

South Central Alabama Comprehensive Economic Development Strategy 2022

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.

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Tucson Roberts, Economic Development Consultant
Robyn Snellgrove, Crenshaw County Economic and Industrial Development
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For Additional Copies, Contact

SCADC
SOUTH CENTRAL ALABAMA
DEVELOPMENT COMMISSION

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*Mosses Park Improvements,
Lowndes County*

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The 2022 South Central Alabama Comprehensive Economic Development Strategy was approved by resolution by the South Central Alabama Development Commission Board of Directors on August 24, 2022.

SOUTH CENTRAL ALABAMA DEVELOPMENT COMMISSION

RESOLUTION

2022 South Central Alabama Comprehensive Economic Development Strategy

WHEREAS, the Economic Development Administration (EDA) requires all Economic Development Districts (EDD) receiving Investment Assistance to prepare a new planning document referred to as a Comprehensive Economic Development Strategy (CEDS) every five years, along with a CEDS Annual Report every year, pursuant to 13 CFR, Sections 303.6 and 303.7; and

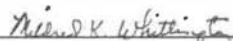
WHEREAS, the Public Works and Economic Development Act of 1965, as amended (PWEDA), requires a current CEDS be in place for any local government bodies applying for investment assistance under EDA's Public Works or Economic Adjustment Assistance Programs; and

WHEREAS, the South Central Alabama Development Commission has prepared the 2022 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 2022 South Central Alabama Comprehensive Economic Development Strategy (CEDS) and all amendments made in necessity throughout the 2022 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 2022 CEDS planning document on behalf of the South Central Alabama Development Commission.

Adopted this 24th day of August 2022.



Mayor Mildred Whittington, Chairman

ATTEST:



Beth Rosser

INTRODUCTION



Uphapee Creek, Macon County

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. Historically, Greenville and Troy have served as secondary growth centers; however Pike Road now moves into the category of a secondary growth center, as well. 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

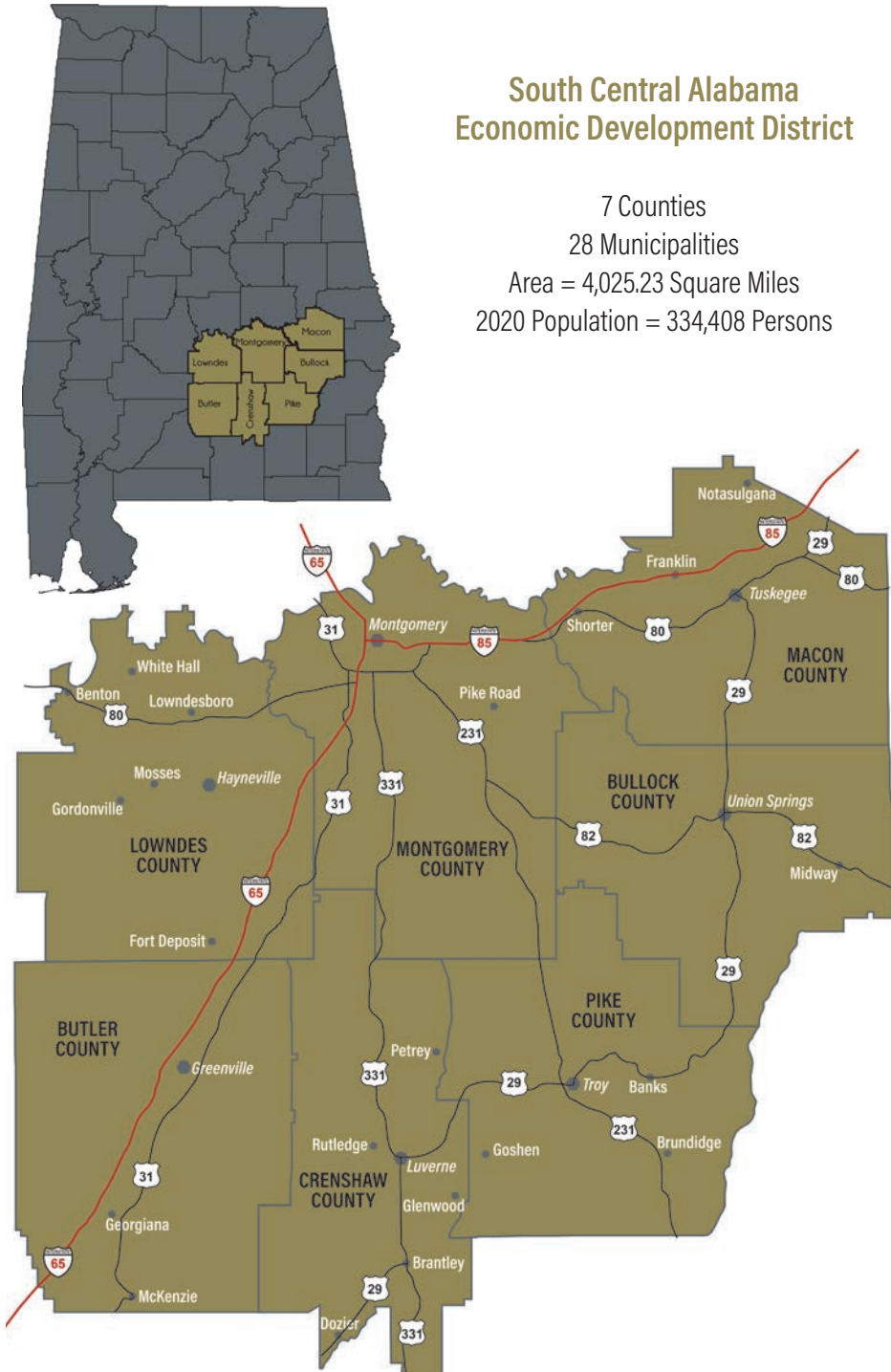
South Central Alabama Economic Development District

7 Counties

28 Municipalities

Area = 4,025.23 Square Miles

2020 Population = 334,408 Persons



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 2022 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 continually 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 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 STRUCTURE

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. The South Central Alabama Comprehensive Economic Development Strategy fully meets these requirements. Every effort has been made to create a concise document that encourages participation by the region's economic partners and stakeholders. The document is less than 55 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 and evaluation framework.

The 2022 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 28 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 34-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.

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 is 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 Montgomery 2040, 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. The ongoing research, updating and implementation of the CEDS is an integral part of the SCADC agency work program.

Exit 38 Development, Macon County



ECONOMIC BACKGROUND



Rex Lumber, Troy, Pike County

Combined, the seven counties of the South Central Alabama Economic Development District comprise 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 persons: Greenville, Pike Road, Troy, and Tuskegee. 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.

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

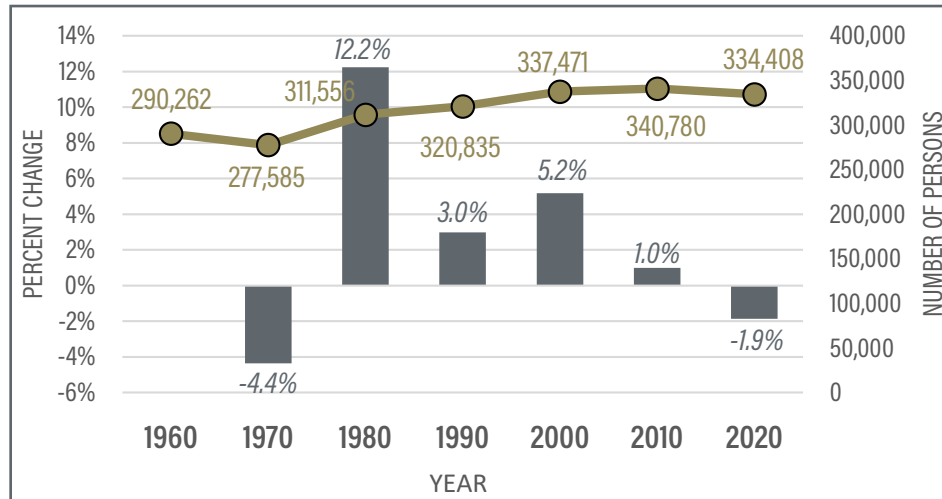
Demographic data used in this section is primarily from the U.S. Census Bureau, 2020 Decennial Census, American Community Survey 2016-2020 Population Estimates, and 2020 County Business Patterns; the Alabama Department of Labor Bureau of Labor Statistics; and the Bureau of Economic Analysis. In some instances, comparisons are made to earlier census data or other sources, as cited.

According to the 2020 Census, the combined population of the seven counties in the South Central Alabama Economic Development District is 334,408 persons. There are 28 municipalities in the SCAEDD area which are home to 78.7 percent of the region's total population, with 59.8 percent of the total population living in the City of Montgomery. The population of Montgomery is larger than the total population of the remaining six counties combined, at 109,058 persons. .

The combined population of the SCAEDD region steadily increased in the 40 years between 1970 and 2010, with the most significant increase, at 12.2 percent occurring between 1970 and 1980. In the last decade, however, the population of the region has decreased by 1.9 percent. In comparison, the state and the nation have steadily increased in population in the last 60 years, however, the rate of increase during the last 20 years has been lower than in previous years and is comparable to the growth trend of the SCAEDD region. A comparison of the population growth trend lines of the United States, Alabama, and the South Central Alabama Economic Development

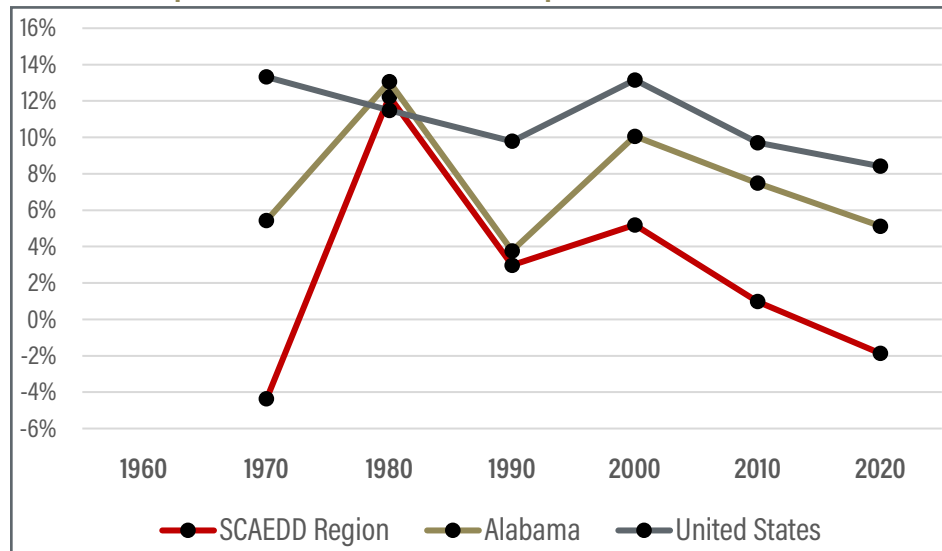
District indicates that the population increase and decrease are similar, although the population numbers are vastly different. The pattern of population increases and decreases is not necessarily the same across the region. Across the 60-year trend period, only the nation, state, region, and Montgomery and Pike Counties have realized an overall population increase. In the five remaining counties, the

SCAEDD Population and Population Change, 1960 to 2020



Source: U.S. Census Bureau, 1960, 1970, 1980, 1990, 2000, 2010, and 2020 Decennial Censuses

Population Growth Trend Comparison, 1960 to 2020



Source: U.S. Census Bureau, 1960, 1970, 1980, 1990, 2000, 2010, and 2020 Decennial Censuses

population decrease has ranged from an 11.5 percent decrease in Crenshaw County to a 33.1 percent decrease in Lowndes County. This trend is reflective of the historical movement away from rural areas to more urban settings, although Butler County (Greenville) and Macon County (Tuskegee) both suffered population decreases of 22.4 percent and 26.9 percent, respectively.

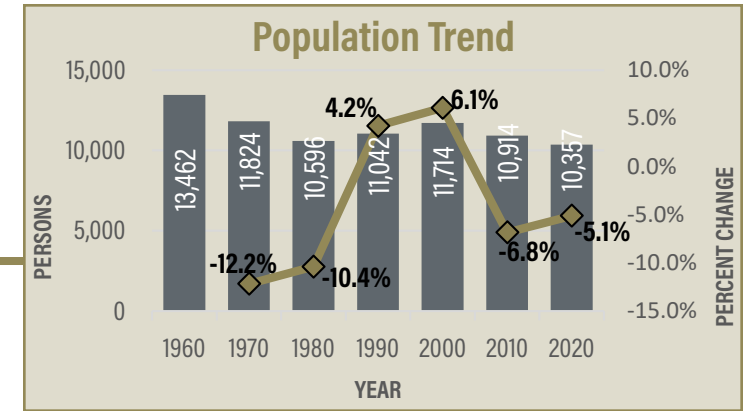
The 2020 Census indicates that the majority of the population of the SCAEDD region are minority persons, at 63.9 percent of the total population, in comparison to 35.9 percent for the state. The regionwide racial composition is as follows: 36.1 percent white; 55.1 percent black; 0.4 American Indian or Alaskan Native; 2.7 percent Asian; 2.2 percent of another race; and, 3.5 percent of two or more races. Data indicates that 3.9 percent of the regionwide population is persons of Hispanic or Latino origin, which is lower than the state, at 5.3 percent. Counties that have a majority white population include Butler County, at 51.2 percent, Crenshaw County, at 71.2 percent, and Pike County, at 55.4 percent. Counties with a majority black population are Bullock County, at 71.4 percent, Lowndes County, at 69.8 percent, Macon County, at 79.1 percent, and Montgomery County, at 57.0 percent. The largest concentrations of Hispanic or Latino persons are found in Bullock County, at 4.9 percent, Montgomery County, at 4.7 percent, and Pike County, at 2.7 percent. In the remaining counties, the Hispanic population is less than 2.0 percent.

According to the 2020 ACS 5-Year Estimates, 52.7 percent of the SCAEDD population is female and 47.3 percent is male. Bullock County is the only county in the region that has a majority male population, at 54.8 percent male and 45.2 percent female. Macon and Butler Counties have the highest percentage of female population, at 54.5 percent and 54.1 percent, respectively. The portion of female population in the SCAEDD region is greater than that of the state, at 51.7 percent, and the nation, at 50.8 percent.

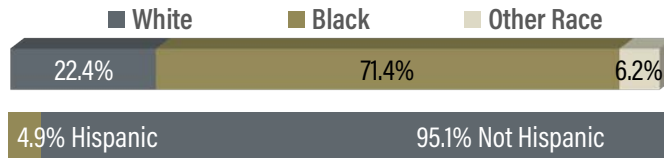
The average median age of the SCAEDD region is 38.8. The percentage of population age 18 and younger is similar between the SCAEDD region, at 22.5 percent, the state, at 22.3 percent, and the nation, at 22.4 percent. Montgomery County has the highest percentage of population age 18 and younger, at 23.5 percent, while Macon County, at 17.3 percent, and Pike County, at 18.9 percent, have the smallest percentages of population 18 and under. The portion of the population age 65 and older is similar between the SCAEDD region, at 16.0 percent, the state, at 16.9 percent, and the nation, at 16.0 percent. Montgomery County, at 15.0 percent, and Pike County, at 15.4 percent, have the smallest percentage of elderly persons in the region, while Butler County, at 20.7 percent, and Macon County, at 19.9 percent, have the largest percentage.



BULLOCK COUNTY DEMOGRAPHICS



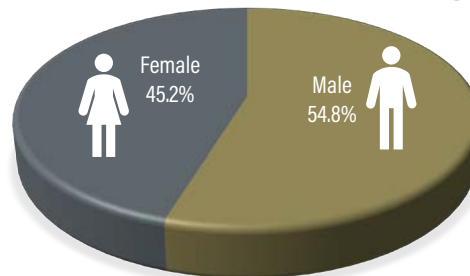
2020 Population = 10,357 Persons



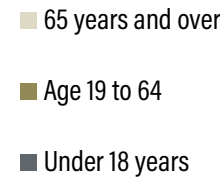
Population Distribution

Total Population	10,357	100.0%
Midway	421	4.1%
Union Springs	3,358	32.4%
Unincorporated	6,578	63.5%

Population Age and Sex



Median Age = 39.7



Housing

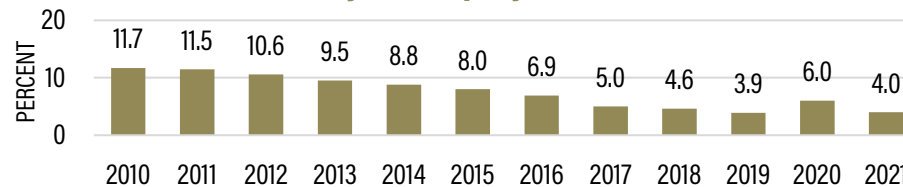
4,727 Housing Units
 74.7% Occupied 25.3% Vacant
 73.8% Owner Occupied
 Median Value = \$74,800
 20.3% of Households Spend 30% or More of Income on Housing
 12.2% No Vehicle Available

Health Factors



12.3% Disabled
 10.5% No Health Insurance
 Food Insecurity, All Persons = 16.0%
 Food Insecurity, Children <18 = 31.1%
 Life Expectancy = 75.2
 2,715 Coronavirus Cases (7/31/2022)
 54 Coronavirus Deaths (7/31/2022)

Bullock County Unemployment, 2010 to 2021



Education

6,784 Persons Age 25 or Older
 25.1% No High School Diploma
 74.9% High School Graduate or Higher
 10.3 % Bachelor's Degree or Higher

Labor Force

8,139 Persons Age 16+
 50.9% in Civilian Labor Force
 0.0% in Armed Forces
 49.1% Not in Labor Force
 3.2% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$33,866
 Median Family Income = \$53,976
 Per Capita Income = \$20,783
 29.5% All Persons in Poverty
 49.7% Children <18 in Poverty



Business and Industry

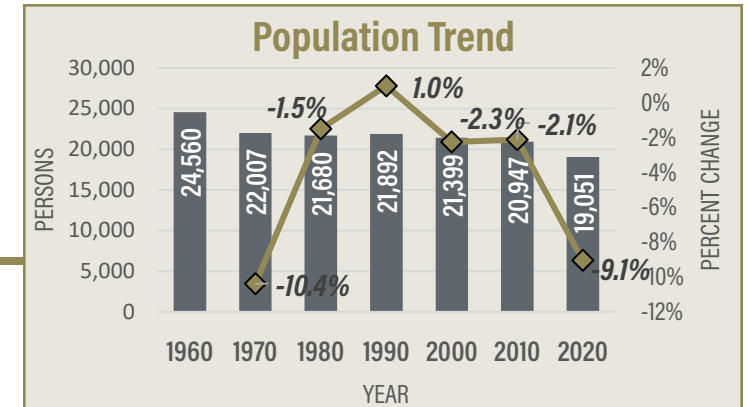
110 Establishments
 2,036 Employees
 Annual Payroll = \$73,698,000

Biggest Employer

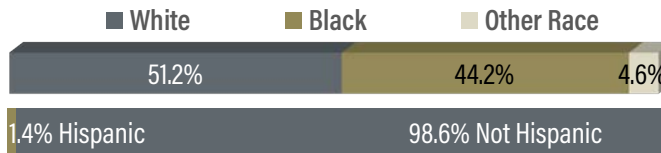
Wayne Farms
 Poultry Processing
 980 Employees



BUTLER COUNTY DEMOGRAPHICS



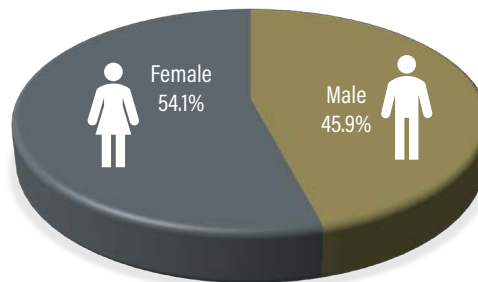
2020 Population = 19,051 Persons



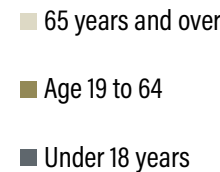
Population Distribution

Total Population	19,051	100.0%
Georgiana	1324	6.9%
Greenville	7,374	38.7%
McKenzie	507	2.7%
Unincorporated	9,846	51.7%

Population Age and Sex



Median Age = 41.2



Housing

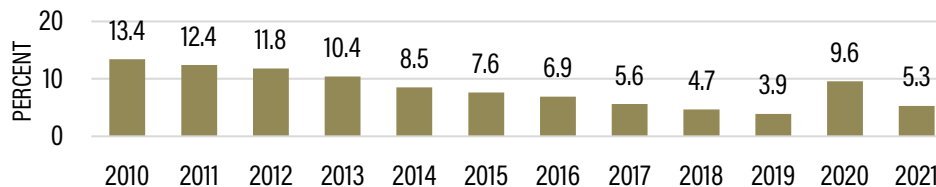
10,119 Housing Units
 65.7% Occupied 34.3% Vacant
 73.3% Owner Occupied
 Median Value = \$98,100
 21.1% of Households Spend 30% or More of Income on Housing
 5.4% No Vehicle Available

Health Factors



15.8% Disabled
 10.1% No Health Insurance
 Food Insecurity, All Persons = 16.3%
 Food Insecurity, Children <18 = 28.2%
 Life Expectancy = 76.4
 5,843 Coronavirus Cases (7/31/22)
 129 Coronavirus Deaths (7/31/22)

Butler County Unemployment, 2010 to 2021



Education

13,820 Persons Age 25 or Older
 13.6% No High School Diploma
 86.4% High School Graduate or Higher
 16.0 % Bachelor's Degree or Higher

Labor Force

15,764 Persons Age 16+
 54.1% in Civilian Labor Force
 0.0% in Armed Forces
 45.9% Not in Labor Force
 4.2% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$44,850
 Median Family Income = \$57,011
 Per Capita Income = \$23,415
 19.6% All Persons in Poverty
 30.7% Children <18 in Poverty

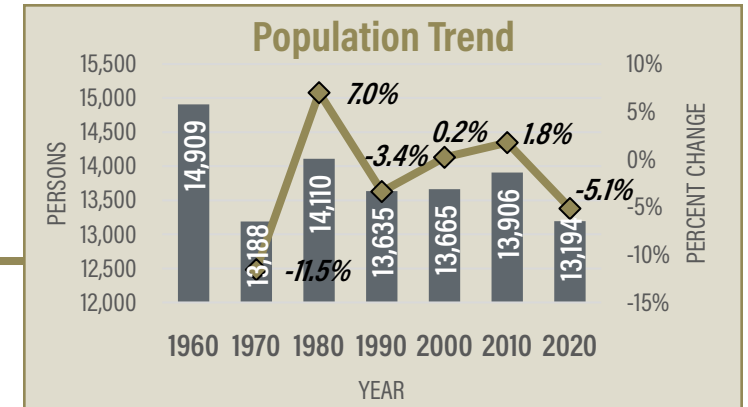


Business and Industry

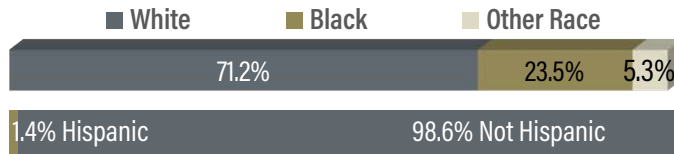
419 Establishments
 6,229 Employees
 Annual Payroll = \$209,037,000
Biggest Employer
 Hwashin America Corporation
 Auto Manufacturing
 750 Employees



CRENSHAW COUNTY DEMOGRAPHICS



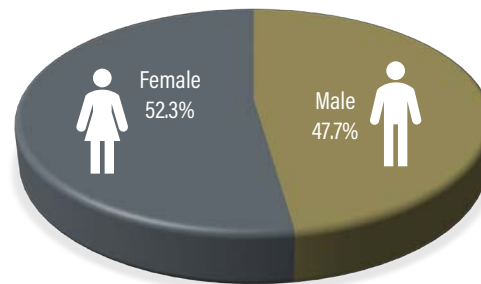
2020 Population = 13,194



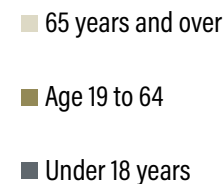
Population Distribution

Total Population	13,194	100.0%
Brantley	825	6.3%
Dozier	285	2.2%
Glenwood	152	1.2%
Luverne	2,765	21.0%
Petrey	67	0.5%
Rutledge	351	2.7%
Unincorporated	8,749	66.3%

Population Age and Sex



Median Age = 42.3



Housing

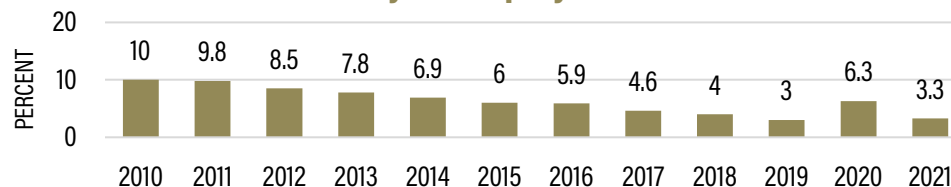
6,834 Housing Units
 73.3% Occupied 26.7% Vacant
 76.7% Owner Occupied
 Median Value = \$84,400
 19.5% of Households Spend 30% or More of Income on Housing
 73% No Vehicle Available

Health Factors



22.5% Disabled
 8.1% No Health Insurance
 Food Insecurity, All Persons = 15.2%
 Food Insecurity, Children <18 = 20.1%
 Life Expectancy = 74.3
 4,277 Coronavirus Cases (7/31/22)
 102 Coronavirus Deaths (7/31/22)

Crenshaw County Unemployment, 2010 to 2021



Education

9,684 Persons Age 25 or Older
 21.2% No High School Diploma
 78.8% High School Graduate or Higher
 18.5 % Bachelor's Degree or Higher

Labor Force

11,107 Persons Age 16+
 52.7% in Civilian Labor Force
 0.5% in Armed Forces
 46.9% Not in Labor Force
 2.8% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$42,611
 Median Family Income = \$59,896
 Per Capita Income = \$21,298
 14.6% All Persons in Poverty
 17.1% Children <18 in Poverty



Business and Industry

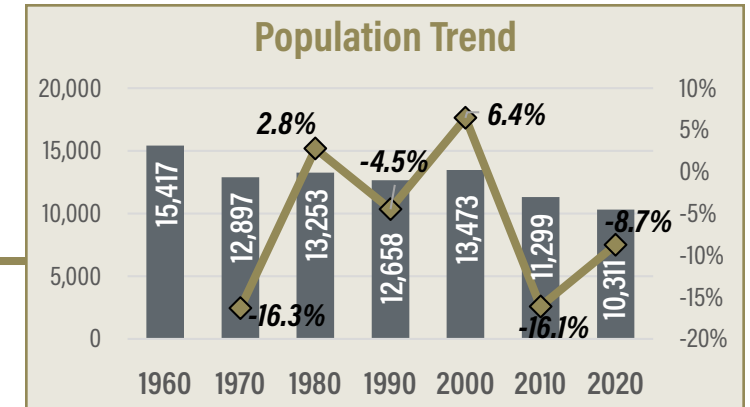
220 Establishments
 3,247 Employees
 Annual Payroll = \$117,586,000

Biggest Employer

Smart Alabama LLC
 Auto Manufacturing
 745 Employees



LOWNDES COUNTY DEMOGRAPHICS



2020 Population = 10,311 Persons

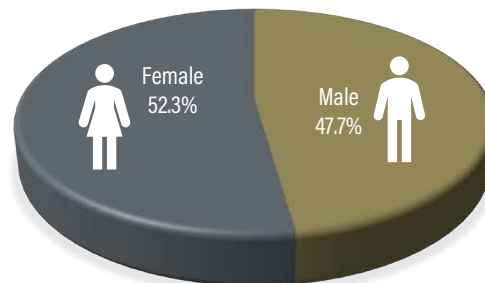
■ White ■ Black ■ Other Race



Population Distribution

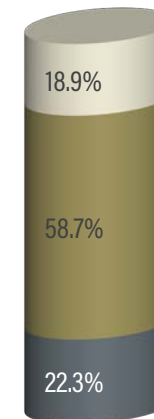
Total Population	10,311	100.0%
Benton	41	0.4%
Fort Deposit	1,225	11.9%
Gordonville	245	2.4%
Hayneville	830	8.0%
Lowndesboro	89	0.9%
Mosses	834	8.1%
White Hall	806	7.8%
Unincorporated	6,241	60.5%

Population Age and Sex



Median Age = 42.5

■ 65 years and over
■ Age 19 to 64
■ Under 18 years



Housing

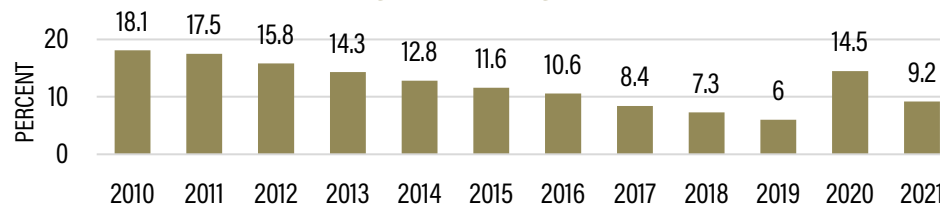
5,251 Housing Units
80.2% Occupied 19.8% Vacant
75.1% Owner Occupied
Median Value = \$66,500
31.6% of Households Spend 30% or More of Income on Housing
11.0% No Vehicle Available

Health Factors



27.3% Disabled
8.3% No Health Insurance
Food Insecurity, All Persons = 20.1%
Food Insecurity, Children <18 = 40.4%
Life Expectancy = 70.8
2,987 Coronavirus Cases (7/31/22)
80 Coronavirus Deaths (7/31/22)

Lowndes County Unemployment, 2010 to 2021



Education

6,892 Persons Age 25 or Older
17.8% No High School Diploma
82.2% High School Graduate or Higher
14.7 % Bachelor's Degree or Higher

Labor Force

7,999 Persons Age 16+
50.0% in Civilian Labor Force
0.0% in Armed Forces
50.0% Not in Labor Force
7.1% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$33,634
Median Family Income = \$42,832
Per Capita Income = \$21,298
22.4% All Persons in Poverty
32.3% Children <18 in Poverty



Business and Industry

109 Establishments
1,617 Employees
Annual Payroll = \$78,543,000

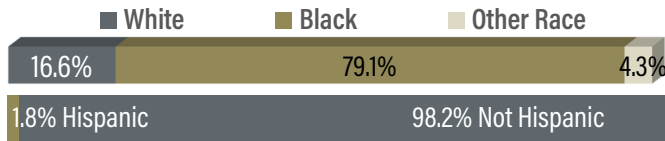
Biggest Employer

SABIC
Plastics
315 Employees



MACON COUNTY DEMOGRAPHICS

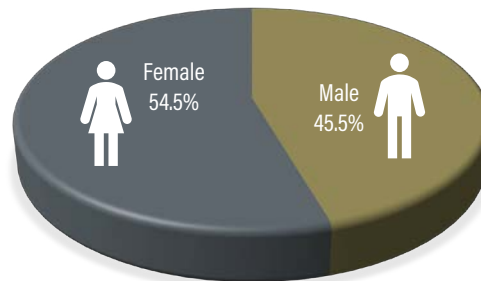
2020 Population = 19,532 Persons



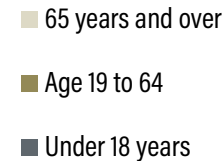
Population Distribution

Total Population	19,532	100.0%
Franklin	590	3.0%
Notasulga	914	4.7%
Shorter	385	2.0%
Tuskegee	9,395	48.1%
Unincorporated	8,248	42.2%

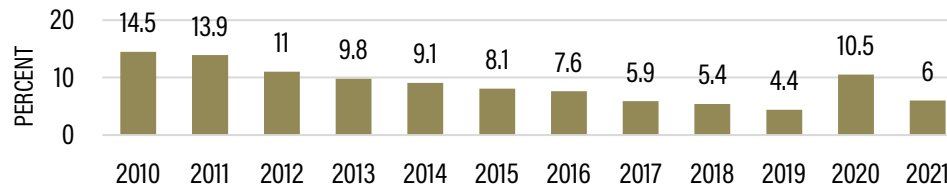
Population Age and Sex



Median Age = 38.7



Macon County Unemployment, 2010 to 2021



Education

11,932 Persons Age 25 or Older
 16.4% No High School Diploma
 83.6% High School Graduate or Higher
 20.5 % Bachelor's Degree or Higher

Labor Force

15,595 Persons Age 16+
 51.2% in Civilian Labor Force
 0.4% in Armed Forces
 48.5% Not in Labor Force
 4.8% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$35,450
 Median Family Income = \$49,893
 Per Capita Income = \$22,170
 23.4% All Persons in Poverty
 33.7% Children <18 in Poverty

Health Factors



17.6% Disabled
 9.0% No Health Insurance
 Food Insecurity, All Persons = 16.4%
 Food Insecurity, Children <18 = 36.2%
 Life Expectancy = 72.7
 4,609 Coronavirus Cases (7/31/22)
 86 Coronavirus Deaths (7/31/22)



Housing

10,311 Housing Units
 73.6% Occupied 26.4% Vacant
 64.8% Owner Occupied
 Median Value = \$82,400
 24.2% of Households Spend 30% or More of Income on Housing
 10.0% No Vehicle Available



Business and Industry

203 Establishments
 4,821 Employees
 Annual Payroll = \$216,607,000

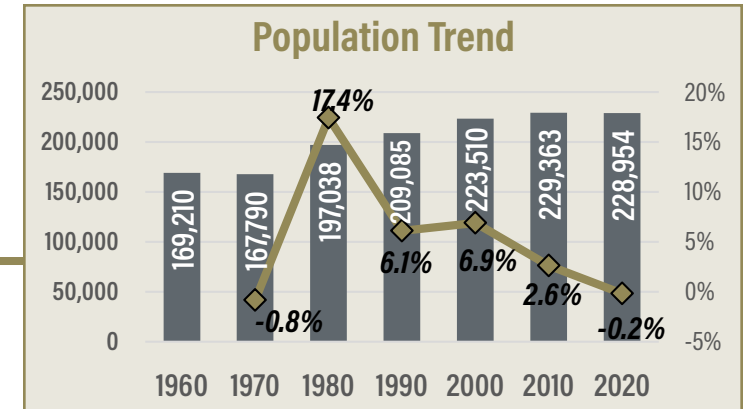
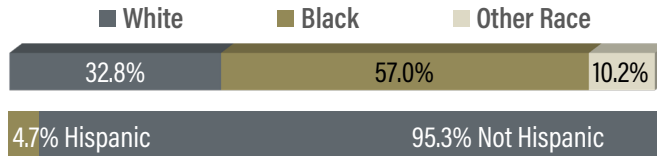
Biggest Employer

Halla Climate Systems
 Auto Manufacturing
 650 Employees



MONTGOMERY COUNTY DEMOGRAPHICS

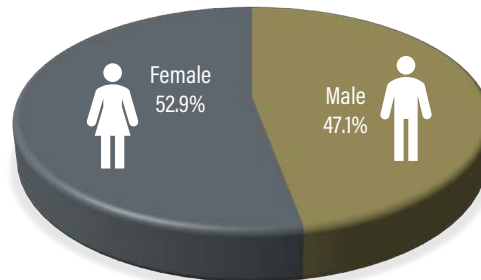
2020 Population = 228,954 Persons



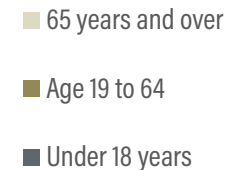
Population Distribution

Total Population	228,954	100.0%
Montgomery	200,603	87.6%
Pike Road	9,439	4.1%
Unincorporated	18,912	8.3%

Population Age and Sex



Median Age = 36.7



Housing

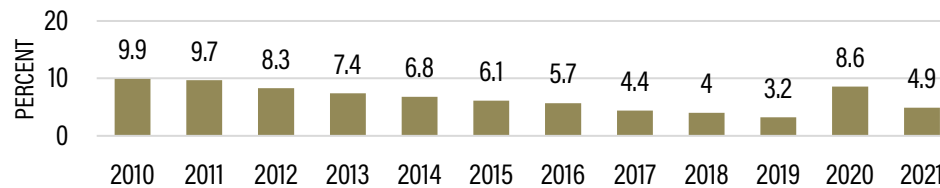
105,063 Housing Units
 85.2% Occupied 14.8% Vacant
 57.6% Owner Occupied
 Median Value = \$130,000
 30.7% of Households Spend 30% or More of Income on Housing
 7.8% No Vehicle Available

Health Factors



16.4% Disabled
 10.1% No Health Insurance
 Food Insecurity, All Persons = 15.7%
 Food Insecurity, Children <18 = 29.0%
 Life Expectancy = 76.9
 65,060 Coronavirus Cases (7/31/22)
 975 Coronavirus Deaths (7/31/22)

Montgomery County Unemployment, 2010 to 2021



Education

150,749 Persons Age 25 or Older
 12.7% No High School Diploma
 87.3% High School Graduate or Higher
 33.7% Bachelor's Degree or Higher

Labor Force

179,174 Persons Age 16+
 59.4% in Civilian Labor Force
 1.3% in Armed Forces
 39.3% Not in Labor Force
 3.6% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$51,963
 Median Family Income = \$64,884
 Per Capita Income = \$29,543
 18.8% All Persons in Poverty
 28.9% Children <18 in Poverty



Business and Industry

5,493 Establishments
 104,870 Employees
 Annual Payroll = \$4,604,930,000

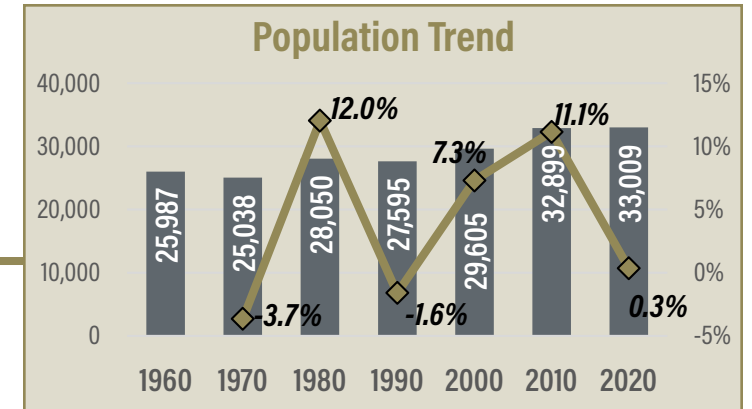
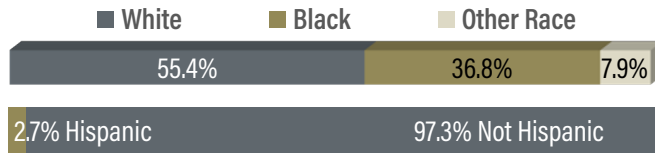
Biggest Employer

Maxwell Air Force Base
 Defense
 12,280 Employees



PIKE COUNTY DEMOGRAPHICS

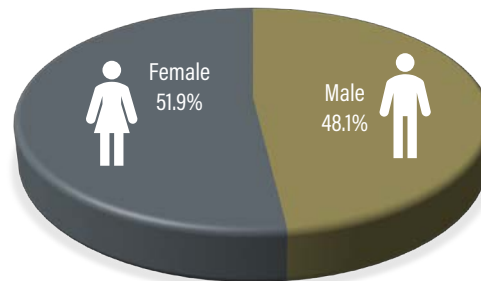
2020 Population = 33,009



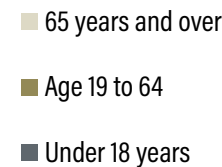
Population Distribution

Total Population	33,009	100.0%
Banks	156	0.5%
Brundidge	2,073	6.3%
Goshen	269	0.8%
Troy	17,727	53.7%
Uinincorporated	12,784	38.7%

Population Age and Sex



Median Age = 30.8



Housing

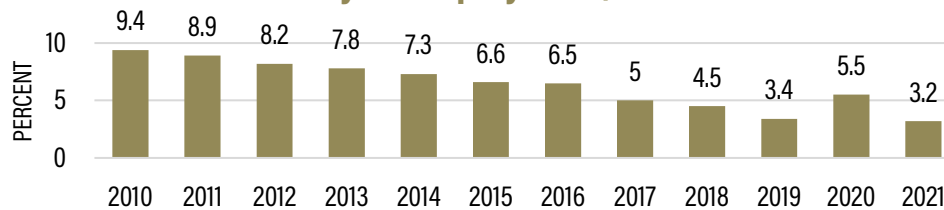
16,241 Housing Units
 72.0% Occupied 28.0% Vacant
 63.5% Owner Occupied
 Median Value = \$131,600
 31.5% of Households Spend 30% or More of Income on Housing
 74% No Vehicle Available

Health Factors



16.2% Disabled
 8.9% No Health Insurance
 Food Insecurity, All Persons = 15.1%
 Food Insecurity, Children <18 = 23.3%
 Life Expectancy = 74.5
 8,539 Coronavirus Cases (7/31/22)
 137 Coronavirus Deaths (7/31/22)

Pike County Unemployment, 2010 to 2021



Education

19,310 Persons Age 25 or Older
 12.6% No High School Diploma
 87.4% High School Graduate or Higher
 29.6% Bachelor's Degree or Higher

Labor Force

27,721 Persons Age 16+
 53.3% in Civilian Labor Force
 0.4% in Armed Forces
 46.3% Not in Labor Force
 2.8% 2022 Avg Unemployment

Income and Poverty

Median HH Income = \$39,218
 Median Family Income = \$62,171
 Per Capita Income = \$23,784
 23.0% All Persons in Poverty
 30.9% Children <18 in Poverty



Business and Industry

642 Establishments
 12,389 Employees
 Annual Payroll = \$495,627,000

Biggest Employer

Troy University
 Education
 1,662 Employees

Resources, Regulations and Mitigation

The economy of the district is largely based on agriculture and forest products in the rural counties due to the available land and climate of the district. General land uses in the South Central Alabama Economic Development District can be defined as listed below:

- **Developed Land and Impervious Surfaces:** Those lands that have been built upon and are now used for some form of residential, commercial, industrial, infrastructural or other type of development common in creating an urban or suburban environment. These types of development are impervious, in that rain water cannot pass through them into the ground. As a result, developed land and impervious surfaces can be a factor in flooding or flash flooding, as there is no surface to absorb heavy rainfall or other inundation.
- **Forest Land:** Healthy forests are a vital part of a health ecosystem. There are three primary types of forest land: deciduous forests, which includes primarily broad-leaved trees that shed all their leaves during one season such as oaks, beeches, birches, chestnuts, aspens, elms, maples, and basswoods; evergreen forests, which includes evergreen trees such as conifers, eucalyptus, live oak, acacias, and magnolias; and mixed forests, which includes two or more predominant kinds of trees and with at least 20 percent of the stand consisting of other than the most common tree.
- **Agriculture Land:** Those lands used for the production of annual crops, as well as areas intensively managed for livestock production are included in agricultural land. The lands are managed in such a way that the land becomes more productive than it would be in its naturally-occurring state.
- **Wetlands:** One of the most productive environments on Earth, wetland provide habitat and food, buffer the impacts of storm surge and flooding and help control erosion. Wetlands also absorb, store, and filter urban and agricultural runoff to maintain water quality.
- **Other Land:** Land uses not included in one of the previously described categories are classified as other. These lands might include open water, barren land, or even perennial ice and/or snow in some areas.

Half of the land in the SCAEDD district is forest land, with evergreen forests being the predominant type. Butler County has the highest percentage of forest land while Montgomery County has the least. Because of the timber resources of the district, several wood-using establishments 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.

Following at a distant second, agricultural land comprises 18 percent of the total SCAEDD district area. Montgomery County, at 29 percent, and Lowndes County, at 27 percent, have the highest percentages of agricultural land use, while Butler County has the least, at 8 percent. Data from the 2017 Census of Agriculture indicates that there are 3,272 farms in the 7-county region totaling more than 1 million acres. The average farm size is 317 acres. Bullock County has the most farms, at 452, while Montgomery County has the most farm land, at 233,046 acres. The total value of farm products sold was more than \$627 million for the combined region, or \$191,764 per farm and \$605.73 per acre. Although Montgomery County has the most farms, at 575 farms, and the most agricultural land use, at 233,046 acres, Crenshaw County has the highest market value of farm products sold, at \$164.9 million, followed by Pike County, at 138.8 million, and Butler County, at 132 million. Primary farm production in all seven counties includes cattle, poultry, corn, oats, and hay. According to the 2021 and 2022 USDA's National Agricultural Statistics Service, Montgomery County was the third largest supplier of cattle in the state, and Lowndes County was fifth, as of January 2022.

The third largest land use for the SCAEDD region is wetlands, which are a valuable resource because they can reduce flood stages, stabilize banks, and improve water quality. Wetland areas are also important nesting, breeding, nursing, and feeding grounds for many species of fish, birds and other wildlife and are a vital habitat for rare and endangered plants and animals and for migrating waterfowl. Wetlands can range in size from small areas of less than an acre scattered throughout the region to large forested

or swamp-like areas. Wetlands comprise about 14 percent of the total land area in the region, which equates to approximately 681 acres of wetlands. Most of the wetland area in each county are woody wetlands. Macon and Montgomery Counties have the highest percentage of wetland areas, at 19 percent of the total land area in each county. The percentage of wetlands in the remaining five counties ranges from 10 percent in Butler County to 15 percent in Lowndes County. In comparison, it is estimated that 10 percent of the State of Alabama is wetlands. In Montgomery County, primary wetlands are found along the Catoma Creek system as it flows northwest across the county. Major wetlands in Macon County are associated with (1) the Opintlocco Creek (Big Swamp) in the east central part of the county, (2) Calebree Creek as it flows northwest across the county, and (3) Town Creek in

the southwestern part of the county.

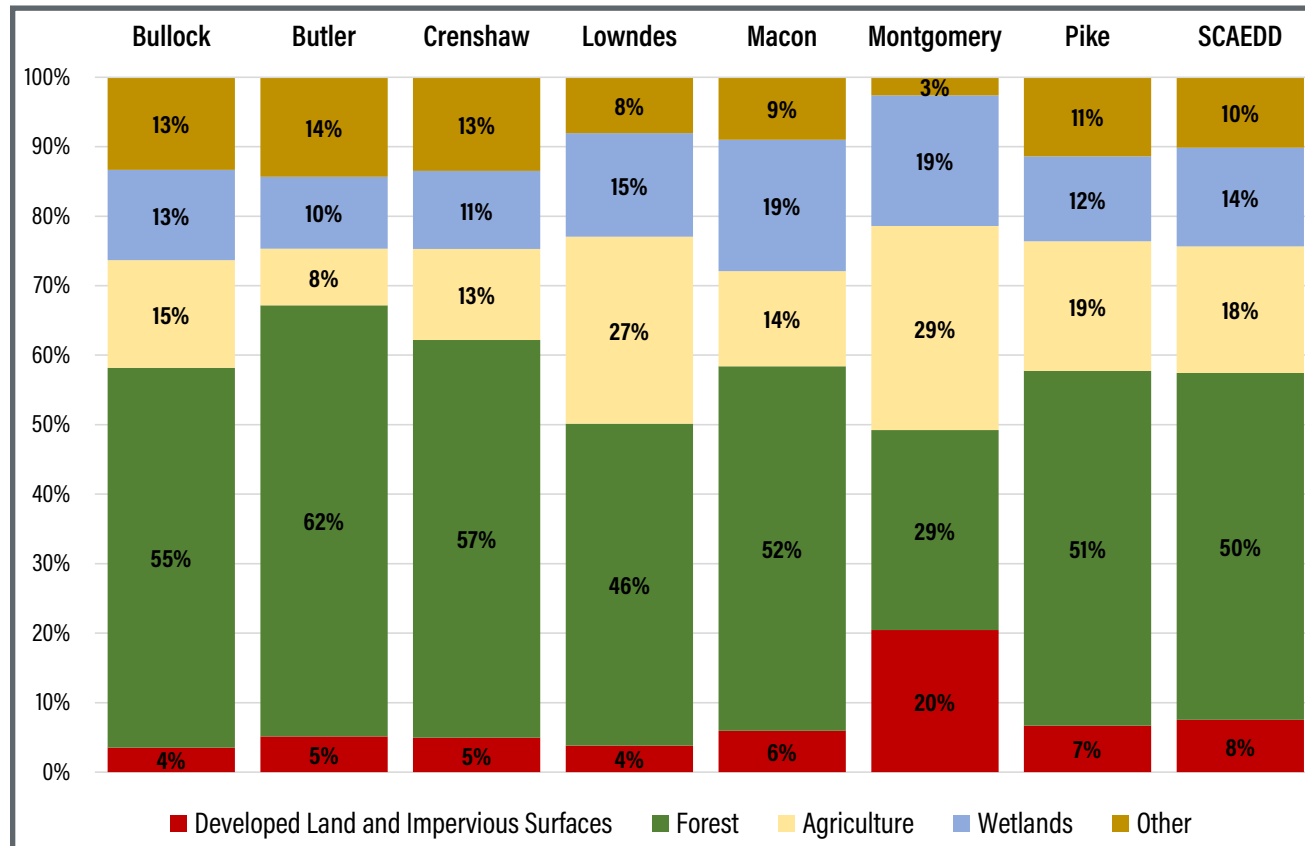
Developed land and other impervious surfaces are the most structurally intensive land uses, but comprise the smallest amount of land area in the region, at 8 percent of the total area. Being the capital of the state and the economic hub of the SCAEDD, it stands to reason that Montgomery County has a much higher percentage of developed land than any other county in the district, at 20 percent of the county's total land, which equates to approximately 160 square miles. Pike County follows distantly with 7 percent of the county in developed land uses, or 45 square miles. Bullock and Lowndes Counties are the least developed counties in the SCAEDD region, with only 4 percent of the total county land used for development purposes in each county. Although development and impervious surfaces occur throughout

each of the counties, higher concentrations of development are found in the regions larger cities and small communities.

In the 18 years between 2001 and 2018, there has been significant changes in land use throughout the South Central Alabama Economic Development District. Most of the changes have resulted from transition of deciduous forests, pasture land and barren land into evergreen forests. The combined SCAEDD region experienced a net change in land use of 305.9 square miles, with a net loss of 153 square miles of barren land and 128.4 square miles of deciduous forest, and a net gain of 213.4 square miles of evergreen forests. Overall, the region gained 20.6 square miles of developed land, which includes low, medium and high-intensity development and developed open space.

The net change in land use ranged from 33.0 square miles in Bullock County to 63.9 square miles in Butler County. In general, the counties follow the same pattern as the combined region. Montgomery County, however, is the

SCAEDD Land Use by County and Region, 2019

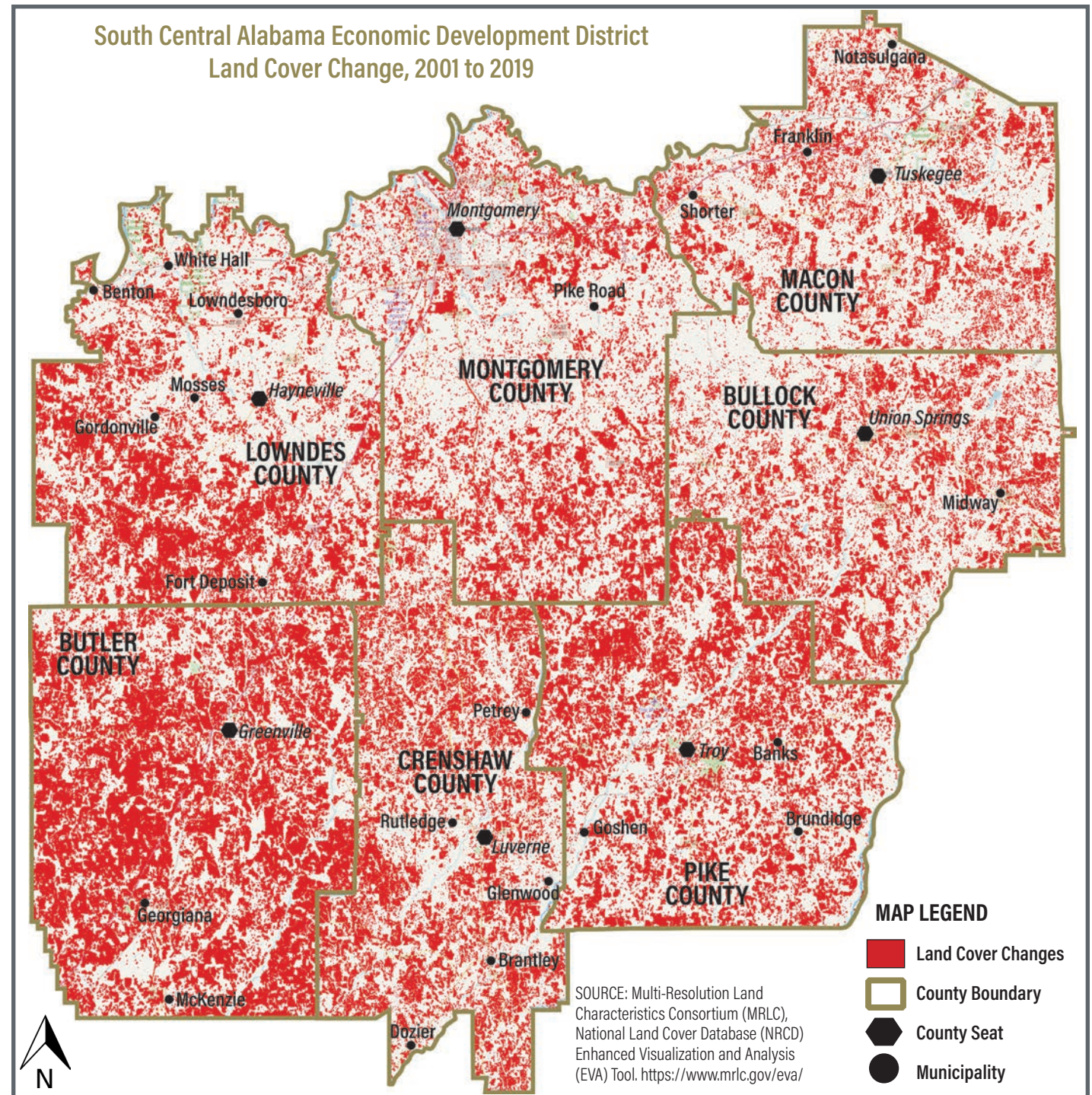


SOURCE: Multi-Resolution Land Characteristics Consortium (MRLC), National Land Cover Database (NLCD) 2019 Land Cover Database. <https://www.mrlc.gov>

exception where 10.2 square miles of shrub and scrub land was gained, but 27.4 square miles of pasture was lost. Montgomery County also had an increase of 14.0 square miles of developed land.

Net change in land uses was greatest in Butler County, at 63.9 square miles; Lowndes County, at 59.3 square miles; and Crenshaw County, at 55.0 square miles. Butler County lost 34.5 square miles of deciduous forest and 22.4 square miles of pasture land while gaining 55.2 square miles of evergreen forest and 1.2 square miles of developed land. Lowndes County lost 24.7 square miles of pasture and 20.4 square miles of deciduous forest, while gaining 48.8 square miles of evergreen forest and 0.9 square miles of developed land. Crenshaw County lost 27.2 square miles of deciduous forest and 25.9 square miles of pasture, while gaining 34.5 square miles of evergreen forest and 0.7 square miles of developed land.

Pike, Macon and Bullock Counties had less change in land uses than the remainder of the region. Pike County had the second highest increase in developed land, at 2.5 square miles, and a total net land changes of 37.8 square miles. Pike County lost 21.7 square miles of pasture land while gaining 24.9 square miles of evergreen forest. Macon County had a net change



South Central Alabama Economic Development District Land Cover Change by County, 2019

Land Cover	Bullock County			Butler County			Crenshaw County			Lowndes County			Macon County			Montgomery County			Pike County		
	2019 Sq. Miles	Net Change		2019 Sq. Miles	Net Change		2019 Sq. Miles	Net Change		2019 Sq. Miles	Net Change		2019 Sq. Miles	Net Change		2019 Sq. Miles	Net Change		2019 Sq. Miles	Net Change	
		Sq Mi	%		Sq Mi	%		Sq Mi	%		Sq Mi	%		Sq Mi	%		Sq Mi	%		Sq Mi	%
High Intensity Development	0.22	0.06	34	0.48	0.16	48.3	0.23	0.11	87.7	0.36	0.16	82.7	0.43	0.15	55.7	9.61	2.35	32.4	1.33	0.46	52.4
Medium Intensity Development	1.03	0.33	47	1.95	0.63	48.4	1.01	0.44	77.9	1.25	0.48	61	2.28	0.66	40.9	28.5	7.07	33.1	3.7	1.15	45.1
Low Intensity Development	5.02	0.14	2.92	5.47	0.39	7.57	3.78	0.27	7.66	4.66	0.36	8.25	9.35	0.32	3.49	40.1	3.8	10.5	10.2	0.68	7.19
Open Space Development	12.4	-0.1	-1	26.5	0.06	0.21	21.3	-0.1	-0.4	18.5	-0.1	-0.5	18.2	-0.3	-1.5	44.8	0.77	1.75	21.5	0.21	1
Cultivate Crops	12.7	2.23	21.4	7.55	0.68	9.94	9.93	0.69	7.41	15.1	2.09	16.1	18.6	2.49	15.4	14.2	1.26	9.71	28.1	1.68	6.34
Pasture/Hay	84.2	-14	-15	55.7	-22	-29	70	-26	-27	180	-25	-12	65.5	-17	-21	221	-27	-11	97.4	-22	-18
Grassland/ Herbaceous	26.2	14	116	36.8	5.45	17.4	26	9.4	56.5	10.7	-5.6	-35	13.8	0.76	5.8	13.2	8	154	21.7	7.8	56.2
Deciduous Forest	68.6	-11	-14	70.5	-34	-33	55.5	-27	-33	109	-20	-16	46.6	-7.9	-15	76.2	-14	-15	34.1	-14	-29
Evergreen Forest	175	12	7.35	288	55.2	23.7	188	34.5	22.5	172	48.8	39.6	151	29.3	24.1	111	8.7	8.5	170	24.9	17.1
Mixed Forest	97.6	-7.3	-6.9	124	-2	-1.6	106	-1.4	-1.3	55.4	3.86	7.49	124	-6	-4.6	43.1	-1.1	-2.4	139	-1.1	-0.8
Shrub/Scrub	53.4	3.45	6.92	76.7	-3.4	-4.2	56.7	8.72	18.2	39.7	-6.1	-13	38.7	-2.6	-6.3	27.5	10.2	59.4	57.2	-0.9	-1.6
Woody Wetland	78.9	0.66	0.84	77.6	1.15	1.51	66.4	0.48	0.73	102	2.69	2.71	113	0.29	0.26	143	2.17	1.54	80.4	0.31	0.39
Emergent Herbaceous Wetland	2.24	-0.4	-16	2.94	-1.8	-37	2.24	-0.5	-17	6.29	-2.4	-28	3.2	-0.3	-9.5	6.83	-2.9	-30	1.73	-0.3	-13
Barren Land	0.38	0.01	3.5	0.4	0.06	18.8	0.27	0.19	224	0.8	0.17	26.2	2.36	-1	-31	3.05	-0.4	-11	0.5	0.21	74.9
Open Water	6.97	0.07	1	3.09	0.14	4.82	3.32	0.19	6.15	9.97	0.71	7.7	6.43	1.1	20.6	17.7	1.11	6.73	5.69	0.48	9.12
Perennial Ice/ Snow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SOURCE: Multi-Resolution Land Characteristics Consortium (MRLC), National Land Cover Database (NLCD) 2019 Land Cover Database. <https://www.mrlc.gov>

in land use of 35.1 square miles, losing 16.9 square miles of pasture and 7.9 square miles of deciduous forest, and gaining 29.3 square miles of evergreen forest and 0.9 square miles of developed land. Bullock experienced the least amount of land use change and the smallest increase in developed land in the region. Bullock County lost 14.3 square miles of pasture and 10.9 square miles of deciduous forest, and gained 14.0 square mile of grassland, 12.0 square miles of evergreen forests, and 0.4 square miles of developed land.

There are significant and important mineral deposits in the district that contribute to the region's economy. The most abundant mineral resources in Lowndes, Montgomery, and Macon Counties are construction sand and gravel, found on the river terraces and in alluvial deposits along the streams. Other deposits include bentonite found in Lowndes County; common clay

and/or shale found in Montgomery County; and industrial sand found in Bullock and Macon Counties. 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.

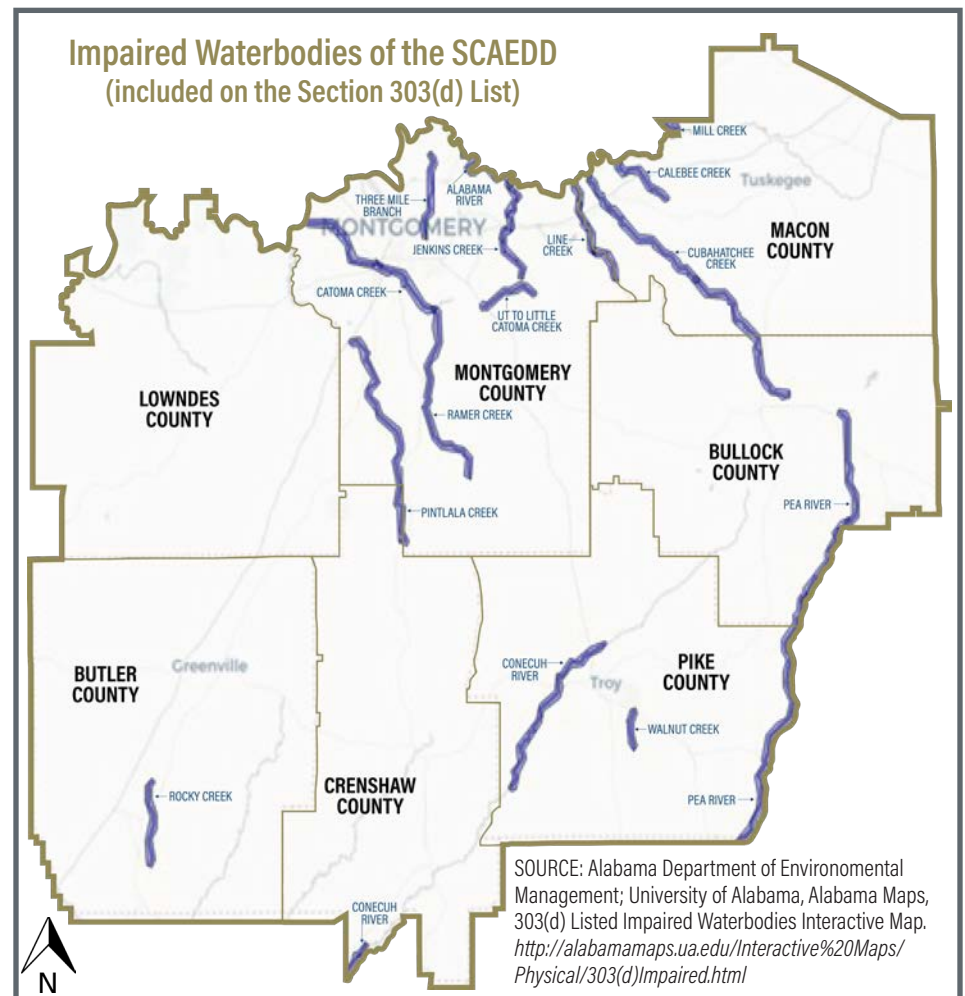
Water resources in the district are one of its most important assets. Ground water supply is estimated by the Alabama Geological Survey to be between 20 and 50 million gallons per for each county. Most ground water is of good quality and ranges from soft to hard. There are some isolated problems with 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, located along the northern part of the district, is a major resource that is vitally important to the future development of the area. The Alabama River is navigable and has the potential for bringing significant industrial growth, expansion, and employment to the district.

The rivers in Alabama are among the most biologically diverse waterways in the world. In fact, 38 percent of North America's fish species, 43 percent of its freshwater gill-breathing snails, 51 percent of its freshwater turtle species, and 60 percent of its freshwater mussel species are native to Alabama's rivers. Major river systems found in the South Central Alabama Economic Development District include (1) the Alabama River, which forms the northern boundary of Lowndes County and northwestern boundary of Montgomery County; (2) the Tallapoosa River, which forms the western boundary of Macon County and the north eastern boundary of Montgomery County; (3) the Conecuh River, which flows through Pike and Crenshaw Counties; and (4) the Pea River, which forms the southeastern boundary of Bullock County and the eastern boundary of Pike County. There are also a number of larger creeks and tributaries to the river system that provide local recreational resources.

Within the district's hydrological system, there are two strategic habitat units (SHU) and one small piece of a strategic river reach unit (SRRU), according to the USGS Alabama Rivers and Streams Network SHU Mapper (<https://warapps.usgs.gov/SHU/Default>). Strategic Habitat Units are watersheds and Strategic River Reach Units are watersheds and river reaches that in the opinion of aquatic biologists practicing in Alabama support viable and healthy aquatic habitat, populations of imperiled species, and provide good opportunities for their restoration and recovery. SHU-related data is used in facilitating and coordinating watershed management and restoration efforts, cataloguing and improving existing highway infrastructure, and focusing funding to address habitat and water-quality issues. The two SHUs

present are the Uphapee Creek SHU, which covers the northeastern half of Macon County and a portion of adjacent Lee County, and Upper Pea River SHU, which covers a large portion of southeastern Bullock County and the eastern third of Pike County and extends into adjacent Barbour, Coffee and Dale Counties. The only SRRU found in the region is the Lower Alabama River SRRU, which flows along the extreme northwestern boundary of Lowndes County near Benton. These SHUs are home to at least threatened or endangered species. Threatened species include the fine-lined pocketbook in the Uphapee SHU; and the Fuzzy Pigtoe and Tapered Pigtoe in the Upper Pea River SHU. Endangered species include the Ovate Clubshell and Southern Clubshell in the Uphapee SHU; and the Choctaw Bean, Round Ebonyshell,



an Southern Kidneyshell in the Upper Pea River SHU. In addition to these habitat areas, there are 15 impaired waterbodies that have been included on the Alabama Department of Environmental Management's Section 303(d) List. As part of the Clean Water Act, Section 303(d), states are required to submit a list of impaired waterbodies to the Environmental Protection Agency for approval every two years. For each water on the list, the state identifies the pollutant causing the impairment, when known. In addition, the state assigns a priority for development of Total Maximum Daily Loads (TMDL) based on the severity of the pollution and the sensitivity of the uses to be made of the waters, among other factors. Eight of the 15 impaired waterbodies in the SCAEDD are found in Montgomery County, four are in Macon County, three are in Pike County, two are in Bullock County, and one each is found in Butler and Crenshaw Counties. Some of the streams extend beyond one county and are included in both counties in the previous listing. The location of the 15 impaired waterbodies is shown on the map to the left.

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 also has special legislation giving the city zoning authority 1.5 miles outside their corporate limits. In the South Central Alabama district, 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 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; however Macon County has yet to adopt and enforce zoning regulations.

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.

The SCADC has continually worked with the municipalities to update existing comprehensive or land use plans or to 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 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. Further, the lack of public sanitary sewer in rural areas is often a constraint for economic development. 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 and update 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 or regional 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 hazard mitigation plan.

Infrastructure

Infrastructure in the region includes water and sewer services and systems, and energy delivery, all of which are of utmost importance and 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 and Shorter in Macon County. Benton and Gordonville are served by the Town of Mosses Water and Sewer Authority; Petrey is served by a county system; and Shorter and a portion of Franklin are also served by county systems. 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.

Most of the water supply throughout the district is obtained from deep wells. The largest system in the region, Montgomery, obtains its water from both wells and the Tallapoosa River. The only other water systems in the district that obtain water from a surface water supply are the Utilities Board of Tuskegee and the Town of Notasulga. 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. 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 are found in parts of every county within the district. Montgomery and Macon counties have more natural gas facilities than the other counties because the Spire Gas Company (formerly Alagasco) 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 Sspire serves 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

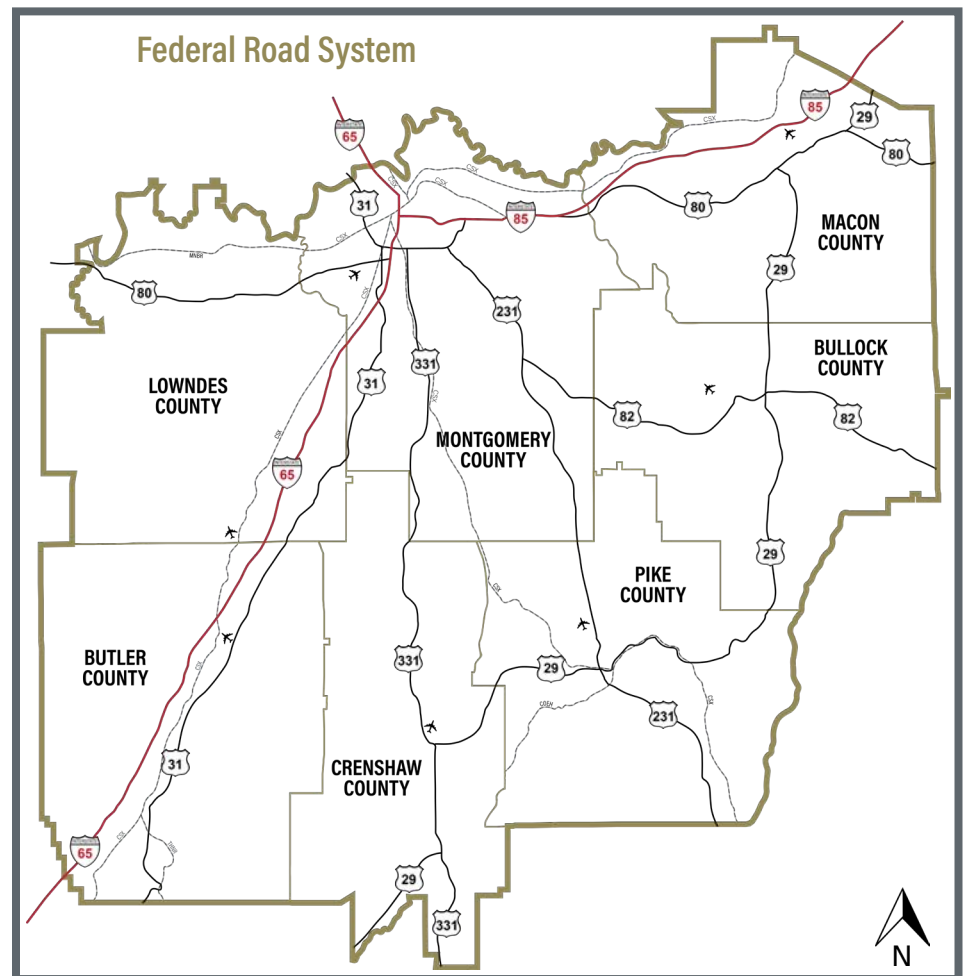
The South Central Alabama EDD has a good basic network of highways, both state and federal, including two interstate highways, six U.S. highways, 21 state highways, and numerous paved county roads. The illustration to the right shows the federal road network throughout the district. The availability of intercity trucking companies and multi-transportation systems to industry is a tremendous enticement to locate within a given area. Still, the district must work on those transportation areas where they are deficient. Attention should be given to increasing trucking facilities where deficient, 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, which often contributes to increased conflicts with automobiles and congestion in and around Montgomery, Pike Road, Troy, Tuskegee and Greenville. 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, which has an adverse effect on their future 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. These airlines have regularly scheduled daily flights 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.

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.



Housing

As of the 2020 decennial census, there are 156,491 total housing units in the South Central Alabama EDD region, which is a 1.9 percent increase since 2010, equating to 2,992 new housing units in the decade. 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 3.6 percent, or 3,652 housing units, and in Pike County, which had a net increase of 4.7 percent, or 710 housing units, between 2010 and 2020. Bullock County also had a small increase of 0.5 percent, or 23 housing units. Of the total housing units in the region, 67.3 percent are located in Montgomery County. The remaining four counties experienced a small net decrease in the total number of housing units between 2010 and 2020, ranging from a loss of 158 units, or -1.6 percent, in Butler County to a net loss of 655 units, or -6.4 percent, in Macon County.

The most common type of housing in the region is a single family unit, at 68.4 percent of the total housing stock. Multi-family housing, ranging in size from two to more than 20 units, comprises 22.0 percent of the region's housing and manufactured housing makes up another 11.6 percent. Most of the multi-family housing is smaller complexes with two to nine units. The largest percentages of multi-family housing are found in Macon County,

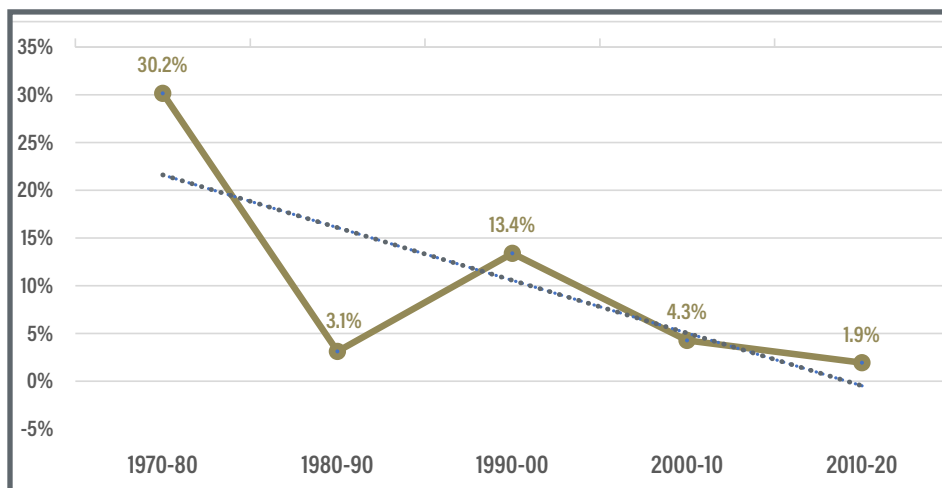
at 16.3 percent, Montgomery County, at 26.1 percent, and Pike County, at 19.8 percent. In comparison to the other counties, Montgomery County has an exceptionally low percentage of manufactured housing, at 4.2 percent. Counties with the highest percentage of manufactured housing include Bullock County, at 41.8 percent, Lowndes County, at 38.2 percent, and Crenshaw County, at 27.5 percent.

Regionwide, 80.9 percent of the housing units are occupied and 19.1 percent are vacant. Housing vacancy is lowest in Montgomery County, at 14.8 percent. In the six rural counties, housing vacancy ranges from 19.8 percent in Lowndes County to 34.3 percent in Butler County. Of the total occupied housing units in the region in 2020, 61.1 percent are owner-occupied and 38.9 percent are renter-occupied. Owner occupancy is highest in Crenshaw County, at 76.7 percent, followed by Lowndes County, at 75.1 percent, Bullock County, at 73.8 percent, and Butler County, at 73.3 percent. Renter occupancy is highest in Montgomery County, at 42.4 percent, followed by Pike County, at 36.5 percent, and Macon County, at 35.2 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 region's average value of owner-occupied housing, as of 2020, is \$94,500. Housing value is highest in Pike County, at \$131,600, and Montgomery County, at \$130,000, and lowest in Lowndes County, at \$66,500. Median monthly housing costs for owners with a mortgage ranges from \$972 in Butler County to \$1,208 in Pike County. For renters, median monthly rent costs range from \$540 in Crenshaw County to \$908 in Montgomery County.

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. For owner-occupied housing units that carry a mortgage, the percentage of households that experience a housing cost burden is lowest in Bullock County, at 13.0 percent, and highest in Lowndes County, at 42.3 percent. Housing cost burden is much higher for rental households. Over half of rental households experience a housing cost burden, except in Crenshaw County, at 33.7 percent, and Bulter County, at 48.6 percent. Lowndes County has the highest percentage of rental households with a housing cost burden, at 71.0 percent.

Housing Growth Rate, 1970 to 2020



SOURCE: U.S. Bureau of the Census, Decennial Census 1970, 1980, 1990, 2000, 2010 and 2020

Education

There is a total of 219,171 persons age 25 and older in the South Central Alabama EDD, according to the 2020 American Community Survey estimates. Of the region total, 13.9 percent do not have a high school education, 86.1 percent are high school graduates, and 29.5 percent have a bachelor's degree or higher. Education levels are highest in Montgomery and Pike Counties. In Montgomery County, 12.6 percent do not have a high school education, 87.4 percent are high school graduates, and 33.7 percent have a bachelor's degree or higher. In Pike County, 12.6 percent do not have a high school education, 87.4 percent are high school graduates, and 29.6 percent have a bachelor's degree or higher. In Macon County, 20.5 percent of the population age 25 and older have a bachelor's degree or higher. Education levels are lowest in Bullock County, where 25.1 percent do not have a high school education, 74.9 percent are high school graduates, and 10.3 percent have a bachelor's degree or higher.

One factor in the difference in education levels between Montgomery and Pike Counties, and to some degree, Macon County, and the remaining 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 17 post-secondary institutions located in the South Central Alabama EDD, all but four 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, and Wallace Community College in Crenshaw 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. A list of post-secondary education institutions in the district is provided below:

1. Alabama State University, Montgomery
2. Auburn University Montgomery, Montgomery
3. Troy University, Troy
4. Troy State University Montgomery, Montgomery
5. Faulkner University, Montgomery
6. Huntingdon College, Montgomery
7. Montgomery Bible Institute and Theological Center, Montgomery
8. Southern Christian University, Montgomery

9. South University (Montgomery Campus), Montgomery
10. Tuskegee University, Tuskegee
11. Trenholm State Technical College, Montgomery
12. Wallace Community College (Greenville Campus), Greenville
13. Wallace Community College (Luverne Campus), Luverne
14. Capps College (Montgomery Campus), Montgomery
15. Prince Institute, Montgomery
16. Air University, Maxwell Air Force Base, Montgomery
17. Alabama Industrial Development Training Institute, Montgomery

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, inadequate and substandard housing, lack of recreational facilities, and inadequate community services resulting from a low tax base. The demographic and economic summaries earlier in this chapter provide a picture of the economic characteristics of each individual county; therefore, only the regional characteristics are examined here.

According to the Bureau of Economic Analysis, the gross domestic product (GDP) of the South Central Alabama EDD, at just over \$18 billion, makes up 7.9 percent of the state's total GDP of \$229.9 billion. Although the region's total GDP increased by 8.6 percent from 2015, the region's portion of the total state GDP decreased from 8.2 percent in 2015. As expected, the largest part of the SCAEDD gross domestic product comes from Montgomery County, at \$14.3 billion. The Montgomery County 2020 GDP increased by 9.3 percent from 2015 and makes up 79.6 percent of the total district GDP (up from 79.1 percent in 2015). Other counties that had an increase in GDP between 2015 and 2020 include Bullock County, with a 32.0 percent increase; Butler County, with a 6.7 percent increase; Macon County, with a 18.4 percent increase; and Pike County, with a 6.0 percent increase.

The top three industries in the SCAEDD producing the largest portion of the SCAEDD gross domestic product include government and government enterprises, at 26.2 percent; finance, insurance and real estate, at 15.6 percent; and manufacturing, at 14.1 percent. These industries are also the largest parts of the state's GDP, although the state is not as reliant on

government services, at 16.9 percent of the GDP; and fire, insurance and real estate makes up the largest portion of the state's GDP, at 17.8 percent.

According to the U.S. Census Bureau 2020 County Business Patterns, there are 7,196 business establishments in the SCAEDD, employing 135,209 workers. The majority of the businesses are in Montgomery County, at 76.3 percent, along with the most employees, at 77.6 percent of the total. Of the rural counties, Pike County has 642 business establishments, or 8.9 percent of the total, followed by Butler County with 419 businesses, or 5.8 percent of the total. Lowndes County with 109 businesses and Bullock County with 110 businesses have the smallest portion of the total businesses, at 1.5 percent for each county. The estimated annual payroll is just under \$5.8 billion, which equates to an annual average salary of \$42,867 per worker. The average annual wage is highest in Lowndes County, at \$48,573, followed by Macon County, at \$44,930, and Montgomery County, at \$43,911. The lowest wages are found in Butler County, at \$33,559.

The average annual wage, however, does not necessarily correspond to unemployment and poverty levels. While Lowndes and Macon Counties have the highest average wage, they have the second and third lowest per capita income in the district. The average per capita income for the SCAEDD is \$23,906. Lowndes and Macon Counties also have a lower median household income and median family income than the SCAEDD averages. See table to the right. Further, Lowndes and Macon have the two highest unemployment rates, at 7.2 percent and 4.8 percent, respectively, as compared to a 3.6 percent unemployment rate for the SCAEDD as a whole.

Almost 20 percent of the SCAEDD population, or 66,231 persons, lives in poverty. The poverty rate is highest in Bullock County, at 29.5 percent, and lowest in Crenshaw County, at 14.6 percent. Montgomery County has the highest number of persons living in poverty, at 43,043 persons or 18.8 percent of the county population. The cause of poverty can be partially gauged by the percentage of the population on a fixed income or receiving public assistance income. The 2020 ACS reports that only 73.9 percent of the households in the region have an income from earnings. The 2020 ACS data also reports that 34.6 percent of households in the district receive social security and 222.7 percent receive retirement incomes. Public assistance income received includes supplemental security income, at 8.0 percent, cash public assistance, at 1.3 percent, and food stamps or the SNAP program, at 18.5 percent. Four counties have a higher percentage of food stamps/SNAP recipients than the region average: Lowndes County, at 30.4 percent; Butler County, at 24.3 percent; Macon County, at 21.5 percent; and Crenshaw County, at 20.5 percent.

Although economic conditions are improving, there is still a long road ahead. 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 SCAEDD counties being classified as redevelopment areas.

SCAEDD Employment and Unemployment Rate, 2022 Average								
	January to August 2022 Average							
	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD
Civilian Labor Force	4,467	8,747	6,004	3,577	7,923	108,101	16,401	155,220
Employment	4,324	8,382	5,834	3,321	7,541	104,218	15,936	149,556
Unemployment	143	365	170	256	382	3,883	465	5,664
Unemployment Rate	3.2%	4.2%	2.8%	7.2%	4.8%	3.6%	2.8%	3.6%
SOURCE: Alabama Department of Labor, Labor Market Information Division, County Year-to-Date Labor Force Estimates for 2022. https://www2.labor.alabama.gov/LAUS/CLF/AllCounties.aspx								

SCAEDD Income and Poverty, 2020

	Bullock County	Butler County	Crenshaw County	Lowndes County	Macon County	Montgomery County	Pike County	SCAEDD
BUSINESSES AND ANNUAL WAGE								
Number of Business Establishments	110	419	220	109	203	5,493	642	7,196
Number of Employees	2,036	6,229	3,247	1,617	4,821	104,870	12,389	135,209
Average Annual Wage	\$36,197	\$33,559	\$36,214	\$48,573	\$44,930	\$43,911	\$40,005	\$42,867
MEDIAN INCOME LEVELS								
Median Household Income	\$33,866	\$44,850	\$42,611	\$33,634	\$35,450	\$51,963	\$39,218	\$40,227
Median Family Income	\$53,976	\$57,011	\$59,896	\$42,832	\$49,893	\$64,884	\$62,171	\$55,809
Per Capita Income	\$20,783	\$23,415	\$26,351	\$21,298	\$22,170	\$29,543	\$23,784	\$23,906
Median Nonfamily Income	\$15,554	\$24,142	\$16,395	\$18,947	\$23,002	\$34,265	\$20,633	\$21,848
SOURCE OF INCOME								
Total Households	3,429	6,649	5,011	4,213	7,592	89,511	11,700	128,105
Households with Earnings	61.1%	70.7%	66.3%	60.4%	67.0%	76.6%	71.8%	73.9%
Mean Earnings	\$60,960	\$59,108	\$65,763	\$57,177	\$52,516	\$71,241	\$63,665	\$61,490
Households with Social Security Income	48.4%	45.4%	41.7%	42.1%	41.7%	32.0%	33.4%	34.6%
Mean Social Security Income	\$13,824	\$19,101	\$17,706	\$17,208	\$16,871	\$18,402	\$19,574	\$17,527
Households with Retirement Income	20.8%	25.2%	23.0%	23.2%	25.1%	22.8%	19.7%	22.7%
Mean Retirement Income	\$19,500	\$22,317	\$19,148	\$19,935	\$22,634	\$26,884	\$21,992	\$21,773
Households with Supplemental Security Income	11.8%	9.3%	12.4%	18.7%	8.5%	7.1%	6.8%	8.0%
Mean Supplemental Security Income	10,792	9,181	8,358	8,813	9,349	9,704	9,838	\$9,434
Households with Cash Public Assistance Income	5.0%	1.3%	2.9%	1.6%	0.9%	1.1%	1.1%	1.3%
Mean Cash Public Assistance Income	868	2,006	1,301	1,846	4,768	2,367	1,939	\$2,156
Households with Food Stamp/SNAP Benefits	24.3%	15.8%	20.5%	30.4%	21.5%	18.3%	13.5%	18.5%
PERSONS IN POVERTY								
Population in Poverty	3,055	3,734	1,926	2,310	4,570	43,043	7,592	66,231
Percent in Poverty	29.5%	19.6%	14.6%	22.4%	23.4%	18.8%	23.0%	19.8%

SOURCE: U.S. Bureau of the Census, 2020 Economic Surveys, Table CB2000CBP: County Business Patterns; and 2016-2020 American Community Survey 5-Year Estimates, Table DP03: Selected Economic Characteristics.

*Montgomery Whitewater Park Development in an Opportunity Zone between
Downtown Montgomery and Maxwell Air Force Base, Montgomery County.
(photo credit: Montgomery Area Chamber of Commerce)*



TRENDS AND ANALYSIS



*E. L. Turner Park, Luverne,
Crenshaw County*

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 district 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 district 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 district for future growth and development. Positioning the EDD includes the impacts of COVID-19, fostering economic resiliency and available opportunity zones. The chapter concludes with analysis of the strengths, weaknesses, opportunities and threats of the district.

Growth Centers

There is one major urban center in South Central Alabama Economic Development District, Montgomery, and four other municipalities with a population greater than 5,000 within the seven county region: Greenville, Pike Road, Troy, and Tuskegee. Most of the commercial and industrial development is located in or near these incorporated areas. A significant portion of the region's population, however, lives outside the incorporated areas in small, unincorporated, rural communities or on dispersed rural home sites. 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.

Growth centers are geographically and economically related areas such that they may be expected to contribute significantly to the economy of the region. Of the five municipalities in the district with a population over 5,000 people, only Montgomery and Troy have a population over 10,000 people. Combined, the five cities have an estimated population of 244,538 persons as of 2020, which is 73.1 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.

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 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.

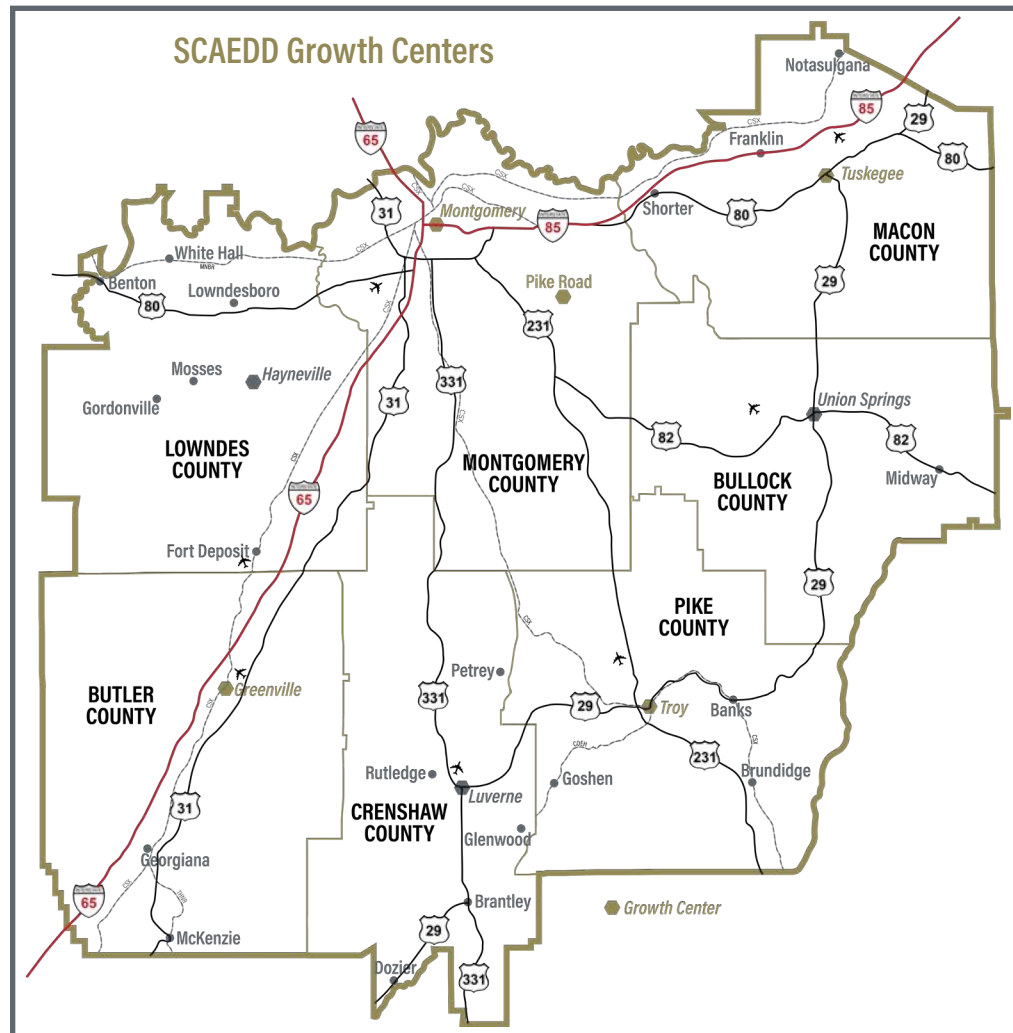
Troy's economic impact area is only a short drive from the center city because of the good highway system serving Troy and the neighboring counties. Shopping facilities include the central business district and several community shopping centers. Retail establishments are present downtown and several 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.

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.

With a 2020 population of 7,374, 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 and is in good condition. Interstate 65, U.S. Highway 31, and three state highways serve the city. At and off the I-65/State Highway 185 interchange, many new businesses have joined several “old” establishments. The Cambrian Ridge Golf Course (part of the Robert Trent Jones trail) is an attractor for tourism and residential growth. 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.

Pike Road, located in Montgomery County between US Highway 231 and Interstate 85, now has a population of 9,439 persons, making it the third largest city in the South Central Alabama EDD. Pike Road has expanded from a largely residential area to incorporate a number of commercial establishments near Interstate 85 and making it a growing secondary commercial center in Montgomery County while also serving Bullock, Macon and Pike Counties. Pike Road established a city school system to combat the declining educational levels in Montgomery County public schools. The Pike Road school system has become a major attractor for new residents.

Tuskegee, located between Interstate 85 and US Highway 80 in Macon County, serves as a regional destination for many surrounding counties. Tuskegee has a 2020 population of 9,439 persons. Tuskegee and Macon County have innumerable historic sites that promote tourism and support the economic health of the city and county. In recent years, Tuskegee and the Macon County Economic Development Authority have pursued and developed Exxit 38 with commercial resources and industrial development. Continued industrial growth in this area will have a significant impact of available jobs in the area. Although an increase in good-paying jobs will be a welcome addition to Tuskegee and Macon County, the city will need to address the availability of safe and affordable housing to accommodate both job growth and residential growth.

Investment in the SCAEDD

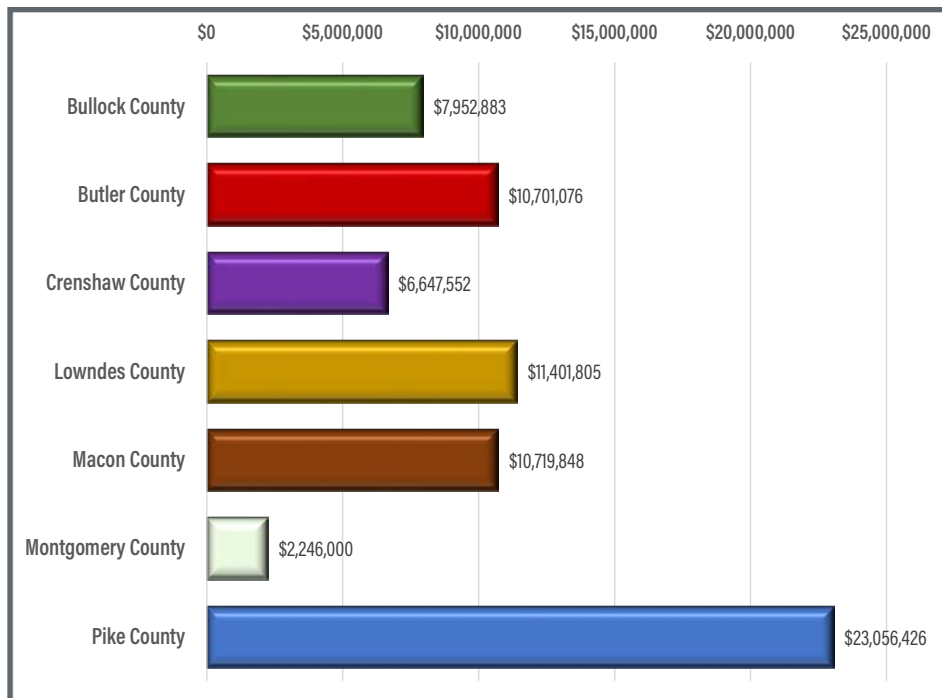
In the 11-year period from 2012 through September 2022, the South Central Alabama EDD participated in 212 projects with more than \$163.9 million invested in the district. One of the most significant investments in the recent years is the creation of a \$2 million revolving loan fund

(RLF) with \$1.6 million from EDA and a \$400,000 match from SCADC. The revolving loan fund will primarily service local businesses in Montgomery County that are not able to be served by the existing SCADC RLF. In particular, the new RLF will target the recovery, location or expansion of businesses located in one of Montgomery County's 12 Opportunity Zones. SCAEDD assistance in Montgomery County is limited to only EDA projects which skews the total investment assistance to some degree. Additionally, the City of Montgomery is an entitlement city that receives a direct allocation of Community Development Block Grant funds.

In the last five years from 2017 to 2022 (since the previous CEDS), SCAEDD staff assisted with 98 projects with just under \$33.8 million in investment in the region. Pike County had the highest investment, with almost \$9.3 million in 15 projects. Crenshaw County implemented the most projects, at 20 projects with a \$4.4 million investment. The largest projects in Crenshaw County were road improvements in 2017 and 2021, with a combined total of \$1.3 million.

The rural counties of the district are more dependent upon the SCAEDD

SCAEDD Assisted Regional Investment, 2012-2022



staff to assist with project development and funding than Montgomery County. Since 2017, there have been 16 projects in Bullock County with a \$4.6 million investment. The largest project in Bullock County is water improvements made by the South Bullock County Water Authority, at \$1.4 million. Butler County had 11 projects in the 5-year time frame with a \$5.4 million investment. The largest project was the location of the South Central Alabama Mental Health Forensic Facility, which had a construction budget of \$3 million. The facility created 25 new jobs with a \$1.5 million payroll. The next largest investment in Butler County, at \$983,200, was water improvements in the City of Georgiana. Butler County is using \$300,000 in CDBG COVID funds to make improvements to the county emergency management building, purchase equipment for the Butler County volunteer fire departments and the healthcare authority, and to assist with food distribution.

Lowndes County implemented 15 projects since 2017 with a combined investments of \$2.4 million. There were two sizable community development projects in the county: a sewer lift station improvement project in Hayneville; and a water system improvement project in Lowndesboro. Additionally, Lowndes County was awarded CDBG-CV funds to improve access to a COVID testing and vaccination facility and to purchase public safety software.

Macon County had 12 projects with a total investment of \$3.4 million. The largest of these projects was a comprehensive CDBG grant in Tuskegee to address several community needs at one time. The 2017 project invested \$1.1 million. Macon County will utilize CDBG COVID funds to provide assistance with food distribution, rent and utility assistance, small business grants, and equipment. Additionally, the Town of Franklin has started a land use plan along with their first development regulations in a effort to promote development at Interstate 85 Exit 28.

SCAEDD has assisted Montgomery County with development of an economic strategic plan, funds for a consultant to establish a new community development corporation, and a \$2 million RLF fund. Of the 15 projects in Pike County since 2017, three were \$1 million projects or more. In 2020, the Pike County Commission undertook a \$1 million road improvement project and another \$617,588 road improvement project in 2021. Pike County also used CDBG COVID funds to purchase two COVID-equipped ambulances. Also in 2020, the Pike County Water Authority began a \$5 million water system improvement project. And in 2021, the City of Troy was awarded funds to assist

with the renovation of the historic Academy Street School as a community center. The project has a construction budget of just over \$1 million.

The South Central Alabama Development Commission also 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. The South Central Alabama Economic Development District has had an infusion of more than \$4.75 billion in the start-up of new industries and expansion of existing industries in the last ten years since 2012. According to the Annual Industry Reports published by the Alabama Development Office, the region has gained 324 new industries and 82 industries and businesses have expanded, creating an additional 12,979 jobs over the 10-year time span. Since 2017, the SCAEDD has had an investment of \$2.97 billion and an increase of 5,770 new jobs. 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 in the last five years are located in Montgomery County, with 26 of the 32 new businesses (81.3 percent) and 112 of the 146 expanded businesses (76.7 percent). The Montgomery business and industry growth has also provided the most new jobs, 4,314 jobs or 75.6 percent. Even so, each county in the region has experienced some degree of new or expanded development since 2017.

Bullock County gained one new industry and one industry expanded, with a combined investment of \$15.3 million and 6 jobs. The largest part of the total investment was a \$15 million expansion by Bonnie Plants that created 60 jobs. Bullock County also had one new industry start-up with S.K. Michigan in 2019.

Butler County gained two new businesses and 13 expanded businesses in the last five years, with a combined investment of \$287 million and 465 new jobs. New industries in Butler County include Ozark Logistics in 2018 with 25 new jobs, and HEP Greenville Solar, Inc. in 2021 with six new jobs. In 2020, Butler County saw an investment of \$72.3 million from three industry expansions with 90 new jobs. And in 2019, Butler County had six industry expansions with a total investment of \$65.8 million and 149 new jobs.

Although Crenshaw County has not attract any new industry or jobs since 2017, five establishments were expanded, with a combined investment of \$107.6 million. The most significant expansions occurred in 2020 with a

\$16 million expansion at Dongwon Autopart Technology Alabama LLC and a \$57.8 million expansion at SMART Alabama LLC.

Although Lowndes County had one new industry open in 2018, Warehouse Services, with 10 new jobs, the county has not had any investment growth in the last five years. Four new businesses expanded in Macon County in 2017 bringing 29 new jobs and a combined investment of \$875,000.

Pike County attracted three new industries and 10 existing ones expanded, with a combined investment of \$530.8 million and 886 new jobs. Outside of Montgomery County, Pike County experienced the most investment and gained the most jobs. In 2018, Kimber Manufacturing, Inc. brought a \$38 million investment and 366 new jobs while Rex Lumber brought a \$110 million investment and 110 new jobs. In the same year, seven industries expanded. Lockheed Martin was the only expansion that brought a financial investment, of \$130 million creating 60 new jobs. In 2019, Lockheed Martin expanded again with an investment of \$200 million and 55 new jobs.



After the announcement of the RexLumber location in 2018, Pike County undertook a \$1 million road improvement project with the assistance of EDA and CDBG-ED funds to provide access to the new industry.

New and Expanded Industries 2012-2021

County	Year	New	Expanded	Total Investment	Total New Jobs
Bullock	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
	2017	0	0	\$0	0
	2018	0	0	\$0	0
	2019	1	0	\$250,000	6
	2020	0	0	\$0	0
	2021	0	1	\$15,000,000	60
Butler	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
	2017	0	2	\$26,617,894	125
	2018	1	1	\$30,318,000	75
	2019	0	6	\$65,820,000	149
	2020	0	3	\$72,290,344	90
	2021	1	1	\$92,415,180	26
Crenshaw	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
	2017	0	0	\$0	0
	2018	0	0	\$0	0
	2019	0	2	\$30,566,791	0
	2020	0	2	\$73,802,356	0
	2021	0	1	\$3,227,113	0
Lowndes	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
	2017	0	0	\$0	0
	2018	0	1	\$0	10
	2019	0	0	\$0	0
	2020	0	0	\$0	0
	2021	0	0	\$0	0

County	Year	New	Expanded	Total Investment	Total New Jobs
Macon	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
	2017	0	4	\$875,000	29
	2018	0	0	\$0	0
	2019	0	0	\$0	0
	2020	0	0	\$0	0
	2021	0	0	\$0	0
Montgomery	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
	2017	6	24	\$204,929,270	1,056
	2018	7	21	\$510,688,055	694
	2019	8	25	\$1,010,568,764	1,221
	2020	3	21	\$79,523,308	363
	2021	2	21	\$224,060,248	980
Pike	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
	2017	1	1	\$13,600,000	55
	2018	2	5	\$278,000,000	630
	2019	0	2	\$210,015,000	115
	2020	0	2	\$29,273,303	86
	2021	0	0	\$0	0
County Totals 2012 to 2021					
Bullock County		3	8	\$21,350,000	258
Butler County		5	35	\$416,453,820	979
Crenshaw County		0	13	\$367,654,260	233
Lowndes County		2	6	\$85,004,200	410
Macon County		3	11	\$31,375,000	264
Montgomery County		63	224	\$3,165,433,297	9,013
Pike County		6	27	\$665,743,303	1,822
SCAEDD		82	324	\$4,753,013,880	12,979

Source: Annual Industry Reports, Alabama Department of Commerce, 2012 to 2021.

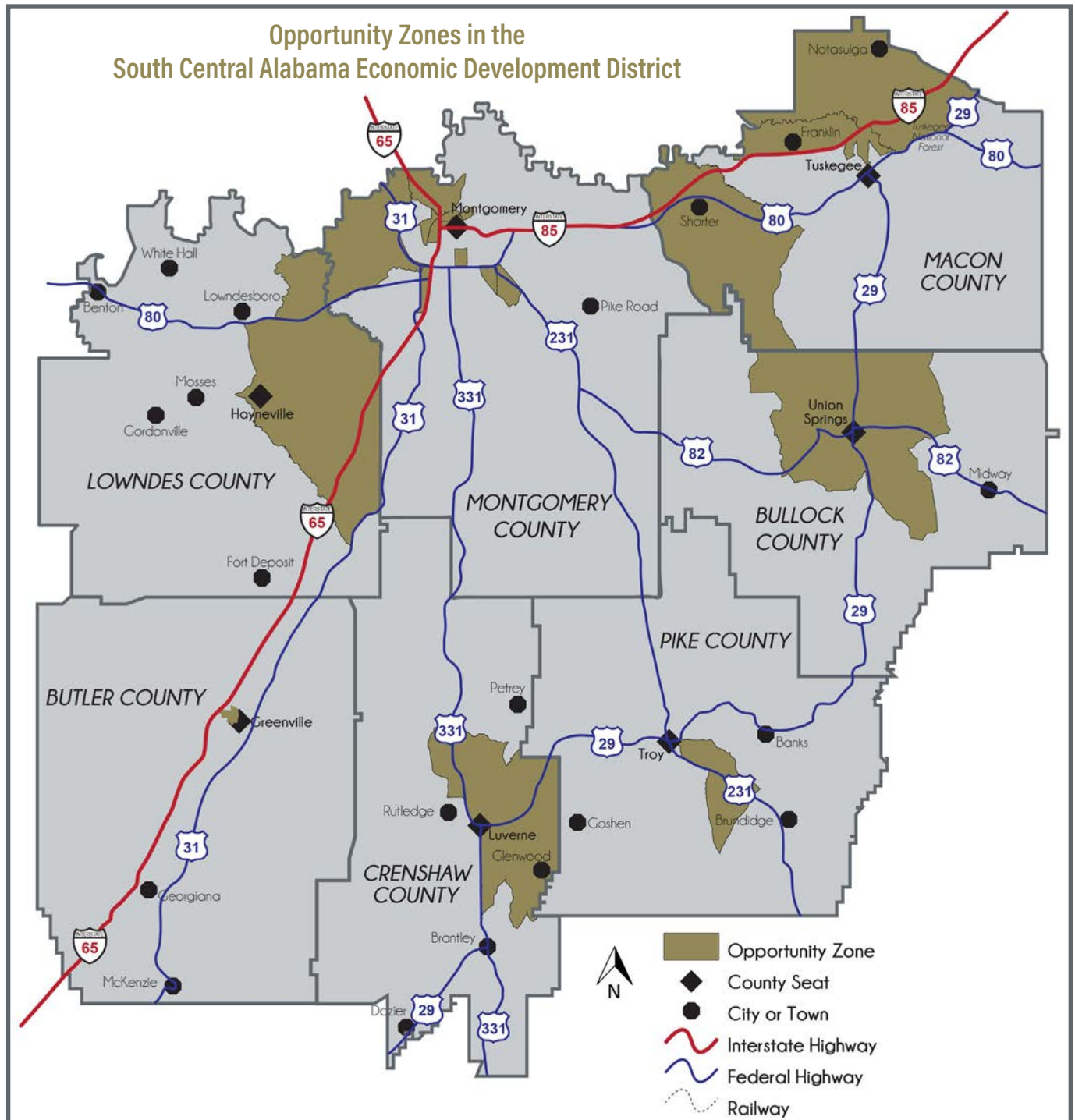
Opportunity and Innovation

The Opportunity Zones program was established by the Tax Cuts and Jobs Act of 2017 to foster private investment in low-income areas. The program provides a federal tax incentive for investors to put their unrealized capital gains into opportunity funds dedicated for investing in the designated opportunity zones.

To qualify as an opportunity zone, a census tract must be low-income with a poverty rate of at least 20 percent and a median family income of less than 80 percent of the state or area median income. There are 20 opportunity zones in the seven county South Central Alabama Economic Development District: 12 in Montgomery County, three in Macon County, and one each in Bullock, Butler, Crenshaw, Lowndes, and Pike Counties.

Opportunity zones represent a tremendous resource in South Central Alabama, especially in the district's rural areas where attracting outside investment becomes a hardship and a barrier to economic development. According to the Alabama Opportunity Zones website, the district's opportunity zones offer a labor force of 28,239 persons, of which an average of 6.2 percent of the labor force is unemployed. There are 3,924 existing businesses in the combined 477,000 acre area.

Data from StatsAmerica.com reports that the combined population of the 20 opportunity zones is 65,404 persons with



a labor force of 27,122 workers. The combined unemployment rate for the SCAEDD opportunity zones is 7.8 percent, ranging from a low of 1.6 percent in one census tract in Montgomery County to 17.8 percent in another Montgomery County census tract. Per capita income also has a wide range from \$9,341 in a Montgomery County census tract to \$28,004 in Butler County, with a SCAEDD per capita income of \$21,286. The overall poverty rate for the SCAEDD opportunity zones is 25.4 percent. The lowest poverty rate is found in Crenshaw County, at 15.4 percent, and the highest poverty rate is found in Montgomery County, at 61.3 percent. The opportunity zone with the largest land area is located in Lowndes County with 100,544 acres. The smallest four zones are located in Montgomery County's urban area, ranging from 418 to 517 acres in size.

The Montgomery County/City of Montgomery partnership project to construct the Montgomery Whitewater Park (also known as Project Catalyst) continues to be the only significant economic development activity within an opportunity zone in the South Central Alabama EDD. The \$50 million whitewater park and outdoor fun center is located in west Montgomery with visibility from Interstate 65. Local officials expect the project to redefine the area as a destination and will provide a bridge between Maxwell Air Force Base and Downtown Montgomery.

Construction is well underway on the 120-acre site that will feature a climbing tower, zip lines, mountain biking, and rope courses, and a 25-acre central park that will host rafting and kayaking along a man-made whitewater course that weaves through restaurants, shops, a beer garden, an outdoor concert venue, and a hotel and conference center. The whitewater course will accommodate approximately 2,000 float patrons per day and estimated attendance is 300,000 visitors annually.

The estimated impact of the project is \$6 million per year, with 40 to 50 full time jobs and up to 400 jobs during peak seasons. The project is expected to spur economic development, add to the lifestyle of residents, fuel continued tourism growth, help to enhance our military missions, and make Montgomery a more attractive destination for a talented workforce that prioritizes quality of life when selecting a place to live and work.

EDA and StatsAmerica have developed an Innovation Intelligence Index to assist in exploring regional characteristics related to innovation and entrepreneurship to help advance economic development strategies.

The Innovation Intelligence Index is based on five core index values: (1) human capital and knowledge creation; (2) business dynamics; (3) business profile; (4) employment and productivity; and (5) economic well-being. The StatsAmerica.com website provides data for the six rural counties in South Central Alabama Development Commission region, but does not include Montgomery County in the region data. Therefore, discussion will include both the SCADC data and the Montgomery County data in a comparative analysis.

The innovation intelligence index for the 6-county SCADC region is 102.3, which is a moderate rating, ranking the region at 256 of 393 economic development districts. For comparison, there is one economic development district with an innovataion intelligence index of 156. The SCADC region ranked highest in the business profile index, at 114.6 with a rank of 61, which is the relative availability of resources for entrepreneurs and businesses. The human capital and knowledge creation index was second highest index, at 111.5 with a rank of 180. The lowest of the five indexes was economic well being in which the SCADC region has a index of 87.4 and is ranked 331. The economic well-being index is based on residential internet connectivity and income.

In comparison, the Montgomery County innovation intelligence index is 120.0 and the county is ranked 897 out of 3,110 counties. There are 64 other counties that have an index of 120.0. Montgomery County has the highest index in the economic well-being index, at 127.4 with a ranking of 1,816. The second highest is the employment and productivity index of 123.8 and a ranking of 1,622, based on industry performance in tiihie county. The lowest of the five indexes for Montgomery County is the business profile index of 111.0 based on the relative availability of resources for entrepreneurs and businesses. Although this is the lowest index number for Montgomery County, the county's ranking of 215 of 3,110 counties is quite high.

Both the SCADC region and the Montgomery County indices are higher than those of the State of Alabama, which has a innovation intelligency index of 93.8. Where Montgomery County's highest index was economic well-being, the state's index is 80.9. And, where the SCADC business profile index was highest, the state's index is 109.8, which is also the state's highest index. The State of Alabama's lowest index was the business dynamics index of 79.7, based on business competitiveness.

Community Resiliency

The U.S. Bureau of Census provides community resilience estimates using American Community Survey (ACS) data and Population Estimates Program data to measure the capacity of individuals and households to absorb the external stresses of the impacts of a disaster. The risk factors used by the U.S. Census Bureau include the following ten factors:

1. Income-to-Poverty Ratio (IPR) < 130 percent (Household)
2. Single or zero caregiver household - only one or no individuals living in the household who are 18-64 (Household)
3. Unit-level crowding with ≥ 0.75 persons per room (Household)
4. Communication Barrier defined as:
 - No one in the household has received a high school diploma
 - No one in the household speaks English "very well"
5. Aged 65 years or older
6. No one in the household is employed full-time, year-round. The flag is not applied if all residents of the household are aged 65 years or older (Household)
7. Disability, at least one serious constraint to significant life activity
8. No health insurance coverage
9. No vehicle access (Household)
10. Households without broadband internet access (Household)

Location	Total Population	Zero Risk Factors		One to Two Risk Factors		Three or More Risk Factors	
		Number	Percent	Number	Percent	Number	Percent
Bullock County	8,600	2,074	24.1%	3,534	41.1%	2,992	34.8%
Butler County	19,410	5,431	28.0%	7,643	39.4%	6,336	32.6%
Crenshaw County	13,772	3,542	25.7%	5,703	41.4%	4,527	32.9%
Lowndes County	9,692	1,711	17.7%	4,388	45.3%	3,593	37.1%
Macon County	16,594	3,591	21.6%	6,940	41.8%	6,063	36.5%
Montgomery County	219,377	66,055	30.1%	92,203	42.0%	61,119	27.9%
Pike County	31,132	9,048	29.1%	14,258	45.8%	7,826	25.1%
SCAEDD	318,577	91,452	28.7%	134,669	42.3%	92,456	29.0%

According to the community resilience census data, 29.0 percent of the South Central Alabama EDD population has three or more risk factors and 42.3 percent of the population has one to two risk factors. Lowndes County has the highest percentage of population with three or more risk factors, at 37.1 percent, followed by Macon County, at 36.5 percent. Pike County has the lowest percentage of the population with three or more risk factors, at 25.1 percent; however, Pike County has the highest percentage of population with one to two risk factors, at 45.8 percent. Lowndes County, at 45.3 percent, closely follows Pike County. Butler County has the lowest percentage of the population with one to two risk factors.

The portion of the population that exhibits no resiliency risk factors is highest in Montgomery County, at 30.1 percent, followed by Pike County, at 29.1 percent. These percentages are lowest, by far, in Lowndes County where only 17.7 percent of the population does not exhibit at least one risk factor for resiliency. In summary, more than one-fourth of the population of the SCAEDD will have very limited resources to recover from the impacts of a disaster; and almost half of the population the district will have limited recovery resources.

According to the National Risk Index, which is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards, Bullock and Macon Counties have a very low risk index; Butler, Crenshaw, Lowndes, and Pike Counties have a low risk index; and

SOURCE: U.S. Census Bureau,, Social, Economic, and Housing Statistics Division, Small Area Estimates Program; 2019 Community Resilience Estimates, August 2021 Release.
<https://data.census.gov/cedsci/table?g=0500000US01011,01013,01041,01085,01087,01101,01109&d=CRE%20Community%20Resilience%20Estimates&tid=CRE2019.CRE>

Montgomery County has a moderate risk index for natural disasters. The National Risk Index was designed and built by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government; and private industry.

Economic Analysis

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.

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 ten 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.

The provision of safe and affordable housing throughout the region must also be addressed through the CEDS goals and actions. 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.

SWOT Analysis

A summary of the economic trends and analysis of the South Central Alabama Economic Development District is provided here in the identification of the districts strengths, weaknesses, opportunities and threats -- more commonly called SWOT analysis. For clarification, a strength is a feature or characteristic that is inherently good, or positive, in its current state. Conversely, a weakness is a feature or characteristic that has a negative impact or connotation in its current state. An opportunity is a feature that has not yet reached its positive potential. It is important to note that opportunities can be derived by modifications to both strengths and weaknesses. A threat, or a constraint, is a feature or characteristic that limits what can be done. A simplistic example is a river that will limit vehicular crossing unless a bridge is built across.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Bridge capacity on some highways and local roads • Improvement of local school systems -- funding, case studies, pilot programs • Local and familial support systems

New Water Main, Goshen, Pike County



STRATEGIC DIRECTION



*Franklin Field,
Union Springs,
Bullock County*

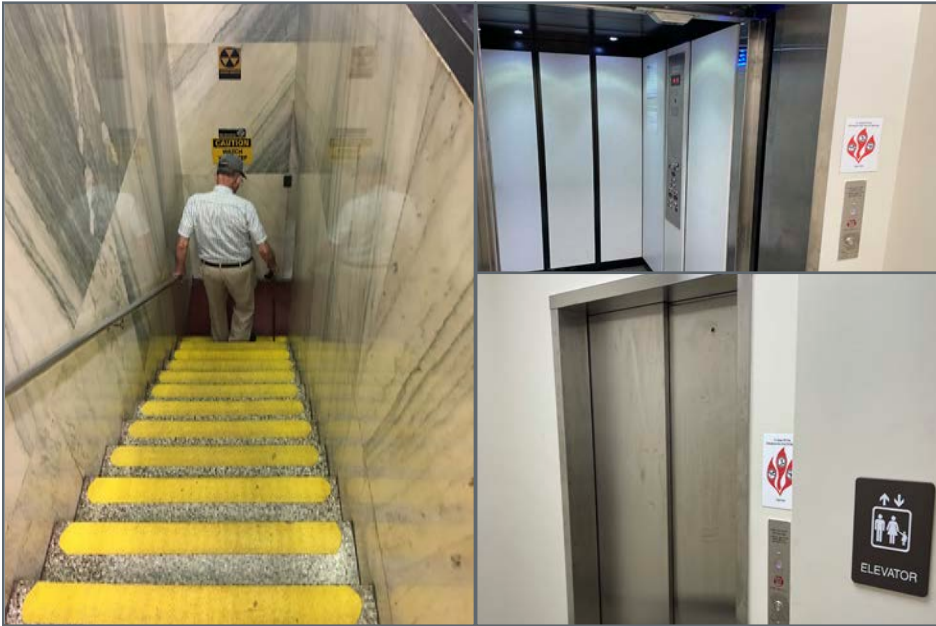
Following the review of current trends and economic analysis, the South Central Alabama CEDS Committee was able to reconfirm the district's vision and goals. Review of the district's objectives, work program, and action plan, however, became cumbersome to most because of the lack of direct relationship to the goals. The committee requested that the action plan be reorganized and better aligned with the CED goals and objectives. Therefore, the Strategic Direction chapter now outlines the CEDS vision and goals. Each goal is accompanied with related objectives, identification of specific strategies that will support the goals and objectives. The strategy tables list the location, performance measures and responsible organizations for each strategy identified. A list of priority capital improvement projects is also included following the strategies. Additionally, for each goal, a picture is provided along with brief text about projects that were implemented since the last Comprehensive Economic Development Strategy was approved in August 2017. These projects have assisted in furthering the South Central Alabama EDD CEDS goals and objectives.

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.

In fact, as of August 2022, the planning and economic development staff of the SCADC has approximately 75 local and pending community projects representing \$39 million in investment in the SCAEDD.

The SCADC has assisted with a wide array of projects and programs that promote economic and community development while increasing the quality of life for residents living in the South Central Alabama Economic Development District.



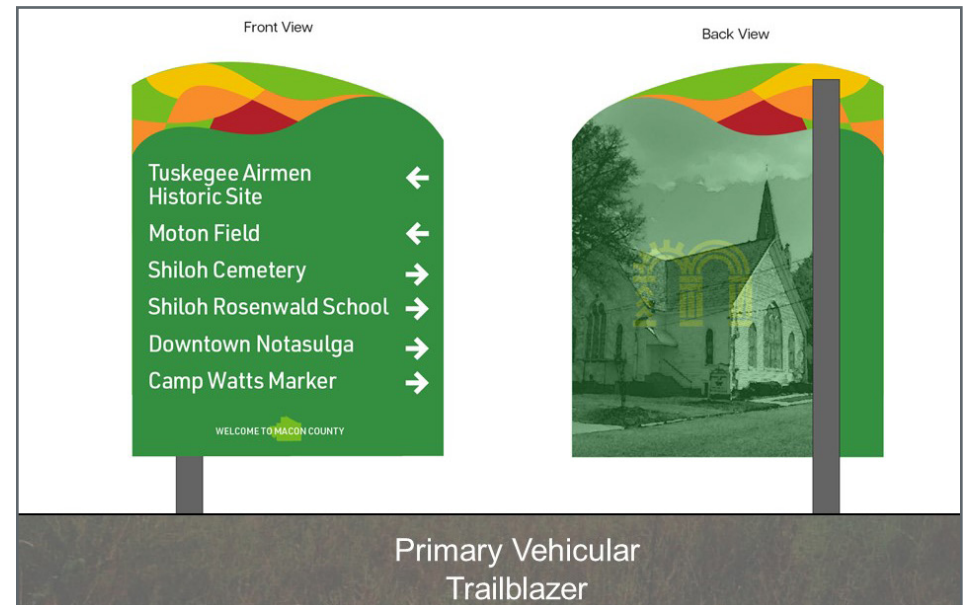
Steep stairs in the historic Butler County Courthouse were replaced with an elevator making the building ADA accessible.



Location of a new Jack's restaurant in Luverne was assisted with an access road study and CDBG-ED funds.



Improvements to Harris Park in Union Springs



A wayfinding study for Macon County developed a circulation system to direct both pedestrians and vehicles to major attractions and business sites in the county. The wayfinding system has both a transportation function to minimize congestion and an economic development component to promote the county's tourism attractions and make them easy to find.



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.

The Town of Brantley used CDBG-ED funds to make water and sewer infrastructure improvements in the downtown area to serve 4Byrds on Main Street. Improvements include the construction of a new eight-inch water main, four fire hydrants, and a new six-inch sewer main. All infrastructure improvements benefitted 4 Byrd's Building and Industrial Supplies. The project resulted in the creation of 61 new jobs for area residents with an estimated private investment of \$2.5 million.



OBJECTIVES

Full Employment

- Improve employment opportunities at all skill levels.
- Maximize job retention and expansion of existing businesses.

Business Support

- Provide effective and efficient support to all businesses.
- Assist with long-term financing for smaller companies.
- Provide gap financing to new and existing businesses.

Entrepreneurship

- 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

- 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.

Tourism

- Expand cultural and heritage tourism in region.
- Promote recreational resources to encourage tourism.
- Expand on rural assets of region in marketing and promotions.

Sustainable Development

- Maximize opportunities for sustainable development along interstates and major highways.
- Sustain and improve the agricultural and timber industries.

GOAL 1 STRATEGIES

Projects and Programs	Location	Performance Measures	Responsibility
Coordinate with economic development organizations to support and foster economic development in the region.	SCAEDD Region	Number of projects assisted	Local, SCADC
Expand and improve industrial parks	<ul style="list-style-type: none"> • Bullock County • Crenshaw County • Macon County • Brundidge • Tuskegee 	<ul style="list-style-type: none"> • Completion of improvements • Number of industries located • Number of jobs created • Number of jobs retained 	Local Governments, Local Economic Development Authorities, SCADC
Develop a new industrial park	Bullock County	<ul style="list-style-type: none"> • Construction of new park • Construction of spec building • Number of industries located • Number of jobs created 	Local Governments, Local Economic Development Authorities, SCADC
Facilitate development of growing clusters, including automotive, timber and agricultural products, higher education, others.	SCAEDD Region	<ul style="list-style-type: none"> • Clusters identified • Businesses recruited 	EDA, ARC, DRA, USDA
Participate in rural development councils, conservation and development projects, and similar undertakings.	SCAEDD Region	<ul style="list-style-type: none"> • Participation rate • Projects implemented 	EDA, Local
Promote downtown and other growth center development, retail growth, government facilities.	SCAEDD Region	Development, retention of business	EDA, Local Governments, HUD
Actively pursue commercial development in the region's municipalities and communities to provide nearby access to food and the supplies needed by residents.	<ul style="list-style-type: none"> • Fort Deposit • Hayneville • Goshen • Brantley • Luverne 	<ul style="list-style-type: none"> • Construction of new development • Number of businesses located • Number of jobs created • Number of jobs retained 	Local Governments, SCADC
Develop regional tourism industry to make the South Central Alabama district a destination.	SCAEDD Region	<ul style="list-style-type: none"> • Number of participating sites • Increase in joint promotion of existing attractions • Increase in tourist visitation 	Chambers of Commerce, Convention and Visitors Bureau
Emphasize I-85 corridor development.	<ul style="list-style-type: none"> • Franklin • Tuskegee • Macon County 	<ul style="list-style-type: none"> • Construction of improvements • Development of sites 	Local Governments, Local Economic Development Authorities, SCADC
Develop a regional business incubator and technology center	SCAEDD Region	<ul style="list-style-type: none"> • Completion of incubators • Number of businesses located 	Local, State, EDA

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.

Lowndesboro (Lowndes County) made critical water system improvements using Delta Regional Authority funds. Improvements included replacement of breaking and leaking cast iron mains, line extensions, and installation of fire hydrants. The project benefitted approximately 900 persons living in and outside the Town's corporate limits.



OBJECTIVES

Adequate Infrastructure

- 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.

Facility Standards

- 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.

Capital Improvements Programs

- 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

- 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.

Transportation Services

- Provide transportation for coordinated social services and day care facilities to support economic and community development.
- Provide comprehensive public safety services throughout the region.

GOAL 2 STRATEGIES			
Projects and Programs	Location	Performance Measures	Responsibility
Complete high speed telecommunications systems and technology center facilities.	SCAEDD Region	<ul style="list-style-type: none"> • Miles of fiber installed • Number of customers served 	ADECA, ARC, Local
Assist with project funding and administration of infrastructure development and rehabilitation endeavors.	SCAEDD Region	<ul style="list-style-type: none"> • Number of projects administered • Number of systems improved 	SCADC, Local Govts, EDA, ARC, ADC, HUD, DRA
Develop welfare-to-work and coordinated social service transportation and day care facilities.	SCAEDD Region	Number of programs initiated	ADSS, ALDOT, ADECA, Others
Provide clearinghouse review services for EDA funded projects in the region.	SCAEDD Region	Number of projects reviewed	EDA, SCADC
Improvements to U.S. Highway 31, U.S. Highway 231, U.S. Highway 331, U.S. Highway 80, and Alabama Highway 110	SCAEDD Region	<ul style="list-style-type: none"> • Number of miles widened. • Number of miles resurfaced. • Traffic Counts 	SCADC, ALDOT
Widen I-65 from existing six lanes to Interchange 158.	<ul style="list-style-type: none"> • Lowndes County • Montgomery County 	Number of miles widened	ALDOT
Extend water and sanitary sewer to interchanges in I-65 corridor from appropriate systems such as Fort Deposit and Greenville.	<ul style="list-style-type: none"> • Butler County • Lowndes County 	<ul style="list-style-type: none"> • Number of systems extended • Amount of increased water storage capacity 	Local Governments, ADECA, ARC, DRA, EDA, USDA RD, SCADC
Coordinate Rural Transportation Planning (RPO) projects with MPO and local governments, consistent with CEDS.	SCAEDD Region	Rural transportation improvement projects	ALDOT, SCADC, Local Governments,
Continue to improve Montgomery Regional Airport and other local airports.	SCAEDD Region	<ul style="list-style-type: none"> • Amount of investment • Amount of increased service 	Local Governments, FAA
Improve county roadways and storm drainage.	SCAEDD Region	Number of miles improved	Local Governments, ALDOT, SCADC
Continue support of and improvements to public transportation services	Montgomery	Improvements to service	ALDOT, Montgomery, MPO, SCADC
Develop additional water supply.	<ul style="list-style-type: none"> • Butler County • Lowndes County 	Number of customers served	Local Governments, SCADC
Improve existing water systems.	Macon County	Improvement of systems	Local Governments, Water Authorities, SCADC
Extend water and sewer service to interstate I-85	<ul style="list-style-type: none"> • Macon County • Franklin 	Number of new systems installed Number of system expansions	Local Governments, SCADC
Upgrade/expand sewer system	Notasulga	Increase in capacity	Local Governments, SCADC

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.

Troy University is one of 17 post secondary educational resources located in the South Central Alabama EDD. It is the largest facility found in the six rural counties. The majority of the post secondary education facilities are located in Montgomery County. (photo credit: Kreeder13, CC BY-SA 3.0 <<https://creativecommons.org/licenses/by-sa/3.0/>>, via Wikimedia Commons)



OBJECTIVES

Quality Secondary Education

- 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.

Post Secondary Opportunities

- 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

- 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.

Industry and Business Support

- 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.

GOAL 3 STRATEGIES			
Projects and Programs	Location	Performance Measures	Responsibility
Continue to support, promote and improve regional workforce development programs	SCAEDD Region	<ul style="list-style-type: none"> • Program enrollment • Number of students participating • Number of graduates hired 	Local colleges and universities, School Systems, Career Technical Centers, AIDT
Cooperate with efforts to conduct a regional educational needs assessment to identify workforce development deficiencies.	SCAEDD Region	Needs identified	EDA, Local, ARC, SCADC, HUD, DRA, Others
Coordinate or cooperate with regional education improvement endeavors.	SCAEDD Region	Education improvements made	EDA, SCADC, Local
Implement special workforce support programs to include day care, special transportation services, senior aides, etc.	SCAEDD Region	Workforce support programs initiated	AIDT
Participate in regional and rural workforce development councils and alternative public-private training programs, eg. business sector academies, etc.	SCAEDD Region	<ul style="list-style-type: none"> • Training programs established • Participation rate • Number of workers placed 	EDA, Local, ARC
Continue to provide assistance with grant and loan applications and project management for education and workforce development improvements.	SCAEDD Region	<ul style="list-style-type: none"> • Number of projects identified • Number of projects funded 	SCADC
Expand and enhance area vocational education centers and form partnerships where possible among schools in region.	SCAEDD Region	<ul style="list-style-type: none"> • Number of students served • Creation of partnerships 	Local School Systems
Improve public school facilities.	SCAEDD Region	Number of schools improved	Local School Systems
Continue ongoing programs for teen parents to reduce drop-out rates.	SCAEDD Region	Reduction in drop-outs	Local School Systems
Continue support for the Alabama Reading Initiative and related programs to reach 100 percent literacy.	SCAEDD Region	Literacy rate	Local School Systems, Local Governments
Restore old D.C. Wolfe School to develop adult training center and education facility, along with other uses.	Shorter Shorter, EDD	<ul style="list-style-type: none"> • Facility improvements • Number of persons trained 	Local Government, ADECA, USDA RD, SCADC
Improve existing and develop additional welfare-to-work programs and facilities.	SCAEDD Region	<ul style="list-style-type: none"> • Number of programs created • Number of participants 	Career Technical Centers, AIDT
Develop and foster community-based job training programs and job placement.	SCAEDD Region	<ul style="list-style-type: none"> • Funding • Persons trained 	Local School Systems, Local Industries, Workforce Development Councils, Non-profits, SCADC

GOAL 4 PLANNING AND ENVIRONMENTAL STEWARDSHIP

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

Public review workshops conducted during the update of regional hazard mitigation plans in each county provided citizens with the opportunity to discuss options and strategies.



OBJECTIVES

Land Use

- 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.

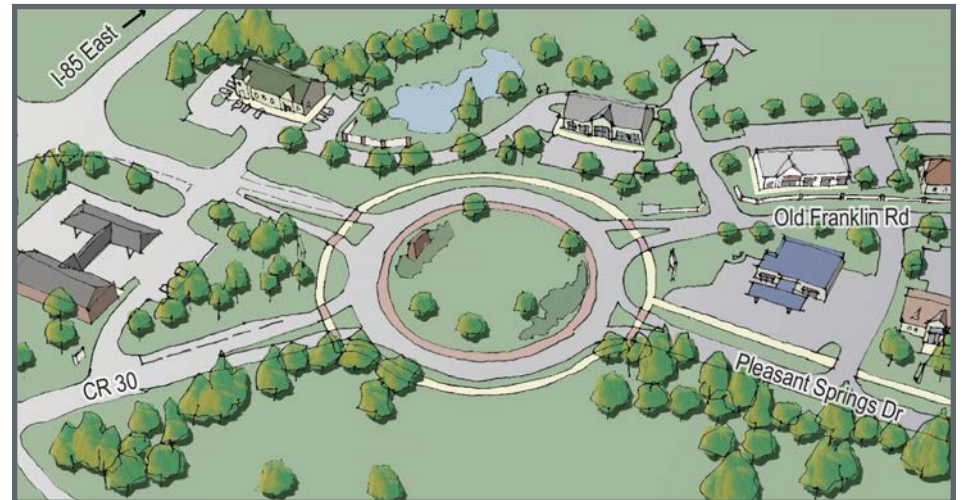
Natural Resources

- Seek realistic and responsible conservation of natural resources and environmental stewardship, consistent with economic development priorities.

Planning

- Promote a framework for growth and development to include community, county and regional concepts for growth, development and revitalization.

Interstate development proposed for Franklin (Macon County) includes a regional draw, retail and industrial development, healthcare, and residential development with road improvements on the north side of Interstate 85 and a new roundabout to help minimize congestion and to direct traffic from Interstate 85 to nearby roadways and businesses on the south (below).



GOAL 4 STRATEGIES

Projects and Programs	Location	Performance Measures	Responsibility
Coordinate or cooperate with regional and statewide planning endeavors including Comprehensive Economic Development Strategy, Rural Transportation Planning Organization, Human Services Coordinated Transportation Plan, and Hazard Mitigation Plans.	SCAEDD Region	<ul style="list-style-type: none"> • Participation rate • Needs identified • Strategies developed • Plans completed 	EDA, SCADC, Local, State, AARC, ADSS, ALDOT, HUD, AEMA, FEMA, Local Governments
Participate in rural development councils, conservation and development projects, and similar undertakings.	SCAEDD Region	<ul style="list-style-type: none"> • Participation rate • Plans completed 	EDA, Local, SCADC
Technical assistance and support to local planning, zoning, redistricting, and annexation efforts.	SCAEDD Region	<ul style="list-style-type: none"> • Number of assistance requests • Participation rate 	EDA, Local, ARC, SCADC, HUD
Downtown development in Montgomery and other communities and growth centers.	SCAEDD Region	<ul style="list-style-type: none"> • Investment in downtown(s) • Businesses retained • New businesses opened 	Local Governments, SCADC, Downtown Business Associations
Continue implementation of Montgomery Riverfront Development program.	Montgomery	<ul style="list-style-type: none"> • Completion of projects • Private investment 	Local Government, Chamber, SCADC
Conduct a regional tourism and retiree attraction study.	SCAEDD Region	Publication of study	Local Governments, SCADC
Brantley Land Use Plan, Retail Market Study, Annexation Study, Development Regulations.	Brantley	Completion of plan	Local Government, SCADC
Franklin Land Use Plan, Retail Market Study, Development Regulations.	Franklin	Completion of plan	Local Government, SCADC
Develop Comprehensive Plan and Land Use Regulations.	<ul style="list-style-type: none"> • Notasulga • Shorter • Whitehall 	<ul style="list-style-type: none"> • Plan development • Plan implementation 	Local Governments, SCADC
Downtown Revitalization and Rehabilitation Plans.	SCAEDD Region	Completion of plans	Local Governments, SCADC
Develop housing plans to address the specialty housing needs of the region including downtown housing, student housing, senior housing, and/or affordable housing.	SCAEDD Region	<ul style="list-style-type: none"> • Housing plan requests • Plans developed 	Local Governments, SCADC, Realtors, GMHBA
Conduct market study detailing housing demand in I-65 Corridor	Montgomery County	Publication of study	Local Government, SCADC, Realtors, GMHBA

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.

The City of Brundidge (Pike County) utilized part of a CDBG grant to demolish 15 dilapidated structures throughout the City. This project benefitted all members of community and has made an immediate and positive impact throughout the City.



OBJECTIVES

Health, Safety and Welfare

- 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.

Cultural Assets and Aesthetics

- 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

- 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.

Recreation

- 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.

GOAL 5 STRATEGIES			
Projects and Programs	Location	Performance Measures	Responsibility
Administer the Older Americans Act, Medicaid Waiver Program, Senior Rx Program, and the Senior Aides Program.	SCAEDD Region	<ul style="list-style-type: none"> • Programs administered • Number of seniors assisted 	ADSS/HHA/AAA/Local/Other
Coordinate or cooperate with rural and regional quality of life improvement endeavors, including healthcare, open space and recreation.	SCAEDD Region	<ul style="list-style-type: none"> • Participation rate • Improvements made 	EDA/SCADC/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.	SCAEDD Region	<ul style="list-style-type: none"> • Technical assistance requests • Programs established • Assistance provided 	Local Governments, SCADC, Realtors, GMHBA
Regional Housing Plan and program to develop and rehab market rate and affordable housing; include neighborhood revitalization; include CDFI implementation.	SCAEDD Region	<ul style="list-style-type: none"> • Number of housing units built • Number of units renovated 	SCADC/Local
Low-income area redevelopment and alleviate shortage of low and moderate income housing.	SCAEDD Region	<ul style="list-style-type: none"> • Units renovated • Number of homes created 	Local Governments, HUD, SCADC, Realtors
Encourage city and county housing demolition and housing rehab projects to eliminate substandard housing.	SCAEDD Region	<ul style="list-style-type: none"> • Substandard units identified • Substandard units demolished • Substandard units rehabbed 	Local Governments, HUD, SCADC, Realtors
Ensure that safe, adequate and income-appropriate housing is available to support economic growth efforts and new job creation.	SCAEDD Region	<ul style="list-style-type: none"> • Coordination between developers and economic development • Residential development to support economic growth 	Local Governments, HUD, SCADC, Realtors, Economic Development Authorities, USDA RD
Improve, develop, and/or expand recreational facilities/ parks, libraries, and programs.	SCAEDD Region	Number of programs created	Local Governments, SCADC, EDA, EPA, HUD, LWCF, RTP, USDA RD
Assist local government with utilization of natural resources as community amenities and attractions.	SCAEDD Region	<ul style="list-style-type: none"> • Identification of natural resource amenities • Natural resource sites developed 	Local Governments, SCADC, EDA, EPA, HUD, LWCF, RTP, USDA RD
Develop and construct a new community /senior center.	Shorter	Construction or renovation of building	Local Government, SCADC, HUD, USDA RD
Investigate need for healthcare services in rural areas.	SCAEDD Region	Needs identified	Local Governments, SCADC
Investigate feasibility of satellite healthcare services in rural areas.	SCAEDD Region	<ul style="list-style-type: none"> • Opportunities identified • Strategies developed 	Local Governments, SCADC

GOAL 6 ECONOMIC LEADERSHIP AND FUNDING

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

The City of Luverne (Crenshaw County) The City of Luverne was selected to participate in the Alabama Communities of Excellence (ACE) three-phase process providing the community with technical assistance to focus on leadership development, strategic planning and comprehensive planning. This process positions the community to succeed in its efforts of community and economic development. The ACE program begins with an assessment of the city by a team of professionals representing various areas of expertise: Community and Economic Development, Education and Workforce Development, Healthcare, Governance and Infrastructure, Historic Preservation, Outdoor Recreation and Tourism, and Urban Planning. Luverne is expected to graduate from the program in 2024.



OBJECTIVES

Organizational Structure

- 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.

Leadership Development

- 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.

Funding

- 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.



GOAL 6 STRATEGIES

Projects and Programs	Location	Performance Measures	Responsibility
Encourage increased public-private leadership and involvement in SCADC and CEDS Strategy Committee.	SCAEDD Region	Increase in participation	SCAEDD, Local Governments, SCADC
Foster relations and leadership development among community, business, and education leaders.	SCAEDD Region	<ul style="list-style-type: none"> • Liaisons formed • Partnerships established 	Local Governments
Continuously promote and implement the Revolving Loan Fund (RLF) programs; obtain and maintain funding necessary to adequately capitalize RLF.	SCAEDD Region	<ul style="list-style-type: none"> • Number of loans made • Number of businesses assisted • Number of jobs created or retained 	EDA/Local/HUD
Continue to use CEDS Strategy Committee and SCADC Board to maximize public/private participation in programs.	SCAEDD Region	<ul style="list-style-type: none"> • Revised membership • More effective and efficient participation • Increase in participation 	Local Governments, Local Organizations, SCADC
Participate in regional Workforce Development programs.	SCAEDD Region	Trained persons	Local Governments, Local Organizations, SCADC
Participate in a study on leveraging public and private funding and publish a directory of funding sources, including the possibility of tiered funding strategies	SCAEDD Region	Study completion	Local Governments, Local Organizations, SCADC
Investigate potential for a regional leadership program that will support and encourage local programs.	SCAEDD Region	<ul style="list-style-type: none"> • Investigative study complete • Regional program established 	Local Governments, Local Organizations, SCADC
Promote and encourage city and county leadership programs.	SCAEDD Region	<ul style="list-style-type: none"> • Number of programs established • Number of participants graduated 	Local Governments, Local Organizations, SCADC
Develop and maintain a leadership development program for public officials and community volunteers.	Macon County	<ul style="list-style-type: none"> • Completion of project • Number of volunteers and attendees 	Local Governments, Local Organizations, SCADC

PRIORITY CAPITAL IMPROVEMENT PROJECTS		
Capital Improvement Project	Construction Activity	Cost
Water and Sewer		
Brantley Water, Sewer, Road	Extend water and sewer service and create new road to serve new development	\$3 Million
Luverne Water, Sewer, Road and Site Preparation	Site prep, road and water and sewer improvements	\$2 Million
Roads		
Alabama Highway 110 Corridor Development	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
Industrial Parks		
Macon-Tuskegee Industrial Development	Develop a new electrical substation	\$6 million
Miscellaneous		
Revolving Loan Fund	Recapitalize the SCADC Revolving Loan Funds	\$2 Million

