall standard of living in the growth centers and the region will improve.

The Montgomery economic hub will continue to provide additional jobs for the underemployed and the unemployed of the region. Additionally, recent economic development efforts in the four other growth centers will assist in bringing jobs closer to large pockets of unemployed persons who have no ability to commute to other areas for work.

Montgomery has a number of public housing complexes. Montgomery is an active participant in the HUD HOME program. There is still a need for adequate housing for low and moderate-income families. Even at the \$44,669 median family income level, most low and moderate-income families find it difficult to make required monthly mortgage payments.

Troy's economic impact area is only a short drive from the center city because of the good highway system serving Troy and the neighboring counties. Shopping facilities include the central business district and several community shopping centers. Retail establishments are present downtown and several buildings including City Hall have been restored. Troy's retail trade area includes all of Pike County and parts of Crenshaw, Bullock, Coffee and Barbour counties. As the shopping facilities expand and improve, retail trade will increase especially for seasonal and occasional shopping trips.

While many facilities and services in Troy need improvement, Troy still

provides regional services for the surrounding counties and communities. At present, there is a need for additional standard houses for purchase by moderate to low-income families in Troy.

The primary highway running through Pike County is U.S. 231. This four-lane road transverses the entire length of the County linking Troy and Brundidge to Montgomery, however, traffic congestion can be high. Traffic volume is good for local commerce to a certain level, but heavy congestion becomes a problem. The overall highway system in Pike County is adequate for a county of its size, however, there is little intra-county and community transportation which can make it difficult to commute to work. Lack of interstate miles in the County has often been cited as a deficiency in terms of economic development.

Two rail lines with daily switching service cross Pike County intersecting in Troy. Conecuh Valley Railroad (COEH) (formerly the Southern Alabama RR Co.), a Class III company owned by Gulf and Ohio Railroads, operates a 16-mile shortline from Troy to Goshen. CSXT operates the major rail line that runs northwest to Montgomery and southeast through Brundidge and onto Dothan and Florida. An interchange between the CSXT and the COEH lines is located in Troy.

Troy Municipal Airport is located about five miles northwest of the core of the city on U.S. 231. It has two paved runways; the longest is 5,022 feet and is lighted with IFR

approaches (NDB, ILS, and VOR). A tower is in operation during the daytime hours and fuel, repair services, apron parking, and tie down facilities are available. A third runway has been closed and industrial sites developed at each end, providing ready access to the two active runways. The airport is utilized heavily by Lockheed Martin and Sikorsky, two of the area's largest employers. The Troy airport is capable of handling small jet and light twin-engine aircraft and is quite adequate for the size city it serves. Its location is ideal on the north side of the city toward Montgomery and traffic on four-lane U.S. 231 can easily access the airport. At this time, air transport facilities in Troy and the area appear to be adequate for industrial recruitment and growth.

Numerous freight truck lines have terminals in Troy that provide direct over-the-road freight service. Additional freight services in Montgomery and Dothan provide scheduled and non-scheduled pickup and delivery service in Pike County.

Troy is also the home of the main campus of the Troy University System, a state supported, four-year university accredited by the Southern Association of Colleges and Schools. The Troy campus has an enrollment of approximately 9,000 offering a variety of disciplines. It is responsible for giving Troy and the county many benefits normally associated with larger metropolitan areas. The school is a source of athletic and cultural entertainment and offers the community access

to various facilities. It also helps to stimulate economic development by providing higher education, job training, and expenditures in the area. The University's influence on the community should begin to increase since the school recently moved to Division I athletic status in football.

Troy is within approximately one hour's commuting distance of Trenholm State Technical College in Montgomery, George C. Wallace Community College (WCC) in Dothan, Enterprise State Community College in Enterprise, ESCC's Aviation Campus in Ozark, and WCC and ESCC campuses at Ft. Rucker. Serving the public school system in Troy is the Troy-Pike Regional Center for Technology offering instruction in various trades.

Greenville serves the region much the same way in the south-western portion of the district as Troy does in the southeast. With a 2015 population of 7,912, Greenville is a regional market for Butler County, much of Lowndes and Crenshaw Counties, and parts of other contiguous counties.

Greenville's central business district is accessible from any direction. Interstate 65, U.S. Highway 31, and three state highways serve the city. The city experienced rapid growth in recent years. At and off the I-65/State Highway 185 interchange, many new businesses have joined several "old" establishments; these include Wintzell's Oyster House, Cracker Barrel, Ruby Tuesdays, Bates House of Turkey, Shoney's, Wal-Mart

SuperCenter, CVS, Greenville Motor Company, Court Square Cafe, Moorers Clothing Store, Hunters Hideout, a the Cambrian Ridge Golf Course (part of the Robert Trent Jones trail), White Oaks Golf Course, and several fast food restaurants. Additionally, the condition of the city center is very good with recent restoration of the city hall and completion of a new City-County public library, both results of a recent downtown revitalization program.

Presently there is a need for additional housing for low and moderate-income families. The average working person in Greenville cannot afford an adequate new home at prevailing costs despite low interest rates. The housing needs of low-income groups are partially being met with 200 units of low rent public housing. An additional 150 rental units subsidized by HUD or FmHA, were built by private entities during the past several years.

Interstate 65 extends through the western part of the city with two interchanges (State Highways 10 and 185). I-65 provides a direct route from Mobile to Chicago. Greenville is served by CSX Transportation (CSXT), which operates direct service north to Montgomery, Birmingham, and other points north, and south to Georgiana, Mobile and New Orleans.

Greenville's municipal airport (Mac Crenshaw Memorial Airport) is located within the city limits with a 5,500 foot paved and lighted runway. There are several motor freight lines operating

through Greenville daily. Overnight service is available from all of the larger cities in the South as well as from Mobile, Montgomery and Birmingham within the state.

The Lurleen B. Wallace State Community College (based in Andalusia) operates a branch campus in Greenville. LBW-Greenville offering three associate degree programs and one certificate program. The nearest four-year institutions are located about an hour away in Montgomery.

Greenville has numerous industrial sites located within the corporate limits. Most of these are located near Interstate 65, U.S. Highway 31, and/or near a railroad. All sites are served with the three or more of the necessary utilities (i.e., water, sewer, electricity, natural gas, and telecommunications). Parks include the Greenville Industrial Park; Greenville Industrial Park East. The Butler County Industrial Park is located at the intersection of U.S. Highway 31 and County Road 61.

The economy of Greenville is historically based on the fertile soil of the surrounding area. During the past two decades emphasis has been placed on balancing the economic base between agriculture and industry. The Mayor's Office, in cooperation with the Greenville Area Chamber of Commerce, the Butler County Industrial Development Board, and Butler County Commission for Economic Development has secured new industries for Greenville and surrounding areas. This was especially

evident in the recruitment of Hwashin and Hysco – two Hyundai tier one suppliers.

Investment in the Region

The South Central Alabama Economic Development District has had an infusion of almost \$2.4 billion in the start-up of new industries and expansion of existing industries in the last seven years since 2010. According to the Annual Industry Reports published by the Alabama Development Office, the region has gained 60 new industries and 204 industries and businesses have expanded, creating an additional 10,198 jobs over the seven year time span. A list of the number of new and expanding industries, new jobs, and investments for each county is provided on the following page.

The vast majority of the new and expanded businesses are located in Montgomery County, with 43 of the 60 new businesses (71.7 percent) and 132 of the 204 expanded businesses (64.7 percent). The Montgomery developments also hold most of the new jobs at 67.7 percent.

Even so, each county in the region has experienced some degree of new or expanded development since 2010:

Bullock County gained three new industries and seven expanded industries, with a combined investment of \$6.1 million and 212 jobs.

Butler County gained three new businesses and 24 expanded businesses, with a combined investment of \$203 million and 654 new jobs.

Although Crenshaw County did not attract any

New and Expanded Industries from 2010 to 2016

County	Year	New	Expanded	Investment (\$)	No. of Jobs
Bullock	2010	1		\$0	20
	2011	0	0	\$0	0
	2012	1	2	\$2,150,000	51
	2013	0	1	\$950,000	10
	2014	1	3	\$0	111
	2015	0	1	\$3,000,000	20
	2016	0	0	\$0	0
Butler	2010	0	1	\$17,000,000	100
	2011	0	1	\$58,000,000	40
	2012	0	1	\$0	17
	2013	1	6	\$47,675,000	238
	2014	1	7	\$63,638,610	223
	2015	1	8	\$17,678,792	36
	2016	0	0	\$0	0
Crenshaw	2010	0	0	\$0	0
	2011	0	1	\$200,000	60
	2012	0	1	\$18,550,000	25
	2013	0	2	\$80,200,000	81
	2014	0	3	\$147,708,000	127
	2015	0	2	\$13,600,000	0
	2016	0	0	\$0	0
Lowndes	2010	0	0	\$0	0
	2011	0	0	\$0	0
	2012	0	0	\$0	0
	2013	1	0	\$3,184,000	200
	2014	0	0	\$0	0
	2015	1	4	\$56,298,800	200
	2016	0	1	\$25,521,400	0
County	Year	New	Expanded	Investment (\$)	No. of Jobs
Macon	2010	0	0	\$0	0
	2011	2	0	\$2,200,000	16
	2012	1	1	\$15,000,000	65
	2013	0	1	\$5,000,000	0
	2014	1	3	\$6,150,000	77
	2015	1	0	\$4,000,000	60
	2016	0	2	\$350,000	33
Montgomery	2010	4	6	\$277,600,000	1,506
	2011	2	14	\$237,778,803	697
	2012	4	23	\$131,862,056	27
	2013	6	24	\$333,047,660	1,176
	2014	5	24	\$152,675,371	524
	2015	15	6	\$146,805,000	1,268
	2016	7	35	\$371,273,565	1,704
Pike	2010	0	1	\$100,000	20
	2011	1	2	\$21,750,000	530
	2012	1	2	\$23,000,000	105
	2013	0	3	\$7,975,000	19
	2014	0	2	\$61,200,000	254
	2015	1	6	\$26,100,000	454
	2016	1	4	\$16,580,000	104
County Subtotals for 2010 to 2016					
Bullock		3	7	\$6,100,000	212
Butler		3	24	\$203,992,402	654
Crenshaw		0	9	\$260,258,000	293
Lowndes		2	5	\$85,004,200	400
Macon		5	7	\$32,700,000	251
Montgomery		43	132	\$1,651,042,455	6,902
Pike		4	20	\$156,705,000	1,486
Total		60	204	\$2,395,802,057	10,198

Source: Annual Industry Reports, Alabama Development Office, Research and Communications Division.

new business or industry, 9 establishments were expanded, with a combined investment of \$260.3 million and 293 new jobs.

Lowndes County attracted two new establishments and five expanded, with a combined investment of \$85 million and 400 new jobs.

Macon County gained five new businesses or industries and seven establishments expanded, with a combined investment of \$32.7 million and 251 new jobs.

Pike County attracted four new establishments and 20 existing ones expanded, with a combined investments of \$156.7 million and 1,486 new jobs. Although investments or the number of establishments may have been higher in other counties, Pike County gained the most jobs outside of Montgomery County.

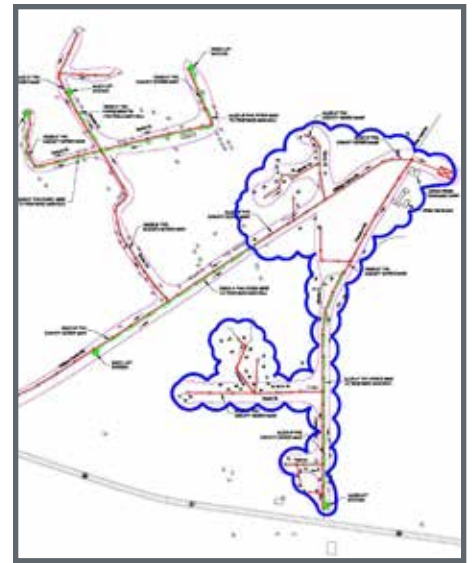
The South Central Alabama Development Commission continues to assist member governments in their efforts to attract new industries and business and to help existing establishments to grow through the application and administration of infrastructure grants to support the local businesses. Further, the SCADC assists local governments in obtaining funds for community development and improvements.

In one such example, the Town of Hayneville completed a partial rehabilitation of its sewer main line. Prior to improvements, the line suffered from broken points and insufficient slope resulting in sewer back-ups and line infiltration. This project benefited the 932 residents of Hayneville and has allowed

the Town to safely operate the sewer system without environmental violations.

Similarly, the Town of White Hall, also in Lowndes County, is installing a new sewer system that will serve 138 persons in 57 households. The \$1.7 million project is being funded through a USDA grant, a USDA loan, and Community Development Block Grant funds.

SCADC has also participated in a large multi-partner project at Interstate 85 Exit 38 in Tuskegee and Macon County that is resulting in the creation of approximately 100 new jobs and the location of a new hotel, a convenience store, three new restaurants and a Greyhound bus terminal. The City of Tuskegee will extend sewer from the city to the interstate exit using \$300,000 in Community Development Grant Economic Development funds with a local match of \$24,000 provided by the Utilities Board of Tuskegee. The City of Tuskegee will also extend water service to the development using \$300,000 in grant funds



Project Activity Map for the White Hall sewer installation.

from the Appalachian Regional Commission with a local match of \$114,000. Access road improvements will be made using funds from a \$350,000 Delta Regional Authority grant with a \$141,000 local match. The Delta Regional Authority will also assist with electrical improvements to the area with a \$280,000 grant. To date, investment in the Exit 38 project totals just over \$1.5 million. It is anticipated that an additional \$2 million will be



Development plans for Interstate 85 Exit 38 in Macon County.

put into the project through a partnership with the Economic Development Administration as more establishments are recruited to the area.

Economic Analysis

There are several contributing factors to low income and slow growth in the rural counties. First, a major portion of the rural area's economy is agriculture, which is in a state of decline. Second, poor education and inadequate facilities and infrastructure have hindered some areas from attracting new industry. Prior to recent years, there has not been sufficient new industrial growth to create competition for the available labor. As the recent and current industrial expansion continues, it could stimulate wage rates, and encourage residents to acquire needed skills and create higher incomes.

Low educational levels and inadequate incomes compound each other, resulting in a perpetual cycle of poverty. In order to break the cycle, more jobs will have to be made available to provide useful work for former welfare recipients and an adequate tax base such that local communities will have the resources to provide adequate services and educational opportunities. This will lead to the creation of an adequate work force for the available jobs. The development of jobs and labor force, which must occur simultaneously in order to break the poverty cycle, requires careful planning, and during the initial stages, substantial financial assistance to local communities.

Limited community improvements and slow economic development are directly related to the low tax base for the rural municipalities and counties in the region. Inadequate public infrastructure relates to low incomes and the basic problem of out-migration where residents leave the rural areas to take advantage of better living conditions in larger cities.

Despite out-migration and low income levels, economic progress has been realized in the South Central Alabama region. Factors in the economic gains include tourism efforts, industrial development, and housing and infrastructural improvements. Tourism promotion has been

greatly enhanced through the development of new cultural and recreational areas, as well as local theaters and historic walking tours. The rehabilitation and promotion of historic sites have also had an impact on the region.

Numerous industrial sites have been identified and developed across the region, and industrial parks are being expanded or seeking expansion, as evidenced by the list of new and expanding establishments over the last seven years. Despite the economic development efforts, there will remain many who are unemployed, however, due to lack of skill training to fill the industry jobs.

SWOT Analysis

Although there was considerable review and discussion by CEDS Committee members and many considerations were named, in the end they could all be summarized into the few broad categories listed below.

Strengths and Opportunities

- Transportation: network, systems, facilities, including highway, airports and waterways.
- Access to Montgomery and markets beyond
- Post-secondary education institutions
- Government Presence: state, local governments and military
- Healthcare Services in Montgomery
- Regional partnerships

Opportunities

- Tourism
- Attract and retain millennial workforce
- Turn retirees into volunteers
- Natural resources in tourism and economic development
- Historic resources, beyond tourism, into shared work spaces and incubators
- Entrepreneurial launchpads
- Port of Mobile
- Agriculture as industry

Weaknesses and Constraints

- Regional circulation
- Poor local school systems
- Funding and coordination in Workforce Development Regions
- High poverty rates and low skill levels in some counties
- Social and development skills affecting work force; need supportive services
- Tourism money is underdeveloped
- Lack of affordable work force housing
- Local healthcare in rural counties
- Broadband access
- Rural infrastructure needs outside of larger cities

Constraints

- Dredging of Alabama River
- Bridge capacity on some highways and local roads
- Improvement of local school systems -- funding, case studies, pilot programs
- Local and familial support systems

Strategic Direction

4

Following the review of current trends and economic analysis, the South Central Alabama CEDS Committee was able to reconfirm the district's vision and goals. Review of the district's objectives, work program, and action plan, however, became cumbersome to most because of the lack of direct relationship to the goals. The committee requested that the action plan be reorganized and aligned with the CED goals in a pyramid fashion. Therefore, the Strategic Direction chapter now outlines the CEDS vision and goals. Each goal is accompanied with related objectives, identification of related projects that will have a regional impact, and a work program of action items specifically related to the goal. Also provided are brief summaries of recent or ongoing projects that have assisted in furthering the 2018 CEDS goals and objectives. The action plan

includes a priority list of capital improvement projects.

As the designated Economic Development District for the South Central Alabama Region, the South Central Alabama Development Commission (SCADC) is committed to the ongoing and continual implementation of the CEDS through the following actions:

- participate in ongoing coordination and regional, statewide and federal initiatives;
- work with the CEDS Strategy Committee to increase private sector participation;
- promote the use of public/private partnerships to leverage private investment, and to maximize the benefits of public resources;
- coordinate CEDS activities with statewide plans;
- explore state incentives and removal of barriers, such as tiered incentives, for more

diverse economic development projects;

- participate in and support regional Workforce Development program; and
- continue to work with ALDOT to facilitate Rural Transportation Planning Organization.

Methods of Cooperation

- SCADC will continue to participate in ongoing coordination and regional, statewide and federal initiatives, including EDA, Delta Regional Authority, Appalachian regional Commission, Rural Transportation Organization, workforce development and others. SCADC will specifically help facilitate the Rural Action Commission, working with ADECA and public/private stakeholders; CEDS Strategy Committee has been reorganized to increase private sector participation and,

possibly, action teams to further implementation of regional priorities.

Obtaining and Utilizing Funding and Resources

- SCADC will promote the continuous use of Public/Private Partnerships to leverage private investment-maximize benefit of public resources

Consistency and Coordination with State Policies and Plans

- SCADC will coordinate CEDS activities with Statewide Plans, Rural Action Commission, DELTA Authority, ARC and other statewide/regional initiatives and plans
- SCADC will explore State incentives and removal of barriers, eg., tiered incentives, for more diverse economic development projects.

- SCADC will specifically participate in and support regional Workforce Development program
- SCADC will continue to work with ALDOT to facilitate Rural Transportation program

Performance and Evaluation

- CEDS Progress and Accomplishments
- Previous progress reports reflect progress through those Projects that have been completed, or, those where significant progress has been made or is ongoing, are highlighted.
- Recent and Projected Investments
- A summary report on recent EDD investments, including dollars of investments and jobs, is available, as a separate report

Performance Measures

SCADC includes Performance measure as part of CEDS process, with respect to specific project performance as well as individual investment and grant results, including

- Jobs Gained and Retained
- Number and Types of Investments
- Amount of public and private Investment
- Changes in Economic Development Environment and quality of Life

SCADC will continuously improve performance and implementation, to include quantifiable measures, per EDA and other standards; regular review of progress towards objectives and projects; and, consideration of action or implementation teams to share responsibility for project implementation and leverage resources.



The Hyundai Plant, located in Montgomery County, continues to have a tremendous economic impact on the SCAEDD region through jobs and investment, along with the attraction of suppliers that continue to expand to further serve nearby industries.



SCAEDD VISION

Create a region with a viable, self-sustaining economy capable of supporting the highest possible quality of life for every current and future resident.

1. ECONOMIC DEVELOPMENT

Promote economic growth with a focused effort on industrial and commercial recruiting, tourism development, resident industry retention programs, entrepreneurial development, and special programs to increase the skill levels of the workforce that will result in higher incomes throughout the region.

2. INFRASTRUCTURE AND TRANSPORTATION

Develop additional and improve upon existing regional infrastructure resources that will facilitate economic growth and the provision of public services.

3. EDUCATION AND WORKFORCE DEVELOPMENT

Improve education systems to ensure that all graduates possess the knowledge and skills to effectively compete for, and perform well in, available jobs.

4. PLANNING AND ENVIRONMENTAL STEWARDSHIP

Balance and manage community and economic development with conservation in an orderly and efficient manner.

5. QUALITY OF LIFE

Improve the existing quality of life in the South Central Alabama Region to meet the needs of all of its citizens.

6. ECONOMIC LEADERSHIP AND FUNDING

Obtain and utilize all financial, organizational and leadership resources to benefit the entire region.

GOAL 1 ECONOMIC DEVELOPMENT

Promote economic growth with a focused effort on industrial and commercial recruiting, tourism development, resident industry retention programs, entrepreneurial development, and special programs to increase the skill levels of the workforce that will result in higher incomes throughout the region.



OBJECTIVES	Full Employment	Business Support	Entrepreneurship
	<ul style="list-style-type: none"> • Improve employment opportunities at all skill levels. • Maximize job retention and expansion of existing businesses. 	<ul style="list-style-type: none"> • Provide effective and efficient support to all businesses. • Assist with long-term financing for smaller companies. • Provide gap financing to new and existing businesses. 	<ul style="list-style-type: none"> • Increase entrepreneurial ventures and training. • Provide alternative job opportunities for entrepreneurs. • Encourage rural entrepreneurship that meets the distinct needs of region and attracts visitors.
	Expansion and Growth	Tourism	Sustainable Development
	<ul style="list-style-type: none"> • Maintain adequate industrial space to accommodate industry expansion and growth. • Address emerging opportunities to minimize obstacles and maximize gains. • Increase retail opportunities in rural areas and smaller communities. 	<ul style="list-style-type: none"> • Expand cultural and heritage tourism in region. • Promote recreational resources to encourage tourism. • Expand on rural assets of region in marketing and promotions. 	<ul style="list-style-type: none"> • Maximize opportunities for sustainable development along interstates and major highways. • Sustain and improve the agricultural and timber industries.

The City of Greenville used Community Development Block Grant - Economic Development (ED) funds to make improvements to two roads and constructed one new road off Interstate 65 at Exit 130. This area has extremely high traffic congestion that negatively impacts existing businesses and prohibits future commercial development. Improvements were needed to increase transportation capacity and provide an adequate traffic flow. The project included a partial realignment of Interstate Drive, construction of a

new road (Mary Drive East), and an extension and improvements to Mary Drive West. The City of Greenville received \$500,000 in ED Funds and committed \$1.6 million in cash to complete the project. Five companies committed to locate businesses in the project area including a Wintzell's Oyster house,

apartment complex, assisted living facility, hotel, and retail shopping center. The project will result in the creation of 195 full-time jobs, at least 51 percent of which will be occupied by persons with low to moderate-incomes. The resulting private investment is approximately \$27 million.



GOAL 1 WORK PROGRAM		
Description	Location	Funding
Assist in organization and functioning of local industrial development boards/authorities and chambers.	EDD	EDA/Local
Coordinate economic development endeavors.	EDD	EDA/SCADC/Local
Coordinate with economic development organizations to support and foster economic development in the region.	EDD	Local/SCADC
Facilitate the development of growing clusters, including automotive, timber and agricultural products, higher education, others.	EDD	EDA,/ARC/DRA/USDA
Implement the Revolving Loan Fund (RLF); obtain and maintain funding necessary to adequately capitalize RLF.	EDD	EDA/Local/HUD
Participate in rural development councils, conservation and development projects, and similar undertakings.	EDD	EDA/Local
Promote downtown and other growth center development, government facilities and tourism.	EDD	EDA/Local/HUD
Promote Envision 2020 & Imagine a Greater Montgomery.	EDD/ Montg. MSA	Local
Promote retail development and business incubators.	EDD	Local/ARC

GOAL 1

Economic Development Projects and Programs

Regional Impact Projects and Programs			
FUNDING	RESPONSIBILITY	PERFORMANCE MEASURES	TIMING
1.1 Retail development strategy and distribution industry.			
Local	SCADC/Others	Completed strategy	Short term
1.2 Regional and local existing industry programs; industry cluster plan.			
ADECA/Local	Local/ADECA/ADO	Assistance to existing industries and jobs retained	Short term
1.3 Expand regional incubators, technology centers and public/private business training “academies”.			
ADO/Local	Local	Incubators/businesses	Short term Mid term
1.4 Add or improve industrial parks in every county/recruit new industry.			
ADO, ADECA, ARC, DRA, EDA, USDA RD	LRCOG, SCADC	1) Construction of facilities 2) Number of industries, businesses, and jobs created/recruited	Mid term
1.5 Major Mega Industrial site in 231 corridor, including distribution strategy.			
ADO/ADECA/ ALDOT/ EDA	SCADC/Local	Recruited industry	Long term
1.6 Develop regionwide tourism industry to make region a destination.			
Alabama Bureau of Tourism, and Travel, ADECA, RSA, AHC	Envision Task Force, Chamber of Commerce, CVB	1) Increased promotion of existing attractions 2) Tuskegee Airmen Project	Long term



The City of Brundidge used \$173,438 in Community Development Block Grant Economic Development funds and provided a local match of \$36,021 to make sewer improvements to the North Industrial Park pumping station and force main serving Southern Classic Food Group, LLC. As a result, the sewer main serving Southern Classic was relocated and extended. The expansion led to the creation of 52 jobs.

Local Projects and Programs			
Projects/Programs	Location	Performance Measures	Time Frame
INDUSTRIAL PARKS Funding: Local/DRA/EDA/HUD/USDA Responsibility: Local Governments, Local Economic Development Authorities, SCADC			
Expand and improve industrial parks	Bullock County	Completion of improvements Number of jobs created Number of jobs retained	Short term Mid term
Develop a new industrial park	Bullock County	Construction of new park and building	Short term Mid term
Improve industrial park	Tuskegee	Improvement of park Jobs retained or created	Short term
Develop Macon County Industrial Park/Emphasize I-85 corridor development	Macon County	Construction of improvements and development of sites	Mid Term
Complete development of Brundidge Industrial park	Brundidge	Improvements/development/investments/jobs	Mid term
Downtown Revitalization and Development Funding: Local/HUD/DRA Responsibility: Local Governments, Local Chambers of Commerce and Other Organizations, SCADC			
Rehabilitate CBD/Downtown	Fort Deposit	Completion of projects	Short term
Rehabilitate CBD/Downtown	Tuskegee	Completion of projects	Short term
Complete Downtown and Riverfront Development in Montgomery	Montgomery	Completion of Projects	Short term Long term
Commercial Development Funding: Local/State/SBA/HUD/DRA/USDA Responsibility: Local Governments, Local Economic Development Authorities Local Chambers of Commerce and Other Organizations, SCADC			
Continue retail and commercial development/redevelopment	SCAEDD Region	Development/retention of business	Short term Mid term
Commercial Development Projects	Crenshaw County/ other counties	Improvements to commercial districts/downtowns/ and new commercial investments	Mid Term
Commercial development	Fort Deposit/ Hayneville	Construction of new development	Short term
Entrepreneurship Funding: Local/State/EDA Responsibility: Local Governments, SCADC			
Regional Business Incubator and Technology centers	SCAEDD Region	Completion of incubators/businesses located	Mid Term

GOAL 2 INFRASTRUCTURE AND TRANSPORTATION

Develop additional and improve upon existing regional infrastructure resources that will facilitate economic growth and the provision of public services.



OBJECTIVES	Adequate Infrastructure	Facility Standards	Capital Improvements Program
	<ul style="list-style-type: none"> • Maintain adequate infrastructure to support industry, commerce and lifestyle. • Evaluate all services provided by the municipalities and the counties, and expand and improve where necessary. 	<ul style="list-style-type: none"> • Ensure that all municipal and county utilities and facilities meet standards mandated by state and federal authorities. • Evaluate all facilities owned by the municipalities and the counties, especially where county or municipal departments are located for the purpose of consolidation, renovation or replacement. 	<ul style="list-style-type: none"> • Establish an infrastructure improvement plan that will maximize benefits to the entire county's economic and community development efforts, including high speed telecommunications
	Transportation System		Transportation Services
	<ul style="list-style-type: none"> • Develop a transportation system(urban and rural) that will allow pedestrian and vehicular traffic to move easily throughout each of the region's municipalities and counties with easy access to all major points of interest that will, in turn, improve circulation and open land for development. 		<ul style="list-style-type: none"> • Provide transportation for coordinated social services and day care facilities to support economic and community development. • Provide comprehensive public safety services throughout the region.

Crenshaw County utilized \$230,099 in Community Development Block Grant (CDBG) - Economic Development (ED) funds to provide essential improvements to the wastewater and treatment plant of one of the county's largest employers, Dongwon Autoparts Technology Alabama. The wastewater improvements improved efficiency and provided increased capacity for an expansion of the company's product line. Construction components included an additional treatment facility, effluent disposal system, and field lines. The project resulted in 76 new jobs for area residents, of which 91% of the new hires are low and moderate income persons. Dongwon Autoparts

contributed \$57,525 in cash resources to complete the project. Construction was complete in January 2015.

Additionally, Crenshaw County is in the process of upgrading water lines and improving Garnersville Road which is also provides access to Dongwon Autoparts, as well as 56 residents. The water and road paving project is funded with \$350,000 in CDBG funds with a cash match of \$28,950 provided by the Quint-Mar Water Authority, and a cash and in-kind match of \$326,050 from Crenshaw County.



This project, which will be bid in October 2017, is a unique collaboration involving the Crenshaw County Commission/Highway Department, Quint-Mar Water Authority, Southern Engineering Solutions, SCADC and two prime contractors. This is the second time the County has utilized this partnership to complete a project. In 2011, the same group collaborated to resurface and improve the water main on Tucker Road in the Highland Home community.



GOAL 2 WORK PROGRAM

Description	Location	Funding
Complete high speed telecommunications systems and technology center facilities.	EDD	ADECA/ARC/Local
Coordinate infrastructure development/rehabilitation endeavors.	EDD	EDA/SCADC/Local
Develop welfare-to-work and coordinated social service transportation and day care facilities.	EDD	ADSS/ALDOT/ADECA/Others
Implement rural transportation planning program.	EDD	ALDOT/Local
Provide clearinghouse review services for EDA funded projects in the region.	EDD	EDA/SCADC
Provide grant and loan application preparation assistance.	EDD	EDA/Local/ARC/SCADC/HUD/DRA
Provide project management and monitoring assistance.	EDD	EDA/Local/ARC/SCADC/HUD/DRA



Infrastructure and Transportation Projects and Programs

Regional Impact Projects and Programs			
FUNDING	RESPONSIBILITY	PERFORMANCE MEASURES	TIMING
2.1 Improvements to U.S. Highway 31, U.S. Highway 231, U.S. Highway 331, U.S. Highway 80, and Alabama Highway 110 (Bullock, Crenshaw, Lowndes, Montgomery, and Pike Counties)			
ALDOT	SCADC	1) Number of highway miles widened. 2) Number of highway miles resurfaced. 3) Traffic Counts	Long term
2.2 Development along I-65 South Corridor. (From Montgomery to Greenville)			
ALDOT, ADO, ADECA, ARC, DRA, EDA, USDA RD	SCADC, Local Governments, ALDOT	1) Widen I-65 from existing six lanes to Interchange 158	1 Short term
		2) Extend sanitary sewer south from Montgomery to serve industrial and growth areas (potentially to interchange 158)	2 Short term
		3) Extend sanitary sewer to interchanges in I-65 corridor from appropriate systems such as Ft. Deposit and Greenville.	3 Short term
		4) Expand storage and water service capacity on both sides of I-65 corridor	4 Mid term
		5) Identify, acquire and develop industrial park sites in South Montgomery, Lowndes and Butler Counties	5 Mid term
2.3 Complete Montgomery Outer Loop. (Montgomery County)			
ALDOT/Local	ALDOT, City of Montgomery, SCADC	Complete sections of outer loop	Long term
2.4 Improve and increase sewer and water capacities and services; Include continued development of high speed telecommunications.			
ADO, ADECA, ARC, DRA, EDA, USDA RD, Local Governments	SCADC, LRCOG, Local Governments	1) Construction of facilities and lines 2) Number of new customers 3) Miles of water lines and sewer mains constructed	Short term
2.5 Rural Transportation Planning (RPO), coordinated with MPO chamber and related transportation projects, consistent with CEDS.			
ALDOT/Local	SCADC, ALDOT	Rural transportation improvement projects	Short term Long term
2.6 Human Services Coordinated Social Services program.			
ADSS/ALDOT	SCADC	Increased service	Short term Long term
2.7 Continue to improve Montgomery and other regional airports.			
FAA/Local	Local	Investments & increased service	Mid term

Local Projects and Programs			
Projects/Programs	Location	Performance Measures	Time Frame
Airports Funding: Local, ALDOT, FAA, EDA, DRA Responsibility: Local Governments, ALDOT, SCADC			
Improve local airport; renovate and extend runways	Bullock County Union Springs	Completion of expansion	Short term Mid term
Macon County Airport	Macon County	Completion of Projects	Mid Term
Improvements to Montgomery Regional Airport	Montgomery County	Completion of projects	Mid term Long term
Expand Municipal Airport/FBO	Troy	Completion of improvements	Short term
State and Federal Highway Improvements Funding: ALDOT Responsibility: ALDOT, Local Governments			
Interstate 85 Extension to Selma	Montgomery Co.	Completion of Projects	Long term
Local Road and Drainage Improvements Funding: Local Governments ALDOT, FEMA, FTA Responsibility: Local Governments, ALDOT, Montgomery, MPO, SCADC			
Improve county roads and storm drainage	EDD	Number of highway miles improved	Ongoing
Install storm drainage system in Big Swamp Creek area	Hayneville	Install first phase of drainage system to alleviate recurrent flooding	Mid term
Envision and Montgomery Area Chamber Transportation projects consistent with SCADC priorities	Montgomery MSA	Completion of Projects	Short term Long term
Public Transportation Project	Montgomery	Improvements to service	Long term
Replace/improve deteriorated streets	Troy	Miles of roads replaced/improved	Short term
Trojan Way Access Road	Troy	Construct alternate truck route	Short Term
Service Roads along 231	Troy	Complete sections of service roads	Mid Term
Infrastructure Improvements Funding: Local Governments/ADEM/ARC/DRA/EDA/EPA/HUD/USDA Responsibility: Local Governments, SCADC			
Develop additional water supply	Butler/Lowndes Counties	Number of customers served	Short term Mid term
Rehabilitate water/sewer systems	Greenville	Completion of rehabilitations	Short term
Improve existing sewer systems	Lowndes County	Improvement of systems	Short term
Improve existing water systems	Macon County	Improvement of systems	Short term
Extend water/sewer to interstate I-85	Macon County	Improvement of systems	Short term
Upgrade/expand sewer system	Notasulga	Increase in capacity	Short term
Install and expand a commercial sanitary sewer system	Shorter	Installation of system Increase in capacity	Short term
Install water tower, new fire hydrants	Shorter	Installation of tower Number of hydrants installed	Short term
Improve sewer in northern county	Pike County	Improvement of systems	Short term
Replace deteriorating sewer lines	Troy	Amount of lines replaced	Short term
Extend water and sewer to Trojan Way Access Road	Troy	Improvement of systems	Short Term
Extend natural gas line to Lowndes County Ind. Park and Hayneville	Lowndes County/ Hayneville	Installation of new lines	Short term

GOAL 3 EDUCATION AND WORKFORCE DEVELOPMENT

Improve education systems to ensure that all graduates possess the knowledge and skills to effectively compete for, and perform well in, available jobs.



OBJECTIVES	Quality Secondary Education	Post Secondary Opportunities
	<ul style="list-style-type: none"> • Enable every child to attain a well-rounded, rigorous education that includes critical thinking, adequate communication skills, the requirement for good citizenship, and basic knowledge of math and science. • Improve school performance at all levels to surpass state educational averages. • Reduce dropout rate among secondary students. • Increase attendance rates among public school students. 	<ul style="list-style-type: none"> • Maximize educational opportunities for all citizens who wish to better themselves through knowledge and learning. • Develop partnerships among all sectors to support public education and the general welfare of the community. • Provide quality educational opportunities for all citizens, regardless of age. • Reduce adult illiteracy rates throughout region.
	Workforce Training	Industry/Business Support
	<ul style="list-style-type: none"> • Establish programs to instill occupational, technical, and vocational skills to adults within the community. • Provide support to Central Alabama Opportunities Industrialization Center, Inc. in an effort to promote job training and job placement throughout the SCADC region. 	<ul style="list-style-type: none"> • Increase capabilities of the universities in the region to assist owners of new and current small businesses in their business development. • Ensure adequately prepared and trained workforce to support existing and incoming industry, including higher skill jobs and technology training.

In 2015, the newly formed Lowndes County Economic Development Commission (LCEDC) undertook a strategic planning process with a \$20,000 grant from Delta Regional Authority. The resulting Lowndes County Economic Development Strategic Plan now serves as the cornerstone for a healthy, sustainable economy in Lowndes County for the foreseeable future by focusing on four development areas that address the county's highest priorities:

- *Retail Development*
- *Business and Industry Recruitment*
- *Workforce Development*
- *Quality of Life Resources*

Even before the completion of the strategic plan, the began implementation of their first action item to assist local unemployed persons in getting training that would help them apply and interview for jobs. The LCEDC) pursued and received funds to assist a Ready-To-Work (RTW) training program in partnership with Alabama Department of Commerce, Alabama Industrial and Development Training (AIDT), Wallace Community College Selma, and Lowndes County Public Schools. The funds were used to provide transportation for participants in the RTW

program located in Lowndes County, Alabama to and from Wallace Community College, located in Selma. Transportation to and from the RTW training facility was identified as a primary obstacle preventing Lowndes County residents from participating in this program

When participants completed the RTW program, they were awarded with a Ready-To-Work Certificate and provided with assistance in getting interviews for local jobs.

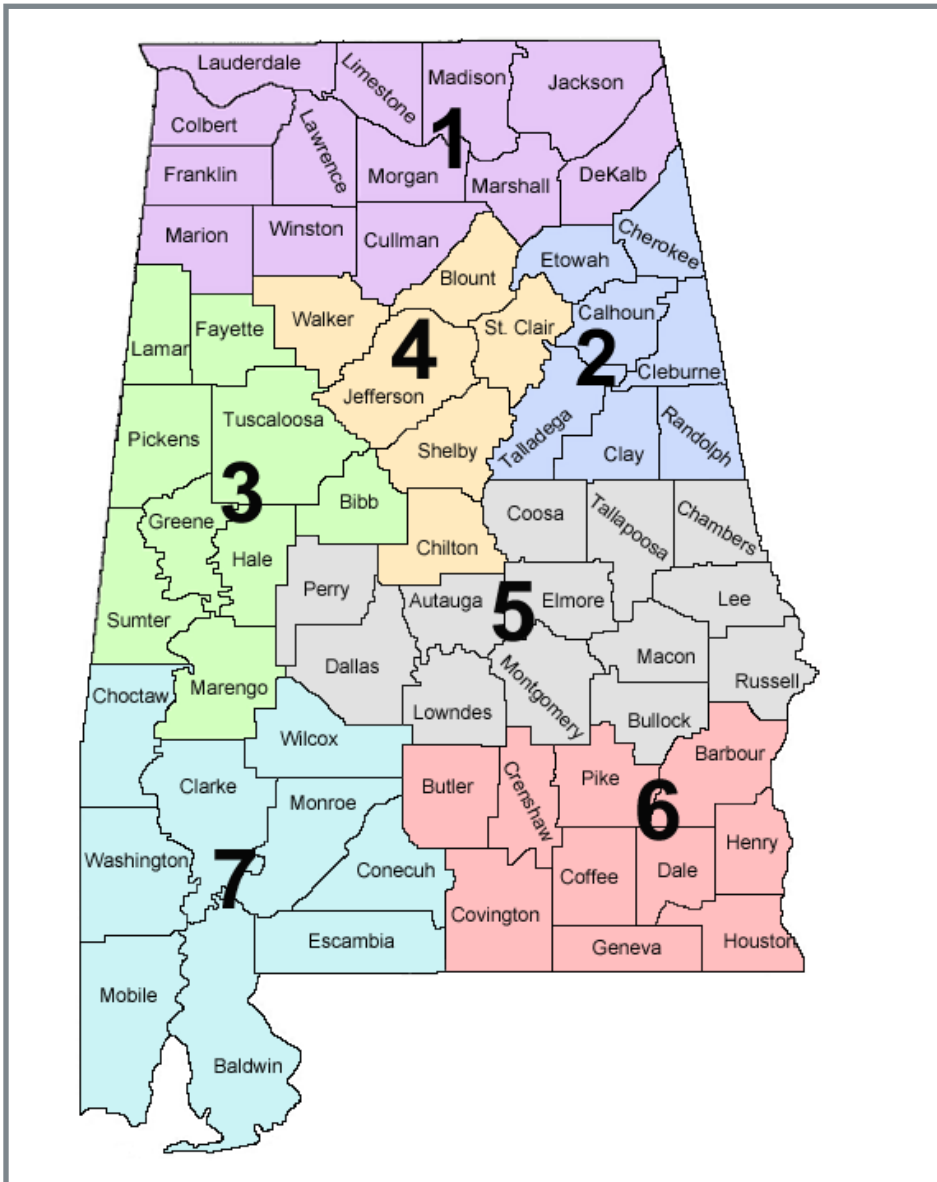
GOAL 3 WORK PROGRAM

Description	Location	Funding
Cooperate with any efforts to conduct a regional educational needs assessment to identify workforce development deficiencies.	EDD	EDA/Local/ARC/SCADC/HUD/DRA/Others
Coordinate or cooperate with regional education improvement endeavors.	EDD	EDA/SCADC/Local
Implement special workforce support programs, to include day care, special transportation services, senior aides, etc.	EDD	DOI/Local/ADSS
Participate in regional and rural workforce development councils and alternative public/private training programs, eg. business sector academies, etc.	EDD	EDA/Local/ARC
Grant and loan application preparation assistance.	EDD	EDA/Local/ARC/SCADC/HUD/DRA
Project management and monitoring assistance.	EDD	EDA/Local/ARC/SCADC/HUD/DRA
Participate in regional and rural workforce development councils and alternative public/private training programs, eg. business sector academies, etc.	EDD	EDA/Local/ARC

GOAL 3

Education and Workforce Development Projects and Programs

Regional Impact Projects and Programs			
FUNDING	RESPONSIBILITY	PERFORMANCE MEASURES	TIMING
3.1 Regional Workforce Development Program			
Local colleges and universities, Boards of Education, Career Technical Centers c/o U.S. Dept. of Labor, and AIDT	Envision Task Forces, Local colleges and universities, Boards of Ed., Career Technical Centers, U.S. Dept. of Labor, and AIDT	1) Establishment of a program 2) Program enrollment 3) Number of students 4) Number of graduates hired	Mid term

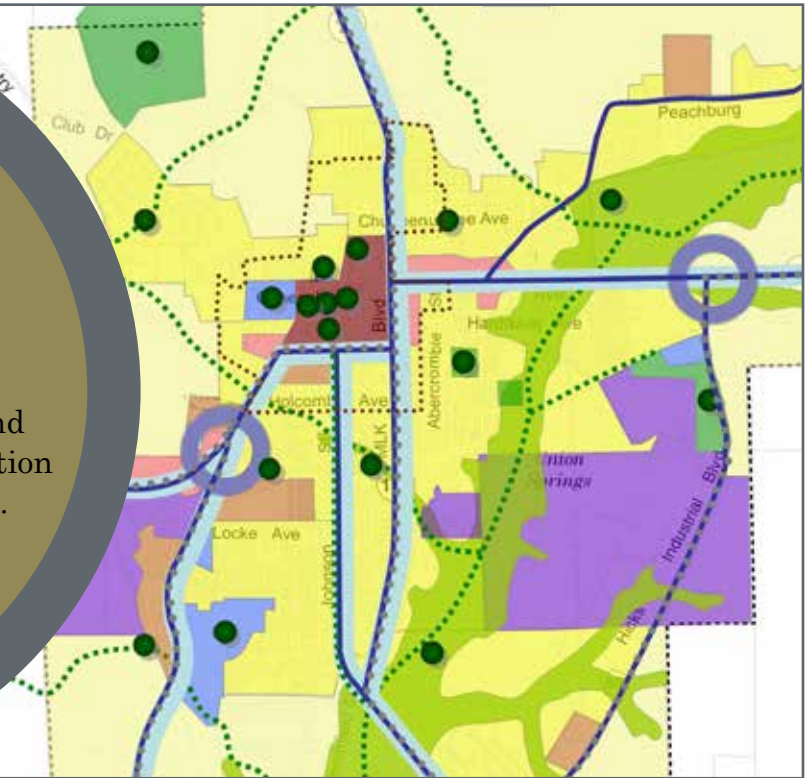


The South Central Alabama Development Commission and member governments continue to participate in the State of Alabama's Regional Workforce Development efforts. As of October 2016, the original ten regional workforce councils were consolidated into seven councils. Counties in the SCAEDD are located in Region 5 and Region 6. As stated on the state's website, "The new Regional Workforce Councils will allow all workforce/education resources to align and deliver the required programs that meet the needs identified by business and industry (B&I) and the skills that are lacking in the workforce. This plan will enhance the state's effort to close the skills gap."

Local Projects and Programs			
Projects/Programs	Location	Performance Measures	Time Frame
Public School Improvements Funding: Local Governments/State/ARC/DRA/EDA Responsibility: Local Governments, SCADC			
Expand and enhance area vocational education centers	EDD	Number of students served	Short term
Improve public school facilities	EDD	Number of schools improved	Short term
Continue ongoing programs for teen parents to reduce drop-out rates	EDD	Number of reduction in drop-outs	Short term
Continue support for the Alabama Reading Initiative and related programs to reach 100% literacy	EDD	Literacy rate	Short term
Vocational Training Funding: Local Governments, Department of Labor, Others Responsibility: Local Governments, SCADC			
Support the creation of a regional coordinator position to serve as a liaison between local industries and area schools	EDD	Creation of position	Short term
Develop partnerships among vocational and technical schools in the region	EDD	Creation of partnerships	Short term
Expansion of vocational school concept to create public/private business academies and regional technology training centers	EDD	Centers established/graduates	Mid term
Workforce Development Funding: Local Governments, ALSDA/ARC/DOL/DRA/EDA/HUD/USVA Responsibility: Local Governments, Workforce Development Councils, CAOIC, SCADC			
Restore old Shorter Elementary School and develop an adult training center and education facility at the site	Shorter, EDD	Development and restoration of facilities Number of persons trained	Short term
Improve existing and develop additional welfare-to-work programs and facilities	EDD	Number of programs created	Short term
Community Based Job training program	EDD	Funding Persons trained	Short term
Implement other Workforce Development projects as part of Workforce Development Council	EDD	Projects complete/persons trained	Short term Long term
Develop and foster job training programs	Lowndes County	Number of trainees	Short term
Provide training and job placement	Montgomery County	Centers established/graduates	Short term Long term

GOAL 4 PLANNING AND ENVIRONMENTAL STEWARDSHIP

Balance and manage community and economic development with conservation in an orderly and efficient manner.



Beginning in 2010, the City of Union Springs worked with planners from the South Central Alabama Development Commission (SCADC) to follow a three-step process to (1) review their existing plan, (2) develop an overall strategy for future growth and development, and (3) propose solutions and select actions that will lead to the attainment of the public policy. These actions were compiled into an overall development strategy with a designated time frame and an outline of specific development projects.

Over a period of one year, five planning workshops were conducted and attended by members of a comprehensive plan steering committee, as well as the general public.

The public workshops included presentations of data, community surveys, completion of individual and group exercises, and consensus-building. The City of Union Springs also conducted two open-house meetings that were held in a come-and-go format and allowed citizens to review proposals, ask questions and make comments and suggestions at their leisure. Following the public meetings, the SCADC worked with the Union Springs Planning Commission and City Council to finalize the plan, and conduct the required public hearings prior to adoption of the Union Springs Comprehensive Plan Update.

Unique to the Union Springs planning process

was (1) a series of focus group meetings to determine the public's desire for a comprehensive plan; (2) preparing a comprehensive plan concurrently with a downtown revitalization plan so that the two plans were compliant with one another; (3) conducting a local census as part of the planning process; (4) developing a major street plan as part of the comprehensive plan that provided a framework for other land uses and development; and (5) the summary documents of the comprehensive plan were produced in both English and Spanish to accommodate the city's large Hispanic population.

OBJECTIVES	Land Use	Natural Resources	Planning
	<ul style="list-style-type: none"> Encourage a balanced, efficient land use that implements comprehensive plans and other policies of the region's local governments. Ensure that land use distribution maintains and improves the quality of the natural and man-made environment. 	<ul style="list-style-type: none"> Seek realistic and responsible conservation of natural resources and environmental stewardship, consistent with economic development priorities. 	<ul style="list-style-type: none"> Promote a framework for growth and development to include community, county and regional concepts for growth, development and revitalization.

GOAL 4 WORK PROGRAM		
Description	Location	Funding
Non-metro planning.	EDD	Local/SCADC/EDA/ARC/HUD
Serve as a regional affiliate for the Alabama State Data Center and the U.S. Census Bureau.	EDD	Local/SCADC
Unstructured regional technical assistance.	EDD	Local/SCADC/HUD/ARC/ADECA/DRA
Continue implementation, maintenance, upgrades, and expansion of regional geographic information system (GIS); continue acquisition, development, and updating of GIS data; provide GIS services for quality of life improvement projects.	EDD	Local/SCADC/EDA
Coordinate or cooperate with regional and statewide planning endeavors.	State/EDD	EDA/SCADC/Local/State/AARC/ARC/DRA/USDA/DOT/HUD/etc.
Increase the use of new and innovative planning and zoning codes, including training and continuing education for planning commissions and others.	EDD	Local/ADECA
Participate in regional Clean Water Partnerships for major river basins and implement hazard mitigation plans.	EDD	ADEM/AEMA
Participate in rural development councils, conservation and development projects, and similar undertakings.	EDD	EDA/Local
Technical assistance and support to local planning, zoning, districting, and annexation efforts.	EDD	EDA/Local/ARC/SCADC/HUD



Planning and Environmental Stewardship Projects and Programs

Regional Impact Projects and Programs			
FUNDING	RESPONSIBILITY	PERFORMANCE MEASURES	TIMING
4.1 Regional Framework for Growth and Development			
EDA/Local	SCADC	Completion of Plan	Short Term
4.2 Downtown development in Montgomery and other communities and growth centers			
Local	Local	Investment in downtown(s) and businesses retained	Mid term
4.3 Montgomery Riverfront Development program			
Local	Local	Completion of projects and/private investment	Short term Long term
4.4 Human Services Coordinated Transportation Planning program			
ADSS/ALDOT	SCADC	Increased service	Short term Long term

Local Projects and Programs			
Projects/Programs	Location	Performance Measures	Time Frame
Regional Planning Programs Funding: Local/AEMA/FEMA/HUD/ARC/DRA/Others Responsibility: Local Governments, SCADC			
Regional Tourism and retiree attraction study	EDD	Completion of study	Short Term
Rural Transportation Planning Organization	EDD	Rural transportation projects identified	Ongoing
Human Services Coordinated Transportation Plan	EDD	Needs assessment complete Services established	Ongoing
Continue development and maintenance of County Hazard Mitigation Plans	EDD	Completion of plans/updates	Short term Mid term
Comprehensive Plans and Regulations Funding: Local Governments/ARC/DRA/HUD/USDA/Others Responsibility: Local Governments, SCADC			
Comprehensive Plan and Land Use Regulations	Mosses	Creation of plan Plan Implementation	Short term
Countywide Comprehensive Plan & Zoning Ordinance	Macon County	Creation of plan Plan Implementation	Short Term
Comprehensive Plan and Land Use Regulations	Notasulga	Creation of plan	Short term
Shorter Comprehensive Plan Update and Commercial Study	Shorter	Completion of update and study	Short Term

Local Projects and Programs, continued			
Projects/Programs	Location	Performance Measures	Time Frame
Strategic and Development Plans Funding: Local Governments/ARC/DRA/HUD/USDA/Others Responsibility: Local Governments, SCADC			
Downtown Revitalization/ Rehabilitation Plans	EDD	Completion of plans	Short term
Implement Macon County and Tuskegee Tourism Development Plan	Macon County/ Tuskegee	Completion of plan Implementation of Plan	Short term Mid term Long term
Corridor study, construct limited access road along U.S. 231 from Dothan to Montgomery	Pike County/ Montgomery County	Complete Study	Short term
Housing Funding: Local Governments/ADECA/ARC/DRA/HUD/State/Others Responsibility: Local Governments, SCADC, Realtors, GMHBA			
Downtown Housing Plans	EDD	Implementation of plan	Short term
Student Housing Plans	EDD	Completion of plan	Mid term
Affordable Housing Plans and city and county housing development and rehab pilot programs	EDD	Completion of plan/completion of pilot projects and number of housing units	Short term
Senior Housing Plans	EDD	Completion of plan	Short term
Conduct market study detailing housing demand in I-65 Corridor	Montgomery County	Publication of study	Short term
Transportation, Infrastructure and Facilities Funding: Local Governments/ADECA/ALDOT/ARC/DRA/FEMA/HUD/State/Others Responsibility: Local Governments, SCADC			
Update regional water and sewer planning reports	EDD	Completion of updates	Short term
Scenic Byways planning and implementation	EDD	Completion of plan Implementation of scenic status	Short term
Capital Improvements/Public Facilities Plan	Bullock County	Completion of plan	Short term Mid term Long term
I-85 Extension Feasibility Study	Lowndes County/ Montgomery County	Completion of study	Short term
Storm Drainage Plan	Hayneville	Completion of plan Implementation of plan	Short term Mid term

GOAL 5
Quality of Life

Improve the existing quality of life in the South Central Alabama Region to meet the needs of all of its citizens.



OBJECTIVES	Health, Safety and Welfare	Cultural Assets and Aesthetics
	<ul style="list-style-type: none"> • Create and harbor an environment in which residents and visitors alike may feel safe, secure and welcome. • Provide a seamless system of and access to affordable healthcare for all citizens. • Provide comprehensive public safety services throughout the region. • Enhance and develop area’s aging programs and services. • Ensure adequate day care and early childhood education. • Increase community involvement in all aspects of civic and community activity. 	<ul style="list-style-type: none"> • Improve and preserve the physical appearance and the aesthetic character of the region. • Promote a positive image and recognition of each county in terms of business climate and quality of life. • Provide safe and attractive places for residents to assemble, such as recreational facilities, museums, performing/cultural arts centers, and meeting places. • Preserve and restore historic structures and sites.
	Housing	Recreation
	<ul style="list-style-type: none"> • Increase population and housing to support growing jobs in commercial and manufacturing industries. • Provide region wide access to adequate, safe, sound, and affordable housing in a desirable living environment. 	<ul style="list-style-type: none"> • Acquire, develop, and maintain a wide variety of passive and active recreational facilities and opportunities in order to serve the various needs of citizens of all ages. • Expand recreation to facilitate growth and increase quality of life.

In 2012, the City of Greenville received \$250,000 from the Alabama Department of Economic and Community Affairs, Community Development Block Grant Program's Community Enhancement Fund to make health and safety improvements to Dunbar and Beeland parks. Both parks were constructed with Land and Water Conservation funds (LWCF) many years ago and were in desperate need of repair. The project targeted the parks highest needs to remain

in compliance with LWCF requirements. The City was able to make significant improvements to both parks, including demolition of an Olympic size swimming pool at Dunbar park; construction of a new pavilion in its place; painting and cleaning of the concession area; replacement of all bathroom accommodations; removal of fencing and pool equipment; and replacement of overhead ball field lighting. Electrical lines were also buried at Beeland Park and new partitions were purchased for

use at the Beeland Recreation Center. The City of Greenville contributed nearly \$60,000 in cash and in-kind services towards the completion of this project. Both parks are in operation year-round and are considered a fundamental part of the community. A total of 531 players and coaches use both park facilities. This figure does not include an estimated 2,500 parents and spectators who attend the parks baseball and softball events. This project was a huge success and has been overwhelmingly praised by community leaders and residents.



GOAL 5 WORK PROGRAM		
Description	Location	Funding
Administer the Older Americans Act, Medicaid Waiver Program, Senior Rx Program, and the Senior Aides Program.	EDD	ADSS/HHA/AAA/Local/Other
Coordinate or cooperate with regional quality of life improvement endeavors(included Envision 2020 and Imagine a Greater Montgomery, other chambers of commerce initiatives).	EDD	EDA/SCADC/Local
Participate in rural and regional councils and similar undertakings that address quality of life issues, including healthcare, open space and recreation.	EDD	EDA/Local
Provide housing technical assistance and programs to increase the supply and quality of market rate and affordable housing/include neighborhood conservation , preservation and revitalization; support the development of CDFI and related housing finance programs.	EDD/ Cities and Counties	Local/SCADC/HUD

GOAL 5

Quality of Life Projects and Programs

Regional Impact Projects and Programs			
FUNDING	RESPONSIBILITY	PERFORMANCE MEASURES	TIMING
5.1 Continued development of high speed telecommunications			
ADO, ADECA, ARC, DRA, EDA/USDA RD, Local Governments	SCADC, LRCOG, Local Governments	1) Construction of facilities and lines 2) Number of new customers	Short term
5.2 Regional Housing Plan and program to develop and rehab market rate and affordable housing; include neighborhood revitalization; include CDFI implementation			
HUD/Local/USDA	SCADC/Local	Number of housing units built or renovated	Mid term

The SCADC assisted the Town of Fort Deposit in obtaining a Community Enhancement grant through the Alabama Department of Economic Affairs Community Development Block Grant Program to construct a new senior center. The Town received a total of \$250,000 in grant funds and is providing a local match of \$41,645 to build the much needed facility to serve the senior citizens of the town. As of 2017, the project is currently under construction.

In recent years, SCADC is seeing a significant increase in the number of quality of life improvement projects that member governments are pursuing in an effort to provide basic facilities and amenities desired by residents, such as parks and meeting spaces.



Local Projects and Programs			
Projects/Programs	Location	Performance Measures	Time Frame
Community Assets Funding: Local Governments/ADECA/State/DRA/Others Responsibility: Local Governments, SCADC			
Improve, develop, and/or expand recreational facilities/parks, libraries, and programs	EDD	Number of programs created	Short term Mid term Long term
Historic preservation and restoration of library	Union Springs/ Bullock County	Completion of improvements	Short term Mid term
Historic preservation and restoration of former church	Union Springs/ Bullock County	Completion of improvements	Short term Mid term
Construction of new library	Lowndes County	Construction of new facility	Short term
Montgomery Cultural Center and Library	Montgomery County	Construction of facilities	Mid Term
Downtown Historic District	Troy	Establish National District	Short Term
Safety and Emergency Services Funding: ARC/EDA/HUD/USDA/DRA/Others Responsibility: Local Governments, SCADC			
Construct a fire substation at or near Lowndes County Industrial Park	Lowndes County/ Hayneville	Development of a new station	Short term
Purchase new ladder fire truck and communications equipment	Hayneville	Acquisition of new truck/ communications gear	Short term
Construct new public safety building	Hayneville	Development of a new public safety building	Short term Mid term
Develop and construct a new community /senior center	Shorter	Construction of building	Mid term
Housing Funding: Local Governments/HUD/USDA Responsibility: Local Governments, SCADC			
Low-income area redevelopment	EDD	Completion of redevelopment efforts	Short term
Rehabilitate and/or replace substandard residencies	EDD	Replacement of residences	Short term Mid term Long term
Alleviate shortage of low- and moderate-income housing	EDD	Number of homes created	Short term Mid term Long term
CDFI and related housing finance programs	EDD	Establishment of CDFI and number of loans/amount of investment in housing	Short Term
Senior Housing in Tuskegee and Macon County	Macon County	Construction of units	Mid Term

GOAL 6 ECONOMIC LEADERSHIP AND FUNDING

Obtain and utilize all financial, organizational and leadership resources to benefit the entire region.

As a part of the Downtown Troy Plan - Vision 2026, various opportunities were presented for public and private partnerships, as well as private investment. The proposed infill development, pictured to the left, is but one small example of how what is currently a hole in the structural fabric of East Three Notch Street, can be converted into a public gathering space that not only enhances the nearby businesses, but expands business opportunities in the adjacent structures. The



existing vacant lot is pictured below in the left and center pictures.

The planning process also resulted in a proposal for a public improvement that would showcase an historic water tower located in Troy's downtown area with a small public park. Citizen comments indicated that the water tower is a treasured landmark to be preserved. Together, the two examples indicate how both private and public funding are necessary to effect positive change. And, how change can occur with



minimal investment. Further, both proposals are a direct result of a successful planning process in which local leaders -- private citizens and elected officials -- played a significant role in guiding the future development of the downtown Troy area.



OBJECTIVES	Organizational Structure	Leadership Development	Funding
	<ul style="list-style-type: none"> Establish organizations dedicated to community and economic development issues, and invigorate those already in existence. Examine the local government organization to assure greater coordination and consolidation of governmental activities toward improving the quality of life and ensuring more efficient use of tax dollars. 	<ul style="list-style-type: none"> Increased cooperation/coordination among city, county state and federal entities, private sector and citizens. Increased regional involvement and public/private leadership. 	<ul style="list-style-type: none"> Increased public and private funding for regional priorities. Maintain consistency with state plans and policies for economic and community development.

GOAL 6 WORK PROGRAM		
Description	Location	Funding
Cooperate with Envision 2020 and Imagine a Greater Montgomery and other visioning and multi-jurisdictional programs.	EDD/Others	Local
Encourage increased public/private leadership in SCADC and CEDS Strategy Committee.	EDD	EDD/Local
Foster relations and leadership development among community, business, and education leaders.	EDD	Local
Formalize public/private funding strategy.	EDD/Others	EDA/DRA/Local
Promote city and county leadership programs.	EDD/Others	Local
Specifically participate in regional Workforce Development program, Rural Transportation Planning and United we Ride.	EDD	ADSS/ALDOT/Other
Strengthen public private involvement in SCADC.	EDD	Local



Economic Leadership and Funding Projects and Programs

Local Projects and Programs			
Projects/Programs	Location	Performance Measures	Time Frame
Leadership Development Funding: Local Governments/ADECA/ADSS/ALDOT/ARC/DOL/DRA/EDA/HUD Responsibility: Local Governments, Local Organizations, SCADC			
Continue to use CEDS Strategy Committee and SCADC Board to maximize public/private participation	EDD	Revised membership and more effective and efficient participation	Short Term
Participate in regional Workforce Development programs	EDD	Trained persons	Short Term
Participate in Envision 2020, Imagine a Greater Montgomery and other regional chamber and visioning programs	EDD	Projects completed	Short term Long term
Coordinate Rural Transportation Planning program with MPO planning and Human Services Coordinated Transportation Planning Program	EDD	Projects completed	Short term Long term
Participate in a study on leveraging public and private funding and publish a directory of funding sources/included the possibility of tiered funding strategies	EDD	Study completion	Short Term
Promote city and county leadership programs	EDD	Participants / programs	Mid Term
Develop and maintain a leadership development program for public officials and community volunteers	Macon County	Completion of project Number of volunteers and attendees	Short term Mid term Long term
Promote Envision 2020 and Imagine a Greater Montgomery	Montgomery MSA	Completion of Strategic projects	Short term Long term



Priority Capital Improvement Projects

Capital Improvement Project	Construction Activity	Cost
Water/Sewer		
Butler-Lowndes County Reservoir	Develop a regional water reservoir in the Greenville-Fort Deposit vicinity	\$9 Million
Roads		
Alabama Highway 110 Corridor Development	Develop water and sewer lines and infrastructure for other services along Alabama Highway 110.	\$3 Million
	Widen Alabama Highway 110 to four lanes.	TBD
Development of Federal Highway Corridors: US Highway 80 US Highway 231 US Highway 331	Widen U.S. Highway 331 to four lanes.	\$3 Million
	U.S. Highway 80 Commercial and Industrial Development	TBD
	General infrastructure improvements along each corridor.	\$3 Million each
	U.S. Highway 231 Corridor Study	TBD
I-85 Extension	Study the feasibility of extending I-85 from Montgomery to Selma and beyond	\$2.5 Million
Industrial Parks		
Bullock County Industrial Park	Develop new infrastructure and improve existing utilities	\$2 Million
Macon-Tuskegee Industrial Development	Develop a new industrial park in Macon County	\$3 Million
Shorter Industrial Park	Expand industrial park in the Shorter vicinity	\$2.5 Million
Montgomery West Industrial Site (Note: This project for a tier one supplier is being actively pursued. Costs to be available in near future.)	Develop Mitchell Young Road as industrial access road	TBD
	Extend water service from within site to industrial site to be developed	TBD
	Extend sanitary sewer service to industrial site to be developed	TBD
Lowndes County Russell Advantage Site	Provide access to site and extend water and sewer services to the site, along with all other utilities	TBD
Troy Industrial Park South Advantage Site	Add secondary access to the site and extend water and sewer infrastructure	TBD
Miscellaneous		
Troy Airport	Expand and enhance services and infrastructure	TBD
Franklin Field, Bullock County	Extend runway to allow jet landings	\$4 Million
Revolving Loan Fund	Recapitalize the SCADC Revolving Loan Funds	\$1 Million

Appendices



Appendix A. Adoption Resolution

Appendix B. Data Tables



Adoption Resolution

SOUTH CENTRAL ALABAMA DEVELOPMENT COMMISSION

RESOLUTION

2018 South Central Alabama Comprehensive Economic Development Strategy

WHEREAS, the Economic Development Administration (EDA) requires all Economic Development Districts (EDD) receiving Investment Assistance to prepare an annual planning document referred to as a Comprehensive Economic Development Strategy (CEDS), pursuant to 13 CFR, Sections 303.6 and 303.7; and


WHEREAS, the Public Works and Economic Development Act of 1965, as amended (PWEDA), requires a current CEDS be in place for any local government bodies applying for investment assistance under EDA's Public Works or Economic Adjustment Assistance Programs; and

WHEREAS, the South Central Alabama Development Commission has prepared the 2018 South Central Alabama Comprehensive Development Strategy according to the guidelines provided in 13 CFR 303.7 and through consultations with the SCADC CEDS Committee; and will be providing the document for review by local, state, and federal agencies as required by EDA.

NOW THEREFORE BE IT RESOLVED THAT, the South Central Alabama Development Commission, acting by and through its Board of Directors, adopts the 2018 South Central Alabama Comprehensive Economic Development Strategy (CEDS) and all amendments made in necessity throughout the 2018 program year to facilitate public works projects benefitting the SCADC district member governments, contingent upon no comments provided within the comment period; and

BE IT FURTHER RESOLVED THAT, Tyson Howard, or the current Executive Director, is hereby authorized and directed to execute all required documents to EDA regarding the 2018 CEDS planning document on behalf of the South Central Alabama Development Commission.

Adopted this 16th day of August 2017.



Mayor Fletcher Fountain, Chairman

ATTEST:



Beth Rosser

1: County Population, 1960 to 2010, and 2016 Estimate

A. County Population

	Population						
	1960	1970	1980	1990	2000	2010	2016 Estimate
Bullock	13,462	11,824	10,596	11,042	11,714	10,914	10,678
Butler	24,560	22,007	21,680	21,892	21,399	20,947	20,354
Crenshaw	14,909	13,188	14,110	13,635	13,665	13,906	13,938
Lowndes	15,417	12,897	13,253	12,658	13,473	11,299	10,742
Macon	26,717	24,841	26,829	24,928	24,105	21,452	20,018
Montgomery	169,210	167,790	197,038	209,085	223,510	229,363	226,349
Pike	25,987	25,038	28,050	27,595	29,605	32,899	33,155
SCAEDD Region	290,262	277,585	311,556	320,835	337,471	340,780	335,234
Alabama	3,266,740	3,444,354	3,894,025	4,040,587	4,447,100	4,779,736	4,863,300
United States	179,323,175	203,211,926	226,545,805	248,709,873	281,421,906	308,745,538	323,127,513
SCAEDD as Percent of State, 2010	8.9%	8.1%	8.0%	7.9%	7.6%	7.1%	6.9%

B. Change in Population, 2000 to 2010 and 2010 to 2016

	Percent Change in Population		
	1960 to 2010	2000 to 2010	2010 to 2016
Bullock	-12.98%	-6.83%	-2.16%
Butler	-12.87%	-2.11%	-2.83%
Crenshaw	-8.34%	1.76%	0.23%
Lowndes	-12.61%	-16.14%	-4.93%
Macon	-9.78%	-11.01%	-6.68%
Montgomery	32.09%	2.62%	-1.31%
Pike	13.92%	11.13%	0.78%
SCAEDD Region	16.26%	0.98%	-1.63%
Alabama	36.13%	7.48%	1.75%
United States	56.94%	9.71%	4.66%

Source: U.S. Census, 1960-2010 Censuses of Population and 2016 Population Estimates.
 Tabulations by the South Central Alabama Development Commission

2. Population and Housing Density, 2015

	Land Area (sq. miles)	Water Area (sq. miles)	Population	Population Density	Housing Units	Housing Density
Bullock	623	2.34	10,678	17.1	4,465	7.2
Butler	777	1.05	20,354	26.2	9,919	12.8
Crenshaw	609	2.08	13,938	22.9	6,703	11.0
Lowndes	716	9.16	10,742	15.0	5,091	7.1
Macon	609	4.32	20,018	32.9	10,238	16.8
Montgomery	784	15.66	228,138	291.0	103,070	131.5
Pike	672	0.91	33,155	49.3	15,619	23.2
SCAEDD Region	4,790	36	337,023	70.4	155,105	32.4
Alabama	50,645	1,775	4,830,620	95.4	2,199,329	43.4

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP04: Selected Housing Characteristics

3. Urban vs. Rural Population

	Urban	% Urban	Rural	% Rural
Bullock	5,307	48.6%	5,607	51.4%
Butler	6,026	28.8%	14,921	71.2%
Crenshaw	0	0.0%	13,906	100.0%
Lowndes	0	0.0%	11,299	100.0%
Macon	9,536	44.5%	11,916	55.5%
Montgomery	205,300	89.5%	24,063	10.5%
Pike	15,897	48.3%	17,002	51.7%
SCAEDD Region	242,066	71.0%	98,714	29.0%
Alabama	2,821,804	59.0%	1,957,932	41.0%

Source: U.S. Census Bureau, 2010 Census of Population

4. Population of SCAEDD Municipalities and Percent Change

	2000 Population	2010 Population	% Change	2016 Population Estimate	% Change
Alabama	4,447,100	4,779,736	7.5%	4,863,300	1.7%
Bullock County	11,714	10,914	-6.8%	10,678	-2.2%
Midway	457	499	9.2%	476	-4.6%
Union Springs	3,670	3,980	8.4%	3,749	-5.8%
Butler County	21,399	20,947	-2.1%	20,354	-2.8%
Georgiana	1,737	1,738	0.1%	1,653	-4.9%
Greenville	7,228	8,135	12.5%	7,781	-4.4%
McKenzie	642	522	-18.7%	508	-2.7%
Crenshaw County	13,665	13,906	1.8%	13,938	0.2%
Brantley	920	809	-12.1%	801	-1.0%
Dozier	391	329	-15.9%	331	0.6%
Glenwood	191	187	-2.1%	188	0.5%
Luverne	2,635	2,800	6.3%	2,825	0.9%
Petrey	63	58	-7.9%	58	0.0%
Rutledge	476	467	-1.9%	458	-1.9%
Lowndes County	13,473	11,299	-16.1%	10,742	-4.9%
Benton	47	49	4.3%	46	-6.1%
Fort Deposit	1,270	1,344	5.8%	1,228	-8.6%
Gordonville	318	326	2.5%	302	-7.4%
Hayneville	1,177	932	-20.8%	853	-8.5%
Lowndesboro	140	115	-17.9%	107	-7.0%
Mosses	1,101	1,029	-6.5%	945	-8.2%
White Hall	1,014	858	-15.4%	804	-6.3%
Macon County	24,105	21,452	-11.0%	20,018	-6.7%
Franklin	149	149	0.0%	132	-11.4%
Notasulga	889	890	0.1%	850	-4.5%
Shorter	355	474	33.5%	427	-9.9%
Tuskegee	11,846	9,865	-16.7%	8,722	-11.6%
Montgomery County	223,510	229,363	2.6%	226,349	-1.3%
Montgomery	201,568	205,764	2.1%	200,022	-2.8%
Pike Road	310	5,406	1643.9%	8,777	62.4%
Pike County	29,605	32,899	11.1%	33,155	0.8%
Banks	224	179	-20.1%	173	-3.4%
Brundidge	2,341	2,076	-11.3%	1,972	-5.0%
Goshen	300	266	-11.3%	255	-4.1%
Troy	13,935	18,033	29.4%	19,191	6.4%
SCAEDD Region	337,471	340,780	1.0%	335,234	-1.6%
Incorporated Area	255,394	267,279	4.7%	263,634	-1.4%
Unincorporated Area	82,077	73,501	-10.4%	71,600	-2.6%
% Incorporated	75.7%	78.4%		78.6%	
% Unincorporated	24.3%	21.6%		21.4%	
Source: U.S. Census Bureau, 2000 and 2010 Census of Population and 2016 Population Estimates					

5. Population Estimates and Projections

	Census 2000	Census 2010	April 1, 2015 Est.	Projections					Change 2010-2040	
				2020	2025	2030	2035	2040	#	%
Bullock	11,714	10,914	10,729	10,637	10,538	10,414	10,321	10,271	-643	-5.9
Butler	21,399	20,947	20,185	19,690	19,233	18,909	18,691	18,558	-2,389	-11.4
Crenshaw	13,665	13,906	13,959	14,017	14,081	14,150	14,227	14,315	409	2.9
Lowndes	13,473	11,299	10,482	9,667	9,048	8,559	8,217	7,947	-3,352	-29.7
Macon	24,105	21,452	19,176	17,617	17,111	16,773	16,492	16,268	-5,184	-24.2
Montgomery	223,510	229,363	226,487	226,832	227,480	228,160	228,882	229,647	284	0.1
Pike	29,605	32,899	33,057	33,231	33,598	34,276	35,029	35,907	3,008	9.1
SCAEDD Region	337,471	340,780	334,075	331,691	331,089	331,241	331,859	332,913	-7,867	-2.3%
Alabama	4,447,100	4,779,736	4,855,847	4,941,485	5,031,739	5,124,710	5,220,021	5,319,305	539,569	11.3

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, August 2017.

6. Population by Race, 2015

	Total	White		Black		American Indian or Native Alaskan		Asian		Other Race		Two or More Races	
Alabama	4,830,620	3,325,464	68.8%	1,276,544	26.4%	23,850	0.5%	59,599	1.2%	63,517	1.3%	81,646	1.7%
Bullock County	10,678	2,845	26.6%	7,550	70.7%	124	1.2%	22	0.2%	0	0.0%	137	1.3%
Midway	583	43	7.4%	540	92.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Union Springs	3,915	1,052	26.9%	2,850	72.8%	0	0.0%	13	0.3%	0	0.0%	0	0.0%
Butler County	20,354	11,023	54.2%	8,961	44.0%	13	0.1%	81	0.4%	59	0.3%	217	1.1%
Georgiana	1,710	533	31.2%	1,167	68.2%	10	0.6%	0	0.0%	0	0.0%	0	0.0%
Greenville	7,912	3,204	40.5%	4,507	57.0%	0	0.0%	81	1.0%	0	0.0%	120	1.5%
McKenzie	551	351	63.7%	200	36.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Crenshaw County	13,938	9,966	71.5%	3,277	23.5%	108	0.8%	253	1.8%	154	1.1%	180	1.3%
Brantley	971	476	49.0%	463	47.7%	0	0.0%	15	1.5%	17	1.8%	0	0.0%
Dozier	307	197	64.2%	101	32.9%	0	0.0%	0	0.0%	4	1.3%	5	1.6%
Glenwood	228	164	71.9%	59	25.9%	5	2.2%	0	0.0%	0	0.0%	0	0.0%
Luverne	2,825	1,773	62.8%	817	28.9%	6	0.2%	184	6.5%	0	0.0%	45	1.6%
Petrey	42	28	66.7%	14	33.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Rutledge	342	232	67.8%	85	24.9%	18	5.3%	0	0.0%	0	0.0%	7	2.0%
Lowndes County	10,742	2,739	25.5%	7,955	74.1%	0	0.0%	0	0.0%	0	0.0%	48	0.4%
Benton	49	49	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fort Deposit	1,482	351	23.7%	1,131	76.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gordonville	278	3	1.1%	275	98.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hayneville	984	114	11.6%	870	88.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lowndesboro	118	108	91.5%	10	8.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mosses	1,036	6	0.6%	1,030	99.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
White Hall	832	30	3.6%	802	96.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Macon County	20,018	3,370	16.8%	16,271	81.3%	62	0.3%	43	0.2%	119	0.6%	153	0.8%
Franklin	243	117	48.1%	124	51.0%	0	0.0%	0	0.0%	2	0.8%	0	0.0%
Notasulga	974	628	64.5%	334	34.3%	0	0.0%	0	0.0%	0	0.0%	12	1.2%
Shorter	436	143	32.8%	293	67.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tuskegee	9,218	286	3.1%	8,771	95.2%	10	0.1%	43	0.5%	10	0.1%	98	1.1%
Montgomery Co.	228,138	88,800	38.9%	127,961	56.1%	495	0.2%	5,164	2.3%	2,343	1.0%	3,375	1.5%
Montgomery	202,967	73,230	36.1%	119,280	58.8%	484	0.2%	4,641	2.3%	2,290	1.1%	3,042	1.5%
Pike Road	7,178	5,385	75.0%	1,536	21.4%	4	0.1%	206	2.9%	8	0.1%	39	0.5%
Pike County	33,155	19,188	57.9%	12,665	38.2%	265	0.8%	708	2.1%	7	0.0%	322	1.0%
Banks	136	97	71.3%	36	26.5%	0	0.0%	0	0.0%	3	2.2%	0	0.0%
Brundidge	2,189	430	19.6%	1,681	76.8%	45	2.1%	0	0.0%	4	0.2%	29	1.3%
Goshen	356	299	84.0%	51	14.3%	6	1.7%	0	0.0%	0	0.0%	0	0.0%
Troy	18,696	10,062	53.8%	7,736	41.4%	89	0.5%	668	3.6%	0	0.0%	141	0.8%
SCAEDD Region	337,023	137,931	40.9%	184,640	54.8%	1,067	0.3%	6,271	1.9%	2,682	0.8%	4,432	1.3%
Incorporated	266,558	99,391	37.3%	154,763	58.1%	677	0.3%	5,851	2.2%	2,338	0.9%	3,538	1.3%
Unincorporated	70,465	38,540	54.7%	29,877	42.4%	390	0.6%	420	0.6%	344	0.5%	894	1.3%

Source: U.S. Census, American Community Survey 2011-2015 Estimates, Table B02001: Race

7. Hispanic or Latino Origin

	Total Population	Hispanic or Latino		Not Hispanic or Latino	
Alabama	4,830,620	193,492	4.0%	4,637,128	96.0%
Bullock County	10,678	473	4.4%	10,205	95.6%
Midway	583	0	0.0%	583	100.0%
Union Springs	3,915	470	12.0%	3,445	88.0%
Butler County	20,354	240	1.2%	20,114	98.8%
Georgiana	1,710	0	0.0%	1,710	100.0%
Greenville	7,912	55	0.7%	7,857	99.3%
McKenzie	551	0	0.0%	551	100.0%
Crenshaw County	13,938	237	1.7%	13,701	98.3%
Brantley	971	0	0.0%	971	100.0%
Dozier	307	1	0.3%	306	99.7%
Glenwood	228	0	0.0%	228	100.0%
Luverne	2,825	82	2.9%	2,743	97.1%
Petrey	42	0	0.0%	42	100.0%
Rutledge	342	0	0.0%	342	100.0%
Lowndes County	10,742	36	0.3%	10,706	99.7%
Benton	49	0	0.0%	49	100.0%
Fort Deposit	1,482	0	0.0%	1,482	100.0%
Gordonville	278	0	0.0%	278	100.0%
Hayneville	984	0	0.0%	984	100.0%
Lowndesboro	118	0	0.0%	118	100.0%
Mosses	1,036	0	0.0%	1,036	100.0%
White Hall	832	0	0.0%	832	100.0%
Macon County	20,018	313	1.6%	19,705	98.4%
Franklin	243	2	0.8%	241	99.2%
Notasulga	974	4	0.4%	970	99.6%
Shorter	436	0	0.0%	436	100.0%
Tuskegee	9,218	134	1.5%	9,084	98.5%
Montgomery County	228,138	7,791	3.4%	220,347	96.6%
Montgomery	202,967	7,245	3.6%	195,722	96.4%
Pike Road	7,178	62	0.9%	7,116	99.1%
Pike County	33,155	289	0.9%	32,866	99.1%
Banks	136	3	2.2%	133	97.8%
Brundidge	2,189	11	0.5%	2,178	99.5%
Goshen	356	9	2.5%	347	97.5%
Troy	18,696	92	0.5%	18,604	99.5%
SCAEDD Region	337,023	9,379	2.8%	327,644	97.2%

Source: U.S. Census, American Community Survey 2011-2015 Estimates, Table B03002: Hispanic Latino Origin

8. Population by Sex

	Total Population	Male		Female	
Bullock County	10,678	5,660	53.0%	5,018	47.0%
Midway	583	272	46.7%	311	53.3%
Union Springs	3,915	1,940	49.6%	1,975	50.4%
Butler County	20,354	9,502	46.7%	10,852	53.3%
Georgiana	1,710	845	49.4%	865	50.6%
Greenville	7,912	3,693	46.7%	4,219	53.3%
McKenzie	551	236	42.8%	315	57.2%
Crenshaw County	13,938	6,863	49.2%	7,075	50.8%
Brantley	971	456	47.0%	515	53.0%
Dozier	307	140	45.6%	167	54.4%
Glenwood	228	123	53.9%	105	46.1%
Luverne	2,825	1,317	46.6%	1,508	53.4%
Petrey	42	26	61.9%	16	38.1%
Rutledge	342	172	50.3%	170	49.7%
Lowndes County	10,742	5,125	47.7%	5,617	52.3%
Benton	49	31	63.3%	18	36.7%
Fort Deposit	1,482	720	48.6%	762	51.4%
Gordonville	278	113	40.6%	165	59.4%
Hayneville	984	484	49.2%	500	50.8%
Lowndesboro	118	59	50.0%	59	50.0%
Mosses	1,036	481	46.4%	555	53.6%
White Hall	832	389	46.8%	443	53.2%
Macon County	20,018	9,166	45.8%	10,852	54.2%
Franklin	243	133	54.7%	110	45.3%
Notasulga	974	564	57.9%	410	42.1%
Shorter	436	213	48.9%	223	51.1%
Tuskegee	9,218	3,970	43.1%	5,248	56.9%
Montgomery County	228,138	108,296	47.5%	119,842	52.5%
Montgomery	202,967	95,520	47.1%	107,447	52.9%
Pike Road	7,178	3,600	50.2%	3,578	49.8%
Pike County	33,155	15,818	47.7%	17,337	52.3%
Banks	136	61	44.9%	75	55.1%
Brundidge	2,189	968	44.2%	1,221	55.8%
Goshen	356	144	40.4%	212	59.6%
Troy	18,696	8,945	47.8%	9,751	52.2%
SCAEDD Region	337,023	160,430	47.6%	176,593	52.4%
Alabama	4,830,620	2,341,093	48.5%	2,489,527	51.5%

Source: U.S. Census, American Community Survey 2011-2015 Estimates,
Table DP05: Demographic and Housing Characteristics

9. Hispanic or Latino Origin

	Total Population	Hispanic or Latino		Not Hispanic or Latino	
Alabama	4,830,620	193,492	4.0%	4,637,128	96.0%
Bullock County	10,678	473	4.4%	10,205	95.6%
Midway	583	0	0.0%	583	100.0%
Union Springs	3,915	470	12.0%	3,445	88.0%
Butler County	20,354	240	1.2%	20,114	98.8%
Georgiana	1,710	0	0.0%	1,710	100.0%
Greenville	7,912	55	0.7%	7,857	99.3%
McKenzie	551	0	0.0%	551	100.0%
Crenshaw County	13,938	237	1.7%	13,701	98.3%
Brantley	971	0	0.0%	971	100.0%
Dozier	307	1	0.3%	306	99.7%
Glenwood	228	0	0.0%	228	100.0%
Luverne	2,825	82	2.9%	2,743	97.1%
Petrey	42	0	0.0%	42	100.0%
Rutledge	342	0	0.0%	342	100.0%
Lowndes County	10,742	36	0.3%	10,706	99.7%
Benton	49	0	0.0%	49	100.0%
Fort Deposit	1,482	0	0.0%	1,482	100.0%
Gordonville	278	0	0.0%	278	100.0%
Hayneville	984	0	0.0%	984	100.0%
Lowndesboro	118	0	0.0%	118	100.0%
Mosses	1,036	0	0.0%	1,036	100.0%
White Hall	832	0	0.0%	832	100.0%
Macon County	20,018	313	1.6%	19,705	98.4%
Franklin	243	2	0.8%	241	99.2%
Notasulga	974	4	0.4%	970	99.6%
Shorter	436	0	0.0%	436	100.0%
Tuskegee	9,218	134	1.5%	9,084	98.5%
Montgomery County	228,138	7,791	3.4%	220,347	96.6%
Montgomery	202,967	7,245	3.6%	195,722	96.4%
Pike Road	7,178	62	0.9%	7,116	99.1%
Pike County	33,155	289	0.9%	32,866	99.1%
Banks	136	3	2.2%	133	97.8%
Brundidge	2,189	11	0.5%	2,178	99.5%
Goshen	356	9	2.5%	347	97.5%
Troy	18,696	92	0.5%	18,604	99.5%
SCAEDD Region	337,023	9,379	2.8%	327,644	97.2%

Source: U.S. Census, American Community Survey 2011-2015 Estimates, Table B03002: Hispanic Latino Origin

10. Population by Age, Median Age

	Median age (years)	Age 19 and Younger		Age 20 to 64		65 and Older	
Bullock County	39.3	2,366	22.2%	6,754	63.3%	1,558	14.6%
Midway	30.9	167	28.6%	351	60.2%	65	11.1%
Union Springs	36.9	996	25.4%	2,408	61.5%	511	13.1%
Butler County	40.5	5,086	25.0%	11,644	57.2%	3,624	17.8%
Georgiana	44.7	399	23.3%	952	55.7%	359	21.0%
Greenville	36.6	2,075	26.2%	4,589	58.0%	1,248	15.8%
McKenzie	36.8	125	22.7%	337	61.2%	89	16.2%
Crenshaw County	41.3	3,666	26.3%	7,895	56.6%	2,377	17.1%
Brantley	36.2	305	31.4%	503	51.8%	163	16.8%
Dozier	41.5	83	27.0%	173	56.4%	51	16.6%
Glenwood	48.5	63	27.6%	110	48.2%	55	24.1%
Luverne	41.8	682	24.1%	1,472	52.1%	671	23.8%
Petrey	60	5	11.9%	22	52.4%	15	35.7%
Rutledge	50.8	61	17.8%	202	59.1%	79	23.1%
Lowndes County	39.5	2,792	26.0%	6,177	57.5%	1,773	16.5%
Benton	56.8	14	28.6%	15	30.6%	20	40.8%
Fort Deposit	30.7	519	35.0%	770	52.0%	193	13.0%
Gordonville	47.4	60	21.6%	144	51.8%	74	26.6%
Hayneville	36.9	228	23.2%	629	63.9%	127	12.9%
Lowndesboro	62.3	24	20.3%	50	42.4%	44	37.3%
Mosses	38.2	242	23.4%	658	63.5%	136	13.1%
White Hall	35.3	234	28.1%	432	51.9%	166	20.0%
Macon County	37.5	5,240	26.2%	11,551	57.7%	3,227	16.1%
Franklin	42.5	74	30.5%	151	62.1%	18	7.4%
Notasulga	38.6	247	25.4%	572	58.7%	155	15.9%
Shorter	49.8	95	21.8%	237	54.4%	104	23.9%
Tuskegee	27	2,715	29.5%	5,327	57.8%	1,176	12.8%
Montgomery County	35.2	62,487	27.4%	136,265	59.7%	29,386	12.9%
Montgomery	34.4	56,475	27.8%	120,875	59.6%	25,617	12.6%
Pike Road	39.3	2,092	29.1%	4,299	59.9%	787	11.0%
Pike County	31.3	8,269	24.9%	20,327	61.3%	4,559	13.8%
Banks	35.6	35	25.7%	75	55.1%	26	19.1%
Brundidge	38.8	539	24.6%	1,310	59.8%	340	15.5%
Goshen	30.7	106	29.8%	185	52.0%	65	18.3%
Troy	25.6	4,631	24.8%	12,086	64.6%	1,979	10.6%
						37.8	89,906
SCAEDD Region	38.4	1,243,225	25.7%	2,868,069	59.4%	719,326	14.9%
Alabama	4,830,620	2,341,093	48.5%	2,489,527	51.5%		

Source: U.S. Census, American Community Survey 2011-2015 Estimates,
Table DP05: Demographic and Housing Characteristics

11. Educational Attainment

	United States	Alabama	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	SCAEDD Region
Total Population, Age 25 and Older	211,462,522	3,239,351	7,438	13,996	9,548	7,205	12,382	147,536	198,105
Less than 9th Grade	12,093,869	166,885	882	1,064	892	512	770	7,224	11,344
Percent	5.7%	5.2%	11.9%	7.6%	9.3%	7.1%	6.2%	4.9%	5.7%
9th to 12th Grade, No Diploma	16,135,225	343,006	1,732	2,038	1,213	1,351	1,529	14,380	22,243
Percent	7.6%	10.6%	23.3%	14.6%	12.7%	18.8%	12.3%	9.7%	11.2%
High School Graduate, or equivalency	58,722,528	1,005,295	2,478	5,274	3,629	2,540	3,825	38,393	56,139
Percent	27.8%	31.0%	33.3%	37.7%	38.0%	35.3%	30.9%	26.0%	28.3%
Some College, No Degree	44,529,161	711,180	1,083	2,431	1,745	1,304	3,095	32,077	41,735
Percent	21.1%	22.0%	14.6%	17.4%	18.3%	18.1%	25.0%	21.7%	21.1%
Associate's Degree	17,029,467	251,335	232	1,157	705	479	769	9,556	12,898
Percent	8.1%	7.8%	3.1%	8.3%	7.4%	6.6%	6.2%	6.5%	6.5%
Bachelor's Degree	39,166,047	478,812	484	1,173	955	735	1,352	28,400	33,099
Percent	18.5%	14.8%	6.5%	8.4%	10.0%	10.2%	10.9%	19.2%	16.7%
Graduate or Professional Degree	23,786,225	282,838	547	859	409	284	1,042	17,506	20,647
Percent	11.2%	8.7%	7.4%	6.1%	4.3%	3.9%	8.4%	11.9%	10.4%
High School Graduate or Higher	86.7%	84.3%	64.9%	77.8%	78.0%	74.1%	81.4%	85.4%	83.0%
Bachelor's Degree or Higher	29.8%	23.5%	13.9%	14.5%	14.3%	14.1%	19.3%	31.1%	27.1%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP02: Selected Social Characteristics

12. Emergency Management Hazard Mitigation and Contact Information

County and Participating Jurisdictions	EMA Director and Contact Information	Hazard Mitigation Plan Adoption Dates
Bullock County City of Union Springs Town of Midway	Roderick Clark, Director 110 Hardaway Ave. P O Box 472 Union Springs, AL 36089 334-738-3883 334-850-7091 rclark@bullockema.com www.bullockema.com	September 2008 August 2013
Butler County Town of Georgiana City of Greenville Town of McKenzie	Shirley Sandy, Director 201 South Conecuh St., Suite 104 Greenville, AL 36037 334-382-7911 bcema@butlercoal.us emabutlerco@gmail.com	2005 2006 November 2009 January 2015
Crenshaw County Town of Brantley Town of Dozier Town of Glenwood City of Luverne Town of Petrey Town of Rutledge	Elliot H. Jones, Director 118 East Third Street P O Box 222 Luverne, AL 36049 334-335-4538 ccema@troycable.net	September 2008 July 2013
Lowndes County Town of Benton Town of Fort Deposit Town of Hayneville Town of Lowndesboro Town of Mosses Town of White Hall	David Butts, Director 105 Tuskeena St. E P O Box 235 Hayneville, AL 36040 334-548-2569 lcengr@htcnet.net	September 2008 June 2016
Macon County Town of Franklin Town of Notasulga Town of Shorter City of Tuskegee	Frank Lee, Director 242 County Road 10 Tuskegee, AL 36083 334-724-2626 emamacon@bellsouth.net	2004 November 2009 Updated 2015
Montgomery County City of Montgomery Town of Pike Road	Christina Thornton, Director 911 Communications Parkway Montgomery, AL 36104 334-241-2339	2005 April 2010 Draft 2015
Pike County Town of Banks City of Brundidge Town of Goshen City of Troy	Herb Reeves 216 South Oak St. Troy, AL 36081 334-566-8272 334-465-0218 pikecoema@troycable.net	2005 November 2010

13. Total Housing Units and Housing Occupancy, 2015

	Total Housing Units	Occupied Housing Units	Percent Occupied	Vacant Housing Units	Percent Vacant
Bullock County	4,465	3,683	82.5%	782	17.5%
Butler County	9,919	8,056	81.2%	1,863	18.8%
Crenshaw County	6,703	5,383	80.3%	1,320	19.7%
Lowndes County	5,091	4,282	84.1%	809	15.9%
Macon County	10,238	8,009	78.2%	2,229	21.8%
Montgomery County	103,070	89,532	86.9%	13,538	13.1%
Pike County	15,619	12,786	81.9%	2,833	18.1%
SCAEDD Region	155,105	131,731	84.9%	23,374	15.1%
Alabama	2,199,329	1,848,325	84.0%	351,004	16.0%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP04: Selected Housing Characteristics

14. Housing Occupancy by Tenure, 2015

	Total Occupied Housing Units	Owner Occupied Units	% Owner Occupied	Avg HH Size of Owner-Occupied Units	Renter Occupied Units	% Renter Occupied	Avg HH Size of Renter-Occupied Units
Bullock County	3,683	2,608	70.8%	2.6	1,075	29.2%	3.0
Butler County	8,056	5,647	70.1%	2.5	2,409	29.9%	2.5
Crenshaw County	5,383	3,790	70.4%	2.6	1,593	29.6%	2.6
Lowndes County	4,282	3,156	73.7%	2.5	1,126	26.3%	2.6
Macon County	8,009	5,206	65.0%	2.3	2,803	35.0%	2.2
Montgomery County	89,532	53,003	59.2%	2.5	36,529	40.8%	2.5
Pike County	12,786	7,416	58.0%	2.6	5,370	42.0%	2.3
SCAEDD Region	131,731	80,825	61.4%	2.5	50,906	38.6%	2.5
Alabama	1,848,325	1,269,799	68.7%	2.6	578,526	31.3%	2.5

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table S1101: Households and Families

15. Age of Housing Structures

	Total Housing Units	Built 2010 or Later	%	Built 2000 or Later	%	Built 1970 to 1999	%	Built 1969 or Earlier	%
Bullock County	4,465	126	2.8%	728	16.3%	2,338	52.4%	1,399	31.3%
Butler County	9,919	112	1.1%	1,138	11.5%	5,750	58.0%	3,031	30.6%
Crenshaw County	6,703	84	1.3%	846	12.6%	3,555	53.0%	2,302	34.3%
Lowndes County	5,091	76	1.5%	741	14.6%	3,412	67.0%	938	18.4%
Macon County	10,238	7	0.1%	1,019	10.0%	5,553	54.2%	3,666	35.8%
Montgomery County	103,070	1,653	1.6%	14,868	14.4%	52,624	51.1%	35,578	34.5%
Pike County	15,619	759	4.9%	2,847	18.2%	8,378	53.6%	4,394	28.1%
SCAEDD Region	155,105	2,817	1.8%	22,187	14.3%	81,610	52.6%	51,308	33.1%
Alabama	2,199,329	48,449	2.2%	417,695	19.0%	1,106,719	50.3%	674,915	30.7%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP04: Selected Housing Characteristics

16. Housing Type

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD Region	Alabama
Total Housing Units	4,465	9,919	6,703	5,091	10,238	103,070	15,619	155,105	2,199,329
Single Unit	2,667	6,132	4,412	3,026	6,584	75,358	9,013	107,192	1,543,733
Percent	59.7%	61.8%	65.8%	59.4%	64.3%	73.1%	57.7%	69.1%	70.2%
2 to 9 Units	310	1,166	470	378	1,354	15,250	2,250	21,178	204,451
Percent	6.9%	11.8%	7.0%	7.4%	13.2%	14.8%	14.4%	13.7%	9.3%
10 to 19 Units	0	63	0	6	201	3,537	571	4,378	70,318
Percent	0.0%	0.6%	0.0%	0.1%	2.0%	3.4%	3.7%	2.8%	3.2%
20+ Units	47	58	8	9	53	4,539	208	4,922	81,611
Percent	1.1%	0.6%	0.1%	0.2%	0.5%	4.4%	1.3%	3.2%	3.7%
Mobile Home	1,441	2,500	1,793	1,670	2,046	4,365	3,574	17,389	297,217
Percent	32.3%	25.2%	26.7%	32.8%	20.0%	4.2%	22.9%	11.2%	13.5%
Boat, RV, Van, Etc.	0	0	20	2	0	21	3	46	1,999
Percent	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP04: Selected Housing Characteristics

17. Housing Value and Costs by County, 2015

	Alabama	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County
Total Owner Occupied Housing Units	1,269,145	2,609	5,644	3,787	3,154	5,203	53,006	7411
Median Value - Owner Occupied Units	\$125,500	\$68,600	\$78,900	\$70,600	\$67,800	\$74,700	\$122,300	\$105,500
As percentage of State	100.0%	54.7%	62.9%	56.3%	54.0%	59.5%	97.5%	84.1%
Median Monthly Owner Costs - With a Mortgage	\$1,139	\$1,006	\$944	\$930	\$960	\$964	\$1,122	\$981
As percentage of State	100.0%	88.3%	82.9%	81.7%	84.3%	84.6%	98.5%	86.1%
Median Monthly Owner Costs - Without a Mortgage	\$345	\$385	\$339	\$297	\$436	\$371	\$361	\$321
As percentage of State	100.0%	111.6%	98.3%	86.1%	126.4%	107.5%	104.6%	93.0%
Total Renter Occupied Housing Units	515,274	836	2,066	1,212	771	2,256	34,270	4,676
Median Rent Costs	\$717	\$570	\$575	\$520	\$568	\$592	\$814	\$593
As percentage of State	100.0%	79.5%	80.2%	72.5%	79.2%	82.6%	113.5%	82.7%
No Rent Paid	63,906	238	346	384	357	550	2,256	699
Percent	12.4%	28.5%	16.7%	31.7%	46.3%	24.4%	6.6%	14.9%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP04: Selected Housing Characteristics

18. Housing Burden -- All Occupied Housing, 2015

	Total Occupied Housing Units	Housing Cost More than 30.0 Percent of Income	Percent
Bullock County	3,347	1,057	31.6%
Butler County	7,589	2,347	30.9%
Crenshaw County	4,911	1,208	24.6%
Lowndes County	3,852	1,536	39.9%
Macon County	7,321	2,595	35.4%
Montgomery County	85,978	30,162	35.1%
Pike County	11,774	3,880	33.0%
SCAEDD Region	124,772	42,785	34.3%
Alabama	1,755,601	526,135	30.0%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP04: Selected Housing Characteristics

19. Educational Attainment, 2015

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD Region	Alabama
Total Population, Age 25+	7,438	13,996	9,548	7,205	12,382	147,536	19,506	217,611	3,239,351
Less than 9th Grade	882	1,064	892	512	770	7,224	964	12,308	166,885
Percent	11.9%	7.6%	9.3%	7.1%	6.2%	4.9%	4.9%	5.7%	5.2%
9th - 12th Grade, No Diploma	1,732	2,038	1,213	1,351	1,529	14,380	2,987	25,230	343,006
Percent	23.3%	14.6%	12.7%	18.8%	12.3%	9.7%	15.3%	11.6%	10.6%
High School Graduate, GED	2,478	5,274	3,629	2,540	3,825	38,393	6,604	62,743	1,005,295
Percent	33.3%	37.7%	38.0%	35.3%	30.9%	26.0%	33.9%	28.8%	31.0%
Some College, No Degree	1,083	2,431	1,745	1,304	3,095	32,077	3,329	45,064	711,180
Percent	14.6%	17.4%	18.3%	18.1%	25.0%	21.7%	17.1%	20.7%	22.0%
Associate's Degree	232	1,157	705	479	769	9,556	1,060	13,958	251,335
Percent	3.1%	8.3%	7.4%	6.6%	6.2%	6.5%	5.4%	6.4%	7.8%
Bachelor's Degree	484	1,173	955	735	1,352	28,400	2,785	35,884	478,812
Percent	6.5%	8.4%	10.0%	10.2%	10.9%	19.2%	14.3%	16.5%	14.8%
Graduate/Professional Degree	547	859	409	284	1,042	17,506	1,777	22,424	282,838
Percent	7.4%	6.1%	4.3%	3.9%	8.4%	11.9%	9.1%	10.3%	8.7%
High School Graduate or Higher	64.9%	77.8%	78.0%	74.1%	81.4%	85.4%	79.7%	82.7%	84.3%
Bachelor's Degree or Higher	13.9%	14.5%	14.3%	14.1%	19.3%	31.1%	23.4%	26.8%	23.5%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP02: Selected Social Characteristics

20. Sources of Income, 2015

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	Alabama
Total Households	3,683	8,056	5,383	4,282	8,009	89,532	12,786	1,848,325
Total Households with Earnings	2,303	5,355	3,554	2,552	5,341	69,207	9,151	1,343,438
	62.5%	66.5%	66.0%	59.6%	66.7%	77.3%	71.6%	72.7%
Households with Social Security	1,498	3,319	2,246	1,841	3,166	27,871	3,997	636,523
	40.7%	41.2%	41.7%	43.0%	39.5%	31.1%	31.3%	34.4%
Households with Retirement Income	728	1,334	918	838	1,861	17,768	2,151	387,959
	19.8%	16.6%	17.1%	19.6%	23.2%	19.8%	16.8%	21.0%
Households with Supplemental Security Income	451	789	467	692	776	6,748	891	123,416
	12.2%	9.8%	8.7%	16.2%	9.7%	7.5%	7.0%	6.7%
Households with Cash Public Assistance Income	170	126	125	125	172	1,824	186	33,642
	4.6%	1.6%	2.3%	2.9%	2.1%	2.0%	1.5%	1.8%
Households with Food Stamp/ SNAP Benefits in Last 12 Months	852	1,890	1,011	1,349	2,382	18,013	2,429	297,919
	23.1%	23.5%	18.8%	31.5%	29.7%	20.1%	19.0%	16.1%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

21. Median Incomes, in 2015 Inflation-Adjusted Dollars

	Median Household Income	Median Family Income	Median Non Family Income	Per Capita Income
Bullock County	\$31,938	\$42,074	\$22,130	\$17,580
Butler County	\$32,229	\$40,088	\$18,431	\$18,390
Crenshaw County	\$36,022	\$50,235	\$16,595	\$20,585
Lowndes County	\$25,876	\$40,055	\$13,761	\$18,429
Macon County	\$30,738	\$40,630	\$19,211	\$17,374
Montgomery County	\$44,369	\$56,169	\$30,460	\$25,138
Pike County	\$32,825	\$46,716	\$18,740	\$19,415
SCAEDD Region	\$33,428	\$45,138	\$19,904	\$19,559
Alabama	\$43,623	\$55,341	\$24,626	\$24,091

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

22. Median Family Income, 1980 to 2015

	1980	1990	2000	2010	2015	% Change 2010 to 2015	2015 as Percent of State
Bullock County	\$10,623	\$17,796	\$23,990	\$37,816	\$42,074	11.26%	76.03%
Butler County	\$12,385	\$21,499	\$30,915	\$37,458	\$40,088	7.02%	72.44%
Crenshaw County	\$11,021	\$21,368	\$31,724	\$47,685	\$50,235	5.35%	90.77%
Lowndes County	\$9,766	\$18,535	\$28,935	\$34,929	\$40,055	14.68%	72.38%
Macon County	\$11,454	\$20,096	\$28,511	\$42,363	\$40,630	-4.09%	73.42%
Montgomery County	\$17,990	\$32,351	\$44,669	\$55,475	\$56,169	1.25%	101.50%
Pike County	\$12,766	\$23,735	\$34,132	\$41,570	\$46,716	12.38%	84.41%
SCAEDD Average	\$12,287	\$22,198	\$31,839	\$42,471	\$49,771	17.19%	89.94%
Alabama	\$16,353	\$28,688	\$41,657	\$52,863	\$55,341	4.69%	100.00%

Source: U.S. Census Bureau, 2011-2015 American Community Survey and HUD Office of Economic Affairs, Economic and Market Analysis Division, 2015. <http://www.huduser.org/portal/datasets/il.html>. Table available from University of Alabama Center for Business and Economic Research. http://cber.cba.ua.edu/edata/emp_inc.html

23. Per Capita Personal Income

	1970	1980	1990	2000	2010	2015	% Change 2010 to 2015	2015 as % of State
Bullock County	\$2,161	\$5,452	\$10,413	\$15,728	\$23,235	\$25,929	11.6%	68.2%
Butler County	\$2,204	\$6,429	\$11,271	\$19,048	\$28,394	\$33,518	18.0%	88.1%
Crenshaw County	\$2,110	\$5,626	\$12,628	\$21,806	\$29,596	\$34,228	15.7%	90.0%
Lowndes County	\$2,127	\$5,130	\$10,874	\$17,764	\$31,030	\$37,720	21.6%	99.2%
Macon County	\$2,450	\$5,564	\$10,781	\$16,066	\$25,712	\$31,191	21.3%	82.0%
Montgomery County	\$3,695	\$9,276	\$18,767	\$28,223	\$35,593	\$40,474	13.7%	106.4%
Pike County	\$2,496	\$6,283	\$13,898	\$21,076	\$32,040	\$35,323	10.2%	92.9%
SCAEDD Average	\$2,463	\$6,251	\$12,662	\$19,959	\$29,371	\$34,055	15.9%	89.5%
Alabama	\$3,074	\$7,913	\$15,820	\$24,258	\$33,699	\$38,030	12.9%	100.0%

Source: U.S. Bureau of Economic Analysis, Table CA30 Economic Profile.

24. Poverty Status for All People, 2015

	Total Population	All People	All People Under 18 Years	All People 18 Years and Over	All People 18 to 64 Years	All People 65 Years and Over	People in Families	Unrelated Individuals 15 Years and Over
Bullock County	10,678	2,627	4,100	2,210	2,168	2,392	2,349	3,801
		24.6%	38.4%	20.7%	20.3%	22.4%	22.0%	35.6%
Butler County	20,354	5,170	7,979	4,295	4,620	3,196	4,783	6,961
		25.4%	39.2%	21.1%	22.7%	15.7%	23.5%	34.2%
Crenshaw County	13,938	2,328	2,676	2,216	2,244	2,119	1,882	4,613
		16.7%	19.2%	15.9%	16.1%	15.2%	13.5%	33.1%
Lowndes County	10,742	3,061	4,286	2,686	2,728	2,535	2,739	4,759
		28.5%	39.9%	25.0%	25.4%	23.6%	25.5%	44.3%
Macon County	20,018	5,185	7,587	4,564	4,764	3,843	4,424	7,687
		25.9%	37.9%	22.8%	23.8%	19.2%	22.1%	38.4%
Montgomery County	228,138	51,559	76,198	43,346	47,453	23,726	46,996	70,038
		22.6%	33.4%	19.0%	20.8%	10.4%	20.6%	30.7%
Pike County	33,155	8,653	10,046	8,322	9,151	4,509	5,868	17,307
		26.1%	30.3%	25.1%	27.6%	13.6%	17.7%	52.2%
SCAEDD Region	337,023	78,583	112,872	67,639	73,128	42,320	69,042	115,167
		23.3%	33.5%	20.1%	21.7%	12.6%	20.5%	34.2%
Alabama	4,830,620	908,157	1,318,759	787,391	850,189	516,876	782,560	1,536,137
		18.8%	27.3%	16.3%	17.6%	10.7%	16.2%	31.8%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

25. Median Earnings, 2015

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD Average	Alabama
Median Earnings for Workers	\$22,074	\$25,570	\$26,879	\$25,388	\$20,429	\$27,343	\$21,927	\$24,230	\$27,353
Median Earnings for Full Time Workers - Male	\$33,231	\$37,062	\$37,694	\$39,275	\$31,940	\$43,996	\$36,868	\$37,152	\$45,116
Median Earnings for Full Time Workers - Female	\$20,561	\$26,875	\$30,097	\$27,857	\$28,883	\$34,439	\$27,125	\$27,977	\$33,113

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

26. Total Employment (number of jobs)

	1970	1980	1990	2000	2010	2015	% Change 2010 to 2015	% Change 2010 to 2015	2015 as Percent of State
Bullock County	4,281	4,084	4,088	4,479	3,990	4,101	111	2.8%	0.2%
Butler County	8,632	8,896	8,445	9,365	9,104	9,726	622	6.8%	0.4%
Crenshaw County	4,798	5,209	5,604	5,471	5,722	6,232	510	8.9%	0.2%
Lowndes County	3,999	3,607	4,126	4,546	4,362	3,970	-392	-9.0%	0.2%
Macon County	8,275	8,262	9,173	8,825	8,754	7,618	-1,136	-13.0%	0.3%
Montgomery County	90,762	115,722	140,934	165,697	171,126	171,848	722	0.4%	6.6%
Pike County	10,936	12,737	14,013	15,618	18,782	19,208	426	2.3%	0.7%
SCAEDD	131,683	158,517	186,383	214,001	221,840	222,703	863	0.4%	8.6%
Alabama	1,412,928	1,731,866	2,047,865	2,392,880	2,462,162	2,594,292	132,130	5.4%	100.0%

Source: U.S. Bureau of Economic Analysis, Table CA30 Economic Profile.

27. Average Wages and Salaries

	1970	1980	1990	2000	2010	2015	% Change 2010 to 2015	2015 as Percent of State
Bullock County	\$3,437	\$7,964	\$14,054	\$20,004	\$28,067	\$29,940	6.7%	68.6%
Butler County	\$3,899	\$9,310	\$15,256	\$21,146	\$29,321	\$32,624	11.3%	74.8%
Crenshaw County	\$3,225	\$7,696	\$13,244	\$22,477	\$31,375	\$35,017	11.6%	80.3%
Lowndes County	\$3,145	\$7,632	\$17,557	\$28,285	\$36,339	\$42,904	18.1%	98.4%
Macon County	\$4,938	\$10,523	\$16,552	\$20,695	\$34,140	\$39,149	14.7%	89.7%
Montgomery County	\$5,619	\$12,423	\$20,669	\$29,321	\$41,377	\$44,441	7.4%	101.9%
Pike County	\$3,770	\$9,086	\$15,884	\$22,849	\$33,125	\$38,144	15.2%	87.4%
SCAEDD Average	\$4,005	\$9,233	\$16,174	\$23,540	\$33,392	\$37,460	12.2%	85.9%
Alabama	\$5,568	\$12,323	\$20,141	\$28,494	\$39,635	\$43,622	10.1%	100.0%

Source: U.S. Bureau of Economic Analysis, Table CA30 Economic Profile.

24. Poverty Status for All People, 2015

	Total Population	All People	All People Under 18 Years	All People 18 Years and Over	All People 18 to 64 Years	All People 65 Years and Over	People in Families	Unrelated Individuals 15 Years and Over
Bullock County	10,678	2,627	4,100	2,210	2,168	2,392	2,349	3,801
		24.6%	38.4%	20.7%	20.3%	22.4%	22.0%	35.6%
Butler County	20,354	5,170	7,979	4,295	4,620	3,196	4,783	6,961
		25.4%	39.2%	21.1%	22.7%	15.7%	23.5%	34.2%
Crenshaw County	13,938	2,328	2,676	2,216	2,244	2,119	1,882	4,613
		16.7%	19.2%	15.9%	16.1%	15.2%	13.5%	33.1%
Lowndes County	10,742	3,061	4,286	2,686	2,728	2,535	2,739	4,759
		28.5%	39.9%	25.0%	25.4%	23.6%	25.5%	44.3%
Macon County	20,018	5,185	7,587	4,564	4,764	3,843	4,424	7,687
		25.9%	37.9%	22.8%	23.8%	19.2%	22.1%	38.4%
Montgomery County	228,138	51,559	76,198	43,346	47,453	23,726	46,996	70,038
		22.6%	33.4%	19.0%	20.8%	10.4%	20.6%	30.7%
Pike County	33,155	8,653	10,046	8,322	9,151	4,509	5,868	17,307
		26.1%	30.3%	25.1%	27.6%	13.6%	17.7%	52.2%
SCAEDD Region	337,023	78,583	112,872	67,639	73,128	42,320	69,042	115,167
		23.3%	33.5%	20.1%	21.7%	12.6%	20.5%	34.2%
Alabama	4,830,620	908,157	1,318,759	787,391	850,189	516,876	782,560	1,536,137
		18.8%	27.3%	16.3%	17.6%	10.7%	16.2%	31.8%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

25. Labor Force

	Population Age 16 and Older	In Labor Force	Percent	In Civilian Labor Force	Percent
Bullock County	8,653	4,712	54.5%	4,712	54.5%
Butler County	16,215	8,802	54.3%	8,770	54.1%
Crenshaw County	11,111	6,255	56.3%	6,226	56.0%
Lowndes County	8,487	4,043	47.6%	3,998	47.1%
Macon County	16,746	9,132	54.5%	9,132	54.5%
Montgomery County	179,061	110,685	61.8%	108,775	60.7%
Pike County	27,455	16,121	58.7%	16,100	58.6%
SCAEDD Region	267,728	159,750	59.7%	157,713	58.9%
Alabama	3,846,845	2,242,401	58.3%	2,229,422	58.0%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

26. Employment Status of Labor Force, 2015

	Population Age 16 and Older	Population Age 16+ In Labor Force (includes Armed Forces)	Employed	Unemployed	Unemployment Rate	Not in Labor Force	Percent
Bullock County	8,653	4,712	3,865	847	18.0%	3,941	45.5%
Butler County	16,215	8,802	7,845	957	10.9%	7,413	45.7%
Crenshaw County	11,111	6,255	5,649	606	9.7%	4,856	43.7%
Lowndes County	8,487	4,043	3,516	527	13.0%	4,444	52.4%
Macon County	16,746	9,132	7,585	1,547	16.9%	7,614	45.5%
Montgomery County	179,061	110,685	101,068	9,617	8.7%	68,376	38.2%
Pike County	27,455	16,121	14,483	1,638	10.2%	11,334	41.3%
SCAEDD Region	267,728	159,750	144,011	15,739	9.9%	107,978	40.3%
Alabama	3,846,845	2,242,401	2,035,304	207,097	9.2%	1,604,444	41.7%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

27. Commute to Work, 2015

	Workers Age 16 and Older	Car, Truck or Van - Drove Alone	Car, Truck or Van - Carpooled	Public Transportation (excluding taxi)	Walked	Other Means	Worked at Home	Mean Travel Time to Work (in minutes)
Bullock County	3,848	74.9%	14.9%	0.7%	5.0%	1.7%	2.8%	27.5
Butler County	7,744	84.5%	12.4%	0.0%	0.8%	0.6%	1.7%	24.6
Crenshaw County	5,533	81.7%	11.6%	0.0%	1.3%	0.8%	4.6%	27.9
Lowndes County	3,329	82.0%	13.8%	0.3%	0.8%	0.3%	2.7%	29.5
Macon County	7,398	77.6%	13.0%	0.5%	5.7%	1.4%	1.7%	21.8
Montgomery County	98,411	84.8%	9.5%	0.8%	1.4%	0.7%	2.8%	19.3
Pike County	14,121	87.2%	5.8%	0.7%	2.2%	0.9%	3.2%	19.2
SCAEDD Region	140,384	84.2%	9.8%	0.7%	1.8%	0.7%	2.8%	24.3
Alabama	1,995,472	85.4%	9.2%	0.4%	1.1%	1.0%	2.8%	24.4
United States	143,621,171	76.4%	9.5%	5.1%	2.8%	1.8%	4.4%	25.9

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

28. Total Employment (number of jobs)

	1970	1980	1990	2000	2010	2015	# Change 2010 to 2015	% Change 2010 to 2015	2015 as Percent of State
Bullock County	4,281	4,084	4,088	4,479	3,990	4,101	111	2.8%	0.2%
Butler County	8,632	8,896	8,445	9,365	9,104	9,726	622	6.8%	0.4%
Crenshaw County	4,798	5,209	5,604	5,471	5,722	6,232	510	8.9%	0.2%
Lowndes County	3,999	3,607	4,126	4,546	4,362	3,970	-392	-9.0%	0.2%
Macon County	8,275	8,262	9,173	8,825	8,754	7,618	-1,136	-13.0%	0.3%
Montgomery County	90,762	115,722	140,934	165,697	171,126	171,848	722	0.4%	6.6%
Pike County	10,936	12,737	14,013	15,618	18,782	19,208	426	2.3%	0.7%
SCAEDD	131,683	158,517	186,383	214,001	221,840	222,703	863	0.4%	8.6%
Alabama	1,412,928	1,731,866	2,047,865	2,392,880	2,462,162	2,594,292	132,130	5.4%	100.0%

Source: U.S. Bureau of Economic Analysis, Table CA30 Economic Profile.

29. Employment by Occupation

	Civilian Workers Age 16+	Management, Business, Science, Art	Service	Sales, Office	Natural Resources, Construction, Maintenance	Production, Transportation, Material Moving
Bullock County	3,865	18.8%	15.0%	19.7%	20.1%	26.4%
Butler County	7,813	27.5%	16.6%	21.9%	10.3%	23.7%
Crenshaw County	5,620	27.6%	11.6%	23.8%	12.5%	24.6%
Lowndes County	3,471	23.9%	16.2%	19.4%	9.2%	31.4%
Macon County	7,585	26.7%	23.1%	22.6%	9.1%	18.6%
Montgomery County	99,158	36.0%	19.1%	25.1%	6.0%	13.8%
Pike County	14,462	29.7%	15.9%	25.6%	9.4%	19.3%
SCAEDD Region	141,974	33.3%	18.4%	24.5%	7.5%	16.4%
Alabama	2,022,325	33.3%	16.8%	24.1%	9.9%	15.9%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

30. County Labor Force Estimates, January to August 2017, Not Seasonally Adjusted

BULLOCK COUNTY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	4,779	4,778	4,826	4,743	4,687	4,786	4,930	4,941	4,809
EMPLOYMENT	4,383	4,465	4,545	4,524	4,486	4,520	4,655	4,696	4,534
UNEMPLOYMENT	396	313	281	219	201	266	275	245	275
UNEMPL RATE	8.3%	6.6%	5.8%	4.6%	4.3%	5.6%	5.6%	5.0%	5.7%
BUTLER COUNTY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	9,070	9,137	9,210	9,179	9,110	9,167	9,252	9,117	9,156
EMPLOYMENT	8,338	8,479	8,627	8,676	8,646	8,596	8,633	8,635	8,579
UNEMPLOYMENT	732	658	583	503	464	571	619	482	577
UNEMPL RATE	8.1%	7.2%	6.3%	5.5%	5.1%	6.2%	6.7%	5.3%	6.3%
CRENSHAW CO.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	6,343	6,460	6,512	6,471	6,320	6,384	6,575	6,498	6,446
EMPLOYMENT	5,895	6,055	6,176	6,187	6,049	6,060	6,213	6,235	6,109
UNEMPLOYMENT	448	405	336	284	271	324	362	263	337
UNEMPL RATE	7.1%	6.3%	5.2%	4.4%	4.3%	5.1%	5.5%	4.0%	5.2%
LOWNDES COUNTY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	3,848	3,816	3,785	3,750	3,729	3,790	3,850	3,748	3,790
EMPLOYMENT	3,365	3,408	3,435	3,447	3,456	3,450	3,470	3,469	3,438
UNEMPLOYMENT	483	408	350	303	273	340	380	279	352
UNEMPL RATE	12.6%	10.7%	9.2%	8.1%	7.3%	9.0%	9.9%	7.4%	9.3%
MACON COUNTY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	8,003	8,092	8,057	7,984	7,965	8,074	8,003	7,972	8,019
EMPLOYMENT	7,299	7,491	7,491	7,542	7,534	7,477	7,432	7,504	7,471
UNEMPLOYMENT	704	601	566	442	431	597	571	468	548
UNEMPL RATE	8.8%	7.4%	7.0%	5.5%	5.4%	7.4%	7.1%	5.9%	6.8%
MONTGOMERY CO.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	105,101	105,570	105,550	105,196	105,193	105,864	105,437	104,266	105,272
EMPLOYMENT	98,200	99,397	100,055	100,696	100,914	100,495	100,043	99,848	99,956
UNEMPLOYMENT	6,901	6,173	5,495	4,500	4,279	5,369	5,394	4,418	5,316
UNEMPL RATE	6.6%	5.8%	5.2%	4.3%	4.1%	5.1%	5.1%	4.2%	5.0%
PIKE COUNTY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	15,238	15,449	15,469	15,459	14,999	15,086	15,117	15,024	15,230
EMPLOYMENT	14,116	14,526	14,623	14,759	14,345	14,200	14,278	14,313	14,395
UNEMPLOYMENT	1,122	923	846	700	654	886	839	711	835
UNEMPL RATE	7.4%	6.0%	5.5%	4.5%	4.4%	5.9%	5.6%	4.7%	5.5%
SCAEDD Region	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	152,382	153,302	153,409	152,782	152,003	153,151	153,164	151,566	152,720
EMPLOYMENT	141,596	143,821	144,952	145,831	145,430	144,798	144,724	144,700	144,482
UNEMPLOYMENT	10,786	9,481	8,457	6,951	6,573	8,353	8,440	6,866	8,238
UNEMPL RATE	7.1%	6.2%	5.5%	4.5%	4.3%	5.5%	5.5%	4.5%	5.4%
ALABAMA	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD AVG
LABOR FORCE	2,168,848	2,180,410	2,186,598	2,179,071	2,170,164	2,186,150	2,180,600	2,162,768	2,176,826
EMPLOYMENT	2,022,360	2,048,344	2,069,803	2,083,499	2,079,562	2,073,253	2,074,007	2,069,931	2,065,095
UNEMPLOYMENT	146,488	132,066	116,795	95,572	90,602	112,897	106,593	92,837	111,731
UNEMPL RATE	6.8%	6.1%	5.3%	4.4%	4.2%	5.2%	4.9%	4.3%	5.1%

Source: Estimates prepared by the Alabama Department of Labor in cooperation with the Bureau of Labor Statistics, based on 2016 benchmark.

31. Employment by Industry, 2015

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD Region	Alabama
Civilian Employed Population Age 16+	3,865	7,813	5,620	3,471	7,585	99,158	14,462	141,974	2,022,325
Agriculture, Forestry, Fishing, Hunting, Mining	586	296	297	152	81	530	355	2,297	34,153
	15.2%	3.8%	5.3%	4.4%	1.1%	0.5%	2.5%	1.6%	1.7%
Construction	348	560	354	148	410	4,364	777	6,961	130,220
	9.0%	7.2%	6.3%	4.3%	5.4%	4.4%	5.4%	4.9%	6.4%
Manufacturing	775	1,552	1,227	800	1,113	10,880	2,361	18,708	281,016
	20.1%	19.9%	21.8%	23.0%	14.7%	11.0%	16.3%	13.2%	13.9%
Wholesale Trade	44	123	248	137	72	1,914	229	2,767	50,843
	1.1%	1.6%	4.4%	3.9%	0.9%	1.9%	1.6%	1.9%	2.5%
Retail Trade	459	1,098	596	366	747	11,845	2,097	17,208	243,586
	11.9%	14.1%	10.6%	10.5%	9.8%	11.9%	14.5%	12.1%	12.0%
Transportation, Warehousing, Utilities	115	406	317	219	248	3,506	890	5,701	105,000
	3.0%	5.2%	5.6%	6.3%	3.3%	3.5%	6.2%	4.0%	5.2%
Information	28	122	63	75	51	1,327	307	1,973	34,642
	0.7%	1.6%	1.1%	2.2%	0.7%	1.3%	2.1%	1.4%	1.7%
Finance, Insurance, Real Estate	194	233	248	121	213	5,862	575	7,446	112,398
	5.0%	3.0%	4.4%	3.5%	2.8%	5.9%	4.0%	5.2%	5.6%
Professional, Scientific, Management, Administrative, Waste Management	162	400	349	158	276	10,004	707	12,056	187,246
	4.2%	5.1%	6.2%	4.6%	3.6%	10.1%	4.9%	8.5%	9.3%
Education, Health Care, Social Assistance	606	1,691	1,063	691	2,545	21,625	3,556	31,777	455,178
	15.7%	21.6%	18.9%	19.9%	33.6%	21.8%	24.6%	22.4%	22.5%
Arts, Entertainment, Recreation, Accommodation, Food Services	143	534	151	207	801	10,487	1,112	13,435	167,019
	3.7%	6.8%	2.7%	6.0%	10.6%	10.6%	7.7%	9.5%	8.3%
Other Services, except Public Administration	134	367	275	91	425	5,220	772	7,284	106,030
	3.5%	4.7%	4.9%	2.6%	5.6%	5.3%	5.3%	5.1%	5.2%
Public Administration	271	431	432	306	603	11,594	724	14,361	114,994
	7.0%	5.5%	7.7%	8.8%	7.9%	11.7%	5.0%	10.1%	5.7%

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

32. Average Wages and Salaries

	1970	1980	1990	2000	2010	2015	% Change 2010 to 2015	2015 as Percent of State
Bullock County	\$3,437	\$7,964	\$14,054	\$20,004	\$28,067	\$29,940	6.7%	68.6%
Butler County	\$3,899	\$9,310	\$15,256	\$21,146	\$29,321	\$32,624	11.3%	74.8%
Crenshaw County	\$3,225	\$7,696	\$13,244	\$22,477	\$31,375	\$35,017	11.6%	80.3%
Lowndes County	\$3,145	\$7,632	\$17,557	\$28,285	\$36,339	\$42,904	18.1%	98.4%
Macon County	\$4,938	\$10,523	\$16,552	\$20,695	\$34,140	\$39,149	14.7%	89.7%
Montgomery County	\$5,619	\$12,423	\$20,669	\$29,321	\$41,377	\$44,441	7.4%	101.9%
Pike County	\$3,770	\$9,086	\$15,884	\$22,849	\$33,125	\$38,144	15.2%	87.4%
SCAEDD Average	\$4,005	\$9,233	\$16,174	\$23,540	\$33,392	\$37,460	12.2%	85.9%
Alabama	\$5,568	\$12,323	\$20,141	\$28,494	\$39,635	\$43,622	10.1%	100.0%

Source: U.S. Bureau of Economic Analysis, Table CA30 Economic Profile.

33. Median Earnings, 2015

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD Average	Alabama
Median Earnings for Workers	\$22,074	\$25,570	\$26,879	\$25,388	\$20,429	\$27,343	\$21,927	\$24,230	\$27,353
Median Earnings for Full Time Workers - Male	\$33,231	\$37,062	\$37,694	\$39,275	\$31,940	\$43,996	\$36,868	\$37,152	\$45,116
Median Earnings for Full Time Workers - Female	\$20,561	\$26,875	\$30,097	\$27,857	\$28,883	\$34,439	\$27,125	\$27,977	\$33,113

Source: U.S. Census Bureau 2015 ACS 5-Year Survey, Table DP03: Selected Economic Characteristics

34. Industrial Sites Located in SCAEDD

Site Name	Closest City or Community	County	Available Acreage	Total Acreage	Natural Gas	Water	Sewer	Electricity	Telecommunications
Hicks Industrial Park	Union Springs	Bullock	96	122	Y	Y	Y	Y	Y
Jinks Property	Union Springs	Bullock	197	197	Y	Y	Y	Y	Y
Moorer Property	Union Springs	Bullock	110	110	N	N	N	N	N
Butler County Industrial Park	Greenville	Butler	140	158	Y	Y	Y	Y	Y
Georgiana Industrial Park	Georgiana	Butler	11	40	N	Y	Y	Y	Y
Greenville Industrial Park	Greenville	Butler	35	125	Y	Y	Y	Y	Y
Greenville Industrial Park (East)	Greenville	Butler	60	117	Y	Y	Y	Y	Y
Hendricks Site	Greenville	Butler	Unk.	120	Y	Y	Y	Y	Y
Wald Site	Greenville	Butler	Unk.	44	N	Y	N	Y	Y
Bailey Site #2	Brantley	Crenshaw	41	41	N	N	N	Y	Y
CCEIDA Site	Luverne	Crenshaw	12	12	N	N	N	N	Y
Golson Site	Luverne	Crenshaw	50	50	Y	Y	N	Y	Y
Luverne/Crenshaw Ind. Park	Luverne	Crenshaw	115	125	Y	Y	Y	Y	Y
Fort Deposit Industrial Park (North)	Fort Deposit	Lowndes	104	153	Y	Y	Y	N	Y
Schreiner Site	Lowndesboro	Lowndes	807	807	Unk.	Unk.	Unk.	Unk.	Unk.
St. Clair Site	Lowndesboro	Lowndes	1400	1400	N	Y	N	Y	Y
Tyson Site	Tyson	Lowndes	143	168	Y	Y	Y	Y	Y
Cloughs/McGhar Site	Tuskegee	Macon	126	126	Y	Y	Y	Y	Y
Shorter Technology Park	Shorter	Macon	400	500	N	Y	N	Y	Y
Tuskegee Ind. Park	Tuskegee	Macon	100	100	Y	Y	Y	Y	Unk.
Airport Ind. & Commercial Park	Montgomery	Montgomery	910	1044	N	Y	Y	Y	Y
Alabama State Docks Site	Montgomery	Montgomery	Unk.	130	Y	Y	Y	Y	Y
Alabama TechnaCenter	Montgomery	Montgomery	Unk.	200	Y	Y	Y	Y	Y
Alatex Road Site	Montgomery	Montgomery	257	257	N	Y	Y	Y	Y
Anika & Associates, Inc.	Montgomery	Montgomery	85	85	Y	Y	Y	Y	Unk.
Antioch Plains Ind. Park	Montgomery	Montgomery	Unk.	79	Y	Y	Y	Y	Y
Bailey Site #2	Montgomery	Montgomery	41	41	Unk.	Unk.	Unk.	Unk.	Unk.
Ballard Property	Montgomery	Montgomery	851	851	Y	N	N	N	Y
Bellingrath Property	Montgomery	Montgomery	49	49	Y	Y	Y	Y	Y
Bowman Property	Montgomery	Montgomery	443	443	Y	Y	Y	Y	Y

34. Industrial Sites Located in SCAEDD, continued

Site Name	Closest City or Community	County	Available Acreage	Total Acreage	Natural Gas	Water	Sewer	Electricity	Telecommunications
Brewbaker Business Park	Montgomery	Montgomery	125	125	N	N	N	N	Y
Catoma Industrial District	Montgomery	Montgomery	86	153	Y	Y	Y	Y	Y
Dannelly Field Site	Montgomery	Montgomery	513	513	Y	Y	Y	Y	Y
Eastern Blvd./Todd Rd. Site	Montgomery	Montgomery	215	215	Y	Y	Y	Y	N
Russell Property	Montgomery	Montgomery	94	94	Unk.	Unk.	Unk.	Unk.	Unk.
Ryan Road Site	Montgomery	Montgomery	45	45	N	Y	N	Y	Y
Snowdown Property	Montgomery	Montgomery	887	887	Y	Y	N	Y	Y
Wayne Russell Property	Montgomery	Montgomery	212	212	Y	Y	Y	Y	Y
Gunter Ind. Park	Montgomery	Montgomery	0	604	Y	Y	Y	Y	Y
H&R Industrial Point	Montgomery	Montgomery	22	900	Y	Y	Y	Y	Y
Hall Property	Montgomery	Montgomery	454	454	N	N	Y	Y	Y
I-85 Property at Waugh	Montgomery	Montgomery	116	116	N	N	N	Y	Y
Interstate Industrial Park	Montgomery	Montgomery	395	700	Y	Y	Y	Y	Y
May Handey Smith Site	Montgomery	Montgomery	152	152	N	Y	N	Y	Y
Montgomery Business Park	Montgomery	Montgomery	Unk.	100	Y	Y	Y	Y	Y
Montgomery East Ind. Park	Montgomery	Montgomery	345	345	Y	Y	Y	Y	Y
Montgomery Co. Tech. Park	Montgomery	Montgomery	Unk.	1800	Y	Y	Y	Y	Y
Montgomery Industrial Terminal	Montgomery	Montgomery	67	664	Y	Y	Y	Y	Y
Motisi Industrial Site	Montgomery	Montgomery	107	107	Y	Y	Y	Y	Y
Riverside Industrial Park	Montgomery	Montgomery	1497	1497	N	N	N	Y	Y
Westport (Capital Park)	Montgomery	Montgomery	170	170	Y	Y	Y	Y	Y
Westport (Gateway Centre East)	Montgomery	Montgomery	181	227	Y	Y	Y	Y	Y
Westport (Gateway Centre West)	Montgomery	Montgomery	122	122	Y	Y	Y	Y	Y
Westport (Summit Pointe)	Montgomery	Montgomery	328	328	Y	Y	Y	Y	Y
Westport (Trade Center)	Montgomery	Montgomery	296	296	Y	Y	Y	Y	Y
Brundidge Ind. Park #1	Brundidge	Pike	26	30	Y	Y	Y	Y	Y
Brundidge Ind. Park #2	Brundidge	Pike	75	75	Y	Y	Y	Y	Y
Spurlock Property	Troy	Pike	10	10	Unk.	Unk.	Unk.	Unk.	Unk.
Troy Industrial Park	Troy	Pike	40	278	Y	Y	Y	Y	Y

