Presentation of Draft Neighborhood Transformation Plan
Community Meeting

Saturday, March 23, 2013 10:00 a.m. – Mary M. Bethune Elementary School
Tuesday, March 26, 2013, 5:00 p.m. – M. Agnes Jones Elementary School
Agenda

• Welcome

• Choice Neighborhoods and Neighborhood Transformation Plan  
  Trish O’Connell
   Neighborhood Strategy  Trish O’Connell
   Housing Strategy  James Talley
   People Strategy  Adrienne Walker

• Next Steps  Trish O’Connell

• Adjournment
Why Are We Here Today?

• To share the framework and strategies of our Neighborhood Transformation Plan based on what we heard and learned over the past 18 months

• To obtain your thoughts and opinions for inclusion in the final submission of the NT Plan

• To ensure that the framework of our Neighborhood Transformation Plan aligns past planning efforts, current planning activities and community input
What Has Been Going On To Date?

- **Nine CN Micro Grants Awarded to Community Organizations** – Will hear from some of them tonight

- **Community Involvement in CN Planning** – Atlanta Metro Food and Farm Network, Georgia State and Emory University Community Food Assessment, CN Public Safety Task Force and Atlanta Cares

- **University Homes Revitalization** – Senior Village to include affordable independent and assisted living housing – supports multigenerational living in the CN area

- **Work of the Atlanta Promise Neighborhood Alliance** – Promotes health and wellness for children and youth
CN Overview

- Choice Neighborhoods is an initiative of the Department of Housing and Urban Development created in 2010 that builds on the successes of HOPE VI to include:
  - Creating **vibrant, mixed-income** communities
  - Connecting residents to resources and supports that promote **economic self-sufficiency** and resident **well-being**
  - Leveraging public funds with private investment to support the **revitalized communities** over the long-term
CN Overview

• AHA was awarded a CN Planning Grant from HUD in September 2010

• Grant focuses on developing a Neighborhood Transformation Plan (NT Plan) that involves three west Atlanta neighborhoods:
  - Atlanta University Center
  - Ashview Heights
  - Vine City
CN Vision

Vision for CN Area:

- Re-establish a living and learning “collegetown” community built upon the area’s history and heritage
- Create an environmentally sustainable community committed to the development of infrastructure, housing, and neighborhood amenities
- Support and include an economically diverse, multigenerational population

Existing AHA Investments:

- CollegeTown at West End
- Castleberry Hill
- Magnolia Park
- Scholars Landing (University Homes Revitalization)
CN Area Constraints

Neighborhood
- **Limited Employers**: Education and healthcare account for 77% of all jobs in area
- **Retail Spending Potential**: Just under $17,000, which is less than half of what is spent by households citywide
- **Public Schools Performance**: One Elementary School (M. Agnes) and High School (Washington) on AYP Needs Improvement List (annual statewide assessment of student performance)

Housing
- **Renter-Occupied Units**: 85%
- **Owner-Occupied Units**: 15%
- **Multi-family Housing**: 61% of the area's housing units
- **Single-family Homes**: 35% of area's housing units
- **Housing Vacancy Rate**: 30%
- **Median Home Value**: $74,252; more than 75% of area homes valued less than $100,000
- **Median Age of Housing Unit**: 42 years
- **Number of Land Parcels**: 2,520 and 29% is vacant land; average parcel size is 8,200 SF

People
- **Population**: 11,357; 22% population loss since 1990
- **Race/Ethnicity**: 94% African-American; 3% Caucasian; 3% Multi-racial
- **Median Age**: 21.7 years
- **Median Household Income**: $18,674
- **Unemployment Rate**: 17.8%
- **Education**: 24% of residents have a college degree; 25% of residents over 25 lack H.S. diploma
- **Household Composition**: Single-parent 20%; non-family 56%; average household size 2.1
CN Area Opportunities

Neighborhood

Presence of Five Higher Education Institutions: Clark Atlanta University, Morehouse College, Morehouse School of Medicine, Spelman College, and Interdenominational Theological Center

History: Home to several civil rights and peace leaders, historic buildings, churches and homes and location of historic HBCUs

Proximity to Area Development and Atlanta Business District: Adjacent to Georgia World Congress Center and Dome, ½ mile from downtown Atlanta and City government, and boundaries border the Beltline (west), proposed Mims Park (north), proposed new Falcons stadium, Georgia MultiModal Transportation Project (east) and West End (South)

Access to Transportation: Two MARTA rail stations and multiple MARTA bus lines

Housing

Potential for Infill Housing Development: Abundance of vacant land and deteriorated structures that offer potential for new and rehabilitated housing development to attract homebuyers

In-town Living: Opportunity to create high-quality housing options within the city that are affordable to a range of incomes

Multigenerational: Housing in the CN area offers living environments suitable for various populations including seniors, persons with disabilities, families with children, singles and empty nesters

People

Active Neighborhood/Civic Groups: Residents are actively engaged and participatory, through various affiliations, organizations and groups in creating a vibrant, revitalized community.

Age of Population: Comprised primarily of persons who can work and have the potential to spend earnings in the community if employed and there is needed retail and services available in the community

Presence of Education Institutions: Offers a pool of students, graduates, faculty and staff that can be tapped to diversify the resident demographic
HUD Choice Neighborhoods Goal

- Neighborhood: Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well-functioning services, high-quality public schools and education programs, high-quality early learning programs and services, public assets, public transportation, and improved access to jobs.

CN Neighborhood Transformation Plan: NEIGHBORHOOD

Neighborhood Needs:
- Physical space for use by the community
- Safe environment/Increased police presence/ neighborhood watch
- Respect history/encourage preservation
- Healthy food/quality goods and services
- Infrastructure Improvements, for example, street lighting and sidewalks
CN Neighborhood Transformation Plan: NEIGHBORHOOD

- **Business Building/Job Creation**
  (Incubator/accelerator, New Markets Tax Credits for business development and jobs, Community Improvement District)

- **Green Development and Sustainability**
  (LEED-ND, Parks and Green Space Development, Urban Agriculture)

- **Mixed-Use Development**
  (Housing and sites for businesses and services)

- **Public Safety**
  (Collaborative policing strategy between AFD and AUC Schools police, community policing with residents, students and businesses, Crime Prevention through Environmental Design)

- **Connectivity**
  (public / civic places connected by walkable, bicycle-friendly streets and greenspaces)
**CN Neighborhood Transformation Plan: NEIGHBORHOOD**

**Focus:**

- Acquire vacant land (yellow) for mixed-income housing development and/or landbanking for future mixed-income housing or mixed-use development
- Acquire and clear deteriorated, distressed housing (blue) to improve neighborhood appearance and deter squatters
- Incorporate green space, community space and retail development to improve social interaction
- Institute various crime prevention strategies such as collaborative policing, video surveillance, Crime Prevention Through Environmental Design to improve public safety
HUD Choice Neighborhoods Goal²

- **Housing:** Transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long term;

**CN Neighborhood Transformation Plan:**

**HOUSING**

**Housing Needs:**
- Code Enforcement to address deteriorated areas
- New construction that is energy-efficient and green
- Homeownership opportunities
- Design guidelines for historic compatibility
- Prevent Gentrification
CN Neighborhood Transformation Plan: HOUSING

Revitalization of the Former University Homes
(Mixed-Income, Mixed-Use development including the adaptive re-use of the Roosevelt Building, incorporating the principles of Lifelong Living)

Neighborhood Stabilization
(Acquisition, landbanking, demolition and/or redevelopment of deteriorated and abandoned properties in CN area)

Revitalization of Magnolia Perimeter area in Vine City
(Developing mixed-income housing on five acres of scattered site lots that have been acquired by AHA)
**CN Neighborhood Transformation Plan: HOUSING**

**Acquire Property for Infill Development**

- Supports mixed-income housing strategy
- Improves neighborhood appearance and continuity by building housing on once vacant or distressed properties
CN Neighborhood Transformation Plan: HOUSING

Scholars Landing Master Plan (University Homes Revitalization)

- Promotes multi-generational living
- Mixed-use, mixed-income community consistent with AHA’s Model of redevelopment
- Beautifully appointed units with extensive amenity package and energy-efficient appliances
- Incorporates green space, community space and potential for retail development

Figure 5: Potential Future Development of University Homes Site - Scholars Landing

A. The Veranda at Scholars Landing (100 Units)
B. Temporary Green Space/Development to be Determined
C. Senior Assisted Living (60 units)
D. Urban Garden
E. Institutional Uses in Collaboration with the Atlanta University Center Consortium of Schools (AUCC)
F. Townhouses (for sale - 60 units)
G. Lofts (for sale - 40 units)
H. "Big House" Units (40 units, 20 each)
I. Community Use / CN Offices with Potential Retail
**CN Neighborhood Transformation Plan:**

**PEOPLE**

**HUD Choice Neighborhoods Goal**

**People:** Support positive outcomes for families who live in the target development(s) and the surrounding neighborhoods, particularly outcomes related to residents’ health, safety, employment, mobility and education;

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Neighborhood Transformation Plan: PEOPLE

People Needs:
- High performing and safe schools/Adult Education
- Job training
- Services that support resident self-sufficiency
- Health and wellness education/mobile health services
- Entrepreneurship training
CN Neighborhood Transformation Plan: PEOPLE

Coaching and Counseling
(Support to assist individuals and families in need and crisis)

Job Readiness
(Skill building paired with supportive services connection to support job and career success)

Health and Wellness
(Supports programs that promote healthy living)

Cradle-to-Career Educational Pipeline
(Continuum that provides in and out of school academic, health and wellness and enrichment activities for children and their families)
Neighborhood Transformation Plan: PEOPLE

People Strategies:

- **Place-based** – limit residents having to travel out of the community to receive services or participate in activities

- **Connections and support** - offered by experienced Human Services/Coaching and Counseling Providers and Mentors

- **Education Reform** - includes in and out of school activities supported by Atlanta Public Schools and Atlanta Promise Neighborhood Alliance Partners
Ways to Provide Feedback on NT Plan

• During our meeting today

• Email us at
  infor@cnatlanta.org

• Call 404-541-5866
Thank you for your attendance and valuable feedback!