

# COMMUNITY FIRST



LOWCOUNTRY ALLIANCE FOR MODEL COMMUNITIES ♦ CITY OF NORTH CHARLESTON ♦ SOUTH CAROLINA STATE PORTS AUTHORITY



## LAMC Model Block Housing Development

The Lowcountry Alliance for Model Communities (LAMC) announces the start of its affordable housing strategy. The LAMC Board and City of North Charleston selected APD Urban Planning & Management, LLC. to develop the first “Model Block” in one of the LAMC neighborhoods. APD, a minority-owned consulting firm based out of Atlanta and Jacksonville, was founded in 1990 by the current owner Jesse Wiles. With over 15 years of development experience, APD has successfully designed and implemented revitalization strategies in economically-stressed communities throughout the nation.



APD President Jesse Wiles speaks at August 28 meeting

LAMC hosted a meeting to obtain community input and feedback regarding the selection of the model block location at the Military Magnet School on August 28. APD provided an overview of the housing conditions in each of the seven LAMC neighborhoods, the model block selection criteria, and project schedule for model block development.

The model block concept was identified as a redevelopment priority in the LAMC Revitalization Plan adopted by North Charleston City Council in early spring 2010. The model block will consist of new construction on vacant lots, replacement housing for dilapidated homes, and renovation of existing homes wherever feasible. Accabee, Liberty Hill and Union Heights neighborhoods received highest ranking as a result of the selection process.

The goals of the LAMC housing strategy are to increase the stock of more healthy, energy efficient homes; preserve affordability; retain local families living within the LAMC neighborhoods; and increase long-term community control of neighborhood resources. Once fully implemented, the Model Block strategy would produce approximately 200 new residential units throughout the LAMC community. The primary funding source is a \$1 million allocation from the South Carolina State Ports Authority Community Mitigation Plan. LAMC expects to leverage those funds with various federal, state and local grants, tax credits and loans.



Robert Fludd and Rahim Karriem

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## Day of Neighborly Need

The “Day of Neighborly Need” community event was held on July 31 at the Gethsemani Community Center in the Windsor Place neighborhood. The purpose of the free, family-oriented event was to inform and update LAMC area residents of various revitalization, environmental, and public health efforts currently underway in the community. The event was held in accordance with the overall goals of a \$1.2 million research grant awarded to LAMC and USC by the National Institute of Health (NIH).

Residents and visitors had the opportunity to meet and listen to presentations from officials representing the University of South Carolina (USC) School of Public Health, South Carolina Department of Health and Environmental Control, the City of North Charleston, and LAMC while enjoying live music, food and activities for the children. USC Environmental Health Scientist and Research Assistant Professor, Dr. Sacoby Wilson provided an update on the research project, “*Use of a Community-University Partnership to Eliminate Environmental Stressors.*” Three LAMC-area college students selected to work as research interns in the

NIH summer enrichment program also presented their research findings. The interns were trained by USC staff in environmental monitoring and sampling techniques. The students also attended a series of workshops on health disparities, community-based participatory research (CBPR), CBPR partnerships, resume writing, and finding funding for future education.



NIH Summer Enrichment Program Interns: Tesia Blassingame, Jamillah Giles, Cheniqua Grant, Jamie Jordan, Jasmine Knight and Tiffany Pressley, pictured with Dr. Sacoby Wilson and NIH Coordinator Lashanta Rice.

### LAMC 2010 Scholarship Awards

The LAMC Education Scholarship Committee took the opportunity at the Day of Neighborly Needs to acknowledge its 2010 Education Endowment Scholarships recipients. The endowment scholarships were presented to three LAMC residents and one afterschool program organization. Jamilla Harper, Jordan Price, and Keisha Wells each received a \$1000 education scholarship and a \$500 afterschool scholarship was awarded to Girl Scout Troop # 322.

The 2011 scholarship applications will be available, February 1, 2011. For more information about LAMC’s Education Endowment please contact Robert Fludd, LAMC Education Chair.



2010 Scholarship Recipients: Jamilla Harper, Jordan Price, Keisha Wells, members of Girl Scout Troop #322



## Charleston Promise Neighborhood

The Charleston Promise Neighborhood (CPN), an initiative of the Charleston County School District, was created to eradicate the educational inequities that exist for students living in the cities of Charleston and North Charleston. The CPN boundaries are aligned with the school attendance zones for which it serves: James Simons Elementary, Sanders-Clyde Elementary/Middle School, Mary Ford Elementary School and Chicora Elementary School. The CPN partners have developed a continuum of academic, family, and community support solutions that will significantly improve the lives of children and families participating in the CPN program. LAMC Education Chair and Liberty Hill President Robert Fludd was recently named the CPN Director of Community Engagement.

For more information visit <http://www.charlestonpromis.org>



## Shipyard Creek Associates to Expand Cooper Railyard

Shipyard Creek Associates has plans to expand the Cooper Rail Yard (presently located near Windsor Place/Union Heights neighborhoods) in support of a southern rail access to the new SPA port terminal. Approximately 3.5 miles of inactive rail along Spruill Avenue north of Cosgrove would be removed. Generally known as the “Mayor’s Plan” the proposal would prevent rail traveling north through the naval base on an existing rail line currently operated by Southern Public Railways. Further, it would have a direct impact on the Stromboli Corridor, the site proposed by LAMC for mixed-used development.

LAMC’s position on the rail matter is documented in the LAMC Revitalization Plan. “Based upon information drawn from studies completed to date, and in consideration of the potentially harmful direct and indirect impacts caused by increased industrial railroad activity, it is in the best interest of LAMC to oppose any proposals for the location of an intermodal rail terminal within the LAMC study area.”



## LAMC Awarded SCDHEC LEAP Award



SCDHEC presents check to LAMC, July 31, 2010

SCDHEC presented LAMC a \$25,000 Leaders in Environmental Action Pilot Program (LEAP) ceremonial check. LAMC is one of four South Carolina “Pilots” that were awarded grant funds last March. LAMC will use the funds primarily for capacity building by hiring two AmeriCorps VISTAs and one community service worker.

AmeriCorps VISTA (Volunteers in Service to America) is a national service program designed specifically to fight poverty. VISTA members commit one full-year of service to an eligible nonprofit organization and work on building the capacity of

the organizations through financial, material, and human resources.

Nia Richardson and Amanda Sellers recently joined LAMC. Nia will serve as the LAMC Housing and Economic Development VISTA. Nia has a bachelor’s degree from East Carolina University. Previously, she was a VISTA with Habitat for Humanity in Dade City, Florida where she created and implemented community partnership strategies. She plans to apply her experience in developing decent and affordable housing to her LAMC assignment. Amanda will serve as the LAMC Education and Environment VISTA. She recently graduated with a bachelor’s degree from Marquette University.



LAMC VISTAs Nia Richardson and Amanda Sellers



## LAMC Participates in ACHIEVE Team

The City of North Charleston was selected as one of the recipients of the National Association of County and City Health Officials (NACCHO)’s Action Communities for Health, Innovation, and Environmental Change (ACHIEVE) Grant. ACHIEVE communities must develop a community action plan utilizing the assessment tool developed by the Centers for Disease Control (CDC) as part of the Healthy Communities Program. The tool will allow community members to measure the existence and implementation of policy, systems, and environmental change strategies and to transform negative patterns and practices into positive ones. The ACHIEVE team will work closely with community members and elected officials in order to provide all community members access to the resources necessary to live a healthy, active lifestyle. The CMP Project Manager and LAMC VISTA are members of the team using the assessment tool and gathering data.



## LAMC Receives N.E.W. Fund Grant

LAMC received a grant of \$1,000 from The N.E.W. Fund of Coastal Community Foundation. Small grants are awarded by the N.E.W. Fund for projects that will help improve the quality of life and develop and sustain leadership within neighborhoods. LAMC was granted funds to host a “Transportation Career Fair” that will connect students, residents, and business owners to careers and vendor opportunities available in close proximity to their neighborhoods. The fair is planned to be held at the Accabee Community Center, spring 2011.



## LAMC/USC NIH Project Update

The National Institute of Health awarded LAMC and the University of South Carolina School of Public Health a 4-year, \$1.2 million research grant to conduct an environmental health study in the LAMC areas. The project is led by Dr. Sacoby Wilson, Research Professor. The research team is presently locating and mapping environmental “hot spots” in the LAMC study area and comparing the levels of concentration to those in surrounding areas. The research team work includes developing a baseline of all forms of pollutants in the study area and pursuing another grant to determine the direct impact to human health.

Preliminary results found that the study area has an unequal burden of environmental pollutants as a result of higher distributions of point and nonpoint pollution. *Point source pollution* generally results from agricultural, commercial, or industrial business use of hazardous materials in manufacturing or maintenance. The various types of point source pollutants found in waters are from the discharge of their operations. The raw materials and wastes may include pollutants such as pesticides, fertilizers, animal waste, solvents, petroleum products (such as oil and gasoline), or heavy metals. Unlike pollution from specific landuses, *nonpoint source (NPS) pollution* is caused by rainfall moving over and through the ground. As the runoff moves, it picks up and carries away natural and other pollutants (oil, grease, pet waste, etc.), finally depositing them into lakes, rivers, wetlands, coastal waters and ground waters. *NPS* pollutants in surface water and groundwater are usually found in a plume that has the highest concentrations of the pollutant nearest the source. The next step of the project is to monitor the pollutants in the atmosphere (particulate matter) and to measure the impact that it has on neighborhoods and residents. The research team will expand upon SCDHEC air monitoring study currently underway.

A Community Advisory Board (CAB) was established as an integral part of the research grant. The CAB is comprised of residents from each of the LAMC neighborhoods and serves as a liaison between residents, the NIH research team, industry and regulators. The CAB is currently looking to hire a Community Project Coordinator to work closely with the CAB members and the LAMC neighborhoods. The application deadline is September 15, 2010. For more information contact: Herb Fraser Rahim, LAMC Environment Chair, 843.817.1446.



## The Community Mitigation Plan Working Group

By thinking, planning, and working together the individuals and organizations that make LAMC a community are accomplishing goals that neither could achieve alone. The \$4.08 million Community Mitigation Plan (CMP) was developed in 2006 by LAMC, SCSPA, SCDOT and the City of North Charleston. The goal of the CMP is to ensure that community benefits are realized and to minimize negative construction and operation impacts from the new port terminal and port access road. The CMP Working Group and Mitigation Agreement Commission (MAC) are charged with implementing the CMP through means of transparency, communication and collaborative partnerships. Since the project kick-off over five years ago at the Gethsemani Community Center, the CMP Working Group and MAC have been extremely busy establishing and enforcing community priorities. Our work is far from done. Want to get involved? Contact any LAMC Neighborhood President.

### For More Information:

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