

The City of Riverdale, Georgia Comprehensive Plan Update 2018

Adopted October 22, 2018

This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

Contents

Acknowledgements	4
Background	5
Community Goals	6
Data & Demographics	7
Housing	14
Issues & Opportunities	17
Future Land Use & Narrative	18
Special Planning Areas	21
Transportation	23
Economic Development	26
Report of Accomplishments	29
Community Work Program	32
Appendix	35

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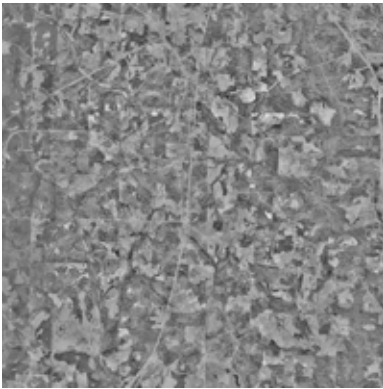
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Background



Riverdale 1955 (above)
and 2009 (below)



Riverdale is a city that has constantly redefined itself. Like many southern towns, its origin story centers around the railroad. Though the railroad line has long vanished, transportation has been a key component of the city's identity. Highway 85 has bisected the town, giving rise to commercial and professional opportunities. When the Ford Motor Company Atlanta Assembly opened in 1947 in Hapeville, Georgia, jobs were created for Riverdale residents. The expansion of the Hartsfield Jackson Atlanta International Airport also created economic opportunity for city residents. Clayton State University was founded in 1969 nearby in Morrow, creating new educational opportunities.

Though major employment centers exist in proximity to Riverdale, the city was always described as a bedroom community. There is a small commercial block and a building that was historically used as a courthouse as a reminder of the city's 19th century origins. But the commercial growth along SR 85 and SR 138 anchor the city as 20th century auto-oriented suburb. With the growth of employers like Eastern airlines, neighborhoods developed in the 1950s, 60s, and 70s. Homes, churches and schools reflect a modern architectural sensibility.

By the 1990s, the global community had arrived in Riverdale. The Hindu Temple of Atlanta opened nearby and the 1996 Olympics brought events throughout the region, including at the Clayton County International Park. According to local residents, the issuance of vouchers by the public housing authorities allowed many residents to have mobility throughout the region that they had lacked.

Many chose to settle in Riverdale, and the Clayton County C-Tran bus transportation system gave people access to jobs and homes that were previously out of reach.

The 1990s and 2000s also brought significant shifts in the economy for Riverdale, with decline and closures of major employers, such as Eastern airlines in 1991, and the Ford Atlanta Assembly in 2006. The economic recession that began in 2008 impacted the city's fortunes that were already beginning to suffer from the countywide impact of the loss of public school accreditation in 2008. The public transit system ceased service in 2010, stranding many residents without ready access to jobs and services.

The city had already embarked on an ambitious new development project to create a Town Center, with a new City Hall, recreation facility, amphitheater and greenspace. Recipient of the 2013 AIA Georgia Merit Design Award, the Town Center created a new identity for the city and a catalyst for redevelopment. In 2014, Clayton County residents voted to join the MARTA system, and a public bus system is again running through the city, connecting it with opportunities beyond its boundaries.

The city looks forward to the opportunity to embrace new ideas in creative placemaking as an economic development tool. Its abundance of retail and professional space offers a scale of development that can serve an entrepreneurial community looking for space to open and grow new businesses. Riverdale is positioned in proximity to major employment, cultural and university centers, allowing for access to talent and innovation, supporting a pipeline of opportunity from temporary "pop-up" businesses to established enterprises. All in proximity to a diverse, but close-knit community, quality housing, and social and recreational opportunities provided at the new Town Center. As a city that is constantly redefining itself, there are many opportunities to embrace in the future.

Community Goals

COMMUNITY DEVELOPMENT

Riverdale will be a sustainable and thriving community for present and future generations.

- Residents and business owners will drive meaningful transformation.
- Partnerships with public, private, non-profit and university groups will accomplish community goals.
- Investments in homes and businesses will create the foundation of a stable and prosperous city.
- Improve educational offerings within the city for residents to improve job skills and create new career opportunities in sectors that match the local workforce.
- Continue the programming that is offered for youth in the community and encourage opportunities for youth in the areas of STEAM education (Science, Technology, Engineering, Arts and Mathematics) and entrepreneurial development.

ECONOMIC OPPORTUNITIES

Riverdale will leverage its strategic location and commercial development to create opportunities for its entrepreneurs, small businesses, and national corporations.

- Activity centers will focus investment in planned mixed use areas.
- A combination of businesses and services will result in an intentional mix of uses that serve the community's residents.
- Connectivity will be achieved through a variety of options including highways, transit, and multi-use trails.
- Local, regional and state partners will be critical to implementing the plan for the City.

NEIGHBORHOODS

Riverdale will encourage a diversity of housing options, providing choice and variety for its residents.

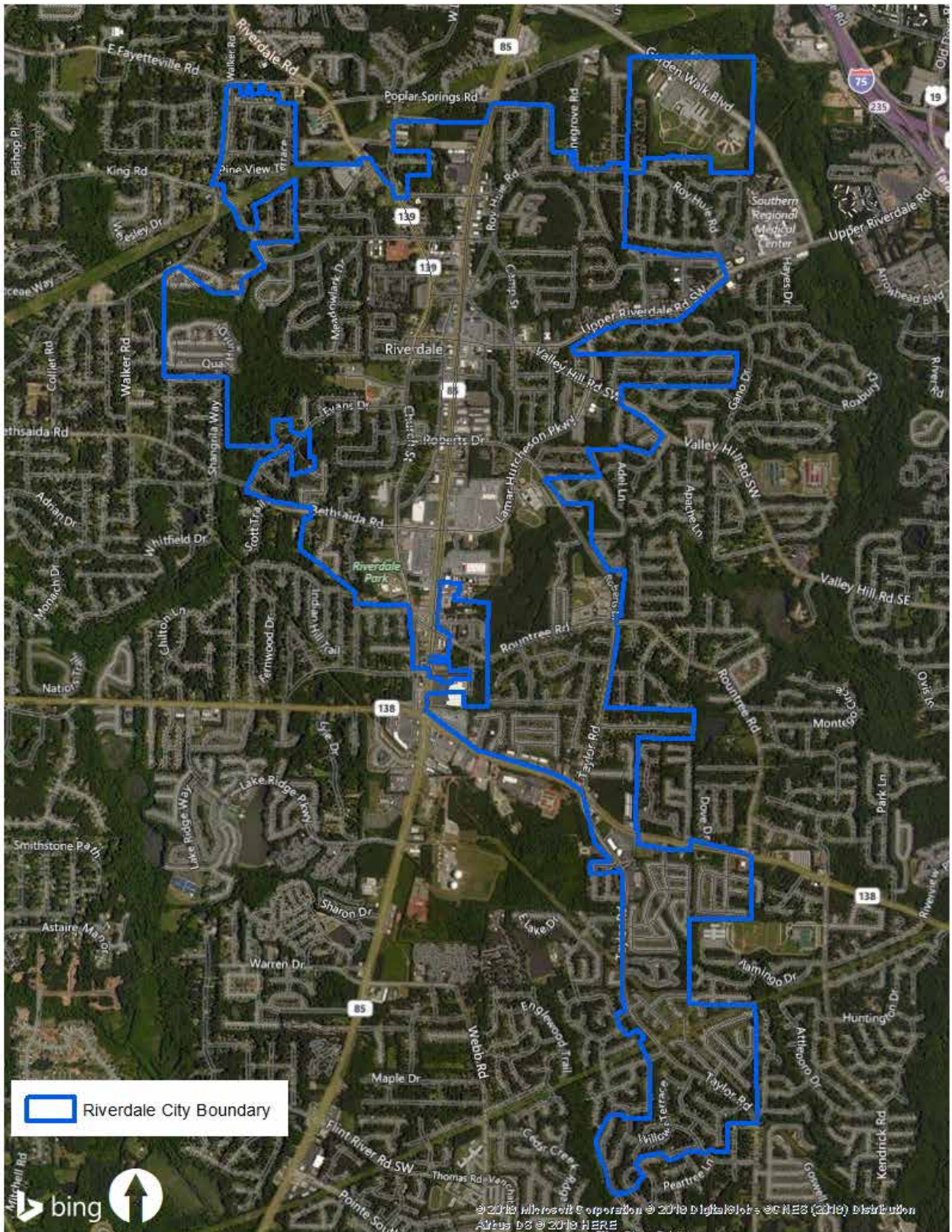
- In addition to preserving its single family neighborhoods, Riverdale will encourage high density housing options such as apartments, townhomes and condominiums.
- Riverdale will strengthen communication and encourage feedback from resident, homeowners associations and community stakeholders.

SENSE OF PLACE

Riverdale will embrace opportunities for revitalization through urban design standards, community beautification initiatives, and creative placemaking.

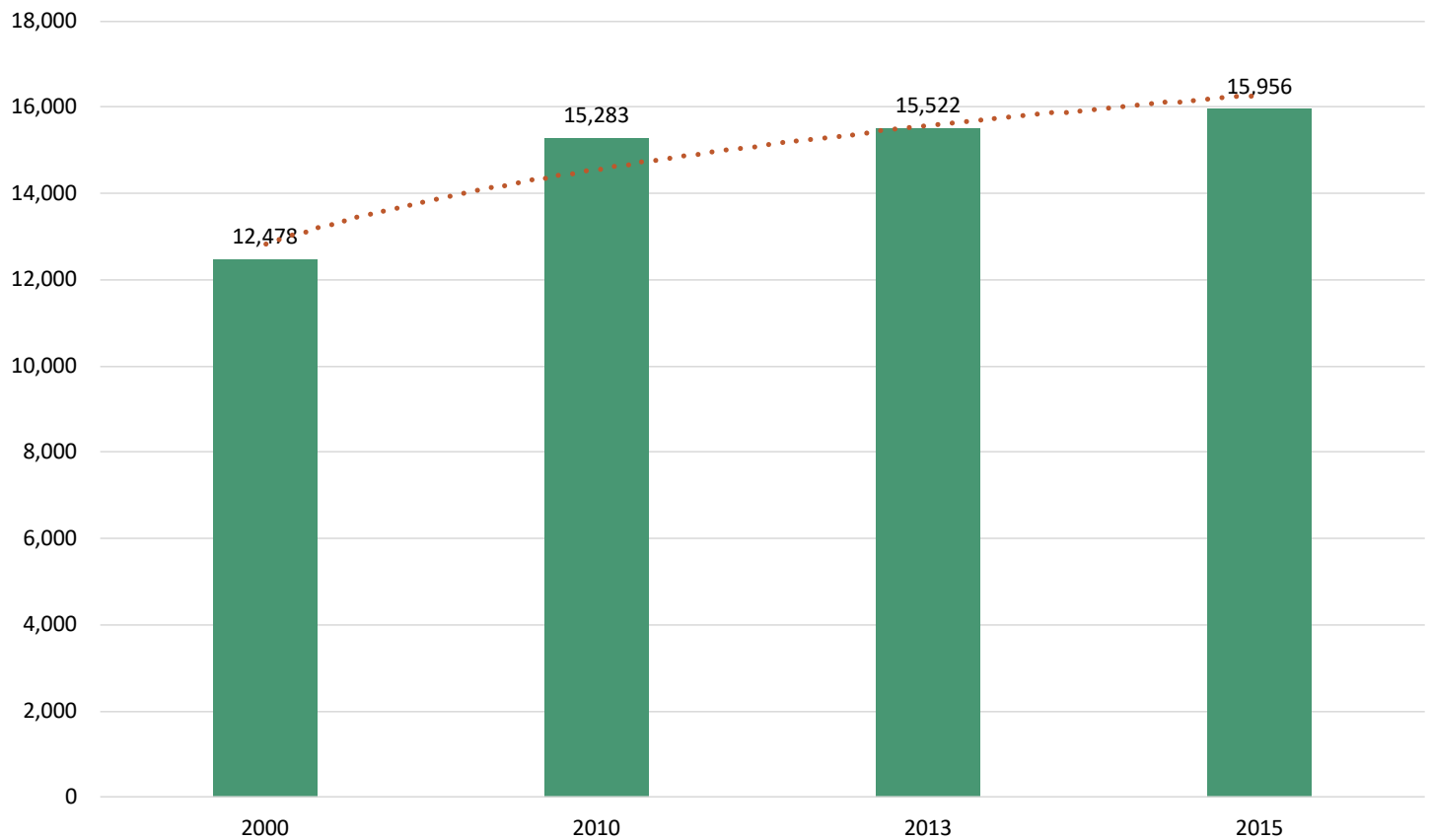
- Underutilized community spaces will be targeted for activation and redevelopment.
- Riverdale will strengthen cohesion among diverse community groups through engagement of social and civic organizations.
- Transform the urban landscape through social experiences, art installations, flower, food and tree planting and wayfinding signage.

Data & Demographics



City of Riverdale, Clayton County, Georgia

Population



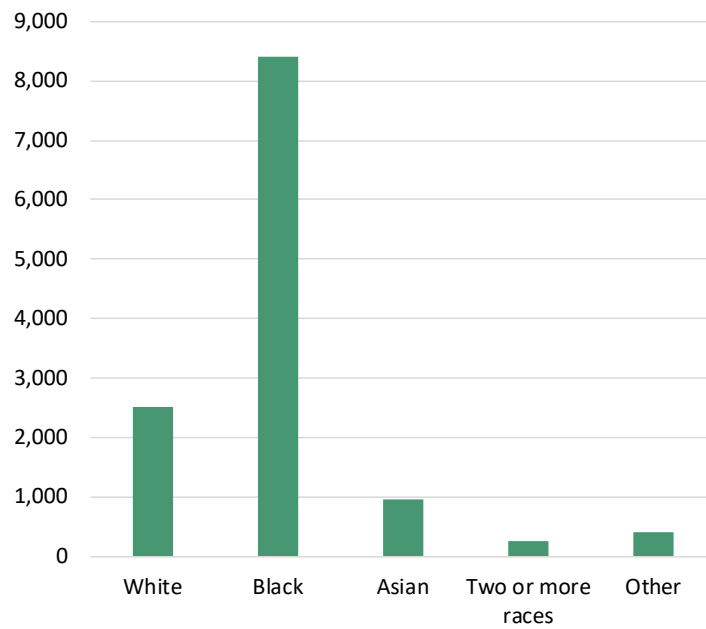
The population of Riverdale increased by roughly 250 people per year between 2000 and 2013. Between 2013 and 2015, there was only a slight increase in population, by about 75 people per year.

Source: U.S. Census American Factfinder (2000, 2010) American Communities Survey (2015).

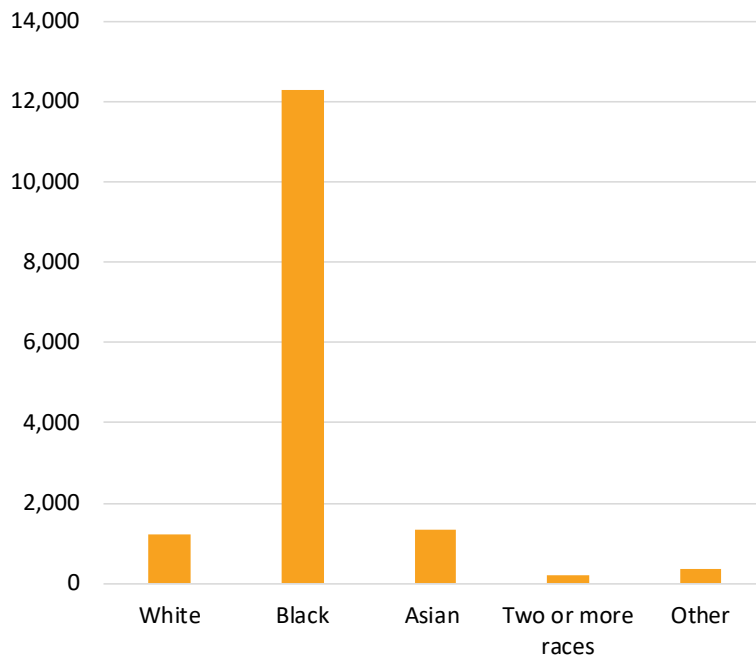
** For more information on Data and Demographics, see Appendix B

Race

2000



2015

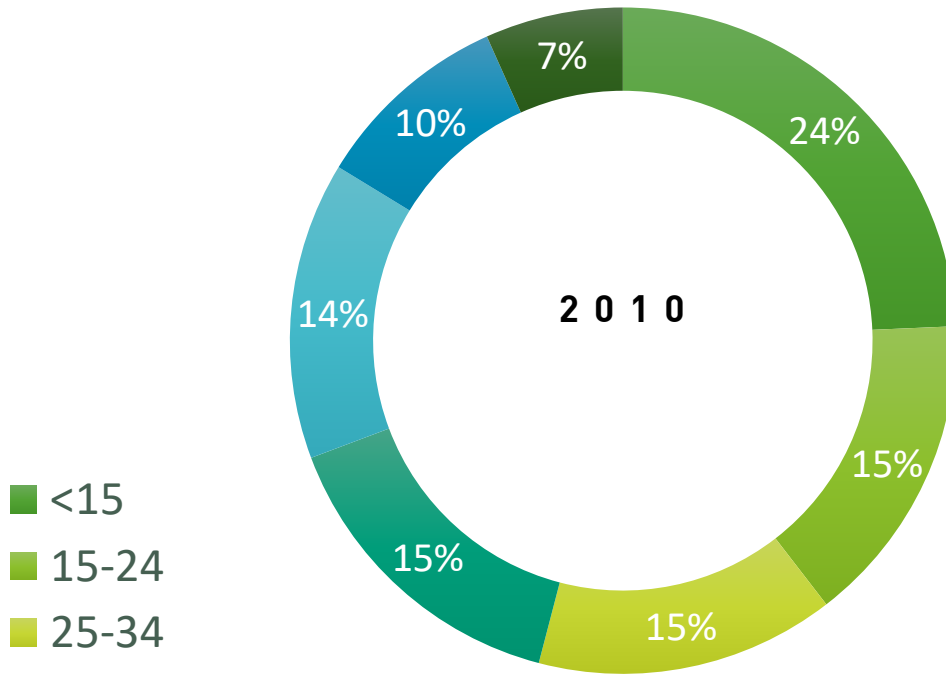


Between 2000 and 2015, the populations of Black and Asian individuals grew, while the population of White individuals slightly decreased.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010, 2015

** For more information on Data and Demographics, see Appendix B

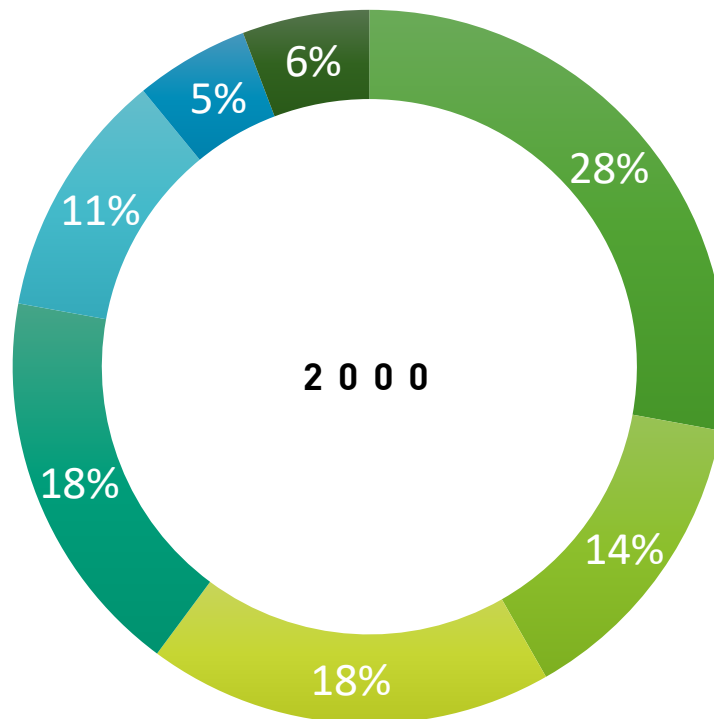
Age



- <15
- 15-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

The City of Riverdale has a relatively equal age distribution across all age groups. Age group 65+ makes up the smallest proportion of the total population, while the age group under 15 has a slight majority in total population percentage.

In 2000, over one-quarter of the population was under 15. This percentage decreased from 2000 to 2010. Additionally, the percentage of the population from 55-64 has increased from 2000 to 2010.

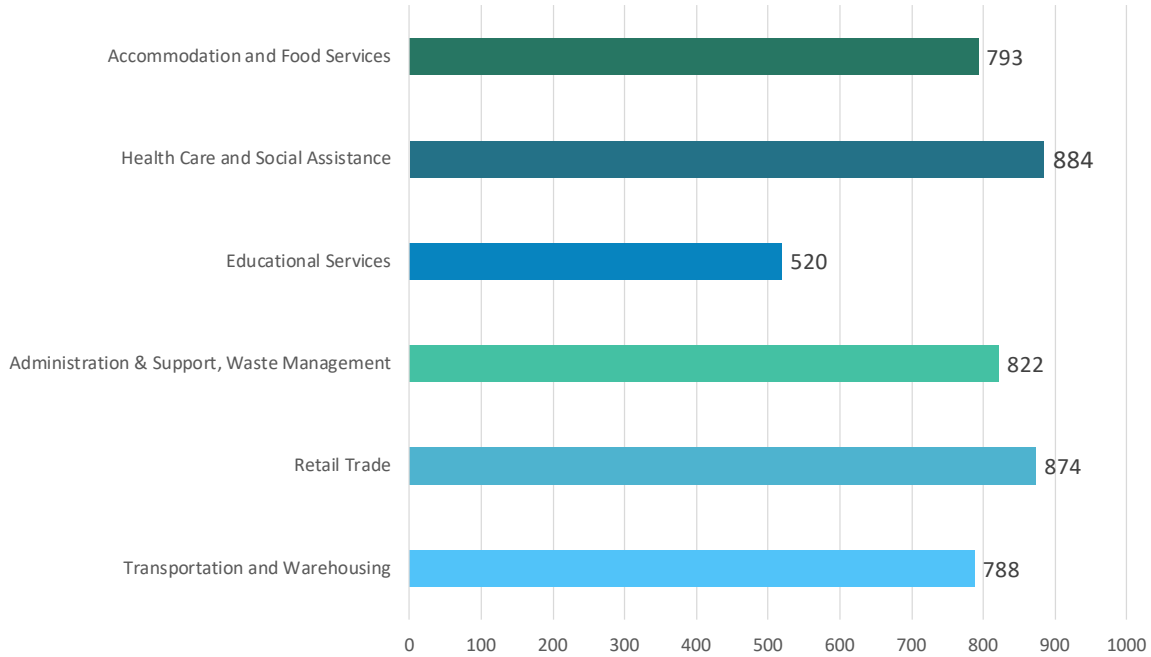


Source: US Census Bureau 2000, 2010 Census Data

** For more information on Data and Demographics, see Appendix B

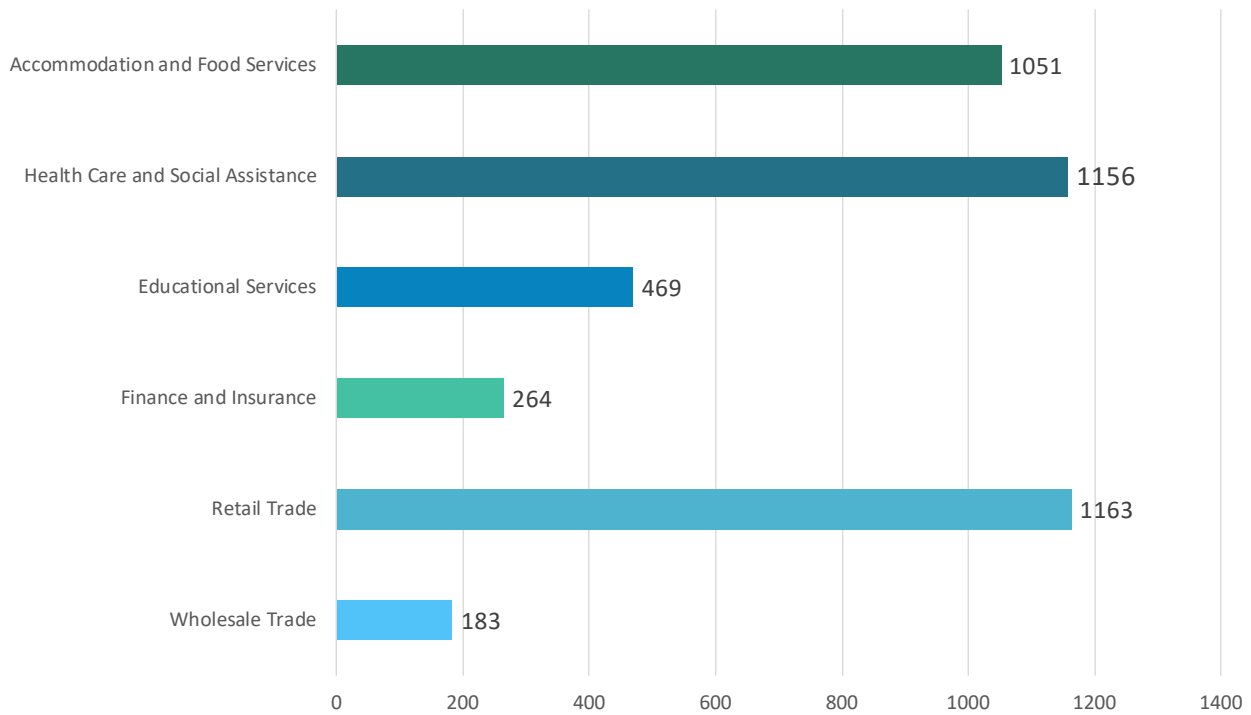
Employment

RESIDENT AREA CHARACTERISTICS



Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The vast majority of residents work in Health Care and Social Assistance, Retail Trade, Waste Management, and Accommodation and Food Services.

WORKPLACE AREA CHARACTERISTICS

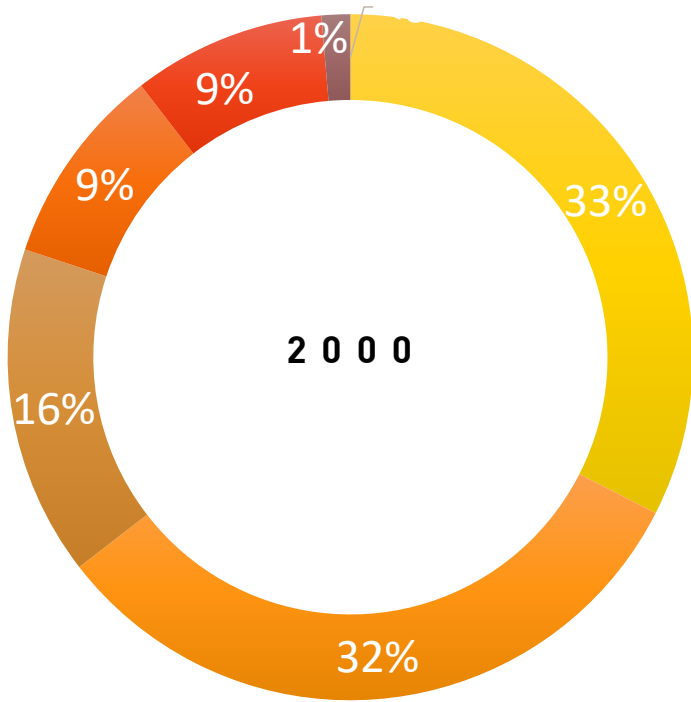


Workplace Area Characteristics (WAC) describe the jobs that are located within a given study area. The City of Riverdale has a variety of job sectors, with the most popular ones being Retail Trade, Health Care and Social Assistance, Accommodation and Food Services, and Educational Services.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

** For more information on Data and Demographics, see Appendix B

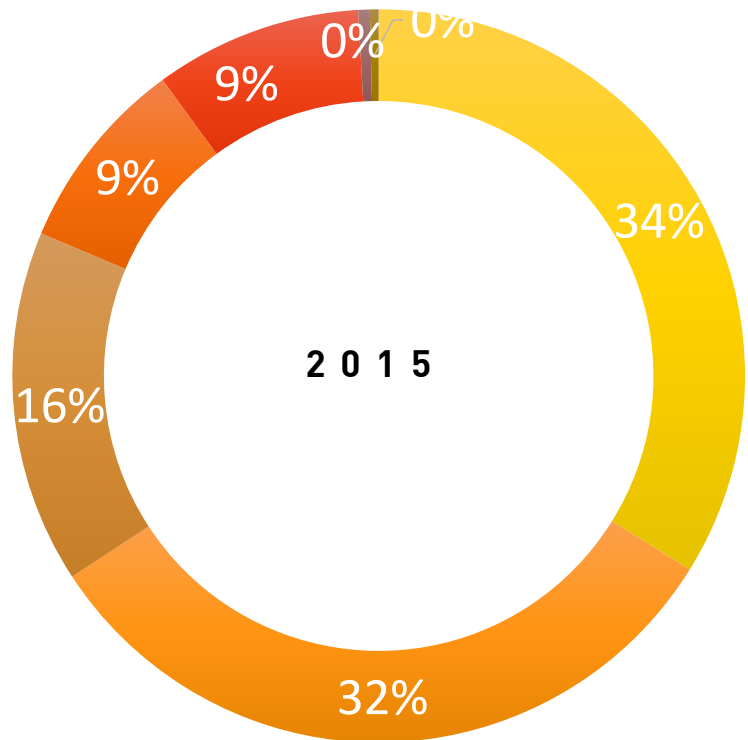
Income



The percentage of incomes under \$25,000 has slightly increased from 2010 to 2015. The percentage of income in the \$150,000-199,999 has risen. The percentage of the rest of the incomes has remained the same from 2010 to 2015.

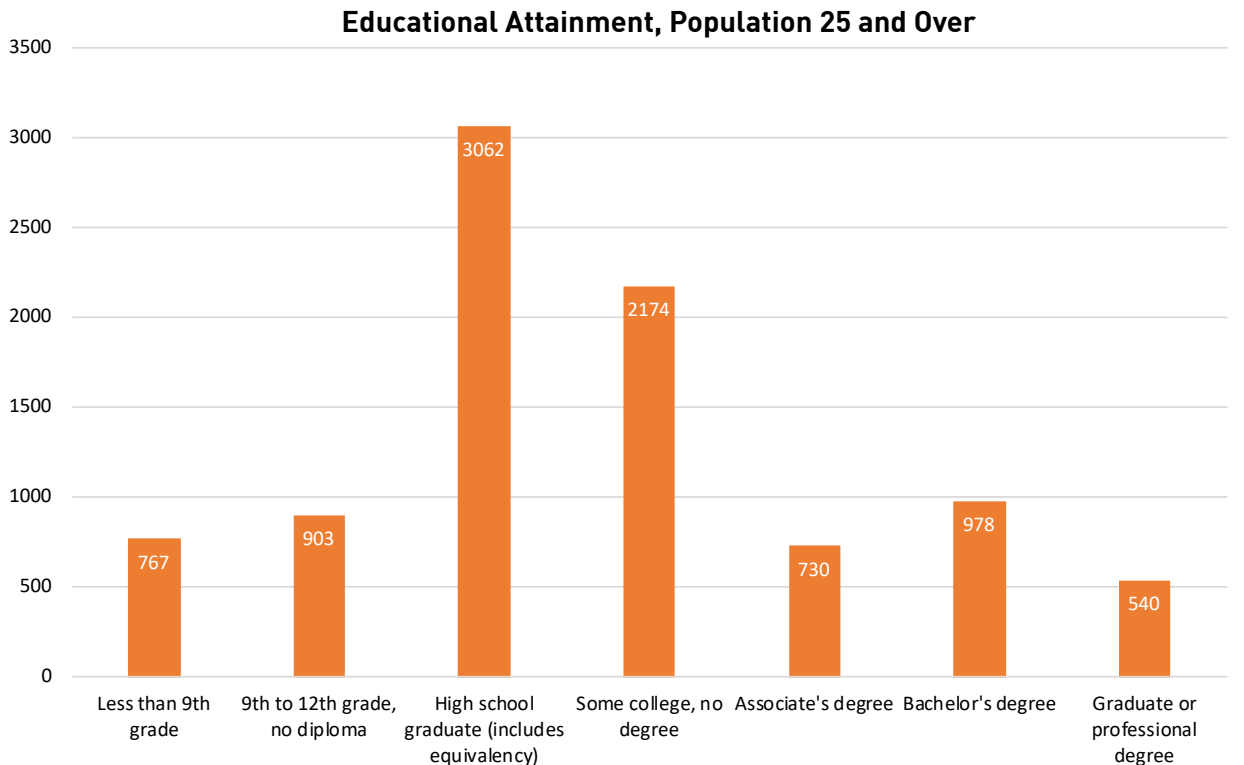
Source: 2010 data- US Census American Fact Finder ACS 2010 Selected Economic Characteristics

- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- \$200,000+



** For more information on Data and Demographics, see Appendix B

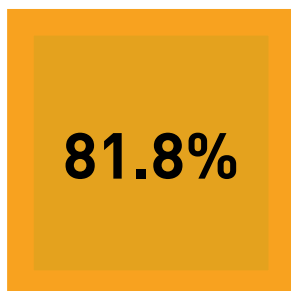
Education



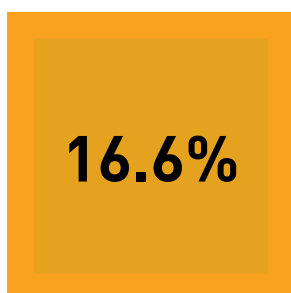
Educational attainment has remained consistent since the 2010 Census. Most recent data shows a majority of residents completing high school, but the percent of residents with education beyond high school tracks slightly below the regional average.

Source: 2010-14 data-US Census American Fact Finder ACS 2010-14 Selected Economic Characteristics accessed through Neighborhood Nexus

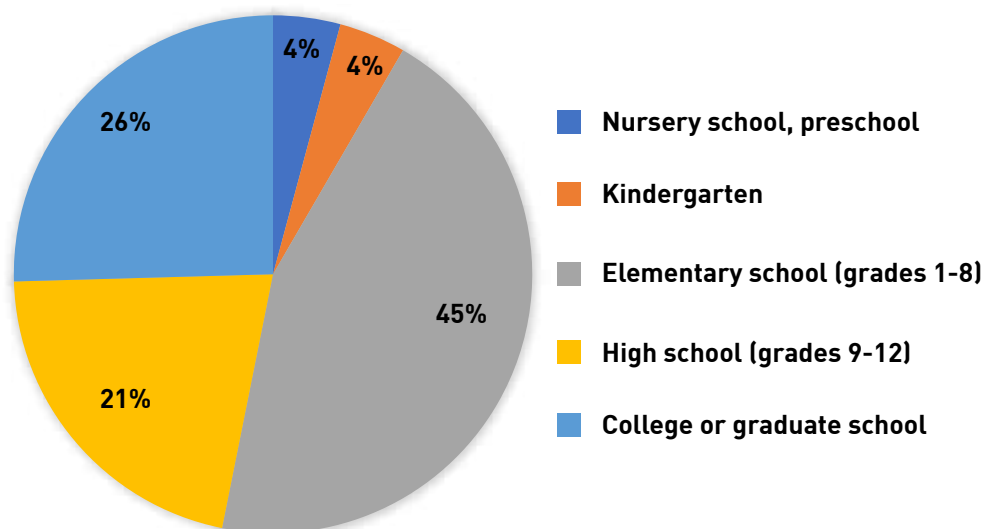
Percent high school graduate or higher



Percent bachelor's degree or higher



Population 3 years and over, enrolled in school

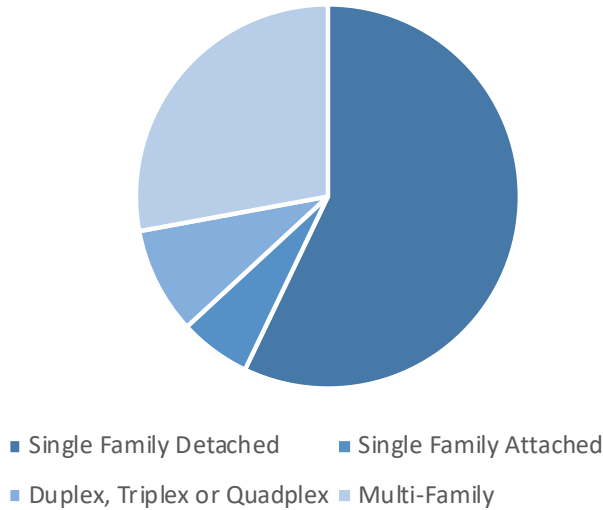


** For more information on Data and Demographics, see Appendix B

Housing

According to the American Community Survey 5-Year Estimate (2016) there are 6,932 housing units in Riverdale with a vacancy rate around 14%. The majority of the vacant units are rental units; less than 1% of owner occupied units are vacant. Of the rental units that are available in the city, rents are still average with the median cost being around \$800 per month.

Housing By Type



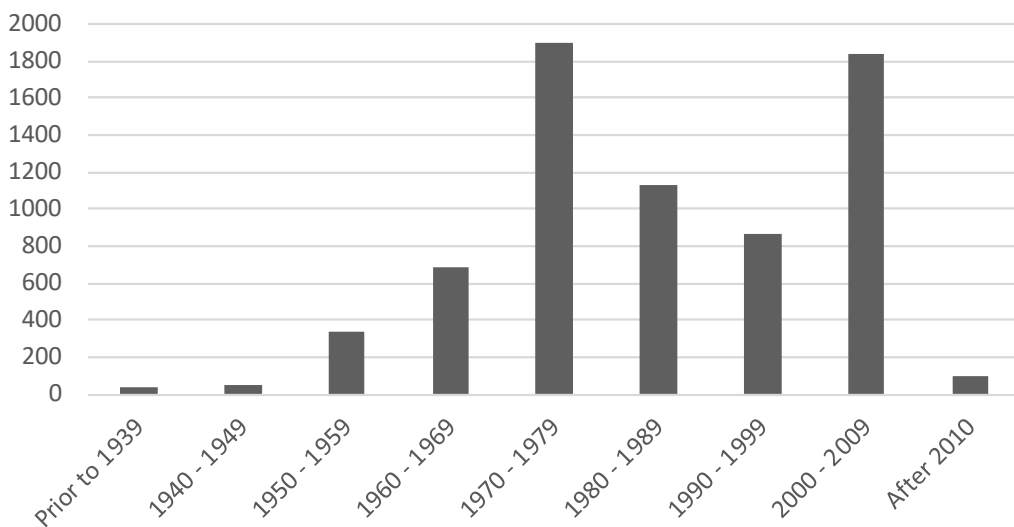
Single-family detached housing accounts for 57% of the housing units in the City of Riverdale. 45.5% of housing units are owner-occupied and 54.5% of housing units are renter-occupied. The majority of the city’s housing was built after 1980. The development of housing is traced through a series of maps, with the unevenness that follows times of economic variability in the area.

According to the Clayton County HUD Consolidated Plan (2013), the most common housing

problem affecting Clayton County’s low- and moderate-income households is the prevalence of extreme housing cost burdens. Over 90% of low- and moderate-income renters and 75% of the lower income cost burdened owner-occupied households are experiencing this type of burden. By definition, this indicates that severely cost burdened households are spending more than 50% of their monthly income on rent, mortgages, household utilities and taxes (pg 31).

The Consolidated Plan also identified that African Americans in Clayton County experienced the most extreme cost burden across all income groups. (pg 42). African Americans have disproportionately greater housing needs than the other racial populations in the County (pg 43).

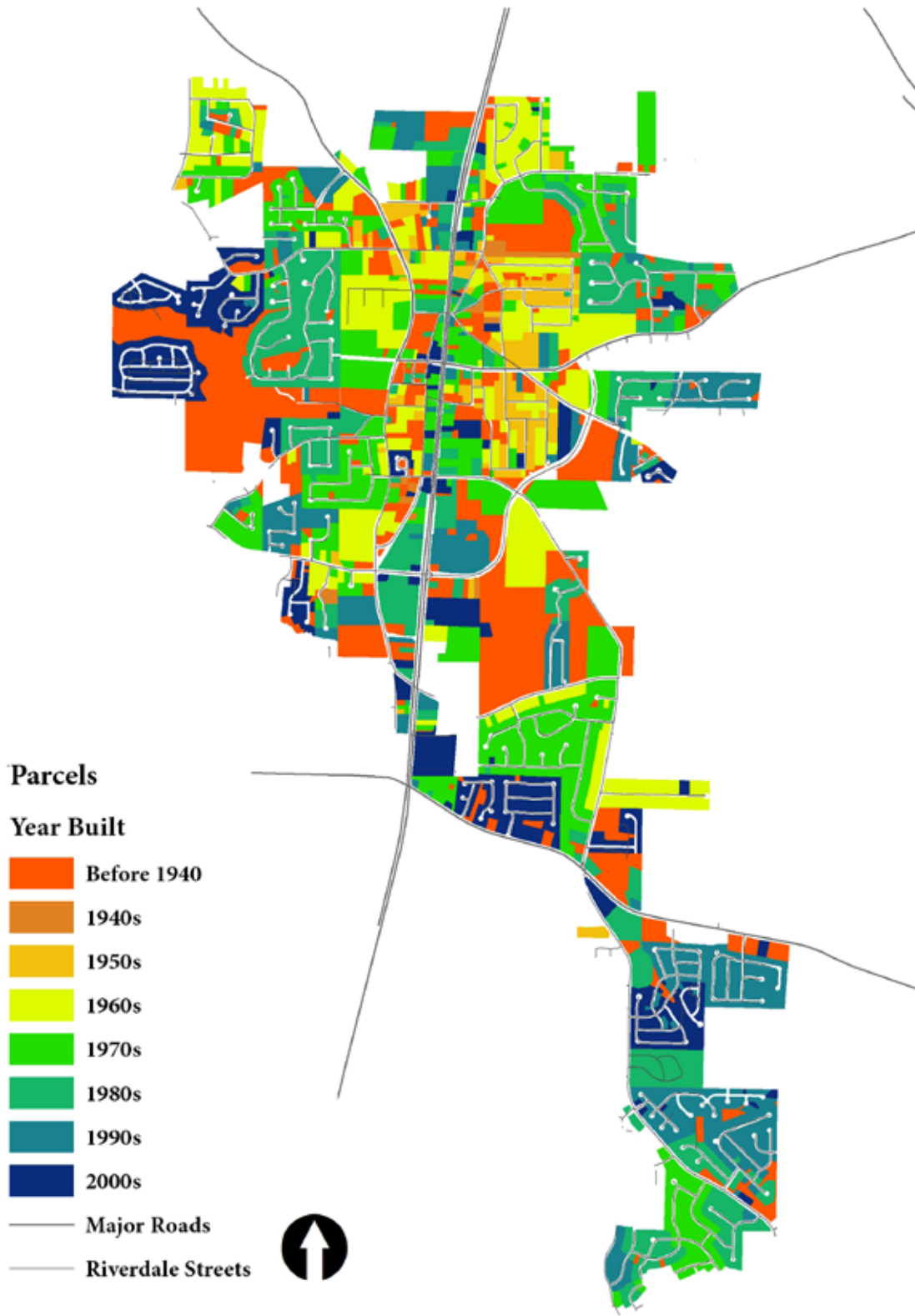
Housing By Year



While it is anticipated that single family detached homes will continue to be the principal choice of housing in the County, the projected growth of the aging population indicates there will be a need for smaller low-maintenance residences such as condominiums, age-restricted multi-family retirement communities and assisted living facilities to fulfill the housing needs of the county’s aging population over time (pg 56).

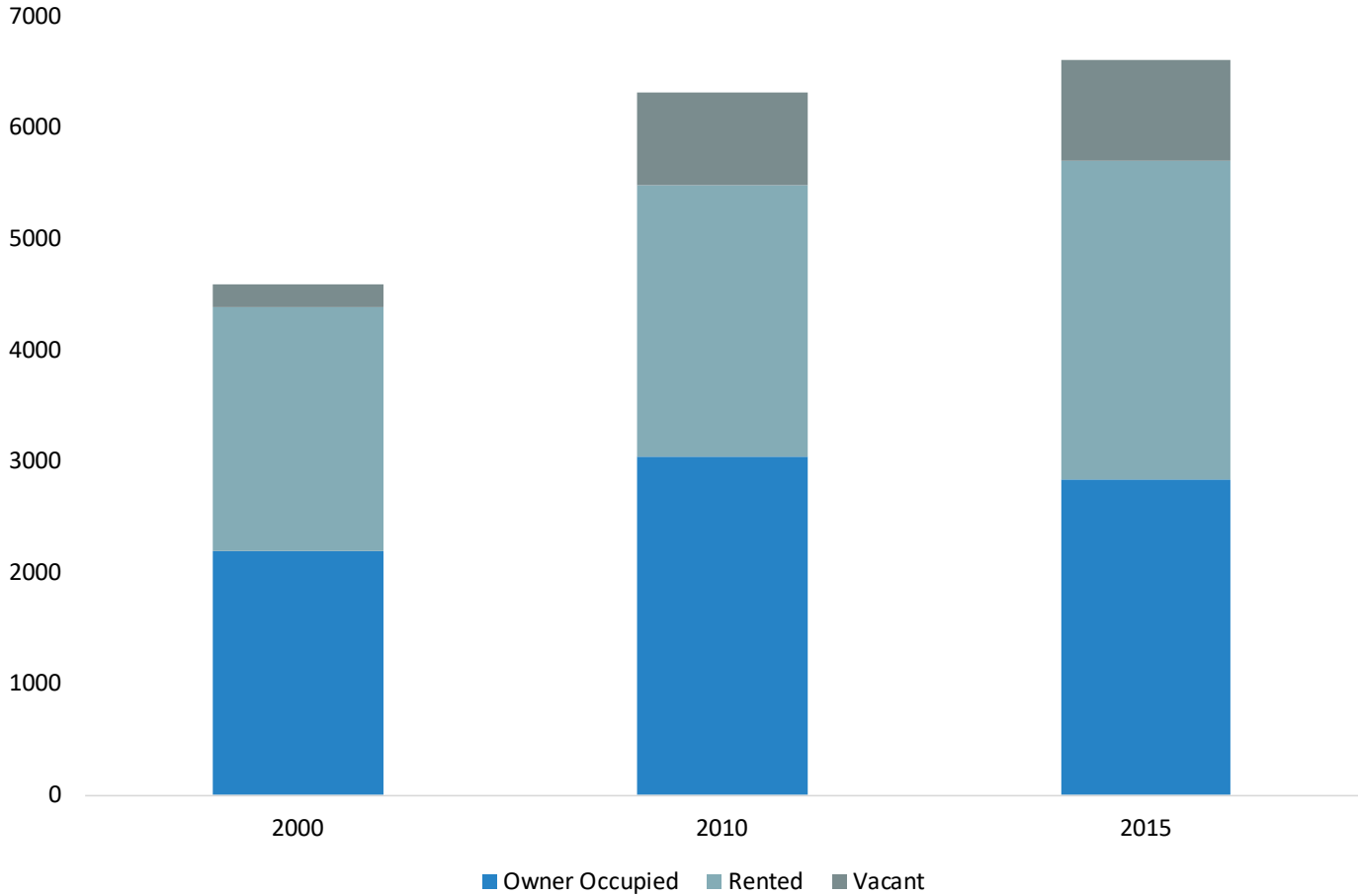
Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010, 2015

Each city in Clayton County has historically served as subrecipients for HUD resources and undertaken projects benefiting low- and moderate- income households and communities within their respective jurisdictions. Recent activity in Riverdale include park improvements.



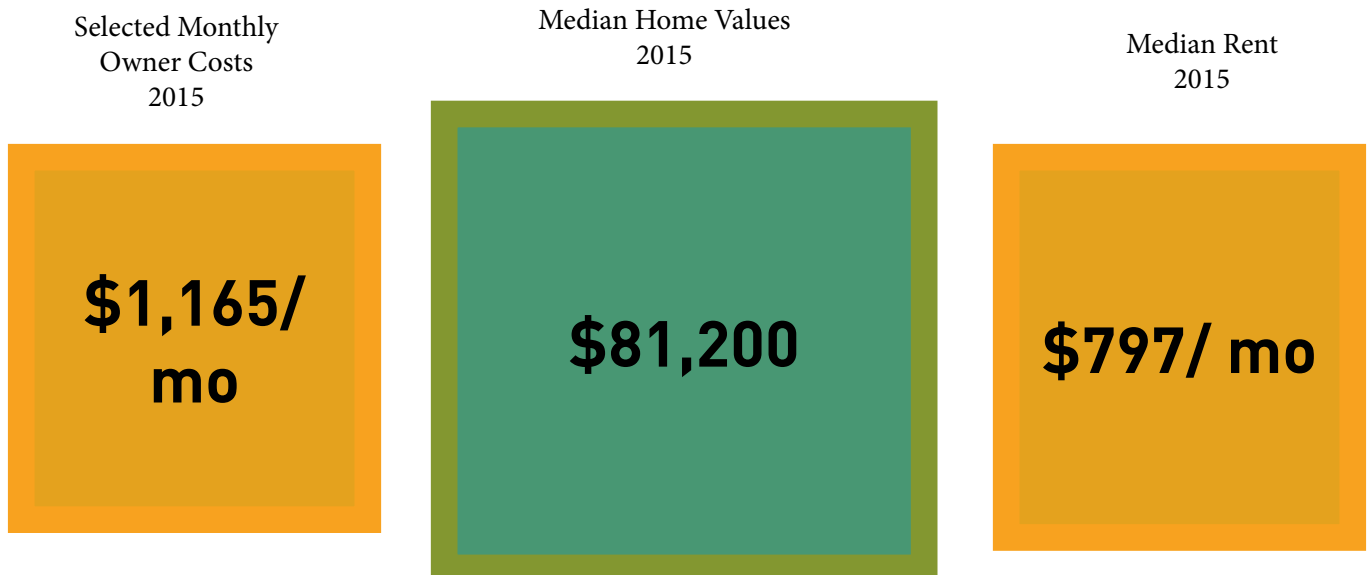
Map of Riverdale's housing inventory by year built.

Housing Demand



The majority of homes in Riverdale are rented. The percentage of renters has remained relatively steady from 2000 to 2015. The percentage of vacant homes decreased from 2000 to 2010, but increased significantly from 2010 to 2015. Source: US Census Bureau American Factfinder

Housing Values



Source: U.S. Census American FactFinder Selected Housing Characteristics, 2015 American Community Survey 5-year Estimates

Comparisons of Median Home Values include \$90,900 (Zillow) and \$95,000 (Trulia).

Issues & Opportunities

COMMUNITY DEVELOPMENT

- The loss of school accreditation, the economic recession of 2008, and the loss of mass transit created significant setbacks for the City of Riverdale. The City is just starting to appreciate sustained recovery from these incidents, including residents relocating in to the city, redevelopment of commercial property, and the increase in transit options through the MARTA system.
- Urban design and beautification have long been priorities for the community. The stabilization of the housing and transit systems allows the opportunity for the city to focus on opportunities for revitalization.
- There may be a greater need for social service providers in the community than is appreciated. A growing number of social service organizations have located in the community, which may point to an underlying need to address issues such as public health and financial literacy.

ECONOMIC OPPORTUNITY

- The City of Riverdale wishes to increase and expand its economic development capacity to attract more new businesses and diversify its tax base.
- Some of the existing retail structures and complexes have aged beyond their useful life and could benefit from redevelopment.

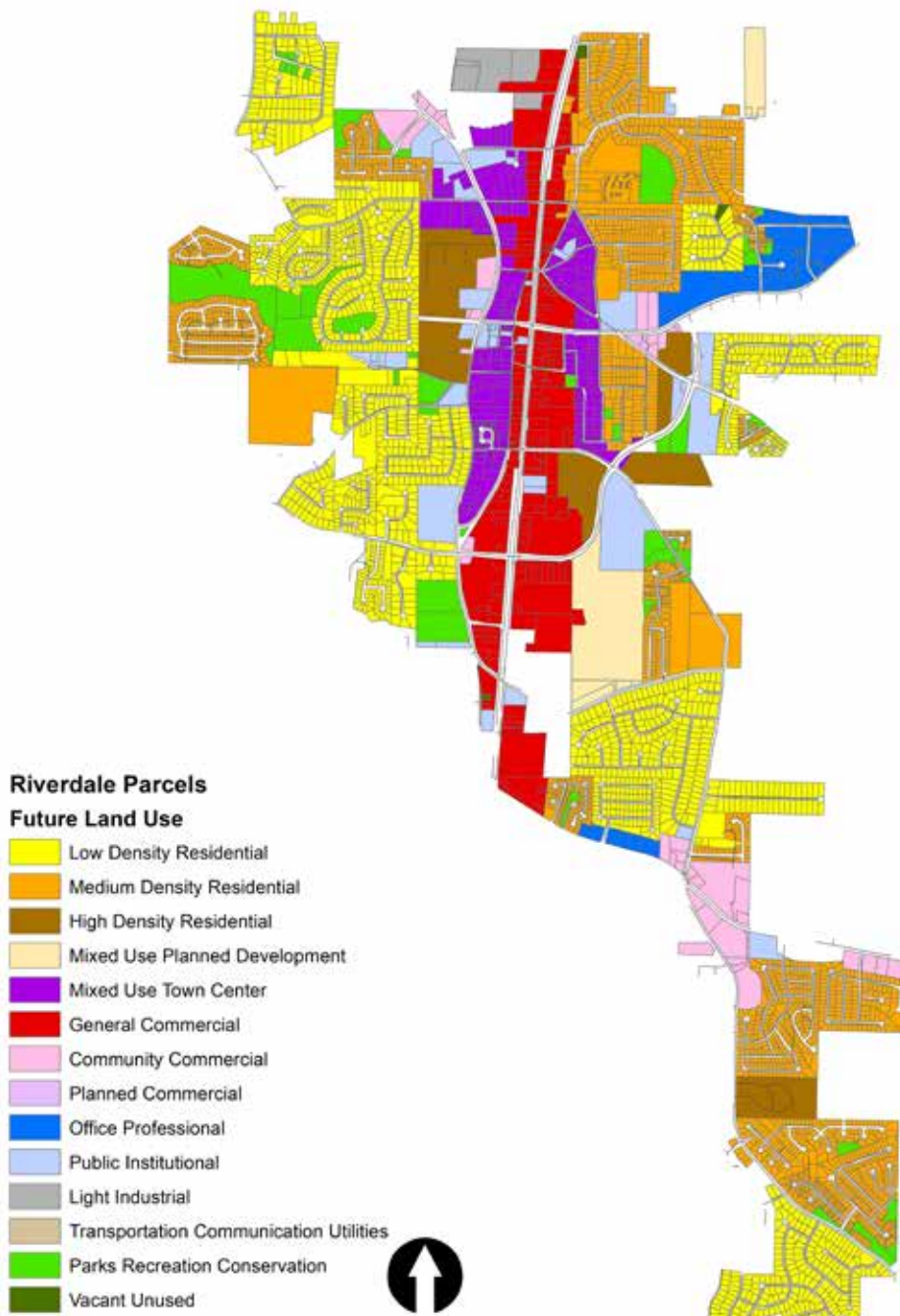
NEIGHBORHOODS

- The city has options for affordable housing, but there are concerns about the quality and safety of some existing housing.
- The imbalance between owner-occupied and rental homes within existing single-family neighborhoods which is creating instability in code-related issues. The city has been pro-active in stepping up code enforcement initiatives, but a perception remains that there is a lack of investment in the maintenance of rental properties relative to owner-occupied homes.

SENSE OF PLACE

- The Town Center development has provided much needed greenspace and community gathering spaces for the City. The City needs to continue to work to program its public spaces with activities that accommodate all age groups.
- The City needs to be deliberate in combatting the reality and the perception of crime in neighborhoods and at key commercial properties.
- The City has the opportunity through marketing and branding to tell their own narrative of the community and change the mentality of residents and visitors in the community.
- Encourage behavior change through the Keep Riverdale Beautiful Program that will encourage community pride, sense of ownership, and understanding of the environmental impact of negative behaviors.

Future Land Use & Narrative

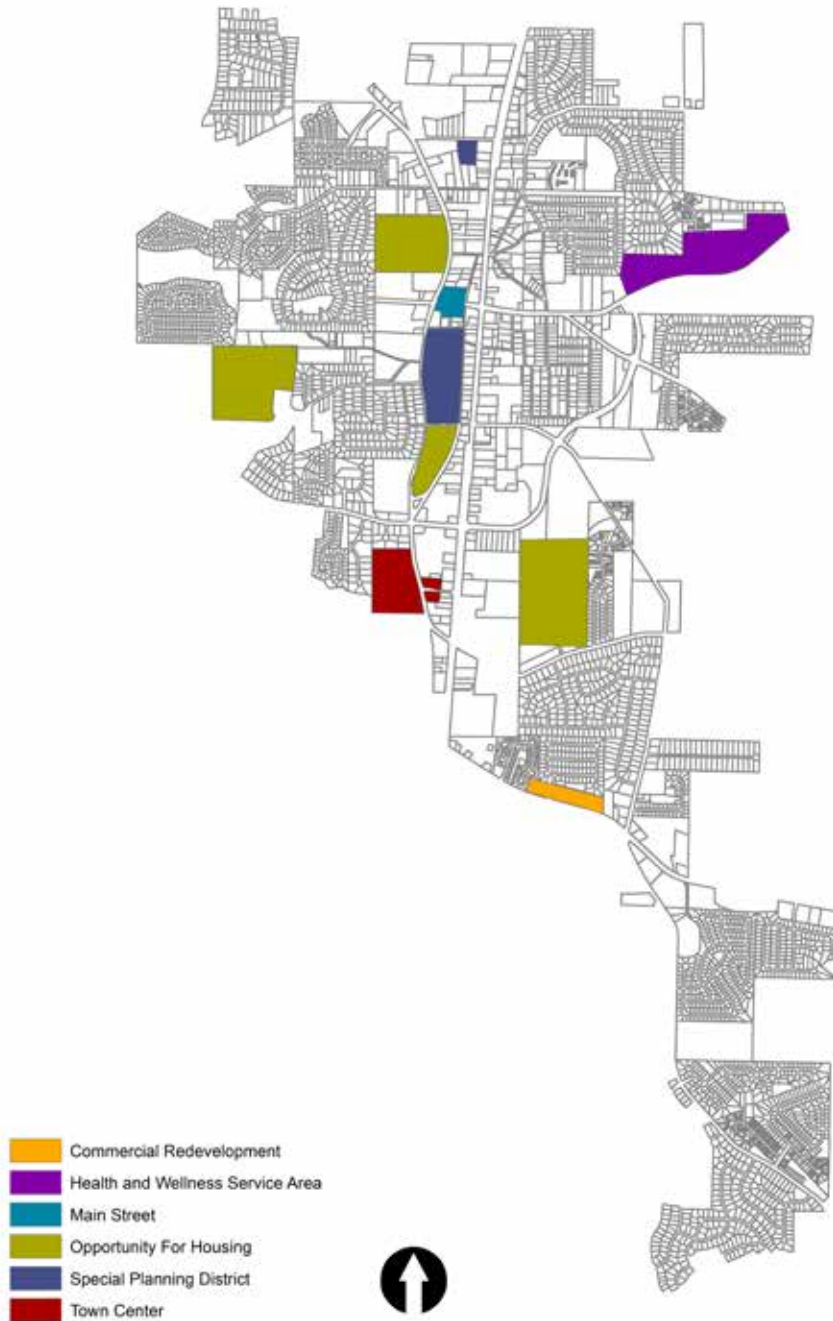


The colors of the Land Use Categories below coordinate with the colors of the Comprehensive Land Use Plan.

	<p>Low Density Residential</p> <p>Includes single-family detached unit residential development at the lowest density within the city at less than 5 units per acre.</p>
	<p>Medium Density Residential</p> <p>Includes single-family detached, single family attached, apartments, townhomes and condominiums within the city at 6-9 units per acre.</p>
	<p>High Density Residential</p> <p>Can include single family detached, single family attached, apartments, town homes, and condominiums at more than 10 units per acre. All existing multi-family dwellings were coded as high density residential.</p>
	<p>Mixed Use Planned Development</p> <p>For tracts of land that are large enough to be seen as whole versus a part, this concept will allow flexibility for several types of uses to be planned for development at one time to accomplish maximum compatibility versus being segmented.</p>
	<p>Mixed Use Town Center</p> <p>Allows for a mixture of retail, residential and office uses in a traditional neighborhood or main street fashion. Uses include neighborhood friendly retail, commercial uses which may front on commercial streets with a mixture of residential units (condominiums, apartments, town homes, and smaller single family detached residential units, and/or offices) located above or behind.</p>
	<p>General Commercial</p> <p>These areas are appropriate for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Special consideration needs to be given to these highway commercial uses to minimize their impact on adjacent land uses, to accommodate the volumes of vehicular traffic generated, their potential impact on aesthetics of the site and surrounding area, and the need to ensure compatibility between vehicular and pedestrian traffic.</p>
	<p>Community Commercial</p> <p>This district is intended for a variety of retail and service businesses. The uses in this district are not intended to compete with larger shopping or employment areas found in other areas of the city that serve Riverdale residents. Instead, they are primarily intended to serve city residents that do not wish to drive to the more distant commercial/office centers for their convenience and daily shopping needs.</p>
	<p>Planned Commercial</p> <p>Intended to provide areas for new commercial development that is structured and designed to accommodate potential traffic to the site, with an emphasis on the visual impact on the development, and harmony with surrounding uses. Planned commercial development can become a regional economic engine serving as a future generator of jobs and revenue. Such planned commercial development can attract employment opportunities other than retail commercial and capitalize on the city's proximity to Atlanta Hartsfield Jackson International Airport.</p>
	<p>Office Professional</p> <p>This classification is envisioned as a planned business environment incorporating office uses and limited retail directly associated with professional uses in a campus like setting.</p>

	<p>Public Institutional</p> <p>Overall, the concept for this land use category is to maintain, enhance, and provide additional public and institutional facilities and uses based on anticipated needs.</p>
	<p>Light Industrial</p> <p>Includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, or similar uses.</p>
	<p>Parks Recreation Conservation</p> <p>Includes land dedicated to active or passive recreational uses and environmentally sensitive areas.</p>

Special Planning Areas



In addition to the general land use categories outlined in the Future Land Use narrative, the City of Riverdale has identified several Special Planning Areas. Development in these areas may benefit from consideration or conditions that help bring the vision for these areas into completion, or encourage redevelopment. In several instances, Community Work Program Items have been identified to further the planning goals for these areas.

COMMERCIAL REDEVELOPMENT

The commercial areas along SR 138 largely operate in strip malls. Past performance of the businesses in these strip malls has demonstrated inconsistent performance. Some areas could also benefit from improved aesthetic considerations. The City should encourage new businesses to locate in this area with an eye toward the appropriate mix of uses to serve the surrounding communities. Landscaping and streetscaping improvements can enhance the visitor experience to the area and improve the overall economic viability of the SR 138 corridor in Riverdale.

HEALTH AND WELLNESS SERVICE AREA

The Southern Regional Medical Center is located on Upper Riverdale Road, just beyond the city limits. There are a number of office and professional uses that have developed along the Upper Riverdale Road corridor in the city of Riverdale that provide services that are complimentary to the hospital. This area should identify specific planning initiatives and zoning regulations that promote the use of this corridor for businesses that reinforce the identity as an area for the clustering of health and wellness services.

MAIN STREET

A small cluster of historic commercial buildings is located at the intersection of SR 85 and Main Street. Three brick commercial store fronts and a wood-frame structure capture Riverdale's early 20th century identity. There are challenges with redeveloping this site include their proximity to the street and the availability of parking. However, opportunities for shared parking exist in close proximity, and this area could benefit from the city's renewed interest in placemaking.

OPPORTUNITY FOR HOUSING

Several areas are identified for the introduction of new housing opportunities. The city would like to encourage the development of higher density residential housing options such as apartments, townhomes and condominiums. Areas for new housing opportunities could develop a mix of housing options that are context sensitive to adjacent neighborhoods and/ or developed as a part of higher-intensity mixed use projects.

TOWN CENTER

The successful implementation of the Town Center includes a new City Hall, Recreation Center, amphitheater, and parking structure. The next phase of Town Center development anticipates high density residential uses with limited commercial and professional amenities to support a mix of uses that will help activate the area into a thriving community node. Creating a visual connection between Town Center and GA-85 by encouraging the redevelopment of adjacent land will anchor the location to the City's key transportation corridor. Vacant and/or underutilized property adjacent to Town Center would be the ideal location for this type of development.

SPECIAL PLANNING DISTRICT

These areas offer an assemblage of parcels that could be combined to create larger nodes for redevelopment. Specific activities that are contemplated as a part of the Comprehensive Plan and other long-range planning studies could be considered for these areas. The City could consider tools to accelerate the development of these areas, including implementing proactive zoning entitlements, or acquiring the land to undertake a demonstration project or program the site with temporary uses.

Transportation

The purpose of the Clayton County Transportation Plan is to

...Guide the development of a multimodal transportation system that ensures safe and efficient movement of people and goods, supports mobility and accessibility for all citizens, protects natural, historic and cultural resources, and has community and regional support. The system will support quality of life and economic development by providing improved public transportation, an expanded network of sidewalk and bicycle facilities as well as roadway improvements that reduce congestion and provide access to employment, schools and other destinations. System management and operations will be strengthened through strategic investments that emphasize systems preservation and maintenance, provide improvements within financial constraints, and are planned and coordinated with land use planning at the municipal, County and regional levels.

The plan identified goals and objectives that direct the actions to meet the long-range transportation needs of Clayton County communities. They establish the policy framework for the plan and define the community priorities toward allocation of resources and implementation of projects.

Goal: Enhance and maintain transportation system to meet existing and future needs

Objectives

- Develop a plan for transportation improvements that is affordable and implementable considering financial constraints
- Ensure that structurally deficient bridges are improved and maintained
- Implement operational improvements such as ITS, intersection improvements, striping and signalization to improve system performance and safety
- Provide for the proper maintenance of the existing system
- Ensure that needs for all modes appropriate to a corridor are incorporated during improvement (complete streets)
- Expand transit system to include Bus Rapid Transit (BRT)

Goal: Ensure the transportation system promotes and supports appropriate land use and development

Objectives

- Maintain consistency with local comprehensive land use plans
- Preserve right-of way for future transportation facilities
- Encourage more transit oriented development
- Provide transportation alternatives that are suited to and supported by, existing and future land uses

Goal: Encourage and promote safety and security

Objectives

- Identify safety concerns and improvements at intersections, railroad crossings, transit stops, for pedestrians and bicyclist, and along major roadways
- Improve intersections that have the high crash rate history
- Provide safe access from residential subdivisions to major roadways service the subdivisions
- Incorporate multimodal facilities into transportation planning
- Increase public awareness on safety issues, and bring about changes in behavior that lead to a safer transportation system
- Provide dedicated truck only lanes to the interstate system

Goal: Improve connectivity and accessibility

Objectives

- Ensure that planned improvements incorporate reasonable access to downtown Atlanta, major employment centers, public land uses and recreation sites
- Expand regional transit options to connect to areas outside of Clayton County
- Expand transit routes to serve more of the County's population
- Improve access to Hartsfield-Jackson Atlanta International Airport
- Improve amenities for alternative transportation
- Improve system connectivity (sidewalks to bikeways to transit to roadways) to create a seamless intermodal network
- Develop a partnership to establish and maintain a seamless integrated regional transit network
- Ensure that planned improvement incorporate reasonable access to schools
- Limit access on major corridors (limit driveway cuts, provide frontage roads, etc)
- Provide additional grade separations where major corridors intersect
- Provide additional park and ride lots in strategic locations (connected to transit system)

Goal: Enhance mobility for all users of the transportation system

Objectives

- Designate routes to serve commuters while maintaining routes to serve local trips
- Implement efficient routes to reduce travel time for work commutes
- Identify freight movement corridors and development improvements to accommodate freight movement
- Relieve congestion for vehicles on the surface transportation system
- Transportation programs and projects will serve the population equitably per geographic area, racially, and by serving the needs of all income levels

Goal: Promote and support economic development and redevelopment

Objectives

- Build transportation facilities near potential economic development areas
- Provide a transportation system that supports economic development/ redevelopment potential of disadvantaged communities
- Support development of commuter rail through Clayton County and the region
- Improve intermodal freight connectivity (roadways to railroads) to enhance freight movement
- Protect the economic health in the downtown areas by ensuring that transportation improvements enhance, not harm, the character

Goal: Improve quality of life, preserve the environment, and protect neighborhood integrity

Objectives

- Identify priority environmental resources and ensure their protection
- Incorporate alternative modes that reduce negative air quality impacts
- Minimize adverse community, historical and environmental impacts during the planning and construction of transportation programs and projects
- Preserve existing neighborhoods characteristics and aesthetics Promote energy conservation in the future transportation system

Programmed Transportation Projects

The following projects are currently in the Transportation Improvement Program (TIP) in the City of Riverdale.

Project #	Improvement Type	Facility	Segment Limits	Existing Configuration	Potential Improvements
GDOT PI 0013524	Roadway/ General Purpose Capacity	SR 85	From Adams Drive to I-75 South, including interchange at Forest Parkway	4 lanes	6 lanes
GDOT PI 721290	Roadway/ General Purpose Capacity	SR 85	From SR 279 (Old National Highway) in Fayette County to Roberts Drive in City of Riverdale	4 lanes	6 lanes
N/A	Roadway/ General Purpose Capacity	Valley Hill Road	Upper Riverdale Road to Battle Creek Road	2 lanes	4 lanes with a 20-foot raised median, curb and gutter, 5 foot sidewalk and turn lanes where appropriate

MARTA Expansion in the City of Riverdale

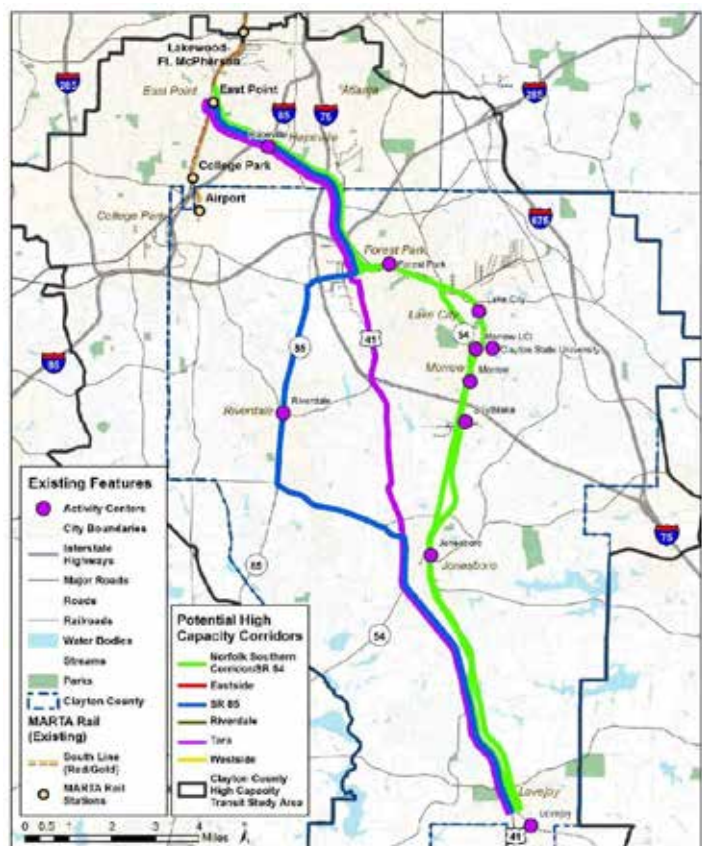
On November 4, 2014, voters in Clayton County approved a referendum to dedicate a one-cent sales tax for the expansion of Metropolitan Atlanta Rapid Transit Authority (MARTA) service to the County. Approval of the one-cent sales tax provides for the implementation of MARTA Bus and Mobility service, currently in operation, and future high capacity transit service in Clayton County.

MARTA anticipates the completion of the High Capacity Transit Initiative Study in 2018. An evaluation of multiple alternative routes has resulted in a recommendation of three refined alternatives for corridors. These corridors consider

- Baseline data and input received from public stakeholders
- Major activity centers, adjacent land uses and development patterns
- Connections to MARTA rail
- Combines corridors adjacent to each other

The SR 85 corridor alternative passes through the City of Riverdale. Once a final decision is made on alternative routes, environmental review, engineering and construction are anticipated to be completed by 2027.

Consideration of potential impacts to future land use decisions in anticipation of enhanced transit service should be considered in future plan updates.



Map of Potential High Capacity Corridors in Clayton County

Source: MARTA Clayton County Transity Initiative Technical Advisory Committee/ Stakeholder Advisory Committee Webinar (August 29, 2017)

Economic Development

Catlyst is the regional competitiveness strategy for the 10-county Metro Atlanta region, and the city of Riverdale is located within metro Atlanta. It serves as the Comprehensive Economic Development Strategy (CEDS) in accordance with the U.S. Economic Development Administration's requirements (adopted 2017).

The Vision of the Catlyst Strategy is a region that works for everyone. Metro Atlanta's vision is to be a region that works for all of its residents. This vision describes what all stakeholders should set their sights on, and the destination toward which all economic development goals and initiatives navigates.

The Catlyst Strategy is built on Four Pillars that focus on the needs of individual residents in the metro region.

- **Engaged and Employed.** The goal of this pillar is that everyone can thrive in a robust global economy.
- **Prepared and Productive.** The goal of this pillar is that everyone is prepared to advance in a productive career and lifelong learning.
- **Healthy and Housed.** The goal of this pillar is that everyone has options for a healthy lifestyle and quality affordable housing.
- **Connected and Resilient.** The goal of this pillar is that everyone can connect to the people, places, and information needed to have a resilient, prosperous life.

The Strategic Framework for the implementation of the Catlyst Strategy includes an adaptable structure for regional partners to achieve its vision and goals. Items in bold identify regional strategies that are particularly relevant for the City of Riverdale.

ENGAGED AND EMPLOYED

- Expand the regional economic development marketing alliance's activities.
- **Further amplify and activate Aerotropolis Atlanta.**
- **Promote and expand resources available for entrepreneurs and small businesses.**
- Establish an entrepreneurial platform dedicated to solving regional problems.
- Expand programs that connect corporations and Minority and Women-Owned Small Business Entrepreneurs.

PREPARED AND PRODUCTIVE

- Fully support Learn4Life and replicate similar cradle-to-career initiatives throughout metro Atlanta.
- Raise awareness of viable STEM career tracks among K-12 students and their parents.
- Increase early childhood education funding and quality programming.
- Continue to expand the region's involvement in High Demand Career Initiative (HDCI), creating sector partnerships and programming.
- Support the development of entrepreneurial thinking among the region's youth.
- Increase businesses' engagement in schools across the region.
- Address gaps in education, workforce development, and social support offerings across the region.
- Expand expungement programs for nonviolent criminal offenders.

HEALTHY AND HOUSED

- Facilitate a regional housing strategy.
- Build the capacity of nonprofits and other organizations dedicated to housing.
- Provide local governments with a toolkit to address poverty.
- Expand resources to help communities improve healthy, safe lifestyles for their residents.
- Update requirements of ARC's programs to reflect the spirit of the Catlyst Strategy.

CONNECTED AND RESILIENT

- Study and take action on the inheritance of poverty and its negative impacts.
- Establish an organization dedicated to advancing diverse leadership across the region.
- **In a comprehensive regional approach, protect and connect future green spaces.**
- **Seek funding diversity for the LCI to support broader efforts.**
- **Expand ARC's Regional Public Art Program and similar programs.**
- **Increase area counties' participation in a regional transit network.**
- Host regional forums to ensure the region is prepared for autonomous vehicles and other disruptors.

A Strategic Economic Development Plan was also prepared by Georgia Tech for Clayton County, the Development Authority of Clayton County, and the Clayton County Chamber of Commerce in 2013. The plan was facilitated by Georgia Tech Enterprise Innovation Institute, and was developed using a combination of stakeholder feedback, community engagement and technical analysis. The following recommendations were developed for advancing economic development in Clayton County.

GOAL: Improve the internal and external image of Clayton County

RECOMMENDATION: Develop formal agreement and approach between cities and county to collectively shape a positive image of Clayton County.

GOAL: Develop better and broader relationship between the private and public sector in Clayton County.

RECOMMENDATION: Elevate importance of retaining and expanding existing industry in Clayton County. Broaden number of people formally involved in the effort to visit, retain and expand existing industry.

GOAL: Create more opportunities for Clayton County residents to find and retain employment.

RECOMMENDATION: Prioritize workforce development as a key economic development tool for improving family self-sufficiency and reducing unemployment.

GOAL: Refine targeted industry sectors for business recruitment.

RECOMMENDATION: Target business sectors based on the Business Opportunities Assessment and broad community support.

GOAL: Recognize the importance of entrepreneurship and small businesses in Clayton County.

RECOMMENDATION: Build upon existing activities that promote entrepreneurship and strengthen the small business community in Clayton County.

GOAL: Grow the impact of Public Higher Education Institutions on Clayton County's economic development.

RECOMMENDATION: Develop a framework for engagement between Clayton State University, Atlanta Technical College and community/economic development organizations within Clayton County. Develop additional partnerships between Clayton State University and Atlanta Technical College.

The study took place over a nine month period. Over 130 different data points were analyzed and hundreds of local stakeholders participated in the process. The process was directed by a Steering Committee that provided oversight and feedback.

Economic Development Resources

There are many economic development tools available to local governments in the State of Georgia. The following list is reference guide of programs and opportunities that could assist the City in accomplishing their goals.

ENTERPRISE ZONES

In 1997, the General Assembly enacted the Enterprise Zone Employment Act, recognizing the need for revitalization in many areas of Georgia. The State Enterprise Zone program intends to improve geographic areas within cities and counties that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas.

The Enterprise Zone area must meet at least three of five criteria: Pervasive poverty, unemployment rate, underdevelopment, general distress, or general blight.

<https://dca.ga.gov/community-economic-development/incentive-programs/enterprise-zones>

OPPORTUNITY ZONES

Local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas can now qualify those areas for the State's maximum job tax credit of \$3,500 per job. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. The credit is available for areas designated by DCA as an "Opportunity Zone". DCA will consider designations for areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plan exists.

Opportunity Zone Tax Credit Incentives:

- the maximum Job Tax Credit allowed under law - \$3,500 per job created
- the lowest job creation threshold of any job tax credit program - 2 jobs
- use of Job Tax Credits against 100 percent of Georgia income tax liability and withholding tax
- provides for businesses of any nature to qualify, not just a defined "business enterprise"

<https://dca.ga.gov/community-economic-development/incentive-programs/opportunity-zones>

COMMUNITY IMPROVEMENT DISTRICTS

Georgia CIDs are a type of business improvement district (BID). BIDs emerged in the United States as an organizational mechanism for property owners to address problems endemic to urban areas, such as economic decline, by levying an additional property tax (or other fees). Both BIDs and CIDs provide supplemental services such as landscaping, street cleaning, public safety and transportation improvements.

[https://gmanet.com/Advice-Knowledge/Articles-and-Resources/Georgia%E2%80%99s-Community-Improvement-Districts-\(CIDs\).aspx](https://gmanet.com/Advice-Knowledge/Articles-and-Resources/Georgia%E2%80%99s-Community-Improvement-Districts-(CIDs).aspx)

TAX ALLOCATION DISTRICTS

When a jurisdiction experiences redevelopment or new economic development, typically the value of taxable properties in that jurisdiction increases, and thus, the tax revenues collected from these properties increase. Tax allocation districts work by capturing the incremental tax revenues gained from this increase in property values in a pre-designated geographic area and using these funds to retire debt or to fund improvements on a pay-as-you-go basis. The most significant financing innovation associated with TADs is the use of TAD-backed debt (often referred to as "tax increment financing"). Specifically, jurisdictions can issue debt to fund capital improvements and/or to support other public or private sector investments in an area, and use the anticipated increase in property values from this investment to finance the debt. Recently, Georgia expanded this law to allow localities to commit incremental gains in sales taxes and other taxes such as the hotel-motel taxes to support TAD activities. In most cases, the incremental revenues involved include those of all the tax jurisdictions that overlap with the TAD – cities, counties, schools, and special districts. Under Georgia State Law, these jurisdictions must agree to commit their incremental revenues to the TAD.

<http://staging.georgiamainstreet.org/wp-content/uploads/2018/07/TAD-Redevelopment-Powers-Law-Guide.pdf>

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Canceled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Description	Status	Explanation/ Comment
Completely revise Comprehensive Plan	Complete	Comprehensive Plan was updated in 2018 with assistance provided by Atlanta Regional Commission
Update the Future Land Use Map	Complete	Future Land Use Map was updated along with the Comprehensive Plan in 2018
Develop Architectural Overlay District for New Town Center and SR-85 Corridor	Postponed	The community desires greater flexibility for design of new development. This item will be revised and addressed in the new Community Work Program and the updated LCI study
Work with DOT to ensure plans of development complement one another	Canceled	This is an ongoing function of government and has been removed from the work program
Review other federal, state, and local grant and funding sources as appropriate and available	Canceled	This is an ongoing function of government and has been removed from the work program
Town Center—Civic Components: Community Center and Parking to Serve Riverdale Community	Complete	
Design and Construct an Amphitheatre and Public Plaza	Complete	
Design and Construct a new City Hall	Complete	

Description	Status	Explanation/ Comment
Design and Construct Mixed-Use components, retail, office, live/work, condos, apartments, detached and attached single family	Postponed	The areas to be targeted for this type of development have been identified as Special Planning Areas in the updated Comprehensive Plan; this item has been carried into the new Community Work Program
Create high intensity mixed use development at the primary node located at the intersection of Lamar Hutcheson Parkway and SR-85	Canceled	The areas to be targeted for this type of development have been identified as Special Planning Areas in the updated Comprehensive Plan; this item has been revised in the new Community Work Program
Create an Economic Development Campaign	Canceled	This item will be revised and addressed in the new Community Work Program
Establish a Community Improvement District	Postponed	This item will be addressed in the new Community Work Program and the updated LCI study
Establish an Economic Development Toolbox utilizing a combination of financing options	Canceled	This item will be revised and addressed in the new Community Work Program
Implement a Project Delivery Team (PDT) Structure	Canceled	This item was not implemented due to change in community priorities and has been removed from the work program
Develop collaborative alliances with the State and Regional Economic Development Representatives	Underway	The City of Riverdale has developed working relationships with the Clayton County Chamber of Commerce; the Aerotropolis Alliance and the Catlyst Economic Strategy
Revise Capital Improvements Plan	Complete	
Implement GIS mapping	Complete	
Encourage community participation in upcoming work to the Comprehensive Plan	Complete	Comprehensive Plan was updated in 2018 with assistance provided by Atlanta Regional Commission
Seek grant funds for the Safe Routes to School Program	Canceled	This item has been revised in the new Community Work Program to identify opportunities for the Transportation Alternatives Program (TAP)
Seek grant opportunities for the Transportation Enhancement Grants	Canceled	This item has been revised in the new Community Work Program to identify opportunities for the Transportation Alternatives (TAP)
Connector road from SR-85 to the New Town Center	Complete	

Description	Status	Explanation/ Comment
Access management study for the widening of Church Street from Bethsaida to Main Street	Canceled	This project is not currently identified in the Transportation Improvement Program (TIP). New trail connections will be identified in the Clayton Comprehensive Transportation Plan Update and LCI update.
Plan, Design, Construct Regional Park	Complete	
Plan, Design, Construct multi-purpose connectivity trail	Canceled	This project is not currently identified in the Transportation Improvement Program (TIP). New street connections will be identified in the Clayton Comprehensive Transportation Plan Update.
Develop Design Guidelines	Postponed	Updated in the new Comprehensive Plan and revised in the new Community Work Program
Develop City-Wide Tree Ordinance	Complete	
Enhance the Riverdale web page to include an enhanced tourism and business recruitment opportunities	Complete	

Community Work Program

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Community Development								
Adopt architectural design guidelines for Special Planning Areas, as well as adjacent areas, as appropriate	x	x				\$25,000- \$75,000	LCI, General Fund	City Staff, consultant
Amend the city zoning ordinance to ensure that Mixed-Use development, including retail, office, condominiums, apartments and detached/attached single family homes, are allowable uses for Special Planning Areas, as well as adjacent areas, as appropriate	x	x	x			\$25,000	General Fund	City Staff, consultant
Amend the city zoning ordinance to address inconsistencies among the zoning map, zoning condition, and zoning code		x	x	x		Staff Time	General Fund	City Staff
Promote the development of a high-intensity mixed use development adjacent to the new City Hall complex in the Special Planning Area identified as Town Center	x	x	x	x	x	Staff Time	General Fund	City Staff
Apply for an update to the Livable Centers Initiative (LCI) plan	x					\$80,000	General Fund	City Staff
Undertake an annual review of staffing levels in conjunction with annual budget to ensure that expectations are met in regard to providing services for the community	x	x	x	x	x	Staff Time	General Fund	City Staff
Economic Opportunity								
Develop an economic development strategy for the City of Riverdale and identify partners to assist with the implementation				x	x	\$25,000	General Fund	City Staff, consultant
Develop collaborative alliances with the State and Regional Economic Development Representatives	x	x	x	x	x	Staff Time	General Fund	City Staff
Invite a representative of the Georgia Department of Community Affairs, Office of Downtown Development, to give a presentation about various options in local special tax districts and incentives (CIDs, Enterprise Zones, Opportunity Zones, Business Improvement Districts, etc)	x					Staff Time	General Fund	City Staff, GA DCA

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
To encourage redevelopment of property that may be situated away from the visible, major corridors that bisect the City, develop an inventory of vacant and underutilized property that could be used for new development			x	x		Staff Time	General Fund	City Staff
Coordinate annual planning retreats with the Clayton County Board of Commissioners to discuss areas of overlap in delivery of services to residents of the City	x	x	x	x	x	Staff Time	General Fund	City Staff
Neighborhoods								
Create a Land Bank Authority to address blighted properties through the acquisition, demolition and revitalization of properties whose owners are otherwise unable or unwilling to maintain their property in a state of good repair				x	x	Staff Time	General Fund	City Staff
Invite a representative of the Georgia Department of Community Affairs to make a presentation in Riverdale on the Georgia DREAM Program to understand how their resources can be used to promote home ownership	x					Staff Time	General Fund	City Staff, GA DCA
Sense of Place								
Identify opportunities to develop a multi-use path network	x					\$80,000 (as part of the LCI update)	General Fund	consultant, as part of the LCI update
Implement activities to support the Keep Riverdale Beautiful Campaign for Placemaking and Beautification	x	x	x	x	x	Staff Time	General Fund	City Staff
In partnership with the local police department, develop a comprehensive study of crime in the city of Riverdale that analyzes locations and patterns of criminal activity, and identifies strategies for reducing incidents of criminal activity		x	x			\$15,000 + Staff Time	General Fund	City Staff, consultant
Develop a façade improvement program for businesses along GA-85		x	x	x	x	\$10,000	General Fund	City Staff
Identify opportunities to work with local universities to implement comprehensive plan priorities		x	x	x		Staff Time	General Fund	City Staff, University
Establish a community food garden program through Project GROWL				x	x	TBD based on design	General Fund, grants	City Staff, consultant

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Establish city-wide recycling, waste reduction and litter prevention initiatives and programming				x	x	TBD based on program	General Fund	City Staff, private service provider
Develop a community mural program on Church Street and Bethesda Road and Riverside Skate Park		x	x	x		TBD based on design	General Fund	City Staff, consultants

Appendix A: Community Engagement

Community Input Opportunities

The Riverdale Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Riverdale staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

City Council Hearings

<p>Monday August</p> <p>28</p> <p>Public Kick Off Meeting</p>	<p>Monday July</p> <p>23</p> <p>Second Public Hearing</p>	<p>Thursday September</p> <p>13</p> <p>Joint City Council/ Steering Committee Work Session</p>	<p>Monday October</p> <p>22</p> <p>City Council Final Adoption</p>
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Steering Committee Meetings

<p>Wednesday November</p> <p>11</p> <p>Steering Committee Meeting</p>	<p>Wednesday January</p> <p>24</p> <p>Steering Committee Meeting</p>	<p>Thursday February</p> <p>22</p> <p>Steering Committee Meeting</p>	<p>Thursday March</p> <p>15</p> <p>Steering Committee Meeting</p>	<p>Thursday April</p> <p>12</p> <p>Steering Committee Meeting</p>
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Public Engagement

<p>Monday December</p> <p>11</p> <p>Public Open House</p>	<p>Friday March</p> <p>30</p> <p>Public Open House</p>
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Final Adoption Deadline: October 31, 2018

Appendix B: Data Supplement

The data supplement provides additional information to support the baseline information provided in the Data and Demographics section of the plan.

The Map included here shows the Census tracts that include portions of the City of Riverdale. Currently Riverdale is included in portions of eleven separate Census tracts.

Employment data captures both

- The jobs that residents of Riverdale hold – regardless of whether those jobs are located in the City of Riverdale; and
- The jobs that are located in the City of Riverdale. This is not necessarily a reflection of jobs that are open at any given time, but rather the total inventory of jobs that exist. Employees holding these jobs may not be residents of the City of Riverdale.

Jobs held by residents are described as Resident Area Characteristics on page 11. Jobs located in Riverdale are described as Workplace Area Characteristics on page 11. The jobs employing the most individuals in each category are described below.

Retail Trade: Activities of this sector are retailing merchandise generally in small quantities to the general public and providing services incidental to the sale of the merchandise.

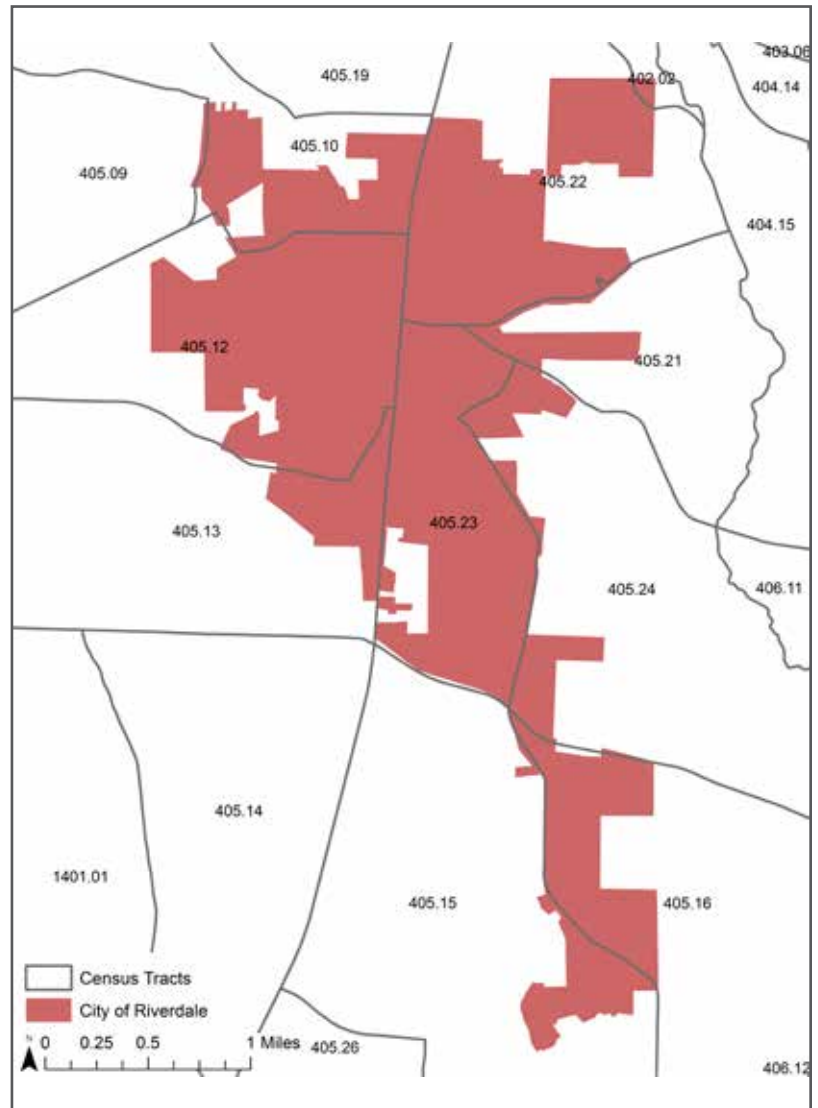
Accommodation and Food Service: Activities of this sector are providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

Health Care and Social Services: Activities of this sector are providing health care and social assistance for individuals.

Educational Services: Activities of this sector are providing instruction and training in a wide variety of subjects.

Administration & Support, Waste Management: Activities of this sector are performing routine support activities for the day-to-day operations of other organizations.

Transportation and Warehousing: Activities of this sector are providing transportation of passengers and cargo, warehousing and storing goods, scenic and sightseeing transportation, and supporting these activities.



Finance and Insurance: Activities of this sector involve the creation, liquidation, or change in ownership of financial assets (financial transactions) and/or facilitating financial transactions.

Wholesale Trade: Activities of this sector are selling or arranging for the purchase or sale of goods for resale; capital or durable non-consumer goods; and raw and intermediate materials and supplies used in production, and providing services incidental to the sale of the merchandise.

(Source: https://www.census.gov/eos/www/naics/2017NAICS/2017_NAICS_Manual.pdf)

The demographic, income and housing profile on the following pages draws from Esri Business Analyst, a data aggregator that provides current estimates and forecasts future trends. This breakdown also provides additional information on race and ethnicity to supplement the information in the Comprehensive Plan.



Demographic and Income Profile

Riverdale City, GA
 Riverdale City, GA (1365464)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	15,152	15,729	16,354			
Households	5,518	5,717	5,945			
Families	3,610	3,777	3,900			
Average Household Size	2.72	2.73	2.73			
Owner Occupied Housing Units	2,754	2,635	2,855			
Renter Occupied Housing Units	2,764	3,083	3,091			
Median Age	32.3	34.0	34.5			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.78%	1.10%	0.83%			
Households	0.79%	1.08%	0.79%			
Families	0.64%	0.99%	0.71%			
Owner HHs	1.62%	1.52%	1.16%			
Median Household Income	1.41%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	904	15.8%	847	14.2%		
\$15,000 - \$24,999	751	13.1%	730	12.3%		
\$25,000 - \$34,999	783	13.7%	788	13.3%		
\$35,000 - \$49,999	913	16.0%	932	15.7%		
\$50,000 - \$74,999	1,119	19.6%	1,186	19.9%		
\$75,000 - \$99,999	668	11.7%	760	12.8%		
\$100,000 - \$149,999	473	8.3%	554	9.3%		
\$150,000 - \$199,999	73	1.3%	97	1.6%		
\$200,000+	33	0.6%	51	0.9%		
Median Household Income	\$40,664		\$43,610			
Average Household Income	\$51,227		\$56,497			
Per Capita Income	\$18,676		\$20,548			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,285	8.5%	1,146	7.3%	1,177	7.2%
5 - 9	1,233	8.1%	1,141	7.3%	1,169	7.1%
10 - 14	1,165	7.7%	1,149	7.3%	1,187	7.3%
15 - 19	1,194	7.9%	1,084	6.9%	1,130	6.9%
20 - 24	1,115	7.4%	1,183	7.5%	1,132	6.9%
25 - 34	2,204	14.5%	2,370	15.1%	2,514	15.4%
35 - 44	2,305	15.2%	1,995	12.7%	2,079	12.7%
45 - 54	2,186	14.4%	2,117	13.5%	2,010	12.3%
55 - 64	1,451	9.6%	1,934	12.3%	1,950	11.9%
65 - 74	595	3.9%	1,104	7.0%	1,353	8.3%
75 - 84	325	2.1%	385	2.4%	517	3.2%
85+	94	0.6%	119	0.8%	132	0.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,216	8.0%	1,089	6.9%	904	5.5%
Black Alone	12,130	80.1%	12,649	80.4%	13,345	81.6%
American Indian Alone	44	0.3%	43	0.3%	42	0.3%
Asian Alone	1,027	6.8%	1,062	6.8%	1,117	6.8%
Pacific Islander Alone	9	0.1%	11	0.1%	11	0.1%
Some Other Race Alone	388	2.6%	463	2.9%	481	2.9%
Two or More Races	338	2.2%	412	2.6%	455	2.8%
Hispanic Origin (Any Race)	905	6.0%	973	6.2%	1,013	6.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

September 19, 2018

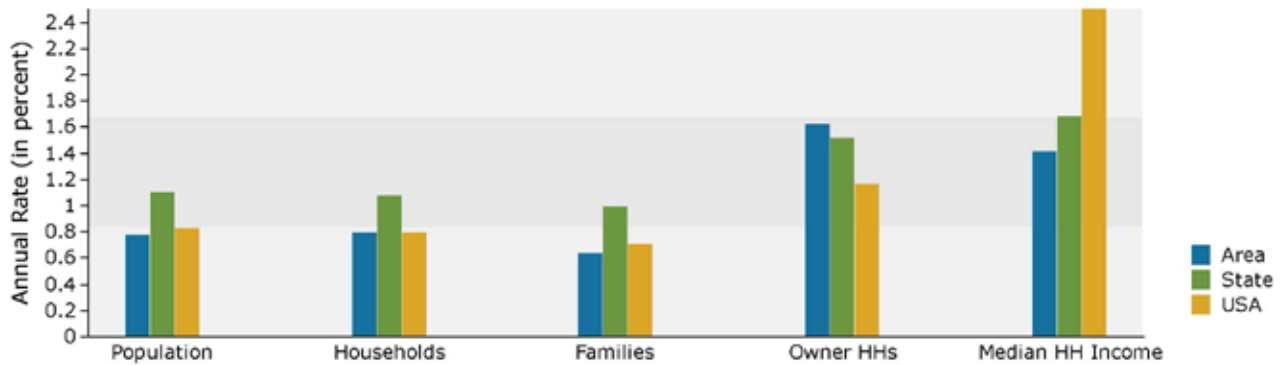


Demographic and Income Profile

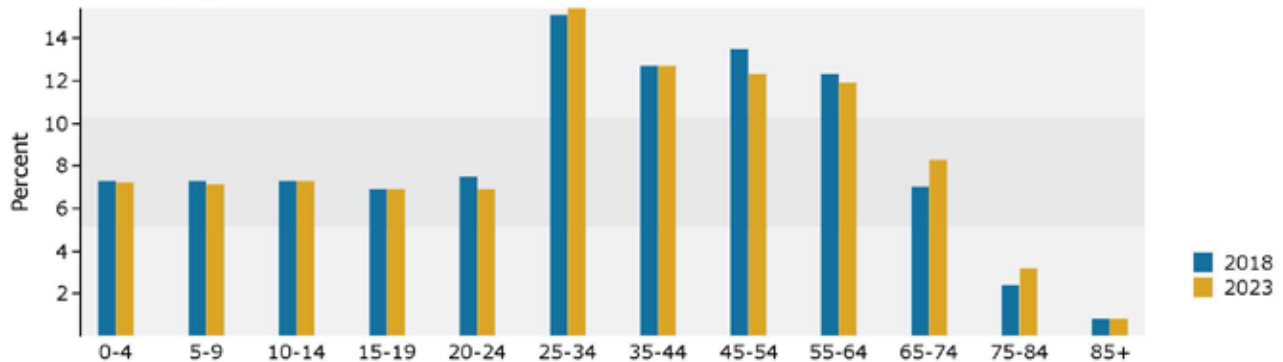
Riverdale City, GA
 Riverdale City, GA (1365464)
 Geography: Place

Prepared by Esri

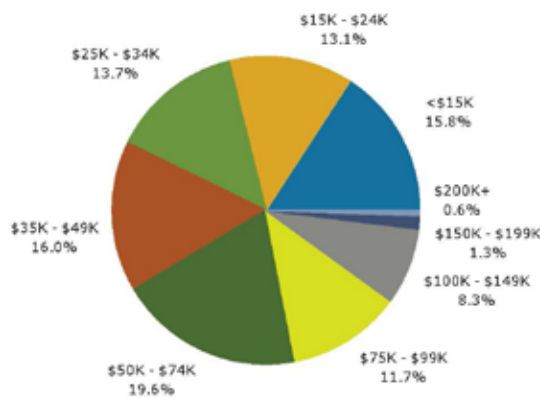
Trends 2018-2023



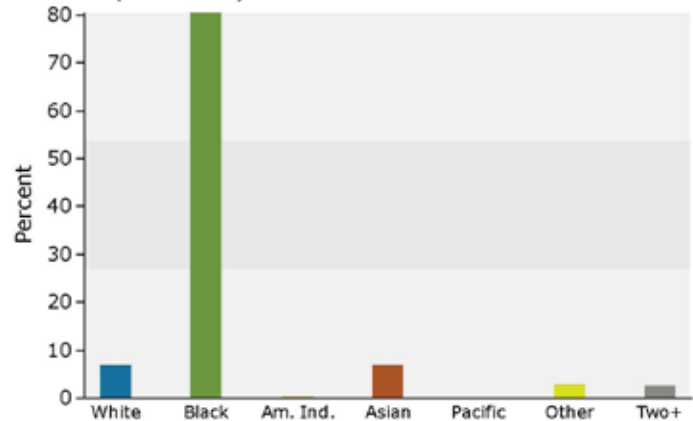
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 6.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Housing Profile

Riverdale City, GA
 Riverdale City, GA (1365464)
 Geography: Place

Prepared by Esri

Population		Households	
2010 Total Population	15,152	2018 Median Household Income	\$40,664
2018 Total Population	15,729	2023 Median Household Income	\$43,610
2023 Total Population	16,354	2018-2023 Annual Rate	1.41%
2018-2023 Annual Rate	0.78%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,219	100.0%	6,371	100.0%	6,615	100.0%
Occupied	5,518	88.7%	5,718	89.8%	5,946	89.9%
Owner	2,754	44.3%	2,635	41.4%	2,855	43.2%
Renter	2,764	44.4%	3,083	48.4%	3,091	46.7%
Vacant	701	11.3%	654	10.3%	670	10.1%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	2,635	100.0%	2,855	100.0%
<\$50,000	292	11.1%	304	10.6%
\$50,000-\$99,999	765	29.0%	727	25.5%
\$100,000-\$149,999	831	31.5%	857	30.0%
\$150,000-\$199,999	550	20.9%	661	23.2%
\$200,000-\$249,999	165	6.3%	239	8.4%
\$250,000-\$299,999	13	0.5%	21	0.7%
\$300,000-\$399,999	2	0.1%	5	0.2%
\$400,000-\$499,999	13	0.5%	29	1.0%
\$500,000-\$749,999	4	0.2%	12	0.4%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$115,674		\$123,133	
Average Value	\$119,374		\$128,468	

Census 2010 Housing Units	Number	Percent
Total	6,219	100.0%
In Urbanized Areas	6,219	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Housing Profile

Riverdale City, GA
 Riverdale City, GA (1365464)
 Geography: Place

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	2,754	100.0%
Owned with a Mortgage/Loan	2,508	91.1%
Owned Free and Clear	246	8.9%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	701	100.0%
For Rent	440	62.8%
Rented- Not Occupied	6	0.9%
For Sale Only	119	17.0%
Sold - Not Occupied	8	1.1%
Seasonal/Recreational/Occasional Use	3	0.4%
For Migrant Workers	0	0.0%
Other Vacant	125	17.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	5,518	2,754	49.9%	
15-24	297	33	11.1%	
25-34	1,013	295	29.1%	
35-44	1,372	718	52.3%	
45-54	1,341	749	55.9%	
55-64	917	587	64.0%	
65-74	356	223	62.6%	
75-84	189	124	65.6%	
85+	33	25	75.8%	

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	5,518	2,754	49.9%	
White Alone	536	327	61.0%	
Black/African American	4,520	2,133	47.2%	
American Indian/Alaska	13	6	46.2%	
Asian Alone	260	202	77.7%	
Pacific Islander Alone	2	2	100.0%	
Other Race Alone	99	44	44.4%	
Two or More Races	88	40	45.5%	
Hispanic Origin	257	104	40.5%	

Census 2010 Occupied Housing Units by Size and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	5,518	2,754	49.9%	
1-Person	1,598	679	42.5%	
2-Person	1,403	747	53.2%	
3-Person	969	490	50.6%	
4-Person	723	378	52.3%	
5-Person	442	244	55.2%	
6-Person	227	128	56.4%	
7+ Person	156	88	56.4%	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

September 19, 2018

**RESOLUTION NO. 42. APPROVAL OF THE CITY'S COMPREHENSIVE
PLAN 2040 UPDATE**

THE FOREGOING **RESOLUTION NO. 42-10-2018** WAS OFFERED BY
COUNCIL MEMBER Ruffin, WHO MOVED ITS APPROVAL. THE
MOTION WAS SECONDED BY COUNCIL MEMBER Wallace,
BEING PUT TO A VOTE,

CITY OF RIVERDALE

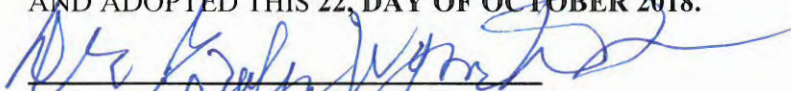
STATE OF GEORGIA

Resolution No. 42-10-2018

APPROVAL OF THE CITY'S COMPREHENSIVE PLAN 2040 UPDATE

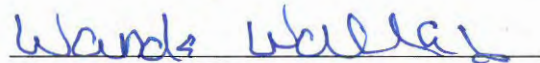
	YEA	NAY
MAYOR EVELYN WYNN-DIXON	_____	_____
COUNCIL MEMBER CYNTHIA STAMPS-JONES	_____	_____
COUNCIL MEMBER AN'CEL DAVIS	<u>✓</u>	_____
COUNCIL MEMBER WANDA WALLACE	<u>✓</u>	_____
COUNCIL MEMBER KENNETH RUFFIN	<u>✓</u>	_____

THE MAYOR THEREFORE DECLARED APPROVAL OF RESOLUTION NO. 42 DULY PASSED AND ADOPTED THIS 22, DAY OF OCTOBER 2018.



Evelyn Wynn-Dixon, Mayor


Cynthia Stamps-Jones, Councilmember *absent*



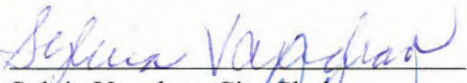
Wanda Wallace, Mayor Pro Tem



Kenny Ruffin, Parliamentarian



An'cel Davis, Councilmember



Sylvia Vaughan, City Clerk
Approved as to form:

L'Erin Barnes Wiggins, City Attorney

STATE OF GEORGIA
CLAYTON COUNTY
CITY OF RIVERDALE

ADOPTED BY THE GOVERNING BODY THIS ___ DAY OF OCTOBER, 2018.

RESOLUTION NO. 42-10-2018

A RESOLUTION OF THE CITY OF RIVERDALE'S MAYOR AND COUNCIL TO ADOPT THE COMPREHENSIVE PLAN 2040 UPDATE

WHEREAS, the City of Riverdale (hereinafter "City") is governed by the Mayor and Council; and

WHEREAS, the Georgia Department of Community Affairs (DCA) requires the City's Comprehensive Plan to be updated by October 31, 2018; and

WHEREAS, the City's Comprehensive Plan 2040 Update was prepared pursuant to the Georgia Planning Act of 1989, as amended; and

WHEREAS, the City's Comprehensive Plan 2040 Update was prepared according to the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014; and

WHEREAS, the City of Riverdale held public meetings and reviewed the Comprehensive Plan 2040 Update; and

WHEREAS, the Atlanta Regional Commission (ARC), and DCA determined that the City's Comprehensive Plan 2040 Update was found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning;

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Riverdale does hereby adopt the Comprehensive Plan 2040 Update, as illustrated in Exhibit A.

SO RESOLVED, this 28th day of October, 2018.

Exhibit "A"
(Comprehensive Plan 2040 Update)