

2005 Magnolia Awards

Affordable Rental Housing Finalists



WINNER: Ashley CollegeTown at West End, Housing Authority of the City of Atlanta in partnership with Integral Properties, LLC and Real Estate Strategies, LLC

The Atlanta Housing Authority, Integral Properties and Real Estate Strategies are creating a new mixed-income, mixed-use community, CollegeTown at West End, on the site that once held the Joel C. Harris Homes public housing community. Ashley CollegeTown at West End is the first phase of the multi-phase revitalization plan for the 35-acre site, which is adjacent to three historically black institutions – Morehouse College, Morehouse School of Medicine, and Spelman College.

Along with Ashley CollegeTown, the first phase brought repaired and improved infrastructure, including two new streets, sidewalks, and underground utilities that make the area safer and cleaner. Ashley CollegeTown also saw the construction of 196 mixed-income rental units, with 78 for households earning no more than 50 percent of AMI and 40 for households at or below 60 percent. The one-, two- and three-bedroom units offer a variety of styles, such as town homes, garden apartments, and street-entry flex units that can be used as studio apartments or small retail locations. The apartments offer amenities, including standard appliances, carpeting, and central heating and air. Community residents have access to a children’s playground, a clubhouse with fitness center, and a new water feature.

The \$22 million project was funded through HOPE VI grant funding, tax credit equity, and tax-exempt bonds.



Heritage at Walton Reserve, NuRock Development Group

As a mixed-income senior's apartment community located within a larger gated master planned community in Austell, Heritage at Walton Reserve places its residents alongside people of all ages in a community with a hometown feel. Residents enjoy a long, pedestrian-friendly main street connecting the housing choices – which also include 250 affordable apartments and 68 owner-occupied single-family homes – and a community town hall and post office.

Heritage offers 65 one-bedroom apartments and 40 two-bedroom units for active seniors ages 55 and older. Apartments lease at a mix of 30%, 50%, 60% and market rates. Along with popular features like black kitchen appliances, full-sized laundry rooms, walk-in closets, and pre-wired computer nooks, residents enjoy a full slate of services and activities. Heritage sponsors free continental breakfasts, outings to shopping and events, and a variety of activities in the community center. The \$8 million complex also includes a technology center with high-speed Internet access, on-site beauty parlor and barbershop, library, shuffleboard court, billiards room and reflection garden with cascading fountain. Heritage residents have access to the fitness center, nature trails and pool that serve the Walton Reserve community. The demand for a community like Heritage is illustrated by a three-month lease-up period and a constant waiting list of future residents. The Cobb County Housing Authority provides an operations subsidy for the development.



2009 Vineville Senior Housing, Macon Housing Authority

2009 Vineville Senior Housing is a state-of-the-art affordable apartment community for seniors with a renovated, 8,300-square-foot historic mansion at its center. Developed by the Macon Housing Authority, Vineville offers 106 new apartments for independent living, including 104 housing units for very low-income tenants. In addition to creating affordable, livable housing for Macon's seniors, the project marks a major step toward decentralizing Macon's public housing, it brings new life to an 1830s building, and it offers a significant aesthetic improvement to a well-traveled area of historic Macon.

The \$14 million dollar project, financed through Hope VI grant funding, tax credit equity, and the City of Macon, included the renovation of the historic mansion into a community center and office space for property management and senior resource services. The apartments are located in four new buildings situated behind the mansion. Elements such as wide doorways and lower cabinetry in all apartments accommodate wheelchairs, and two apartments on the first floor of each building are fully adapted to accommodate residents with physical handicaps. Other units include features for persons with hearing impairments, and 20 two-bedroom units allow room for a live-in aide.

2009 Vineville Senior Housing addresses the social needs of residents as well, with central communal areas on each floor and supportive resources on-site to organize activities and encourage independence.

Creative Partnerships Finalists



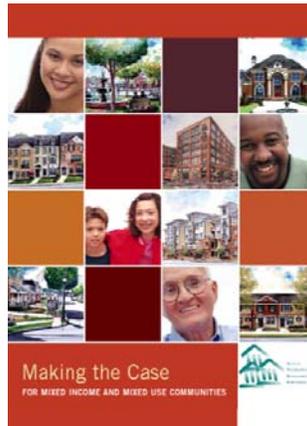
WINNER: City of Fitzgerald Redevelopment Program

Since 1996, the City of Fitzgerald has undertaken a mission to address neighborhood blight and create affordable workforce housing within its boundaries, gathering a multitude of community partners to undertake the work, fund it, and garner community support and participation.

The project began with the formation of the City's Community Development Department working alongside the Development Authority, which had recently hired a professional Economic Development Director. Fitzgerald became the first rural city in Georgia to use the State's Urban Redevelopment Law to create and implement a redevelopment plan, allowing them to gain control of affected lots and attract private investment.

To raise awareness of down payment assistance opportunities, City officials spoke at churches and community meetings. The local newspaper editor supported the project with a series of articles. Initially, only the manufactured housing industry was interested in coming into the market, so the zoning code was amended to allow manufactured housing of a certain size and with certain design and sitting features. After the success of the first manufactured home and a Habitat for Humanity home, interest increased and growth followed, including a Housing Tax Credit project in the city. Fitzgerald also won DCA's first competitive in-fill housing CDBG award for its Oconee Street Project. As a result of the redevelopment program, 315 units of affordable housing have been built, 170 redevelopment target properties have been resolved, a 60-unit affordable rental development has been constructed, and 90 acres have been annexed into the city for affordable subdivision lots.

Over the years, the Redevelopment Program has involved many partners, including: the City of Fitzgerald; Fitzgerald Downtown Development Authority; Fitzgerald Historic Preservation Commission; Fitzgerald Water, Light, & Bond Commission; Fitzgerald/Ben Hill Development Authority; Fitzgerald/Ben Hill Chamber of Commerce; Fitzgerald Herald/Leader; Local Churches and Ministerial Affiliates; Local Realtors Local Builders and Developers; Local Banks; Georgia Department of Community Affairs; Georgia Department of Transportation; Georgia Environmental Protection Division; South Georgia Regional Development Center; Varnadoe & Associates – Consultants; HUD; USDA; and Regency Investments.



Mixed Income Communities Initiative (MICI), Atlanta Neighborhood Development Partnership

MICI is a group comprised of about 40 people representing a variety of backgrounds and interests but sharing the goal of improving life in the Atlanta region through affordable housing. Convened by the Atlanta Neighborhood Development Partnership, Inc (ANDP), MICI's diverse group of partners released a research-based document highlighting the most pressing issues facing Atlanta and demonstrating the positive effects the equitable distribution of affordable housing would have on the region. Now, members are working to educate community leaders on how housing costs can impact other urban issues, such as traffic congestion and pollution.

Currently, MICI is pursuing the formation of a Regional Housing Resource Center to monitor regional housing data and determine unmet needs, as well as a Regional Housing Coalition comprised of a diverse group of individuals representing all segments of the region's population. Goals also include advocacy for inclusionary zoning policies, a fair share mixed-income housing policy, a regional Affordable Housing Trust Fund, and true accounting of the transportation cost of housing. Additionally, MICI will identify at least two Livable Centers Initiative communities to demonstrate these proactive concepts. Their efforts have already seen an increase in the public discussion of equitable development issues.

Members of MICI include representatives of the development sector, financial institutions, business interests, public officials, policymaking and planning agencies, and community-based organizations, including: AHAND; Atlanta City Council, Post 3 At Large; Atlanta Community Foodbank; Atlanta Regional Commission; Atlanta Urban League; Atlanta-Fulton Land Bank Authority; BellSouth Telecommunications; Center for Environmental Public Awareness; Center for Quality Growth and Regional Development; Central Atlanta Progress; CHJP and Associates; City of Atlanta - Bureau of Housing; DB Consulting Group; DeKalb County Commission, District 3; Department of Community Affairs; Dillard & Galloway Attorneys; Dowling, Langley, Ahmann; Eplan Consulting; Faith and the City; FannieMae, Atlanta Partnership Office; Federal Home Loan Bank of Atlanta; Georgia Conservancy; Georgia House of Representatives, Dist. 43, Post 1; Georgia Institute of Technology, City & Regional Planning; Georgia Institute of Technology, College of Architecture; Georgia Power Company; Greenstreets Development; Habitat for Humanity International, SE Region; Hedgewood Properties; HomeBanc Mortgage Corporation; MARTA; Metro Atlanta Chamber of Commerce; Midtown Alliance; Policy Link; Quality Growth Associates; Research Atlanta; Sierra Club, Georgia Chapter; SunTrust CDC; The IMPACT! Group, Inc.; Trammell Crow Residential; United Way of Metropolitan Atlanta; Urban Land Institute, Atlanta District Council; and Wachovia Bank, N.A.



West Highlands at Perry Boulevard

West Highlands at Perry Boulevard, Atlanta’s largest in-town development, marks the transformation of the former site of Perry Homes Public Housing Development into a vibrant, mixed-income, mixed-use community. The effort has required and will continue to seek the involvement of a large group of community partners to create the bustling, thriving neighborhood planners envision.

Constructed in 1955, Perry Homes had become an isolated and unstable community with 189 substandard public housing buildings. The Atlanta Housing Authority received a HOPE VI grant from HUD for \$25.1 million and leveraged those funds into more than \$444 million to transform the 460-acre site. One partner, Columbia Residential, is constructing 700 multi-family units in five separate developments, including a 132-unit community for seniors. Of the total, 43 percent will be leased at market rates and the remaining 57 percent will be subsidized. Builder partners will also construct 1,000 affordable single-family homes in the community. The apartments and homes built so far have proven popular, with lease-up and sales occurring at astronomical rates. When West Highlands at Perry Boulevard is complete, residents will enjoy on-site access to an 18-hole public golf course; 90 acres of green space, including parks, nature trails and recreation areas; a YMCA; school; library; daycare facility; and retail center.

Partners in the completion of West Highlands at Perry Boulevard include the Atlanta Housing Authority; the City of Atlanta; Columbia Residential, LLC; Brock Built Homes, LLC; Perry Golf Development, LLC; Fulton County; Georgia Power; YMCA; ABLE; 360 Housing; and Atlanta Public Schools.

Homeownership Finalists



WINNER: Win-Win Homeownership Programs, DASH for LaGrange

Through its Win-Win Homeownership Programs, DASH for LaGrange addresses both the deteriorating state of inner-city housing in LaGrange and encourages homeownership among low- and moderate-income residents. These programs help the community as a whole by increasing homeownership rates, creating socio-economic diversity, developing community leaders in revitalization areas, and helping employers create a stable workforce base.

Four “On-the-Block” programs provide down payment incentives to the City of LaGrange police officers, LaGrange College employees, West Georgia Health Systems employees, and Troup County teachers who

move into target communities. In exchange, participants make a five-year commitment to volunteer leadership service in their neighborhood. In less than one year, the program has attracted 12 promising community leaders to Hillside, a target neighborhood.

PATHfund and Employer Assisted Homeownership match savings for down payment assistance. In PATHfund, local banks allow participants to open free savings accounts and match their savings deposits three-to-one, up to \$1,500. Through the employer program, major employers contribute a two-to-one match for their employees, and DASH contributes another two-to-one match in down payment assistance. Though only started in January 2005, PATHfund has already generated a commitment for \$15,000 in matching funds from SunTrust Bank. The Employer Assisted Homeownership Program has attracted support from Interface Corporation, one of the area's major employers, which has committed \$100,000.



ACT I Homes, Athens Housing Authority

The Athens Housing Authority is revitalizing in-town neighborhoods by constructing affordable homes through its ACT I Homes program. ACT I Homes addresses two major problems for Athens-Clarke County. Before the ACT I initiative, older downtown neighborhoods in East Athens were in decline with few owner-occupied homes, many vacant lots, dilapidated housing and no new investment in the area. Additionally, the price of homeownership in the Athens area had risen beyond the reach of working families with modest incomes.

Since 2000, ACT I has successfully constructed seven three-bedroom, two-bath homes that reflect the traditional style of the neighborhood. Another four homes have been built in a neighborhood on the west side of the community. The buyers, earning between \$20,000 and \$40,000 a year, must qualify for a primary mortgage between \$80,000 and \$90,000. The Athens Housing Authority holds a second mortgage equal to the difference between the sales price of the house and the amount of the primary mortgage, usually about \$30,000. Land was purchased using CDBG funds while federal HOME monies covered construction costs.

The construction has spurred similar projects by other not-for-profit groups and private developers who are now constructing new homes and renovating old ones in these neighborhoods. New services and improved infrastructure are also contributing to the area's revitalization.



Fayetteville Redevelopment Zoning, City of Fayetteville

As the first of its kind in the Atlanta region, the City of Fayetteville's Redevelopment (R-D) zoning district serves as a model for cities seeking to redevelop historic or blighted areas and provide affordable housing. The City developed and implemented the R-D district to address the blighted condition of North Jeff Davis Drive in historic downtown Fayetteville. Dilapidated 1970s apartments detracted from the historic consistency of their surroundings. A proposed development, Jeff Davis Intown Condominiums, would redevelop the apartments and add new, architecturally consistent construction to create affordable homeownership opportunities, but existing zoning ordinances wouldn't allow it.

In order to encourage responsible rehabilitation such as the proposed project, City staff and the City Attorney worked together to create the new zoning category. In areas where it is applied, the R-D zoning district will increase investment in older properties and raise property values. With the construction of Jeff Davis Intown Condominiums, property that was worth \$1.4 million in 2002 is now worth about \$5 million, with more improvements to come. Homes are affordably priced at \$134,900 in a zip code where the median home price is \$189,000. Additionally, the project introduced two new housing types to downtown – garden units and townhouses – within walking distance of shopping, schools and offices.

Local Government Initiatives



WINNER: Camilla Workforce Housing Program, Camilla Housing Authority/Community Ventures, Inc.

The Camilla Housing Authority established Community Ventures, Inc., as a non-profit organization devoted to building workforce housing in the community. Together, the two entities are working to bring more affordable rental and owner-occupied housing to Camilla.

In addition to helping to facilitate recovery efforts after more than 100 homes were destroyed in a tornado in 2000, soon after Community Ventures was formed, the Workforce Housing Program has been involved in the construction of 30 homes and two handicapped-accessible apartments. Their efforts, in cooperation with the City of Camilla, include purchasing and annexing land then preparing infrastructure for 16 Habitat for Humanity homes and 17 other lots for homes. Community Ventures constructed the remaining 14 homes on scattered sites in the city, many of them previously vacant and overgrown. Of these, eight were built as affordable rentals, and six were sold. Work has begun on an additional seven affordable for-sale homes.

Part of the Workforce Housing Program's success is its focus on credit counseling, homeowner counseling and loan application assistance for residents with poor credit or a poor understanding of the home buying process. Directing buyers to lenders and teaching them to manage credit has helped the program secure buyers and renters for the properties.



Sugar Mill Creek Subdivision, Housing Authority of the County of DeKalb

Sugar Mill Creek Subdivision, a new community of single-family homes and town homes, offers affordable housing in southwest DeKalb County. The development will encompass 53 acres when complete, providing 171 single-family homes and 80 town homes to low- and moderate-income families. The \$4.5 million project is an effort by the Housing Authority of the County of DeKalb, with money coming from the Authority's Bond Fund and Fidelity Bank.

Phase One of Sugar Mill Creek will include 41 homes on 14 acres. Homebuyers may choose among eight distinct one- and two-story home styles. Most homes have three or four bedrooms, and some have more than 2,500 square feet of living space. Designed to be low maintenance and energy efficient, the homes offer popular features such as front porches, dormer windows, brick fronts and large back decks. The Authority established a Homeowners' Association to help preserve and protect the area while encouraging a sense of community.

In addition to providing affordable housing near job centers, Sugar Mill Creek will also boost the local economy and positively impact the local schools, including McNair High School, which is next door to the community. Because most of the buyers are first-time homeowners, the area and the new residents themselves will benefit from increased stability.



Worthington Way Apartments, Sylvester Housing Authority

In its first major revitalization project in 15 years, the Sylvester Housing Authority not only renovated 40 apartments, but it also successfully changed attitudes toward public housing. Previously known as Worth & Welch Street Apartments or "The Projects," the homes had substandard features including gas furnaces, lack of air conditioning, block walls, small refrigerators, hollow panel doors and bathroom sinks attached to walls.

The Authority began by renovating 40 units housing about 200 residents. The "new" apartments have central heat and air conditioning and all new doors, windows, sheetrock, floors, cabinets and appliances. Additional features, such as new sinks with vanities, washer and dryer hook-ups, smoke detectors, and phone and cable hook-ups offer a safer, healthier and more comfortable lifestyle. Outside, new landscaping and additional parking areas make the building more attractive and convenient. The transformation has given residents more pride in their surroundings. The former "Projects" are now "Worthington Way Apartments."

At the same time the Authority was transforming the first units of public housing, they also experienced a change in their own way of doing business. They committed to being good stewards of taxpayers' dollars and to provide decent housing for residents, setting high standards for themselves. The Authority was designated by HUD as a High Performer for 2004. They are dedicated to maintaining and exceeding those standards through the renovation of an additional 220 public housing units.

Special Needs Finalists



WINNER: Supportive Housing Alliance, Macon Housing Authority

The Supportive Housing Alliance is the result of a Memorandum of Understanding between the Macon Housing Authority and Disability Connections, the Middle Georgia Center for Independent Living. The MOU increases coordination among community-based service providers. The Georgia Governor's Council on Developmental Disabilities has identified lack of coordination as a top barrier for the state's disability community. Because government and/or non-profit agencies don't always communicate well with each other, poorly timed approvals for access to community services often mean clients have to forfeit one service because another has not yet been allocated.

In the case of the Supportive Housing Alliance, the Macon Housing Authority agreed to accept referrals of individuals transitioning from nursing homes or institutions at any time of year and to expedite the application for a Section 8 voucher. By coordinating the time frame for access to all available resources in the community, the Alliance minimizes the frustration and long waits for clients seeking to move into an independent lifestyle – many of them for the first time.

The Alliance, the first collaboration of its kind with a Georgia housing authority, has already helped numerous clients at no additional cost to the participating organizations. The Governor's Council on Developmental Disabilities has highlighted it as a strategy that could be easily replicated throughout the state at no additional cost to the participating organizations.



Jerusalem House Family Program

Jerusalem House was founded in 1989 as a permanent housing program for homeless men and women with AIDS. The Jerusalem House Family Program began operation in 1997 as a permanent housing program focused on the fastest growing-population of homeless in the country – women and children. In keeping with their original mission, Jerusalem House chose to serve homeless mothers with an HIV or AIDS diagnosis by providing a place of peace, support, and dignity.

The Jerusalem House Family Program can house up to 12 previously homeless mothers with HIV/AIDS and their children on its Emory-area site. Last year, it served 16 women and 32 children, almost half of them aged 4 or younger. Families live in a one-, two- or three-bedroom apartment with a kitchen, dining room, living room and one or more bathrooms. They have access to an on-site learning center, recreation center, common meeting area with a commercial kitchen, laundry room, and large playground. Families receive supportive services as needed; many of them provided by the 15 non-profit agencies and AIDS service organizations that have written agreements with Jerusalem House to serve their clients. Children in the program are provided individual tutoring along with group and/or family counseling. As the first housing program of its kind in the Southeast, the Jerusalem House Family Program serves as a model at the local, regional, and national levels and is often asked to provide technical assistance to communities starting similar programs.



Supportive Living Program, Georgia Mountains Community Services

Georgia Mountains Community Services helps about 8,500 adults, adolescents and children with mental illness, development disabilities or addictive diseases in a 13-county region. Among the many forms of assistance they offer their clients is the Supportive Living Program, which serves clients' housing needs through three avenues.

First, Georgia Mountains provides seven supported, furnished apartments for clients. Leases and utilities are in place, and residents have access to on-site support services every day. Nine Shelter Plus Care apartments serve chronic homeless clients with mental illness, development disabilities or addictive diseases. Rent is furnished based on income, and support services are available. An additional five Shelter Plus Care apartments are contracted. In addition, Georgia Mountains staff members work with DCA and DHR to provide Section 8 vouchers to special needs populations.

Georgia Mountains staff backs up the immediate housing needs with support that promotes independence and encourages the building of natural supports. Staff work with clients on daily living activities and assist them in terms of behavioral health, counseling, rehabilitation, community support, employment and social services, according to needs. Through the Supportive Living Program, Georgia Mountains Community Services fulfilling its vision of “seeing people achieve their dreams” by helping them create stability in their living environments and beyond.

Superior Design Finalists



WINNER: Columbia Estates Apartments, Columbia Residential

As part of West Highlands at Perry Boulevard, Columbia Estates Apartments contributes to the revitalization taking place on the former site of Perry Homes Public Housing in Atlanta.

Columbia Estates is leased as 40 percent public housing, 40 percent market rate housing and 20 percent affordable housing. The three-story, Tudor-style structures successfully present the beauty and amenities of market rate communities, but at the same time, were designed to be cost effective. For example, the community has only two unit types, but paint colors and the natural stone and stucco detailing create variety. Other details, such as raised windows on the second floor, wide roof overhangs, tapered columns, upgraded doors and variations in windows differentiate the homes and add beauty without increasing construction costs significantly. The distinctive clubhouse, adorned with imposing stone columns, stucco and stone detailing, and tall, thin windows, is as beautiful and inviting as clubhouses in some of the area's much more expensive apartment communities.

The placement of the buildings just 10 feet from the sidewalk allows homes to have front porches, private entrances and small parking courts. These innovative configurations increase safety and allow interaction among residents and pedestrians. Inside the 124 two- and three-bedroom apartments, Columbia Estates has included popular features such as garden-style oval tubs, ceiling fans, ceramic tile front entries, large walk-in closets, and washer/dryer connections. Extras include crown molding in the living room, custom light fixtures and designer kitchens with white-on-white appliances and tile backsplashes.



ACT I Homes, Athens Housing Authority

The Athens Housing Authority is revitalizing in-town neighborhoods through its ACT I Homes program, which has facilitated the construction of seven affordable homes in East Athens so far. Part of the reason for the program's success is the Authority's commitment to having the home styles blend in with their traditional surroundings.

The seven homes, located on scattered sites, are an ideal fit for the neighborhood. Their generous front porches, raised rear landings and decorative trim reflect the craftsmanship of the neighboring homes and each home is painted in two or three complementary colors, as was the style when the neighborhood's

original homes were constructed. The builders preserved large trees next to the homes to keep landscaping consistent within the neighborhood.

The homes' floor plans and finishing features create comfortable, livable spaces. The three-bedroom, two-bath homes have carpeted and tiled floors, fully equipped kitchens, dining areas and laundry areas to appeal to a broad spectrum of buyers.

When the first three homes were built, they were not immediately accepted, taking about a year to sell. However, as homebuyers and passersby witnessed the transformation of the area, they could see how the new construction enhanced rather than detracted from the older homes. The next four homes sold in less than five months, and buyers are already asking about future homes.



Jerusalem House Family Program

Jerusalem House Family Program provides a place of peace and dignity for women diagnosed with HIV/AIDS and their children. Housed in an Emory-area mansion, it was once the object of neighborhood opposition but is now an integral part of the community, partially because of the renovation of the mansion.

Coca-Cola founder Asa Candler constructed the main house for one of his daughters around 1910. When Jerusalem House board members acquired it, they committed to maintaining the integrity of the historic area while also meeting the needs of the women and children. Jerusalem House preserved the distinctive exterior architectural details, including masonry walls that are more than 12 inches thick. The walls are covered with stucco on the outside, and the roof overhang is made of hand-hewn timbers made of virgin Southern pine. The original roof, made of green terracotta tile, is still in place. Large porches flank the front and back of the home. Original staircase, millwork panels and pocket doors offer beautiful backdrops for residents and staff.

Behind the mansion are two structures originally constructed for the Davidson School for the Deaf. The renovated buildings accommodate 12 housing units, a common meeting/dining area, storage, laundry facilities, computer learning center and guest suite with playroom. Each family enjoys a private kitchen, dining room, living room and bathroom in a one-, two- or three-bedroom apartment. The Jerusalem House Family Program buildings demonstrate respect for history, for surroundings, for staff members and for the women and children it serves.