

Georgia Institute of Technology

College of Architecture
City and Regional Planning Program
Community Development Planning Studio (Spring 2008)

*A Report Submitted to the English Avenue
Neighborhood Association (EANA) and
Community Development Corporation (EACDC)*

Students:

Brook Brandon, Stephen W. Causby, A. “Reggie” Delahanty, Brian Jacobs
Elisabeth Kulinski, Michelle Larsen, Jessie D. Lawrence, Carl Mikalonous
Heather McCarey, Reginald B. McClendon, Steven C. Simms, Brett Wearing

Faculty:

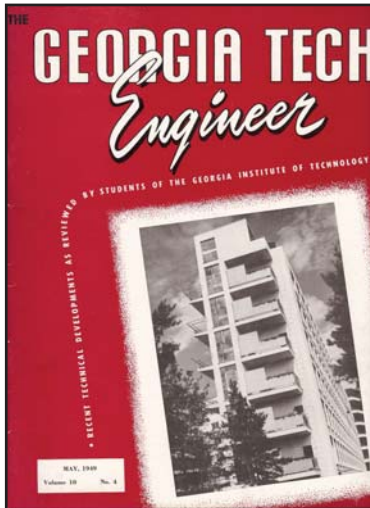
Harley F. Etienne, Ph.D.

Supported by the Enterprise Innovation Institute
of the Georgia Institute of Technology

Welcome and Introduction

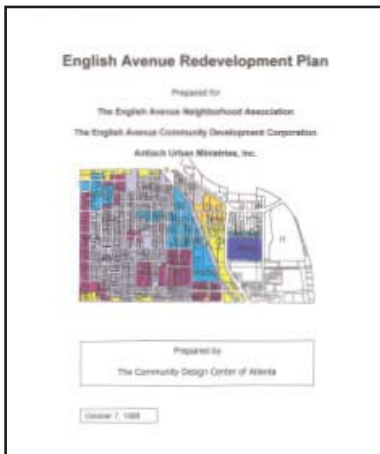
May 2008

Dear Reader,



This report represents the culmination of the work of twelve students in one of the Georgia Tech City and Regional Planning programs studio courses. As in many planning programs, studio courses are a critical part of the professional training of aspiring planners. After several semesters of academic course work students come together in planning studio courses to test and enhance their skills. In this case, we attempted to create a project that would instruct students and create a tangible benefit for a community-based client. In this case, the English Avenue Neighborhood Association will benefit from our “in-kind” services as housing planners, market analysts, community organizers, legal consultants and urban designers.

As the product of student work, this report should not be weighed against the work of professional planners and consultants. However, as the professor of this course I do feel that this work is comparable to and in many ways surpasses the quality of many professional reports. I am proud to have led this course and sincerely hope that the residents, property owners, community leaders and stakeholders of the English Avenue neighborhood will see the information presented here as an opportunity to move closer to the goals and objectives outlined in the 2006 English Avenue Redevelopment Plan Update.



This report also represents the third Georgia Tech planning studio course focused on the English Avenue community and a tradition of community engagement that extends back to 1948. The 2006 report itself is an update of a plan developed by a similar course taught in 1998 by my predecessor and colleague, Larry Keating. Moving forward, I hope that Georgia Tech’s City and Regional Planning Program is able to provide the residents of English Avenue community with whatever forms of assistance they may need in their quest to become one of the most desirable, living and affordable communities in the great city of Atlanta.

Harley F. Etienne, Ph.D.

Assistant Professor of City and Regional Planning & Public Policy

Acknowledgements

We would like to thank **Dr. Harley Etienne** for his support and guidance that was essential in the completion of this project. We would also like to thank our client, **The English Avenue Neighborhood Association**, for allowing us work with the English Avenue neighborhood. In addition, we would like to thank the community members of English Avenue who provided invaluable input in designing the Proctor Village Site. We would also like to extend additional appreciation to the following people for sharing their experience and time to help us create our final product.

Andrea Ashmore, Director of Institute Partnerships
Tracy Bates, President, English Avenue Neighborhood Association &
Executive Director, English Avenue Community Development Corporation
Boyd Baker, SumoWriter
Cheryl Contant, City and Regional Planning
Michael Dobbins, City and Regional Planning Program
Michael Elliott, City and Regional Planning Program
Helen Emmel, College of Architecture
Benjamin Flowers, Architecture Program
Dan Immergluck, City and Regional Planning Program
Rich Thompson, **Habitat for Humanity, Atlanta**
Robert Lann, Enterprise Innovation Institute
Greg Nobles, History, Technology and Sociology & Honors Program
James M. Sibley Jr., Atlanta Habitat for Humanity
Jawaan Wallace, City and Regional Planning Program (Tech)
Melanie Clark, Office of Sponosored Programs (Tech)
Linda McBride, College of Architecture
MaLinda Williams, Administrative Assistant, City and Regional Planning (Tech)

Finally, we could not have completed the English Avenue parcel survey without the dedicated help of the following Georgia Tech students:

Sandhya Anantharaman
Denise Bringslid
Timothy Cahill
Virginia Chu
Audrey Plummer
Andrew Mayronne
Matt Tester



Table of Contents

Welcome and Introduction	ii
Acknowledgements	iii
Table of Contents	v
Executive Summary	vi
English Avenue Neighborhood History	1
Neighborhood Indicators	6
Vacant Housing Study	10
Introduction	11
Vacant Housing Survey	12
Housing Information System	22
Case Studies - Vacant Housing	46
Proctor Village Site Study	54
Neighborhood Needs Survey	55
Site History	58
Demographics and Market Profile	59
Case Studies - Lot Redevelopment	65
Public Outreach and Visioning	69
Land Use/Zoning Issues	71
Design Alternatives	83
Financing Options	94
Appendices	97
Resource Book - Capacity Building	98
Resource Book - Code Enforcement	106
Resource Book - Financial Assistance	108
Resource Book - Greening Resources	142
Resource Book - Technical Assistance	145
Vacant Housing/Parcel Survey Instrument	152
Block Conditions Survey Instrument	153
Neighborhood Needs Survey Instrument	154

Executive Summary

Applied Planning Studio

Every student in Georgia Tech's City and Regional Planning Masters Program completes an Applied Planning Studio. The purpose of this course is to give students the opportunity to apply the knowledge they have gained in the classroom to a real world project. Through this course, second year Master students work in teams to prepare a professional report for a specific problem defined by their client. Students collect and analyze data about the subject community, synthesize and analyze this information, and present their findings in a written and oral report. Studio clients change each year as appropriate projects become available. In the Spring of 2008, students in Dr. Harley Etienne's Planning Studio had the opportunity to work with the English Avenue Neighborhood Association (EANA) to address the issue of vacant parcels and houses that are scattered throughout the neighborhood. The studio was supported by Georgia Tech's Enterprise Innovation Institute.

Time Frame

The English Avenue Studio was completed over the course of 16 weeks. Students met with Tracy Bates, the President of the EANA, in mid January to discuss the potential focus of the project as well as the study area boundaries. These were determined to be Donald Lee Hollowell Pkwy to the north, Joseph E. Lowery Blvd to the west, Joseph E Boone to the south, and Northside Dr to the west.

Through these discussions with Bates, the focus of the studio was narrowed down to two categories: a parcel condition assessment and an analysis of the Proctor Village site. Students broke into two groups depending on their interest and began working to tackle these two issues. A parcel condition survey and street condition survey was completed on the Saturdays of March 1 and March 8. A visioning exercise was conducted on Saturday, April 5 at Lindsay Street Baptist Church to elicit community input on potential development plans for the Proctor Village Site. The results of these procedures, as well as additional research findings, were synthesized into a final report that was presented to the community on May 1, 2008. The written report was completed and given to the English Avenue Neighborhood Association following the oral presentation.



Executive Summary

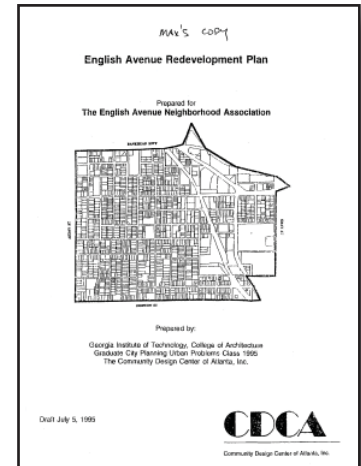
Previous Studies

Several studies of the English Avenue Neighborhood have been completed prior to this report. In 1995, Master students in Georgia Tech's City and Regional Planning Studio completed an English Avenue Redevelopment Plan for the Neighborhood Association. In 1998, the Community Design Center of Atlanta used this 1995 study to create a second redevelopment plan for the neighborhood. The Community Redevelopment Plan Update was created in 2006 by Urban Collage, Inc. and Contente Terry in association with Market + Main and Grice & Associates for English Avenue Neighborhood Association. This was done in partnership with the City of Atlanta and the Atlanta Development Authority. The current studio used these prior reports as a base for its structure and approach.

The Study

The English Avenue neighborhood lies just northwest of downtown Atlanta and sits between Georgia Tech's main campus on its east, the Georgia Dome and World Congress Center to its south, and the Atlanta University Center to its west. Since the '60's, the neighborhood has experienced disinvestment which has led to an increase in vacant properties.

The English Avenue Neighborhood Studio Project Report examines potential strategies the EANA can employ to address the current number of vacant parcels and houses in the neighborhood. The studio used a two pronged strategy to accomplish this goal. Students looked at the neighborhood on a large scale, detailing parcel conditions in the entire study area, as well as a small scale, looking more specifically at a single neighborhood block. The first section of this report gives a brief history of the neighborhood, as well as a snapshot of current neighborhood conditions. The report then gives a detailed analysis of the parcel and block conditions, including case studies from similar neighborhoods that could be applied in English Avenue. After looking at the neighborhood on a large scale, the report focuses on a single neighborhood block and explores various development plans and their feasibility. In order to help the English Avenue Neighborhood Association achieve some of the recommendations outlined in this report, a Resource Book has been compiled of all of the potential organizations, programs, and people that can be utilized to benefit the neighborhood. A Parcel Portfolio was also created that details each parcel in the study area and is linked to a database that stores information obtained from the parcel survey.



Executive Summary

History and Current Conditions

The English Avenue neighborhood is named for James English, a former banker and brick company owner as well as mayor of Atlanta from 1881-83. Influenced heavily by the trolley car lines and the southern Railroad, the area grew up quickly and became home to many working class white families in the early 1900's. At the time a self-contained and stable community, English Avenue offered retail shopping for its residents at points on the interior of the neighborhood as well as its periphery. Little's Grocery on North Avenue and Griffin Street was among the small locally-owned shops serving the population. A great sense of social cohesion accompanied this time, as community groups joined together to advance causes important to the community.



With the Civil Rights Movement came integration of the English Avenue School, the area's only public school. As a result, many white families moved from the neighborhood and the movement of African American families to the west side of Atlanta since the 1920's, expanded to English Avenue. As Urban Renewal programs threatened to change the neighborhood forever, citizens mounted successful attempts to hold it at bay. But as the population continued to dwindle and residents' children moved from the area, homes were left vacant. This gave an entrée to the crime and drugs that swept the area in the mid-1980's and continue to have a stranglehold on the neighborhood. Due to its location and access to services, investors have taken the area on as a hot property as many of Atlanta's other intown neighborhoods have experienced a resurgence in recent years. But this has left many more homes newly built, yet unoccupied. The sense of community that once held English Avenue together has waned, but community organizations and churches still seek to improve this area that has been long-neglected.

Neighborhood Indicators were collected to provide a statistical baseline on which to measure progress toward the goals in the 2006 English Avenue Redevelopment Plan. Indicators collected include counts of code violations, vacant properties, number of parks, crime and general demographics like population, educational attainment, age distribution, unemployment, and income measurements, just to name a few. This report provides not only the raw data (the statistical baseline), but the data source as well. With such material collected, the information can be collected, recorded, and updated in the future as goals are accomplished.

Executive Summary

Housing Information System

The English Avenue Housing Information System is a database made up of the street survey, parcel survey, related analyses and charts. Also included are linked photographs of all of the parcels in the neighborhood. The database can be a collaborative and updatable tool for understanding and acting on the changing conditions and vacancy levels in the neighborhood. The Housing Information System can be used by community members to keep track of pertinent statistics, direct building code enforcement efforts, assist community development efforts, inform strategic planning, produce reports for lobbying public service providers, direct community cleanups, and possibly serve as a catalyst for greater community involvement.

Resource Book

The Resource Book is designed to provide both EANA and community residents with a directory of organizations, programs, and government agencies that can assist them in realizing community goals. The book is divided into 4 sections: 1) financial resources, 2) Technical Assistance, 3) Community Greening, and 4) Community Building/Capacity Building. Each section of the book identifies the contact information, eligibility requirements, and direction on how to go forward with applying for the resource. The Resource Book was created as a tool for empowering EANA and the community in taking an assertive role in its future.



Parcel Portfolio

The Parcel Portfolio is linked to the English Avenue Housing Information System and is automatically updated with any changes to this database. The Parcel Portfolio consists of an individual form for each parcel in the neighborhood. Each form includes the following information:

- Parcel Address
- Parcel Tax-pin ID
- Sector and Block location of Parcel
- Date Survey was completed
- Property Type
- Occupation Status
- Physical Attributes
- Number and types of repairs property needs
- Parcel Picture
- Overall Condition of Parcel

Executive Summary

Proctor Village Site

As a result of several conversations with our client, Tracy Bates, the site of the former Proctor Village Apartments (near the intersection of Joseph E. Lowery and Joseph E. Boone Boulevards), was chosen as the subject for a site study and development analysis in part because of the geographic place it holds in the community. It is located adjacent to existing retail stores at the southwest corner of the neighborhood, bordered by the Vine City, Bankhead, and Washington Park neighborhoods. The parcel is currently owned by the English Avenue Community Development Corporation. The potential for development is great as Boone Boulevard serves as a major thoroughfare connecting west side with downtown Atlanta along the newly revitalized Ivan Allen Boulevard and the Georgia Aquarium.



Feasibility

The Proctor Village site was analyzed using several different tools to determine the feasibility of proposed future uses. A demographic profile, market analysis, and land use/zoning analysis were conducted to inform the eventual recommendations. The demographics and market analysis were conducted using a one mile radius from the Proctor Village site, and not the boundaries of the English Avenue neighborhood itself as eventual retail, residential, and office uses would draw users from areas other than the neighborhood. Land use considerations include information on alternative ownership configurations to reach the desired end for the property as well as planning tools to facilitate increased investment.

Public Input

Two major public input tools were used in the formation of recommendations for this site. A community survey that was distributed by mail to all inhabited parcels in the neighborhood elicited responses regarding existing services and connections, perceived needs, and means of connection within the neighborhood. A public visioning workshop was held following a neighborhood association meeting where participants voiced their input on elements to be preserved and changed within the community. An opportunity was also given for residents to join each other in proposing a physical design composed of various land uses for the site. Both tools served as the basis for the recommendations given in this report.

Executive Summary

Options

Several design and land use alternatives for the site are included in this report. They are synthesized from the demographic, market, and land use analyses and the public input components previously mentioned. The majority of the physical design characteristics and proposed uses for the site could be accommodated, but the market on the west side of Atlanta proved to be a limiting factor. However, with the proper planning tools and increased connections with surrounding neighborhoods, this situation could be ameliorated in the future. One major use accommodated by the site is a new intergenerational community center, offering programming to children as well as older adults.

¹ Georgia Tech City and Regional Planning Program, Core Course Work: Applied Planning Studio. Retrieved from http://www.planning.gatech.edu/masters_courses/6052.html, 4/20/08

² Urban Collage, Inc. and Contente Terry in association with Market + Main and Grice & Associates (2006). English Avenue Community Redevelopment Plan Update. Atlanta, GA: Atlanta City Council.

³ p. 15, English Avenue Community Redevelopment Plan Update. Atlanta, GA: Atlanta City Council. p. 15.

⁴ Sturgis, Eric. (2008) "Neighborhood gets Tech help". The Atlanta Journal-Constitution. February 28, 2008.

⁵ Simpson, Joyce. (2008) Personal interview. February 25, 2008.

⁶ p. 342, Kuhn, Clifford M. (1990) Living Atlanta: An Oral History of the City, 1914-1948. University of Georgia Press, Athens, GA.

⁷ p. 63, Sancerres, Alexandra. (1997) Atlanta: A City Caught Between Fiction and Reality: A Historical, Sociological and Demographic Study of the City of Atlanta. Thesis, Universite de Paris-Sorbonne. 1996-97, p.63





Neighborhood History

English Avenue, Atlanta

Nestled on the west side of Atlanta between the major road arterials of Simpson Street and Donald Lee Hollowell Parkway (Bankhead Highway), the English Avenue neighborhood is bordered by the Vine City area and is in close proximity to the Atlanta University Center and the West End neighborhood. This community has gone through much change in the past several decades and its story echoes those of its counterparts in urban areas across America.

The English Avenue community is named after James English, a banker, brick company owner and decorated soldier who was mayor of Atlanta from 1881 to 1883. English Avenue went through several name changes, called Westview Heights during the early twentieth century and Nash-Bans, perhaps for the borders of the area (Northside, Ashby, Bankhead, and Simpson Streets), during the 1960s and '70s. These changes in name paralleled the demographic shift that was occurring in neighborhoods throughout the west side of Atlanta.

The construction of trolley lines and the Southern railroad heavily influenced the development of English Avenue. By 1912, the area was serviced by the Atlanta and Chattahoochee Railway Company Trolleys. One extended from Jones Avenue to Lambert Street (Northside Drive), then to Kennedy Street and English Avenue. The second line ran down Hunter Street (Martin Luther King Jr. Drive) to Ashby Street, ending on Bankhead Highway (Donald Lee Hollowell Pkwy.). The new trolley and rail lines defined residential development patterns racially.

From 1919 to 1922, Heman Perry, founder of Service Realty Company of Atlanta, bought 300 acres on the west side of Ashby Street and built homes for African Americans that replicated styles and standards used for white residences. Standard Life and Citizens Trust Company provided mortgage loan programs for this demographic in the area. As a result, neighborhoods like Washington Park and Grove Park sprung up on the west side, situated around city parks and in close proximity to community institutions and schools.

On the east side of Ashby Street, the neighborhood that is known as English Avenue today served as home to many of the city's white working class citizens in the early 1900s. Connected to downtown by several streetcars that continued to run until the 1960s, the area functioned as a self-contained, stable community. Grocers and shop owners proudly served customers in the area, offering household goods and fresh produce just a short walk away from the core of the neighborhood. Traditional nodes of retail and services were at the core of the neighborhood and along its periphery.



Lowery Blvd. and Hollowell Pkwy. (1955)
Source: Lane Bros. Collection, Georgia State University

History

Most residents were able to grocery shop without having to travel long distances. One resident reminisced about a bustling farmer's market which once served the area, located at the intersection of Bankhead Highway and Northside Drive. This market was busy all week, offering fresh produce and sometimes meat and other household products. Other small groceries, such as Little's Grocery on North Avenue and a meat market at Griffin and Meldrum Streets, were located in the middle of the neighborhood and served the convenience needs of residents. On the south side of the neighborhood, shoppers gathered at the Simpson Plaza to survey the weekly deals.

The corner of Kennedy Street and Chestnut (James P. Brawley Dr.) was the home of barber and beauty shops, restaurants, and convenience shopping for local residents. Bankhead Highway was a United States cross-country automobile highway connecting Washington and San Diego and carried a great deal of traffic into the city before the interstate highway system was developed.



Lowery Blvd. and Fox St. (1955)
Source: Lane Bros. Collection, Georgia State University

The Southern Railway tracks, which run between Bankhead Highway and Marietta Street, served as a distinct northeastern barrier to blacks and also functioned as the center of employment and industry for local residents, which included metal manufacturing, oil, steel, supplies, mattresses, wastepaper baling, a lumberyard, and a freight station.

There was a great sense of social cohesion in these years, as residents report being disciplined by adults other than their parents. Families, linked through these informal social networks, provided boundaries and encouragement for neighborhood children. One resident remembers being allowed to roam the neighborhood on her own, but she was accountable to her friend's parents, and ultimately her own.

Community organizations were also very important to the functioning of the English Avenue neighborhood. Several civic organizations thrived in the area with names such as the Friendly Social and Savings Club, Busy Bee Community Club, and the Third Ward Club. Church-based civic organizations also provided stability in the community. Lindsay Street Baptist Church, Antioch Baptist Church, and New Jerusalem Baptist Church all provided leadership roles within the area. In addition to faith-based initiatives, organizations such as The Salvation Army, the Atlanta Journal and Constitution, and local government entities sponsored a series of outreach efforts, primarily addressing the needs of area youth. Economic Opportunity Atlanta, Inc., a collaborative public sector effort of the Atlanta Police Department and local alderman Rodney Cook, held a youth movie night in the area. Likewise, social clubs, such as The Masonic Lodge, served as gathering places for locals.

Even with the community networks and services, reorganization of the urban form took its toll on the English Avenue area and the west side of Atlanta more generally. In the 1940s, the site of a public housing project was chosen across from the neighborhood along Northside Drive (then Lambert Street). Named for Alonzo Herndon, founder of Atlanta Life Insurance Company and Atlanta's first black millionaire, the development is one of the few remaining public housing facilities in Atlanta that has yet to be redeveloped. Previously, the site had been a dilapidated residential area adjacent to the Southern Railway property now occupied by the Georgia World Congress Center.

African-American families moved into the area in the 1940s and '50s, some of which encountered resistance from white residents. The bombing of a home close to Newport and Simpson Streets threatened to slow the integration of the area. In 1955, as the nation was in the grips of the Civil Rights Movement, the English Avenue School was bombed. Shortly thereafter the school was integrated, serving as the lone primary school in the community. West Atlanta holds a very important place in Civil Rights history, as many of the marches and events carried out through the 1950s and '60s were planned around the Vine City/West End area. Paschal's Restaurant on Hunter Street (now Martin Luther King Drive) served as a meeting place for movement leaders and Dr. and Mrs. King even lived on Sunset Street in Vine City for many years, raising their children there. Indeed, it was in this home that Mrs. King accepted visitors the day her husband was killed in Memphis.

Throughout the 1950s and '60's white families moved from the area, resulting in 99.3% of the population identified as African-American by 1970. With the 1960s came controversy over the policies of urban renewal being enacted across America. English Avenue residents voiced their disapproval of these policies, desiring to keep the community they had grown to love, the same. There were concerns that widespread clearance similar to what had taken place in other Atlanta neighborhoods of Summerhill and Buttermilk Bottom would occur in English Avenue. Assurance was given by the City that no such plan was in place. The City had learned several hard lessons in trying to implement urban renewal plans in minority neighborhoods. This is one leading reason the neighborhood planning unit system was instituted in Atlanta during the tenure of Maynard Jackson in the early 1970s. In 1967, before a group of neighborhood residents, Mayor Ivan Allen denied that any clearance plans were underway for the Nash-Bans area, going so far as to tear up plans that had been previously mentioned. The Nash-Bans Coordinating Committee, run by residents, was formed soon thereafter to address needs of the community, most notably school facilities.

History

The area saw greater mobility and access as the proposal creating the Metropolitan Atlanta Rapid Transit Authority was passed in 1971 and eventually established two train stations close to the neighborhood, one on Northside Drive and the other along Ashby Street. Streetcar routes were replaced by bus lines, some of which still exist today.

Throughout this time, English Avenue continued to house families, with an increasing concentration on apartment construction. A description by Mrs. Ella May Brayboy, neighborhood leader, states:

“The housing in the English Avenue neighborhood is a mixture of old single family homes and apartments. Most of the first black residents purchased their homes from white residents. This was an old neighborhood in need of rehabilitation in various spots when black people began to move in. After blacks gained control of the neighborhood, various sections of it were zoned for apartments. Units of apartments were often built on land lots that were previously occupied by single family houses. The neighborhood at the present time has a crowded, hodgepodge appearance.”

An interesting trend occurred between 1970 and 1980. While the neighborhood grew denser, the population declined. There were 8175 residents as of 1970, but by 1980 that had dwindled to 6391. No clear explanation for this trend exists, though the continuation of movement to the suburbs may have some effect.

During this time, Simpson Street became known for its dance clubs and bars. Club 617 was a west side hotspot, drawing patrons from across the City. Go-go dance clubs took the area by storm at the height of the '70s. Some restaurants and pool halls close to the intersection of Ashby and Simpson Streets added bars and liquor stores went up along the major roads. Residents remember how the influx of nightclub goers changed the community feel of the area. No longer was English Avenue known as a quiet residential neighborhood, but a place to go to have fun.

This image continued as the population decline increased (a 27% drop between 1980-1990), leaving vacant housing behind. With this came the feeling and appearance of disinvestment and apathy. Broken windows led to dilapidated homes, and the whole street was soon affected. The introduction of crack cocaine appears to have had a significant negative impact on the English Avenue community. By all personal accounts, the mid-1980s was the time at which the area changed over. Crime shot up in the area and older, longtime residents no longer felt safe walking the streets. Neighborhood businesses suffered from lack of business and the sense of community that had previously existed was greatly impacted.

The drug trade is one apparent remnant of this era, and serves as a major point of frustration for area residents. It appears that this once stable neighborhood has now taken on the role of a drug trafficking center as dealers and customers make their

History

way in from parts across the metro Atlanta region. Recently, English Avenue was designated a Weed and Seed Community by the United States Department of Justice. This program aims to reduce narcotics trafficking and reduce violent crime in particular urban neighborhoods. The results of these increased resources have yet to be seen, as the designation was made in 2007.

Neighborhood Indicators

It's important when setting goals that they be measurable, so progress can be seen, judged, and any adjustments made to reach the particular goal. The same principle applies to the goals set aside in the 2006 English Avenue Redevelopment Plan. The English Avenue Redevelopment Plan's goals fall into the following categories:¹

1. Land Use
2. Housing
3. Economic Development
4. Public Facilities and Natural Resources
5. Circulation and Infrastructure
6. Public Safety

In order to meet these goals set aside in the plan, each of these categories contains numerous objectives. The problem however was that there was no way to measure the progress toward these objectives. One of the intentions of this studio was to provide the English Avenue Neighborhood with indicators that will provide a baseline measurement of where the neighborhood stands currently on its path toward the objectives in the 2006 redevelopment plan. Throughout the course of the semester, twenty-four indicators were developed for future-use by the neighborhood. Each of the listed indicators can be updated through source follow-up. No benchmarks or targets were set by the Georgia Tech Studio group. The decision of where the community wants to be and when they want to reach that point will be left to the English Avenue Neighborhood Association.

Indicators:

1. Total Population: 5,088 persons²
2. Bank-Ownership: 1.9% vacant lots, 6.1% of Single-Family Residential³
3. Living Wage: \$6.30⁴
4. Living Wage Gross: \$13,144⁵
5. Median Household Income: \$20,020⁶
6. Estimated Per capita income: \$11,212⁷
7. Unemployment: 8.35%⁸
8. Robbery (2006 data): 61 cases⁹
9. Burglary (2006 data): 158 cases¹⁰
10. Rape (2006 data): 4 cases¹¹
11. Homicide (2006 data): 2 cases¹²
12. Drug Arrests (2006 data): 452 cases¹²
13. Fires (2007 data): 46 cases¹⁴
14. Parks: 0 parks
15. Code Violations (2007 data): 606 violations, 434 unresolved (72%)¹⁵
16. Vacant residential: 350 vacancies¹⁶
17. Vacant Properties (all): 762 properties¹⁷

Neighborhood Indicators

18. Total Properties: 1350 properties¹⁷

19. Vacancy Rate: 56.44%¹⁸

20. School-Age Children: 919¹⁹

21. Population by Race:²⁰

Category	Count	Percentage
White Alone	227	4.47%
Black or African American Alone	4,748	93.32%
American Indian and Alaska Native Alone	7	0.14%
Asian Alone	18	0.36%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%
Some Other Race Alone	31	0.60%
Two or More Races	56	1.10%
Total	5,087	99.99%

22. Age Distribution:²¹

Category	Number	Percentage
0-4	415	8.15%
5-9	370	7.27%
10-14	360	7.07%
15-17	189	3.71%
18-20	211	4.15%
21-24	244	4.79%
25-34	616	12.10%
35-44	787	15.46%
45-49	424	8.33%
50-54	380	7.47%
55-59	342	6.72%
60-64	248	4.87%
65-74	289	5.68%
75+	214	4.21%
Total	5,089	100.00%

23. Educational Attainment:²²

Category	Number	Percentage
Less than 9th grade	505	15.30%
some HS, no diploma	1,042	31.58%
HS graduate, or GED	1,145	34.70%
Some college, no degree	354	10.73%
Associate's Degree	88	2.67%
Bachelor's Degree	88	2.67%
Master's Degree	44	1.33%
Professional School Degree	17	0.52%
Doctorate	17	0.52%
Total	3,300	100.00%

Neighborhood Indicators

24. Estimated Household Income^{23,24}:

Category	Number	Percentage
less than \$15,000	809	39.52%
15,000-24,999	426	20.81%
25,000-34,999	312	15.24%
35,000-49,999	219	10.70%
50,000-74,999	167	8.16%
75,000-99,999	47	2.30%
100,000-149,999	58	2.83%
150,000-249,999	4	0.20%
250,000-499,999	4	0.20%
500,000+	1	0.05%
Total	2047	100.00%

These indicators can be put into use by putting them in the appropriate category in the 2006 English Avenue Redevelopment Plan. Taken together, they provide a baseline snapshot of the neighborhood. The intent is meant to inspire further action: not pass judgment. All of these indicators can be updated by following the references in the list above and those in the reference list.

¹ City of Atlanta. (2006). English Avenue Community Development Plan. (11,1,1) Atlanta: Department of Planning and Community Development

² The Nielsen Company. (2008). English Avenue Demographics. Claritas Software. San Diego, CA. Note: Claritas is a software package that projects market research and demographic data. The Claritas numbers are estimates that can be used as a baseline for neighborhood action.

³ Fulton County Government. (2008). Property Records. Retrieved April 2008 from <http://www.fultonassessor.org/Search/GenericSearch.aspx?mode=ADDRESS>. Fulton County Tax Commissioner
Note: Information obtained from this site filled our "owner" field in the GIS database to come up with the ownership statistics.

⁴ Glasmeier, Amy K. (2000) Poverty in America: Living Wage Calculator. Retrieved March 1, 2008 from <http://www.livingwage.geog.psu.edu/>
Note: The Living Wage is the wage that needs to be earned in order to meet one's basic needs

⁵ *ibid*, 2000
Note: The Living Wage Gross is the sum amount of wages earned over the course of the year.

⁶ The Nielsen Company. (2008). English Avenue Demographics. Claritas Software. San Diego, CA. Note: The Median Household Income is middle value of all the incomes earned in the English Avenue Neighborhood.

⁷ Nielsen Company, The. (2008). English Avenue Demographics. Claritas Software. San Diego, CA. Note: The Estimated Per Capita Income is the amount earned by dividing the total income by the number of income earners.

Neighborhood Indicators

⁸ibid

⁹City of Atlanta. (2007) 2007 Official Recognition Application.(5,3,1). Atlanta: Atlanta Weed and Seed.

¹⁰ibid, City of Atlanta (2007)

¹¹ibid, City of Atlanta (2007)

¹²ibid, City of Atlanta (2007)

¹³ibid, City of Atlanta (2007)

¹⁴Llongino, Lafawn. Atlanta Fire Department. Telephone Interview. April 15, 2008.

¹⁵Johnson, Roslyn. City of Atlanta Bureau of Code Compliance. Personal Interview. April 14, 2008
Note: The Vacancy Rate was calculated by dividing the total number of vacant properties by the total number of properties.

¹⁶ibid, Johnson

¹⁷ibid, Johnson

¹⁸ibid, Johnson

¹⁹ibid, Johnson

²⁰ibid, Nielsen Company, The. (2008). English Avenue Demographics. Claritas Software. San Diego, CA. (Note: The number of school-age children was the sum of the kids ages 5-17.)

²¹ibid, Nielsen Company

²²ibid, Neilson, Company

²³ibid, Nielsen Company

²⁴ibid, Nielsen Company



Vacant Housing Study

Introduction	11
Vacant Housing Survey	12
Housing Information System	22
Case Studies -- Vacant Housing	46

Vacant Housing Team

A. "Reggie" Delahanty
Brian Jacobs
Michelle Larson
Heather J. McCarey,
Carl Mikalonous
Steven C. Simms

Vacant Housing Study

Introduction

It would not be easy to spend significant time in the English Avenue Community today without taking notice of the growing vacancy problem which leaves many of its historic homes boarded up and neglected, and lots both underutilized and unkept. For those too young to remember or those unfamiliar with the neighborhood it is difficult to envision the once vibrant community of which many longtime residents reminisce about and speak so highly. The implications of vacancy extend far beyond the location of the affected lot or home. Its ripple effects impact the aesthetics of the entire neighborhood and alter both property values and the potential for criminal activity. Additionally, individual resident's general feelings of security, confidence, isolation, and community pride are surely challenged with each additional land parcel or structure that falls into a condition of blight.

The 2006 English Avenue Community Redevelopment Plan Update is clear in identifying vacancy as a primary neighborhood concern. Its steering committee crafted specific objectives solely around reversing the trend but little if any progress towards achieving those goals is visibly apparent today. Given the choice to direct this graduate studio academic exercise either on a physical site or neighborhood issue, the team was strongly compelled to take on the topic of vacancy. Previous neighborhood studies of housing conditions and occupancy status within the English Avenue Community are helpful in ascertaining the extent of problems in absolute terms at the time in which they were conducted, yet they are deficient in generating the appropriate framework for actually crafting long-term improvement strategies and measuring progress.

From the onset of this semester long academic study it was understood that in order for a true evaluation of the depth of the vacancy issue to occur that a large portion inventory and assessment work conducted in Phase 1 of the *English Avenue Community Redevelopment Plan Update* (Section 1.4) would need to be recreated.¹ The inability to obtain both the process methodology and the individual parcel survey results from past efforts in cataloging the physical conditions and occupancy status of the neighborhood was one component behind this determination. In addition, with impacts unknown from the changing economic environment of 2006-2008 on the English Avenue Community, specifically as they might relate to the mortgage crisis that has plagued many communities nationwide, reassessment was felt to be absolutely necessary as the best first step in making progress on the neighborhood goals identified within the English Avenue Community Redevelopment Plan. The studio group sought to present a final deliverable that would allow the neighborhood to continually evaluate:

Vacant Housing Survey

1. The concentration and magnitude of vacancy
2. Which areas of the community have strong, moderate, and weak housing stock
3. Which areas might be targeted for improvement or redevelopment

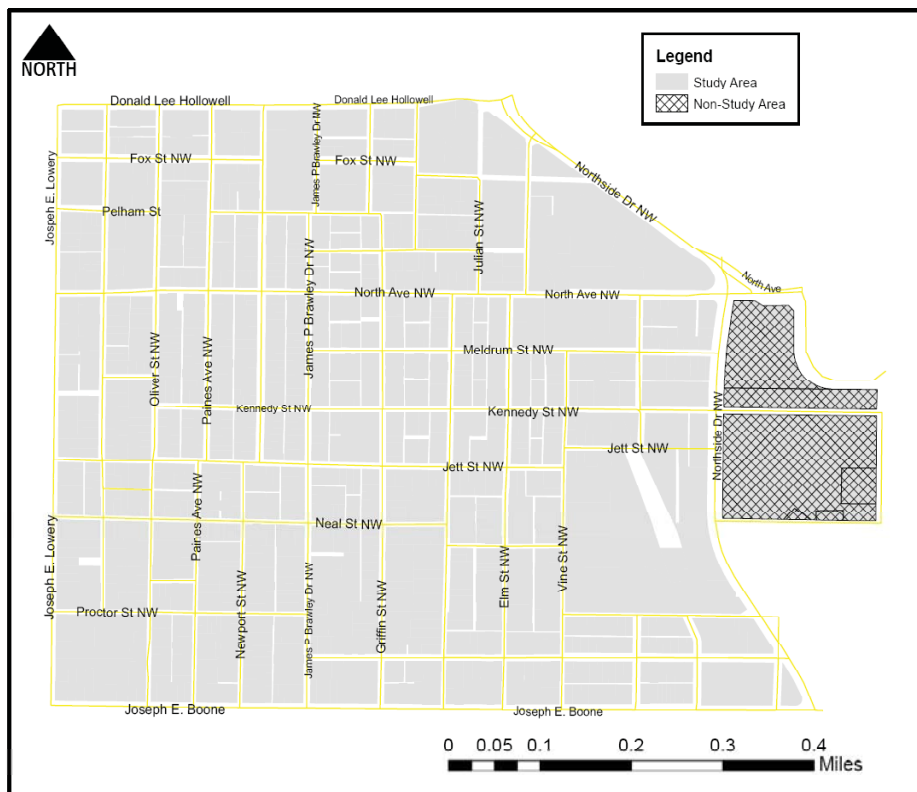
The primary deviation from past surveys of the neighborhood's physical condition was achieved through the concurrent development of an updatable database system from which present conditions can be derived and analysis conducted. The group also sought to document in detail both the survey process and database construction to facilitate easy future replication of activities.

Survey Design

Survey Area

The chosen survey area represented in the table to the right was specified at the determination of our client, the English Avenue Neighborhood Association, and is based off of six sector designations already established by the organization. The boundaries of this area are Donald Lee Hollowell Parkway on the northern edge, Northside Drive on the east, Joseph E. Boone Boulevard (formerly Simpson Street) on the south and Joseph E. Lowery Boulevard on the west. The most eastern portion of Sector 3 was excluded from the survey area because it consists solely of large industrial parcels that are physically separated from the neighborhood

proper by Northside Drive. The present site of the Herndon Homes Public Housing Project, located in the southeastern corner of Sector 3 is designated by the non-study area symbol in Figure 1 and was excluded because it is designated for demolition.



Vacant Housing Survey

Survey Process

On Wednesday, February 27, 2008, the six “Vacant Housing Team” members administered a dry-run of the housing survey on two blocks within sector 1 of the study area. This was undertaken for the purpose of determining the most efficient way to coordinate the neighborhood level surveying process and to serve as a staging ground for anticipating and identifying any potential setbacks that could arise, such as inaccessible parcels or deficiencies with our survey forms or equipment.

Official field surveying was conducted over the course of two sessions on Saturday, March 1st 2008, and Saturday, March 8, 2008. Twenty-two Georgia Institute of Technology student volunteers participated in carrying out the survey after completing the requisite training in the survey methods and required procedures. Over the two dates, the volunteers covered 1,367 parcels on 85 blocks (a block is designated as a swath of land bordered by named streets on all sides) in total. Additionally, street surveys were completed for the 184 specific street segments within the study area.

Volunteers were separated into teams of two, one person charged with photographing the parcels and the other with completing the survey form for each property. In order to ensure that parcels were not skipped over or misidentified, each team received two folder packets which were organized to walk the surveyors through the neighborhood along a predetermined path.

The Parcel Surveyor folder contained, in order:

- A “surveyor duties and safety procedures” checklist
- An aerial satellite map of the entire survey area (all 6 sectors)
- Aerial satellite maps of all sectors within the team’s designated survey area
- Street level block maps with the geographic boundary of each individual parcel marked and labeled with its respective tax assessor identification number (taxpin)
- Pre-labeled survey forms for each parcel.
- Extra survey forms

The Photographer folder contained, in order:

- A “photographer duties and safety procedures” checklist
- An aerial satellite map of the entire survey area (all 6 sectors)
- Aerial satellite maps of all sectors within the team’s designated survey area
- Street level block maps with the geographic boundary of each individual parcel marked and labeled with its respective tax assessor identification number (tax pin)

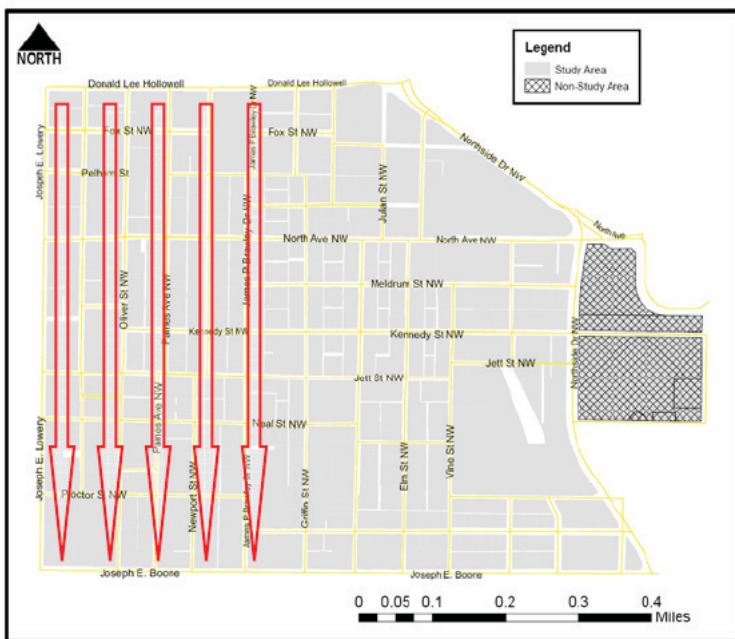
Vacant Housing Survey

All teams moved from North to South within the neighborhood along a fixed straight line path and were directed to begin surveying in the southeastern corner of each successive block. The photographer was instructed to take only one photograph at each parcel except in cases where there was more than one structure on the premises. The photograph was to be taken from the front of the property and capture as much of the structure as would fit within the picture frame. The photographer was also to record the picture number within the geographic boundary of the corresponding parcel on the block map for the purpose of matching pictures to the correct survey.

In total there were 11 team paths through the neighborhood and blocks along the paths were given an identifier number based off their team designation as a method for organizing and maintaining the integrity of the collected data. For instance, all parcels on the 3rd block of team 7 received 7.03 as an identifier tag. The most important piece in the entire identifier system is the “taxpin”. Due to the questionable accuracy of addresses, and the fact that not all parcels have assigned address numbers to begin with, the taxpin is the only unique identifier that can be used to pull together the completed survey results, the photographs, and all publically available tax assessor information.

To oversee the entire survey process a “Vacant Housing Team” member was elected to serve as the Survey Coordinator. Operating from within a vehicle, his job was to serve as the primary contact for all survey volunteers, to respond to any surveyor inquiries, to act as the final judge on any questionable evaluations, to transport surveyors within the study area, to patrol as a security safeguard, and overall to ensure the health and comfort of each surveyor at all times. Additionally, the survey coordinator also completed the corresponding street surveys as the teams progressed through the neighborhood.

Note: After compilation of all the collected data from the initial survey activities, numerous parcels were pulled out for reexamination due to either missing data or impermissible results. A screening process was put in place to validate questionable field data by comparing documented conditions with easily identified features in the matched parcel photograph and edits were made as the “Vacant Housing Team” determined necessary. Parcels that could not be easily fixed through photo matching were resurveyed at a later date.



Vacant Housing Survey

Database Construction

Compiling the data into a framework within which it could best be used for analysis and community improvement efforts proved especially challenging. Though several different arrangements were considered, it was determined that the most effective database tool to both meet the goals set forth at the start of our study while offering a user-friendly interface for future technicians would consist of four components; an updatable managed list, analysis tools, Geographic Information Systems (GIS) capability, and parcel form printouts. All relevant datasets, parcel photographs, and shapefiles needed for functionality will be stored together on an external harddrive provided to the English Avenue Neighborhood Association.

- **The Updatable Managed List:** The updatable managed list compiles all data collected from the parcel and street surveys, 2007 Atlanta tax assessor parcel information, property specific notes, and identifier fields, into an organized Microsoft Excel spreadsheet. The list is the basis for each other component functionality within the database tool and to serve its highest use needs to be maintained and updated regularly. (See the report appendix for the location of certain data fields, specific field definitions, information on how data was compiled and all other information on the list's usage.)
- **Analysis Functions:** The analysis functions are composed of mathematical formulas that are embedded within tabs of the Microsoft Excel database and are self-updating as information within the updatable managed list is edited. The functions present compiled data from within the lists on different levels within the study area. The analysis functions are designed to allow users to generate results on the neighborhood, sector, and individual block level. Additional analysis function can be added to the database, but those already created should not be edited. (See the report appendix for additional information on how the analysis tools are arranged within tabs and how to best utilize them)
- **GIS Mapping Capability:** The updatable managed list is designed to be exported as a data table into a Geographic Information System (GIS) to provide a visual representation of all the collected data. All maps found in this report were generated by this method. Depending on a user's knowledge of GIS, additional spatial data analysis tools are available for further exploration of the parcel data.

Vacant Housing Survey

The Database Tool in Action

For the immediate future, this database tool, if used to its potential, will be extremely effective in characterizing the parcel conditions and vacancy issues within the English Avenue Community Study Area. However, if the data is not updated and managed to reflect the continual changes every community endures, the picture it paints will grow increasingly divergent from the actual conditions at the neighborhood level. At some point in the future, both the time and expense would likely be needed yet again to conduct a parcel condition and inventory assessment, especially if measuring progress towards the goals of the English Avenue Redevelopment Plan is a priority. An institutional commitment both ideologically and financially to maintain a carefully managed database of community parcel and structure conditions provides unique areas of opportunity over both the short and long-term and might even pay for itself over time. Operations and activities of which it is suggested that the capabilities of the database be experimented with are:

- **Problem Identification:** Manipulation of the data can provide results that might highlight potential problems only just developing or those that have gone unnoticed by more traditional identification techniques. Additionally, the analysis tools provide users easy recognition as to what magnitude and extents known problems have progressed to over time so that action can be taken to address issues sooner rather than later.
- **Strategy Development and Targeting:** Trends and patterns, spatial arrangements of traits and characteristics, and analysis computations taken from the database, can provide the factual basis that is typically needed for various stakeholders in determining not only what strategy course to take but where it can be targeted for success or greatest impact.
- **Tracking Progress:** The snapshot of parcel conditions and vacancy created by the information within the database today changes with each edit and update made within the managed list. Viewing the direction in which these changes occur allows the user to monitor progress or worsening conditions closely. Also, determining whether success has been achieved towards quantifiable goals over a designated period of time becomes a thing of ease. The ability to measure progress is likely already an essential component for many functions carried out by the English Avenue Neighborhood Association.
- **Neighborhood Meetings and Public Presentations:** The data and analysis tools contained within the database provide neighborhood leaders a wide array of information that can be pulled at their discretion

Vacant Housing Survey

for the community's benefit or in response to questions from community stakeholders.

- **Grant Requests:** Statistics taken from the database generated from documented community conditions can be extremely useful in preparing requests for funding.
- **Response to Development Inquiries:** The information within the database should provide the community with an increased ability to both solicit development proposals and to respond to development interests with specific site related information.
- **Public Awareness:** Specific information within the database might be used in educational campaigns or as a means to highlight stories of both success and distress. This area of opportunity is tied closely to that of media relations.
- **Media Relations:** The information within the database can also be used to attract attention from those in the print and electronic media who have a much greater ability to disseminate it to the larger city and to those in position to provide assistance.

Vacant Housing Survey

Parcel Survey

A housing survey was conducted for each of the 1,373 parcels in the English Avenue study area in order to collect current, accurate, and detailed data on the housing stock in the neighborhood. The objectives of conducting the survey were to define concentrations of vacant housing and parcels, highlight areas of the neighborhood that have a strong housing stock, and determine potential areas for redevelopment. The Housing Survey (Appendices, p. 160) was specifically designed to fit on one page to allow surveyors to quickly complete it in the field.



Georgia Tech English Avenue Studio,
2/12/08

Each survey had the parcel address and tax-id pre-printed on it to ensure that each parcel was surveyed one time. The survey also had a section for any address change, as well as an area to record the number of structures on the parcel. A survey was completed for each structure on the parcel. Each surveyor was accompanied by a photographer who took a picture of the parcel and recorded the picture number on the survey to ensure that each picture was linked with the proper parcel. Basic visual observations were then checked off. The property type was noted as Industrial, Commercial, Institutional, Residential Single-Family, Residential Duplex, Residential Multi-Family, or Vacant for no structure. The Status of the structure was then noted as Occupied, Partially Occupied, Vacant or No Structure. Major physical attributes, such as fire damage, vandalism, a posted notice, or collapsed section were also documented on the survey.

Once these general observations were noted, a more detailed account of the property was filled out. The surveyor marked minor, major or none for the number of repairs needed for six categories: Yard, Foundation, Stairs and Rails and Porch, Roof and Gutters, Paint, and lastly Windows and Doors. A brief description of what a minor and major repair entailed was included on the survey. A minor yard repair in the yard category meant the property had “some trash, minor work needed, broken fence.” A major yard repair was described as “overgrown, driveway disrepair, excessive trash.” For the foundation a minor repair was “missing material, not leaning” while a major repair was described as “house is leaning, foundation buckling, major repairs needed.” For stairs, rails and porch a minor repair was “paint needed, some separation from house” and a major repair was “missing steps, sagging porch, rotted supports, major deterioration.” Minor roof and gutter repairs consisted of “minor roof repairs, gutters need replacing” and major repairs were described as “holes in roof, sagging roof.” A minor paint repair was “some paint peeling” and a major one was “siding is rotting, over 50% paint peeling.” Finally, a minor windows and doors repair was described as “one boarded or broken window” and a major repair consisted of “more than one boarded, broken or missing.”

Vacant Housing Survey

Once the surveyors filled out “Minor,” “Major,” or “None” for each of these categories, the number and types of repairs was tallied to determine the overall condition of the parcel. It should be noted that terminology for the “overall condition” (Standard, Substandard, Deteriorated, Dilapidated and Vacant) was pulled from the 2006 English Avenue Redevelopment Plan “windshield” survey in order to keep English Avenue studies consistent.^a The criteria for the overall condition of the parcel were printed on the survey. Standard meant the surveyor found “No MAJOR repairs” for the parcel and is described as “building is structurally repairs, minor repairs needed.” Substandard meant there was “ONE MAJOR repair” and that the “building is structurally sound, some rehabilitation needed. The Deteriorated condition meant that the surveyor marked “TWO –THREE MAJOR repairs” and that the “building is NOT structurally sound, extensive rehabilitation needed.” Finally, a Dilapidated structure has “More than FOUR MAJOR repairs” and the “building is NOT structurally sound, extensive fire damage or leaning.”

Street Survey

The housing survey determined the condition of each parcel in the study area. In order to determine the overall condition of the block, a street survey was also completed. The street survey (Appendix B) was pre-printed with a street segment to ensure the entire neighborhood was surveyed. One hundred and eighty four segments were surveyed and each segment consisted one street block. There were five major attributes of the street that were noted. The street condition was marked as Good (no large cracks, potholes, broken curbs), Fair (some cracks, potholes, does not impede traffic), Poor (large cracks, potholes, broken curbs, impedes traffic) or Unpaved. Sidewalk Conditions were also noted as either Good (no cracks or damage), Fair (some cracks, does not impede traffic), Poor (large cracks, damage, impedes traffic), or No Sidewalks. The Trash Conditions was marked as Good (some leaf litter, no trash), Fair (some trash), or Poor (large amounts of trash, hazardous materials, abandoned car). The presence of street trees was also recorded. Street trees were documented as being on Most of the Street, Some, or None. Finally, the presence of missing, broken or vandalized lights or signs was marked with either a Yes or No answer.



Source: Georgia Tech English Avenue Studio, 2/12/08

Vacant Housing Survey

Parcel Portfolio

The Parcel Portfolio is linked to the English Avenue Housing Information System and is automatically updated with any changes to this database. The Parcel Portfolio consists of an individual form for each parcel in the neighborhood. Each form includes the following information:



Source: Georgia Tech English Avenue Studio, 3/1/08

- Parcel Address
- Parcel Tax-pin ID
- Sector and Block location of Parcel
- Date Survey was completed
- Property Type
- Occupation Status
- Physical Attributes
- Number and types of repairs property needs
- Parcel Picture
- Overall Condition of Parcel

The Parcel Portfolio can easily be searched by address or tax-pin ID to locate a specific parcel. Groups of parcels can also be pulled from this Portfolio based on parcel attributes. For example, all dilapidated houses can be pulled by searching the field “Overall Condition.” The Portfolio can be used to pull the forms for all vacant properties in the neighborhood, which could be helpful to potential developers or in creating potential park space.

Limitations

As with any survey, both the housing and street survey had limitations. One limitation was that the surveys were subjective. While each surveyor completed training course on how to fill out the surveys, in the end the surveyor used their personal judgment to fill out each survey. All surveys were taken from the street, which meant that the interior conditions, as well as the backyard conditions, were unknown. Lastly, the surveyors were students, not professional surveyors. This meant the surveyors had to use their best judgment to determine the condition of the structure rather than extensive technical knowledge. This was particularly true in determining the condition of the foundation.

Notes

¹ Urban Collage, Inc. and Contente Terry in association with Market + Main and Grice & Associates (2006). English Avenue Community Redevelopment Plan Update. Atlanta, GA: Atlanta City Council. p. 15.

Vacant Housing Survey

After conducting the parcel and street surveys of English Avenue, it was necessary to code, input and analyze the data. The survey data points were added to a Microsoft Excel™ (Excel™) workbook, which was the preferred software of the clients. Excel™ was chosen because of its ease of use and because it is a common software on many computers. Its data can also be exported to other file formats if the clients want to upgrade the Housing Information System (HIS) to another program. The goals of creating the database were to house the information effectively, in a manner that is easily accessible for analysis, updating, and creating reports. The database is composed of two independent Excel™ workbooks. The first is the street survey that contains one table containing the survey results for all 184 street segments in the study area and is much smaller than the parcel survey. The street survey workbook is independent of the parcel survey, and served as another method of evaluating the effect of infrastructure on the overall condition of English Avenue. The parcel survey workbook contains data on every parcel in the neighborhood in several different workbooks. The primary tables for this data are the Housing Survey Results and Tax Roll tables, these results are combined in a linked table that is used to create the many different analyses tables.

There is an important distinction between using the Housing Information System (HIS) and applying the results of the HIS. Potential applications and strategies for using the data and analysis contained in the HIS is contained in other portions of this report. This section on using the data simply is meant as an introduction to the operations required to access, interpret, maintain and update the data contained in the HIS. Users of the HIS will be able to gain more useful information from the database if they are proficient in the use of Microsoft Excel™, but the database already contains many statistics and analysis that users who are not familiar with the software will be able to utilize without any training.

Housing Information System

Analysis

Street Survey Conditions

The purpose of including a street survey was to measure the effect of infrastructure quality on the vacancy levels and structure condition in English Avenue. The street survey catalogued the condition of the street pavement, the condition of sidewalks, the condition of signs and street lights, the presence of litter, and the amount of sidewalk trees on every street segment in English Avenue. A street segment was defined as a section of street between two intersections. The street survey could be connected to the parcel survey in an upgraded version of the Housing Information System, but it would require using more sophisticated database software.

The major findings were that the condition of the street surface is mostly good, and only thirteen of 184 street segments were in poor condition or unpaved. The results of the street survey show that the street infrastructure is largely in acceptable condition, but related infrastructure needs improvement.

Although most of the other streets are in good condition, many streets in the neighborhood lack quality sidewalks and even less have trees lining the street or street lighting. The streets with two conditions are split, with different sides of the street having different characteristics. The survey shows that sidewalks are needed in nearly 50 percent of the streets in English Avenue.

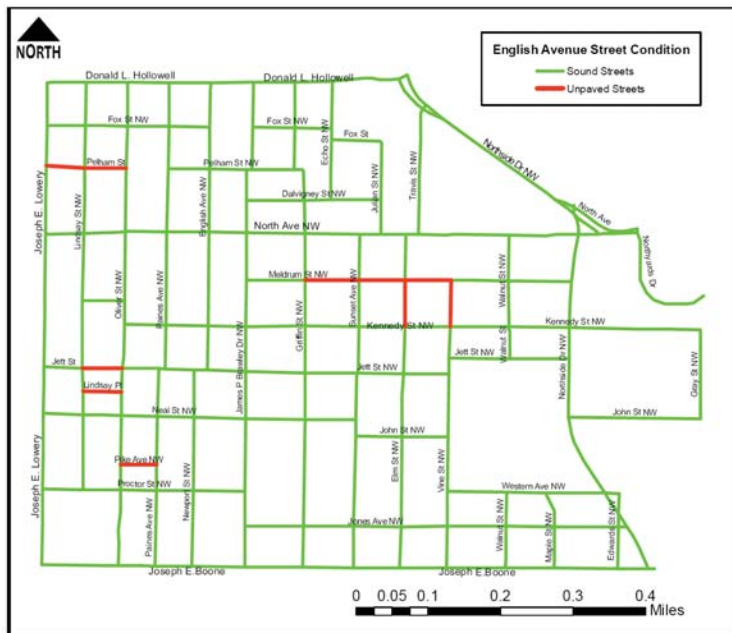
The map to the right depicts the currently unpaved street segments in English Avenue. The unpaved streets along Meldrum are a result of current development projects. Expect these streets to be in sound condition at the completion of the new residential development.

Other measures that were included in the survey to gauge the condition of street infrastructure in English Avenue were the presence of trees lining the streets and the amount of trash in the street segments. These were

Street Condition	Total Segments	Percent
Good	118	64.13%
Fair	53	28.80%
Poor	3	1.63%
Unpaved	10	5.43%
Grand Total	184	100.00%

Sidewalk Condition	Total	Percents
Good	32	17.39%
Good/No Sidewalks	9	4.89%
Fair	56	30.43%
Fair/No Sidewalks	4	2.17%
Poor	37	20.11%
No Sidewalks	46	25.00%
Grand Total	184	100.00%

English Avenue Housing Information System,
4/1/2008, Georgia Tech and English Avenue Studio



Center for GIS, English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

Housing Information System

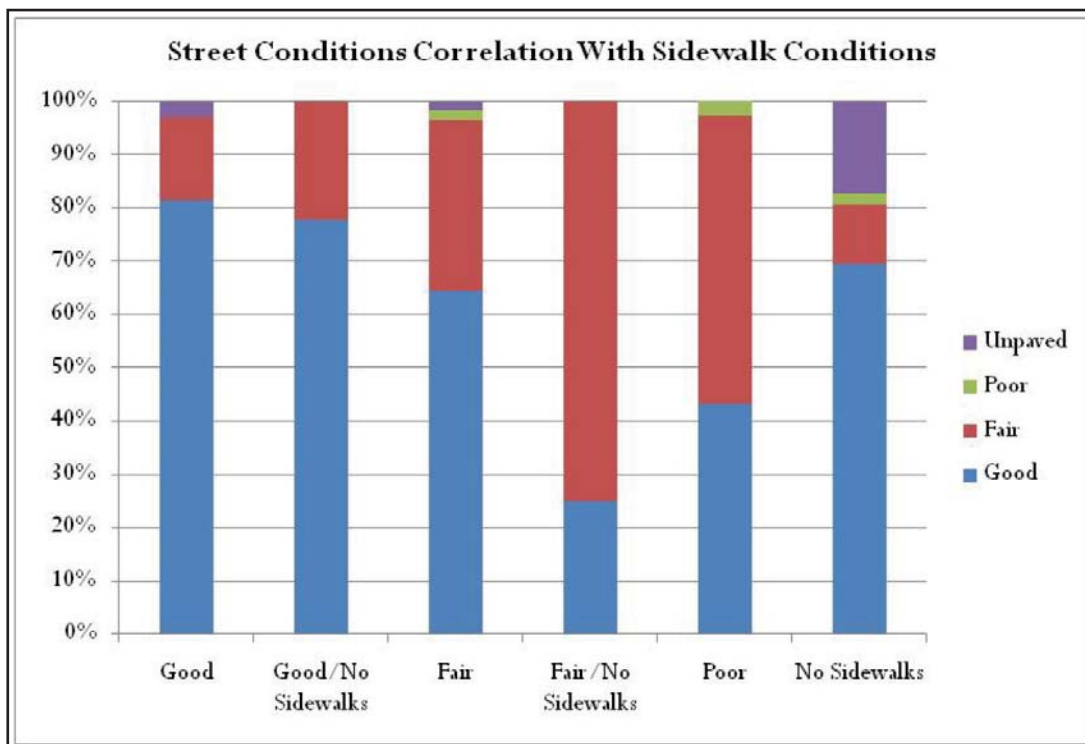
considered appropriate measures of the appeal of a street and the level of ongoing maintenance in the area. The results show that few streets have street trees, even though most yards in the neighborhood have trees.

Trash Conditon	Total	Percent
Good	72	47.83%
Fair	88	39.13%
Poor	24	13.04%
Grand Total	184	100.00%

Tree Conditon	Total	Percent
Most	6	3.26%
Some	83	45.11%
None	95	51.63%
Grand Total	184	100.00%

English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

The level of trash on the street appears to be small, and often street segments with large amounts of trash were due to a single vacant lot where illegal dumping was occurring. Targeting cleanup efforts to these few parcels could greatly improve the condition of litter on the streets of English Avenue.



English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

Housing Information System

Sidewalk Condition	Good	Fair	Poor	Unpaved	Grand Total	Percents
Good	26	5		1	32	17.39%
Good/No Sidewalks	7	2			9	4.89%
Fair	36	18	1	1	56	30.43%
Fair/No Sidewalks	1	3			4	2.17%
Poor	16	20	1		37	20.11%
No Sidewalks	32	5	1	8	46	25.00%
Grand Total	118	53	3	10	184	100.00%

English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

The preceding chart and table show the correlation between the condition of the street surface and the sidewalks on the same block. The high percentage of good streets make identifying a correlation difficult, but the original street survey data containing the street segment names can be used to identify the streets needing the most work to have both good streets and sidewalks.

Neighborhood-Wide Parcel Characteristics

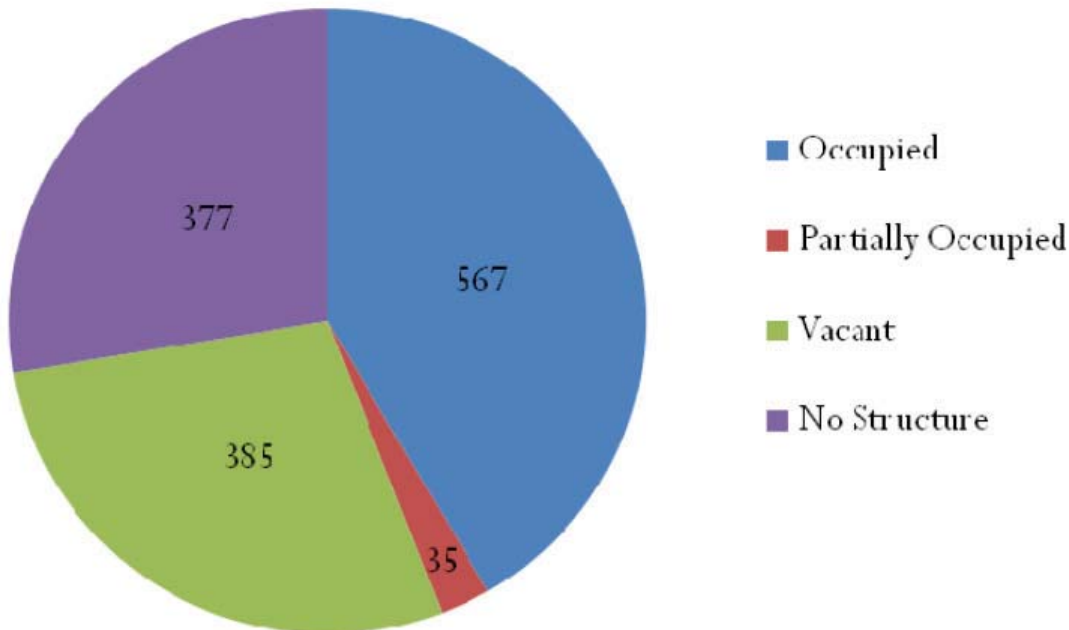
Total Vacancy Percentages

The parcel survey makes up the bulk of the data in the English Avenue Housing Information System. The remainder of the analysis will analyze the information collected from the 1367 unique parcels located inside the English Avenue study area. This number differs slightly from the Fulton County Tax Assessor's 1384 parcels in the study area because condominiums were surveyed as one parcel, because the survey measured the condition of the structure from only the exterior. Important measures of the strength of the housing stock in English Avenue are the overall vacancy rate, the conditions of the parcels, and the amount and condition of each property type.

There are two important measures of vacancy in English Avenue. The first is an absolute measure of vacancy and includes vacant lots and vacant buildings, which includes all parcels where buildings could be built and unoccupied structures that could hold residents. This measure is limited in its applicability because some vacant lots are used as parking lots, but can help inform long-range planning activities in English Avenue. It is important to note that the occupancy status of structures was determined during the survey by a visual examination of each structure's appearance.

Housing Information System

English Avenue Vacancy Levels

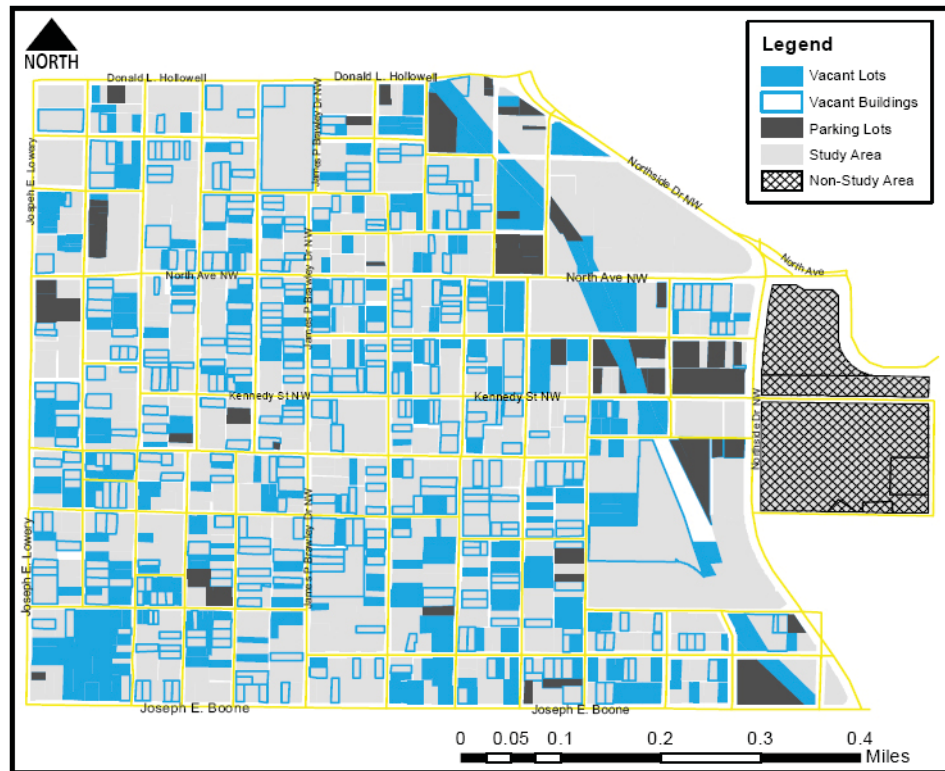


<i>Status</i>	<i>Total</i>	<i>Percents</i>
Occupied	567	41.57
Partially Occupied	35	2.57
Vacant	385	28.23
No Structure	377	27.64
Total	1364	100.00%

Center for GIS, English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

The chart and table above are the results of the survey showing an absolute vacancy rate of nearly 56 percent, but a structure vacancy rate of 28 percent. Later analysis attempts to discover the probable causes of vacancy in English Avenue, by examining differences in vacancy in property types, condition of structures, and location in the neighborhood.

Housing Information System



Center for GIS, English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

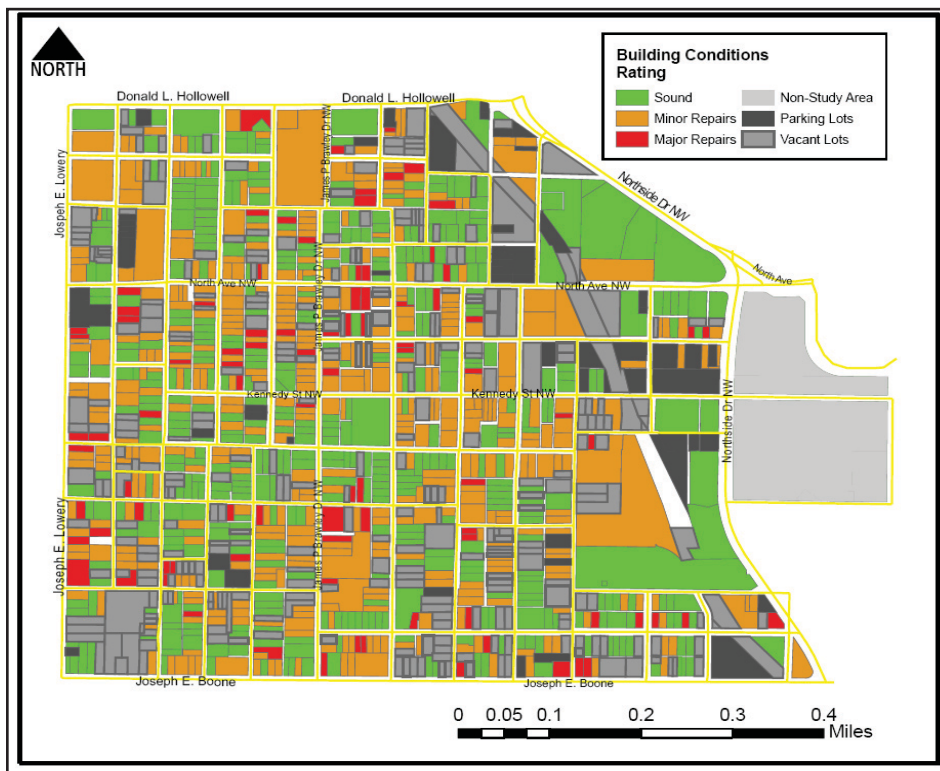
The map shows how vacant parcels are distributed across the English Avenue neighborhood. The solid blue parcels are vacant lots and the blue outlined parcels are structures that are vacant. The solid, dark grey parcels are vacant lots that are in use, often these are parking lots for commercial or institutional structures. This map confirms that vacant lots and vacant buildings are evenly distributed across the English Avenue neighborhood. However, there are some visual clusters of vacant buildings along two of the neighborhood's major arterials (North Avenue and James P. Brawley). The differences between areas of the neighborhood become clearer when the results are divided by neighborhood sectors.

Housing Information System

Neighborhood-Wide Parcel Conditions

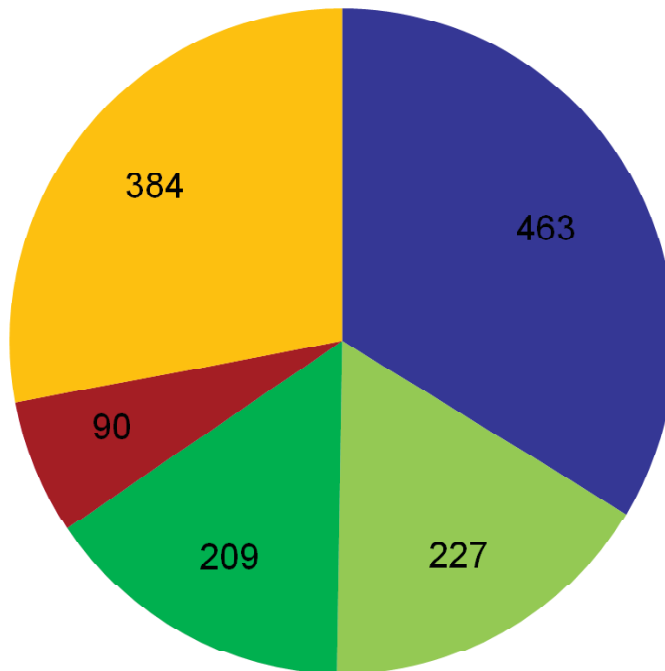
The housing survey also recorded the condition of every parcel in the English Avenue study area. The surveys were given an overall condition grade of standard, substandard, deteriorated, dilapidated or vacant lot. This methodology is a continuation of the method used in the 2006 English Avenue Redevelopment Plan Update.⁴ In the map below the “Sound” properties are those with a condition grade of Standard, the “Minor Repairs” received a Substandard or Deteriorated grade, and the “Major Repairs” received a Dilapidated Grade.

This map depicts current parcel and building conditions in English Avenue. As evident in the map, the majority of the parcels in the center of the neighborhood are either sound or in need of minor repairs. Thus, the neighborhood has a moderately strong core. Rehabilitation efforts could potentially be focused on a few parcels in the center of the neighborhood in need of major repairs. A majority of the larger vacant parcels are concentrated along the periphery of the neighborhood. The most significant of those parcels being the Proctor Village site in the southwest corner of the neighborhood.



English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

Housing Information System



The chart above and table below give the overall condition of all of the parcels in the English Avenue study area. These statistics may serve as a means of informing strategic thinking of the English Avenue Neighborhood Association. The table on the left includes vacant lots, while the table on the right includes only buildings. The table on the left is more useful for developing a holistic view of conditions in the English Avenue neighborhood, while the table on the right is more useful for understanding the condition of existing structures.

Condition Calculated	Total	Percents
Standard	463	33.72%
Substandard	227	16.53%
Deteriorated	209	15.22%
Dilapidated	90	6.55%
Vacant Lot	384	27.97%
Grand Total	1373	100.00%

Condition Calculated	Total	Percents
Standard	463	46.81%
Substandard	227	22.95%
Deteriorated	209	21.13%
Dilapidated	90	9.10%
Grand Total	989	100.00%

English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

Housing Information System

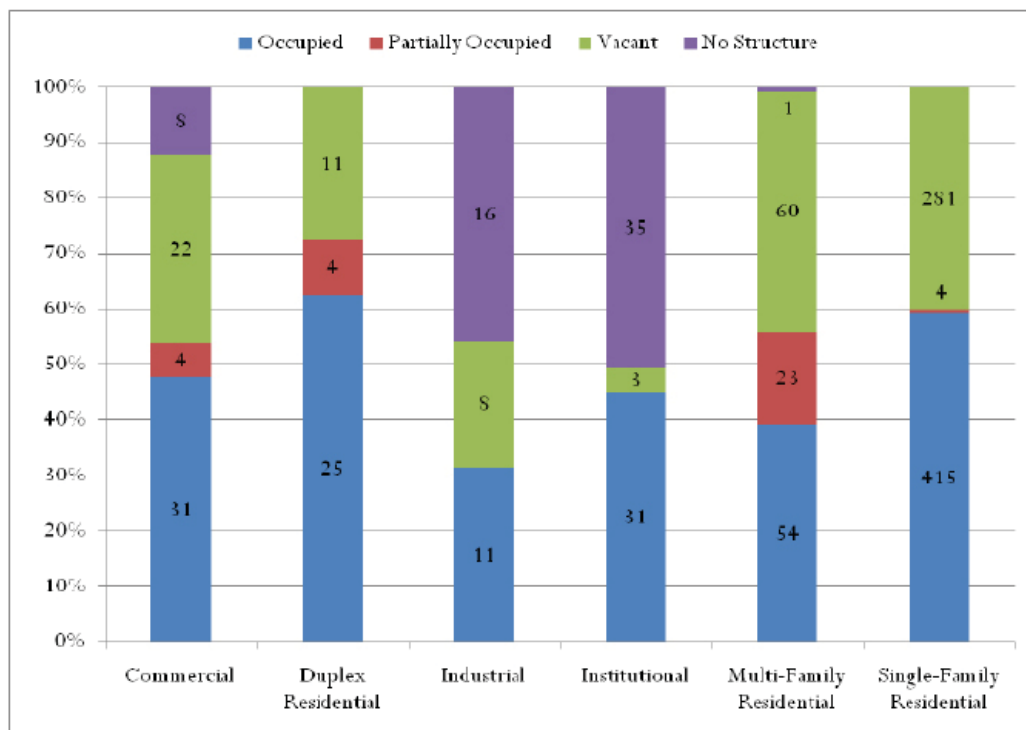
Property Type Breakdown

The results of the parcel survey show that there are significant differences in the condition and vacancy rates between property types. The categories of property types in the survey were industrial, commercial, institutional, multi-family residential, duplex residential, single-family residential and vacant lots.

Property Type	Total	Percents
Industrial	35	4.77%
Commercial	65	2.93%
Institutional	69	2.57%
Multi-Family Residential	138	5.06%
Duplex Residential	40	10.12%
Single-Family Residential	700	51.32%
Vacant Lot	317	23.24%
Grand Total	1364	100.00%

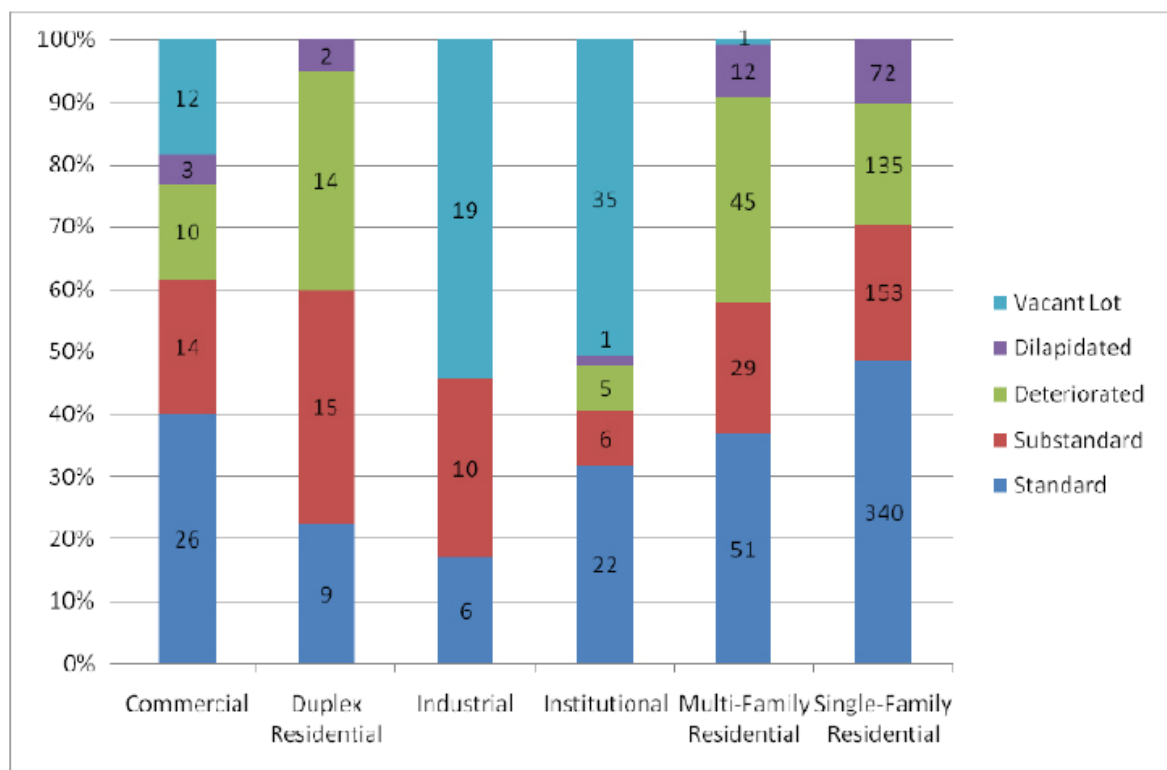
English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

The survey revealed that more than half of all the parcels in English Avenue are single-family homes, almost a quarter are vacant lots, 15 percent are multi-family residential (duplexes and multi-family structures), and the remaining 10 percent are divided among industrial, commercial and institutional property types.



Housing Information System

The chart above shows how the occupancy status varies among the different property types. It is important to remember that there are varying numbers of parcels per property type, and the percentage occupied or vacant varies widely among the property types. Only the commercial, industrial, multi-family and institutional parcels have “No Structure” as their status, because these are the only property types with parking lots. Several of the institutional and industrial owners owned several vacant lots, which may be important when developing specific redevelopment strategies, but the unused vacant lots were not identified in this chart. Only the “No Structure” lots that have an active use are included in this chart. Also, all of the vacant lots are excluded from this measure because 100 percent of their occupancy status results were “No Structure”.



English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

This chart shows how the conditions of parcels vary based on the property type across the entire English Avenue neighborhood. Again, it is important to pay attention to the number of total parcels in each property type, as single-family residential makes up over half of the total parcels in the neighborhood. Single-family homes also had the highest percentage of standard structures of any property type, which is a positive sign because there are so many single-family home parcels. If a large percentage of the single-family homes were in dilapidated or deteriorated condition then much investment would likely be required to improve the occupancy status of the neighborhood.

Housing Information System

Property Type	Standard	Substandard	Deteriorated	Dilapidated	Vacant Lot	Grand Total
Commercial	40.00%	21.54%	15.38%	4.62%	18.46%	100.00%
Duplex Residential	22.50%	37.50%	35.00%	5.00%	0.00%	100.00%
Industrial	17.14%	28.57%	0.00%	0.00%	54.29%	100.00%
Institutional	31.88%	8.70%	7.25%	1.45%	50.72%	100.00%
Multi-Family Residential	36.96%	21.01%	32.61%	8.70%	0.72%	100.00%
Single-Family Residential	48.57%	21.86%	19.29%	10.29%	0.00%	100.00%
Grand Total	43.36%	21.68%	19.96%	8.60%	6.40%	100.00%

This chart shows the percentages of each condition grade for each property type across the entire English Avenue neighborhood. The chart below shows the occupancy status of each property and may reveal a potential correlation between occupancy status and the condition of each property type.

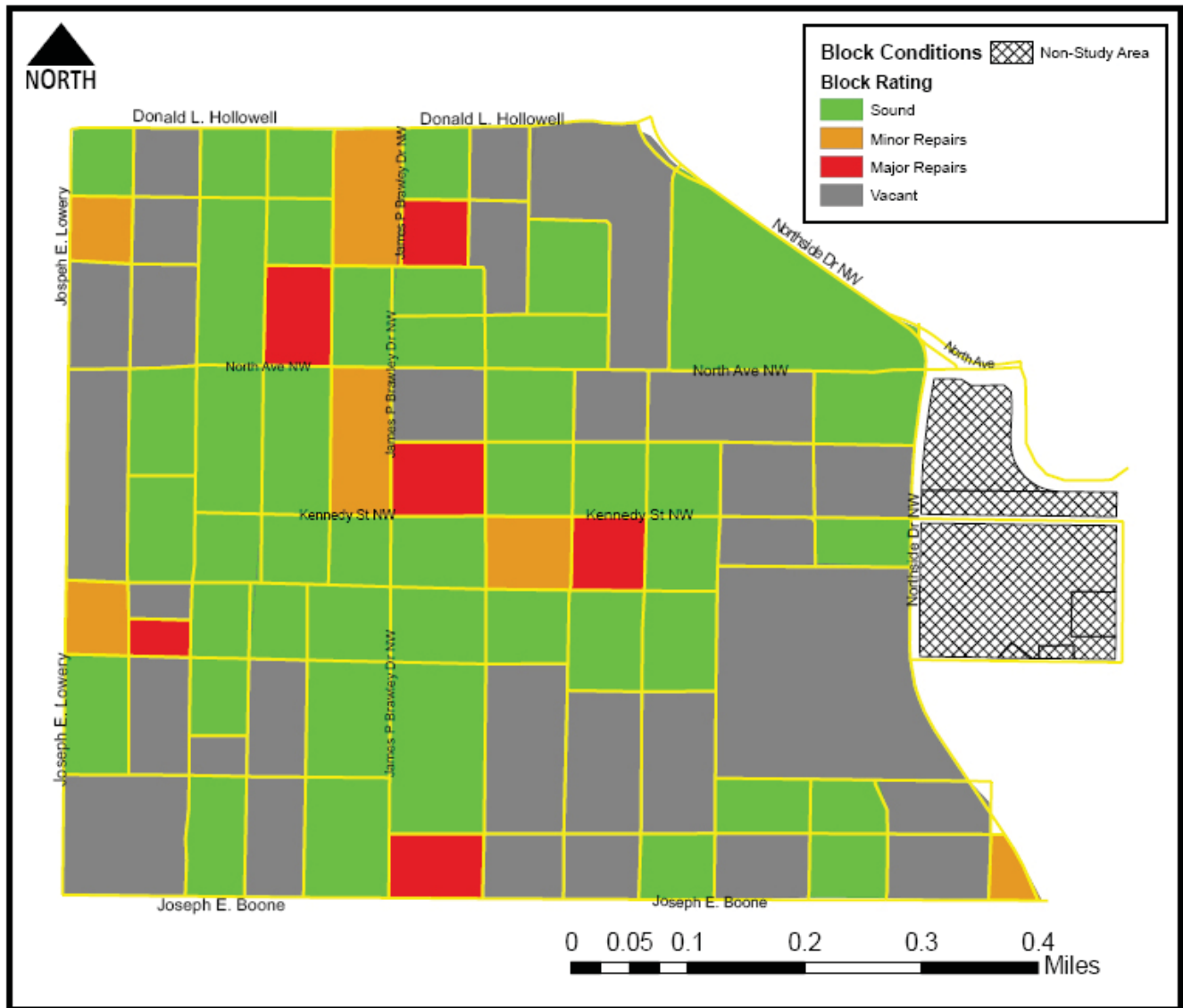
Property Type	No Structure	Occupied	Partially Occupied	Vacant	Grand Total
Commercial	12.31%	47.69%	6.15%	33.85%	100.00%
Duplex Residential	0.00%	62.50%	10.00%	27.50%	100.00%
Industrial	45.71%	31.43%	0.00%	22.86%	100.00%
Institutional	50.72%	44.93%	0.00%	4.35%	100.00%
Multi-Family Residential	0.72%	39.13%	16.67%	43.48%	100.00%
Single-Family Residential	0.00%	59.29%	0.57%	40.14%	100.00%
Grand Total	5.73%	54.15%	3.34%	36.77%	100.00%

Average Block Conditions

The results of the parcel survey were aggregated into the following map to attempt to identify areas of relative strength or weakness. This map illustrates the neighborhood's current block conditions. Block conditions represent the dominant building condition on the block. If a higher percentage of the parcels on a particular block were "sound", then the block received a sound rating. This map presents very telling information about the current state of English Avenue's blocks.

As noted earlier, the neighborhood has a moderately strong core. The St. Mark's site on the corner of Kennedy and James P. Brawley streets is a potential site to focus future development efforts in the center of the neighborhood. This corner is a potential retail hub and a major thoroughfare for residents throughout any given day. These results could be further refined through a weighted statistical analysis, to give a more accurate appraisal of whole block conditions. The map is helpful for locating clusters of "Minor Repairs" and "Major Repairs". The "Major Repairs" blocks contain the highest percentage of parcels graded dilapidated.

Housing Information System

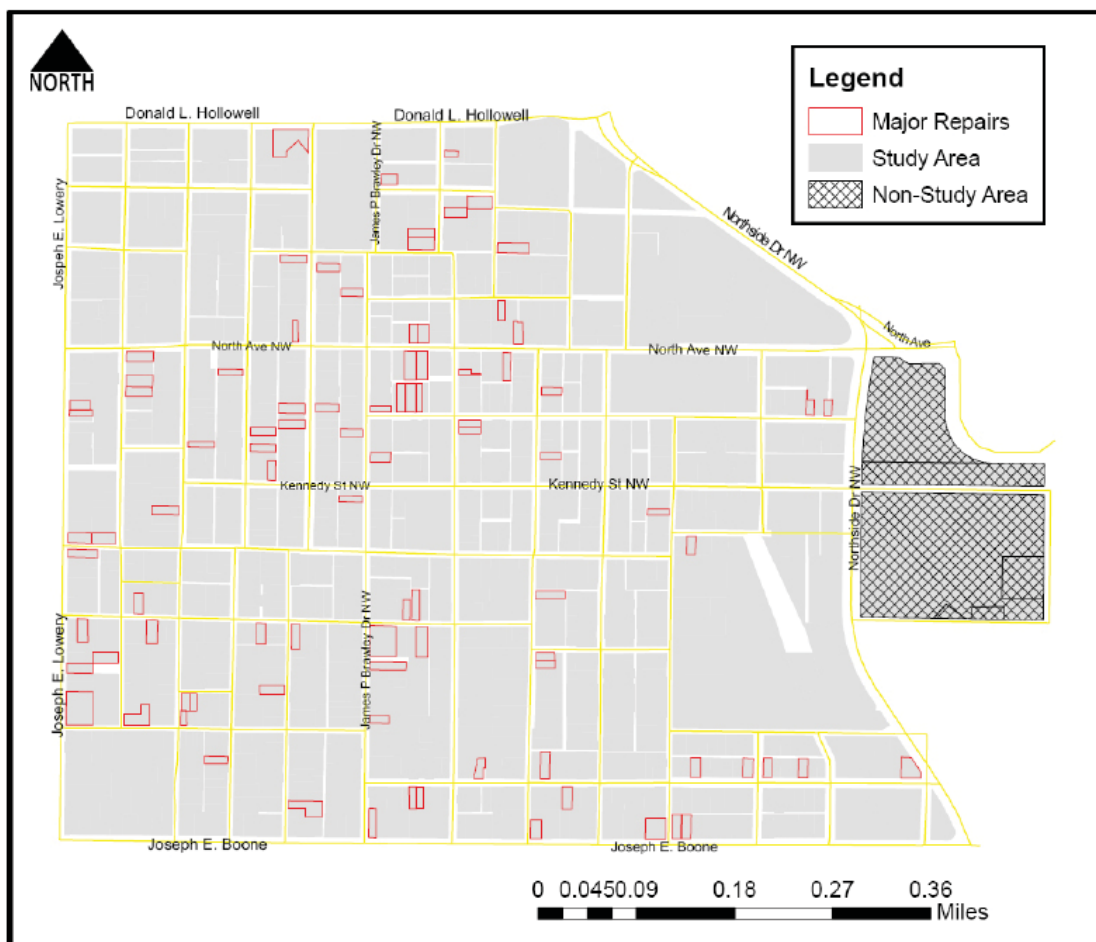


Center for GIS, English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

Housing Information System

Major Issue Identification

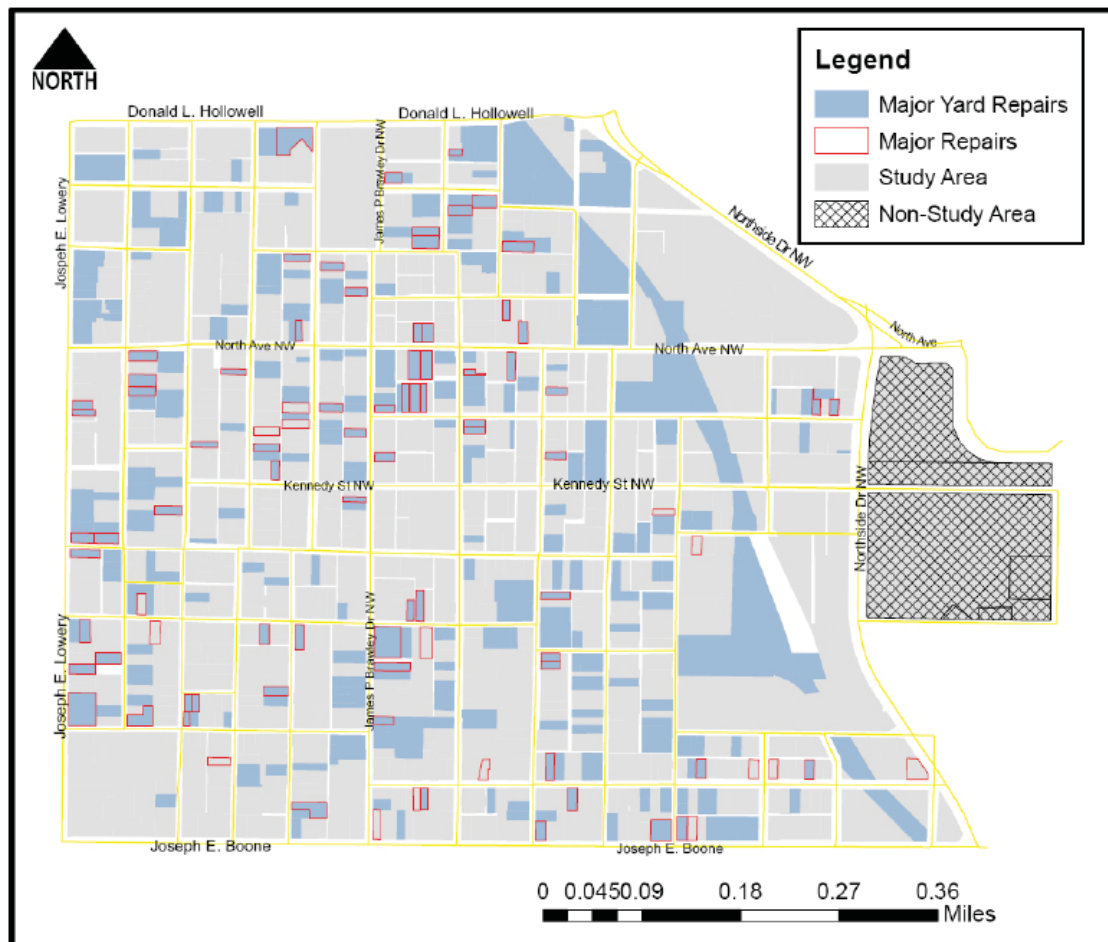
One goal of the studio project was to identify potential causes of the higher than average level of vacancy in the English Avenue neighborhood. It was discovered that these causes can be identified by analyzing overall trends and correlations across the neighborhood, but may be more telling if they are reduced down to a smaller number of problem properties that may have a negative impact on surrounding properties and hence the entire neighborhood. After conducting the survey it became clear that dilapidated structures and vacant lots that require major cleanup seem to have the most negative impact on surrounding communities. The first map has in red outlines the dilapidated properties across the English Avenue study area. There are 90 parcels identified as Dilapidated in the Housing Information System (HIS), and more information on their ownership and occupancy status can be drawn from the HIS database and the attached appendix of individual parcel forms.



Center for GIS, English Avenue Housing Information System, 4/1/2008, Georgia Tech and English Avenue Studio

Housing Information System

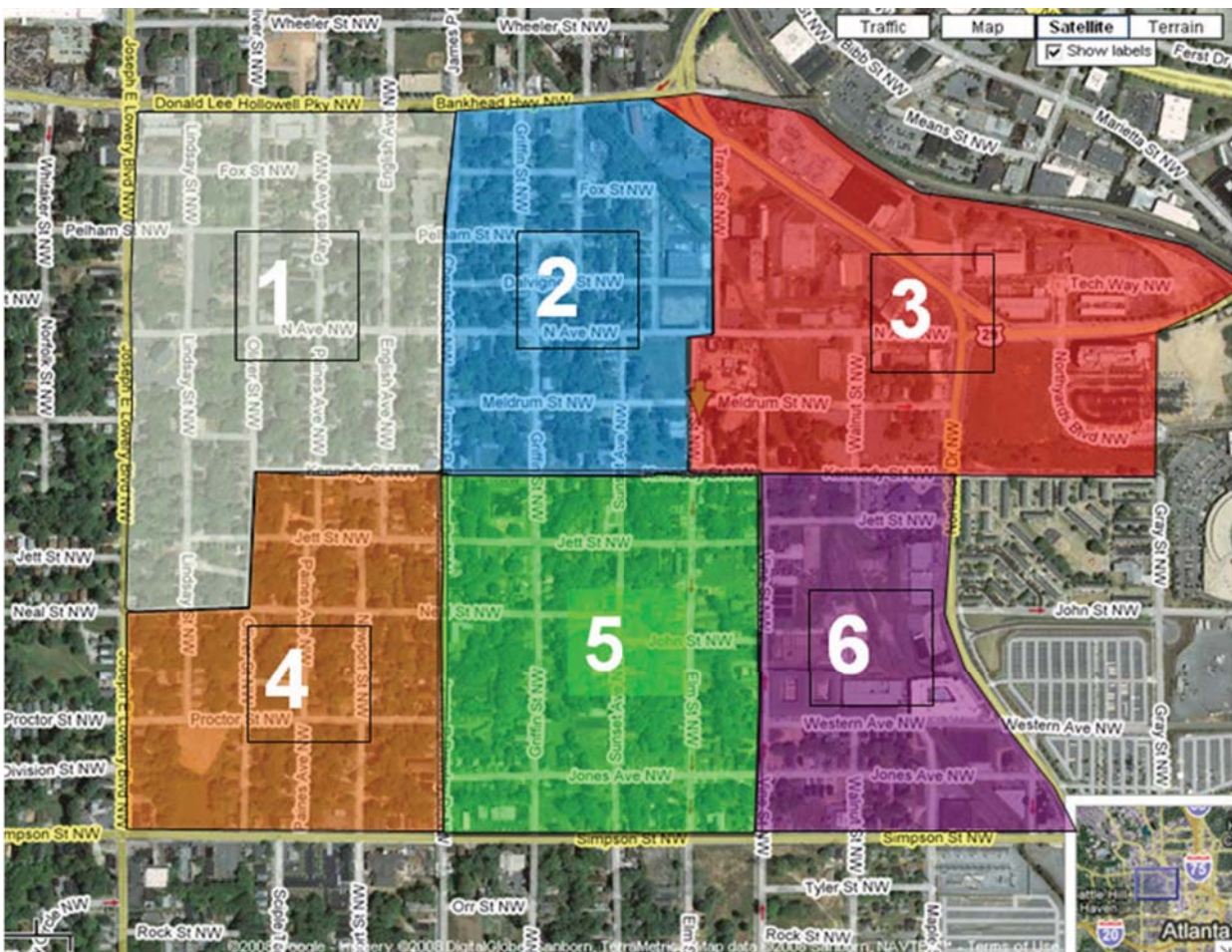
The second map also has the structures labeled “Major Repairs”, which are the 90 dilapidated buildings, and this map also includes the vacant lots requiring major cleanup. There are 147 vacant lots requiring major cleanup, but the map also shows dilapidated buildings that have lots needing no cleanup or minor cleanup. These two categories were chosen as the overall “Worst Offenders” because dilapidated buildings and vacant lots needing major cleanup pose potential public safety and public health hazards. These two categories can also be very unattractive and deter potential residents or have spillover effects onto neighboring parcels.



Housing Information System

Sector Analysis

The English Avenue Neighborhood Association has divided their neighborhood into six sectors, and volunteers are designated as sector captains. Dividing the survey analysis by the neighborhood association's sectors aids in understanding differences in parcel condition and occupancy across different areas of English Avenue and potentially serve as a tool for neighborhood planning and redevelopment efforts.



This map defined our study area, with the exception of the area East of Northside Drive because the parcels are all industrial or commercial. There are different definitions of the borders of the English Avenue neighborhood, but our study area was defined by the clients' wishes and the English Avenue Neighborhood Association sector boundaries. The sector captains of the English Avenue neighborhood may find the information contained in their sectors helpful for identifying parcels to focus their efforts on. The sector captains may also be the best people to keep the clients informed of changing conditions necessary to keep the database updated.

Housing Information System

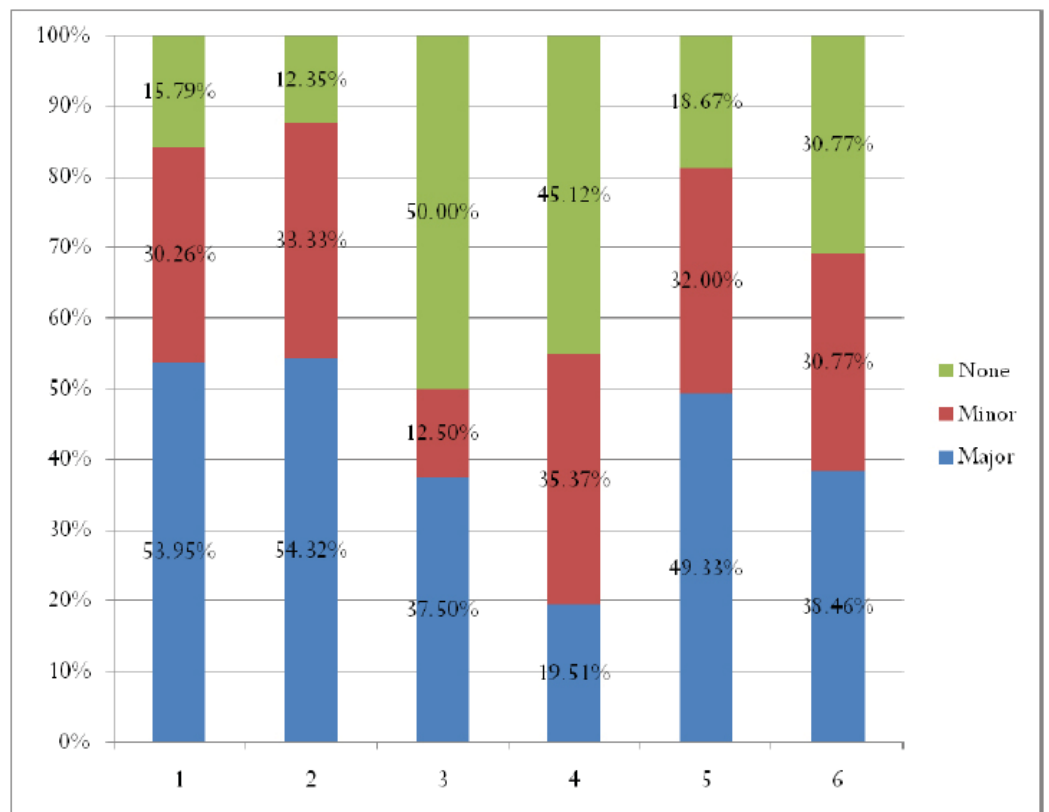
The purpose of separating the analysis by sector should reveal differences between areas of the neighborhood without creating unnecessary levels of detail. These results can also be compared to the earlier findings of parcels with major repair or cleanup issues, to help strategically focus community development efforts.

Parcels by Property Type and Sector

SECTOR	Duplex		Industrial	Institutional	Multi-Family		Vacant Lot	Grand Total
	Commercial	Residential			Residential	Residential		
1	14	14		17	46	191	64	346
2	16	3	13	5	37	119	62	255
3	13	1	12	13		12	13	64
4	7	5		16	23	169	71	291
5	7	15	2	13	30	171	70	308
6	8	2	8	5	2	38	37	100
Grand Total	65	40	35	69	138	700	317	1364

This table serves to show how the different land uses are distributed among the English Avenue Neighborhood Association's Sectors.

Vacant Lot Analysis by Sector Requiring Cleanup



Housing Information System

This analysis shows the difference in number and condition of vacant lots in each sector of the English Avenue neighborhood. Only Sector Three has a significantly different number of vacant lots, but this is likely because sector three's predominant land use is industrial and commercial uses and the large size and small total number of parcels. The chart does show that Sectors One, Two and Five had a significantly higher percentage of vacant lots needing major cleanup. Sectors Three and Four had a significantly higher percentage of vacant lots needing no cleanup or minor cleanup. These findings may be biased by the average size of the parcels in different sectors but it does help differentiate the potential appearance of different sectors in English Avenue.

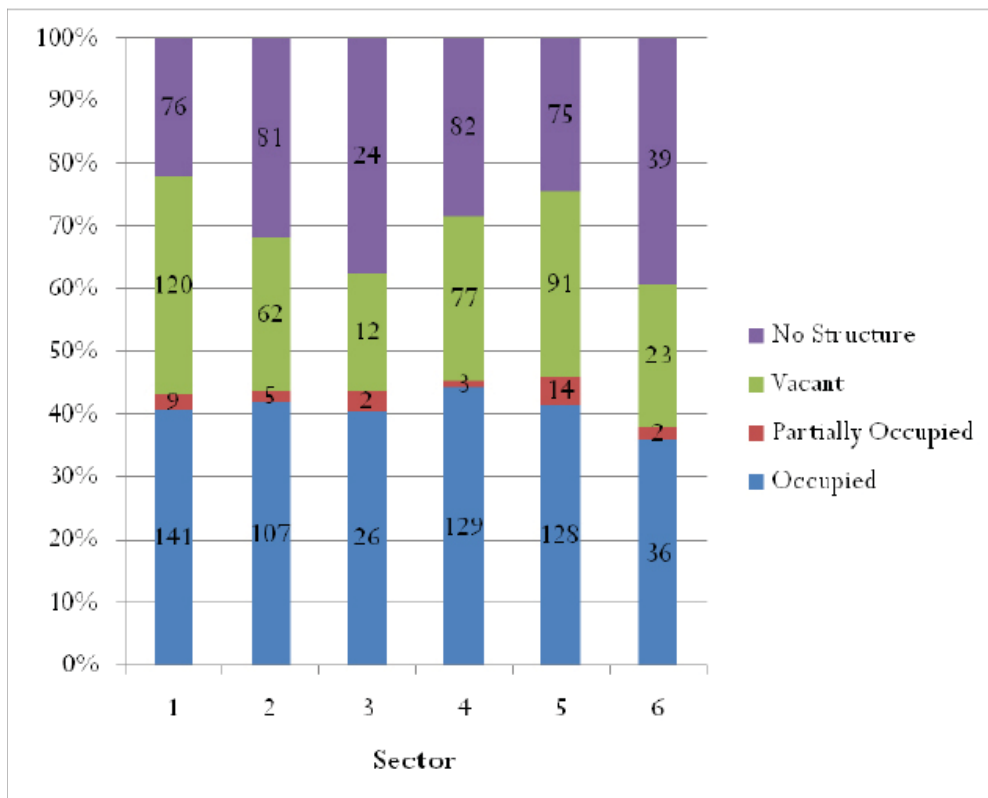
Parcel Counts by Sector

SECTOR	Vacant Lot	Percent
1	64	20.19%
2	62	19.56%
3	13	4.10%
4	71	22.40%
5	70	22.08%
6	37	11.67%
Grand Total	317	100.00%

Occupancy Status of Structures by Sector

The occupancy status when subdivided by sector shows no significant difference between the sectors except in terms of vacant lots. The "No Structure" category is much larger, as a percent of the total in Sectors Three and Six, this is likely due to a larger number of undeveloped parcels around industrial, institutional, and commercial structures. One significant application of this finding could be in identifying land around vacant industrial structures that could be developed for the community's purposes.

Occupancy of Structures by Sector



Housing Information System

Parcels by Occupancy Status and Sector

SECTOR	Partially		No Structure	Grand Total
	Occupied	Occupied Vacant		
1	141	9	120	346
2	107	5	62	255
3	26	2	12	64
4	129	3	77	291
5	128	14	91	308
6	36	2	23	100
Grand Total	567	35	385	1364

This table shows the occupancy status of all lots sorted by sector. Some significant differences become apparent when the results of the occupancy status by sector are analyzed by property types. The table below focuses on residential occupancy because it is the most common property type in the English Avenue neighborhood.

Single-Family Residential Occupancy Status by Sector

SECTOR	Partially			Grand Total
	Occupied	Occupied Vacant	Vacant	
1	51.83%	1.05%	47.12%	100.00%
2	66.39%	0.00%	33.61%	100.00%
3	75.00%	8.33%	16.67%	100.00%
4	60.36%	0.00%	39.64%	100.00%
5	59.65%	0.58%	39.77%	100.00%
6	63.16%	0.00%	36.84%	100.00%
Grand Total	59.29%	0.57%	40.14%	100.00%

The single-family residences do not have widely different statistics across sectors, but these numbers are likely more similar because of the large number of single-family structures across the neighborhood. The duplex residential structures show much more widely divergent levels of occupancy across sectors. Later, the condition of these property types will be analyzed across sectors to see if there is a corresponding change.

Housing Information System

The percentage of multi-family buildings categorized as occupied does not vary much by sector, but the number of multi-family buildings and the percentage vacant do vary substantially.

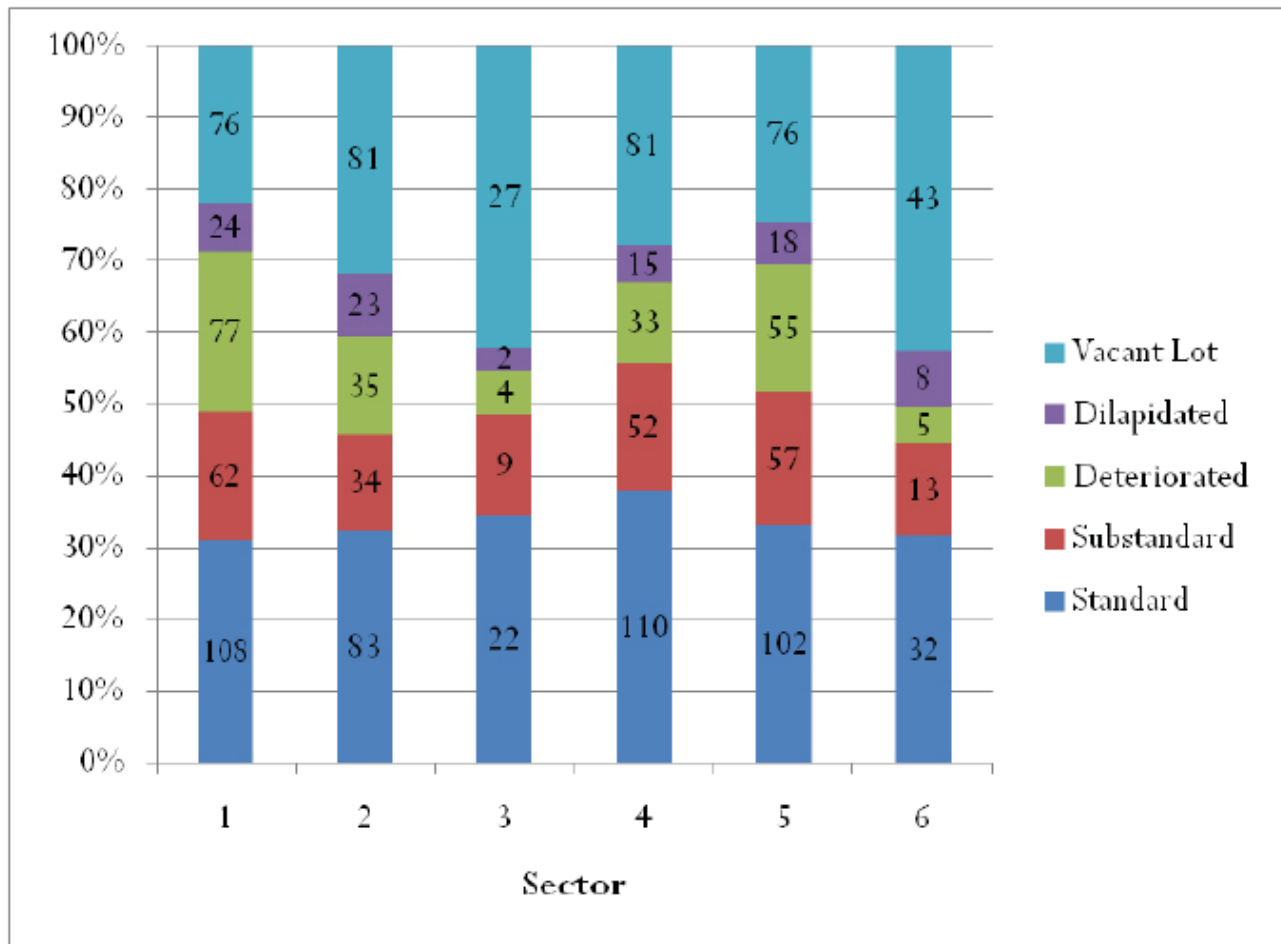
Duplex Residential Occupancy Status by Sector

SECTOR		Partially			Grand Total
		Occupied	Occupied	Vacant	
	1	64.29%	7.14%	28.57%	100.00%
	2	66.67%	0.00%	33.33%	100.00%
	3	100.00%	0.00%	0.00%	100.00%
	4	80.00%	0.00%	20.00%	100.00%
	5	46.67%	20.00%	33.33%	100.00%
	6	100.00%	0.00%	0.00%	100.00%
Grand Total		62.50%	10.00%	27.50%	100.00%

Multi-Family Residential Occupancy Status by Sector

SECTOR		Partially			No Structure	Grand Total
		Occupied	Occupied	Vacant		
	1	47.83%	8.70%	43.48%	0.00%	100.00%
	2	32.43%	13.51%	54.05%	0.00%	100.00%
	4	43.48%	13.04%	39.13%	4.35%	100.00%
	5	30.00%	33.33%	36.67%	0.00%	100.00%
	6	50.00%	50.00%	0.00%	0.00%	100.00%
Grand Total		39.13%	16.67%	43.48%	0.72%	100.00%

Housing Information System



The surveyed condition of parcels in English Avenue, when subdivided by sector, shows no significant difference between the sectors except in terms of vacant lots and deteriorated structures. The “Vacant Lots” category is much larger, as a percent of the total in Sectors Three and Six, which is consistent with the findings in the previous occupancy status section. Another significant difference is that while most of the conditions stay relatively close in terms of total percentages by sector, the percentage of deteriorated structures is higher in Sectors One and Five.

Housing Information System

This table shows the condition of all lots sorted by sector divisions. Clearly, the sectors have their differences. The total percentages may not reveal this as well if all property types are included by it may become evident when the individual property types are analyzed. This analysis will only focus on the condition of residential uses in each sector, to maintain consistency with the prior analysis of occupancy rates in each sector.

Parcel Conditions by Sector

SECTOR	Standard	Substandard	Deteriorated	Dilapidated	Vacant Lot	Grand Total
1	108	62	77	24	76	347
2	83	34	35	23	81	256
3	22	9	4	2	27	64
4	110	52	33	15	81	291
5	102	57	55	18	76	308
6	32	13	5	8	43	101
Grand Total	457	227	209	90	384	1367

The condition of single-family residences has more variation across sectors than the occupancy status statistics show. The duplex residential structures show much more widely divergent levels of occupancy across sectors, but this is most likely due to the relatively small number of duplex structures. Even so it is helpful to see how different the conditions of structures in this property type can be across the English Avenue neighborhood. Also, the difference in conditions of the multi-family residential structures survey differs widely across the sectors, but the small number of multi-family structures means the statistics fluctuate based on the effect of a few properties. This offers the advantage of clearly identifying structures that could be targets for rehabilitation efforts.

Single-Family Residential Condition by Sector

SECTOR	Standard	Substandard	Deteriorated	Dilapidated	Grand Total
1	39.27%	26.18%	23.04%	11.52%	100.00%
2	49.58%	19.33%	16.81%	14.29%	100.00%
3	41.67%	16.67%	25.00%	16.67%	100.00%
4	52.66%	23.67%	17.16%	6.51%	100.00%
5	51.46%	19.30%	21.05%	8.19%	100.00%
6	63.16%	13.16%	7.89%	15.79%	100.00%
Grand Total	48.57%	21.86%	19.29%	10.29%	100.00%

Housing Information System

Duplex Residential Condition by Sector

SECTOR	Standard	Substandard	Deteriorated	Dilapidated	Grand Total
1	28.57%	21.43%	42.86%	7.14%	100.00%
2	33.33%	33.33%	33.33%	0.00%	100.00%
3	0.00%	100.00%	0.00%	0.00%	100.00%
4	40.00%	20.00%	40.00%	0.00%	100.00%
5	13.33%	60.00%	26.67%	0.00%	100.00%
6	0.00%	0.00%	50.00%	50.00%	100.00%
Grand Total	22.50%	37.50%	35.00%	5.00%	100.00%

Multi-Family Residential Condition by Sector

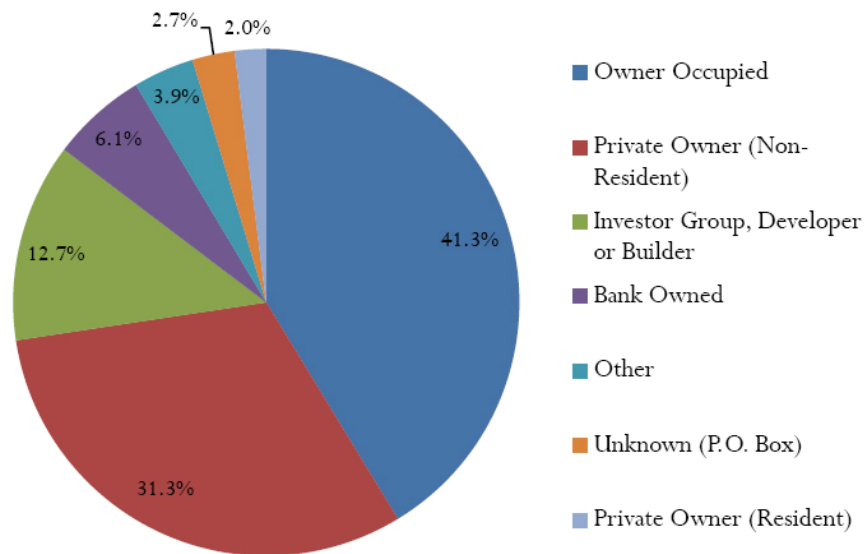
SECTOR	Standard	Substandard	Deteriorated	Dilapidated	Vacant Lot	Grand Total
1	39.13%	13.04%	47.83%	0.00%	0.00%	100.00%
2	43.24%	8.11%	32.43%	16.22%	0.00%	100.00%
4	34.78%	34.78%	8.70%	17.39%	4.35%	100.00%
5	26.67%	40.00%	30.00%	3.33%	0.00%	100.00%
6	50.00%	0.00%	0.00%	50.00%	0.00%	100.00%
Grand Total	36.96%	21.01%	32.61%	8.70%	0.72%	100.00%

Housing Information System

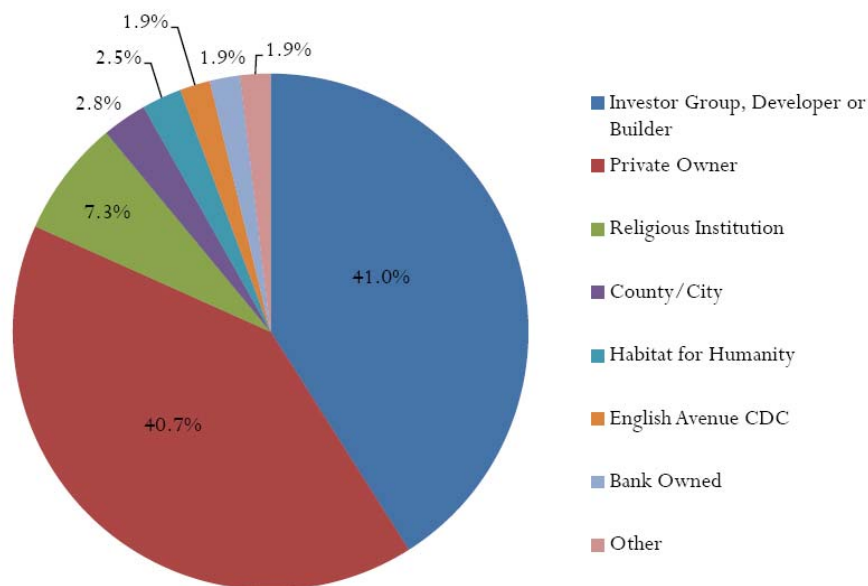
Major Property Owners

An important feature of any attempts to mitigate the vacant housing problem in the English Avenue neighborhood must involve an understanding of the ownership characteristics of property. The following two charts show who the classes of major property owners are and the ownership characteristics of the area's vacant lots.

Ownership Characteristics of Single-Family Residential Properties (2006)



Ownership Characteristics of Vacant Lots (2006)



Housing Information System

Spatially, we find that bank owned properties are distributed throughout the English Avenue neighborhood. There appear to be very few on the northern and eastern borders of English Avenue. This is likely due to the larger parcels in this portion of the neighborhood and the proximity to Northside Drive. Current figures on bank-owned properties are most likely much larger than presented here given the national crisis in the banking/mortgage lending industry.



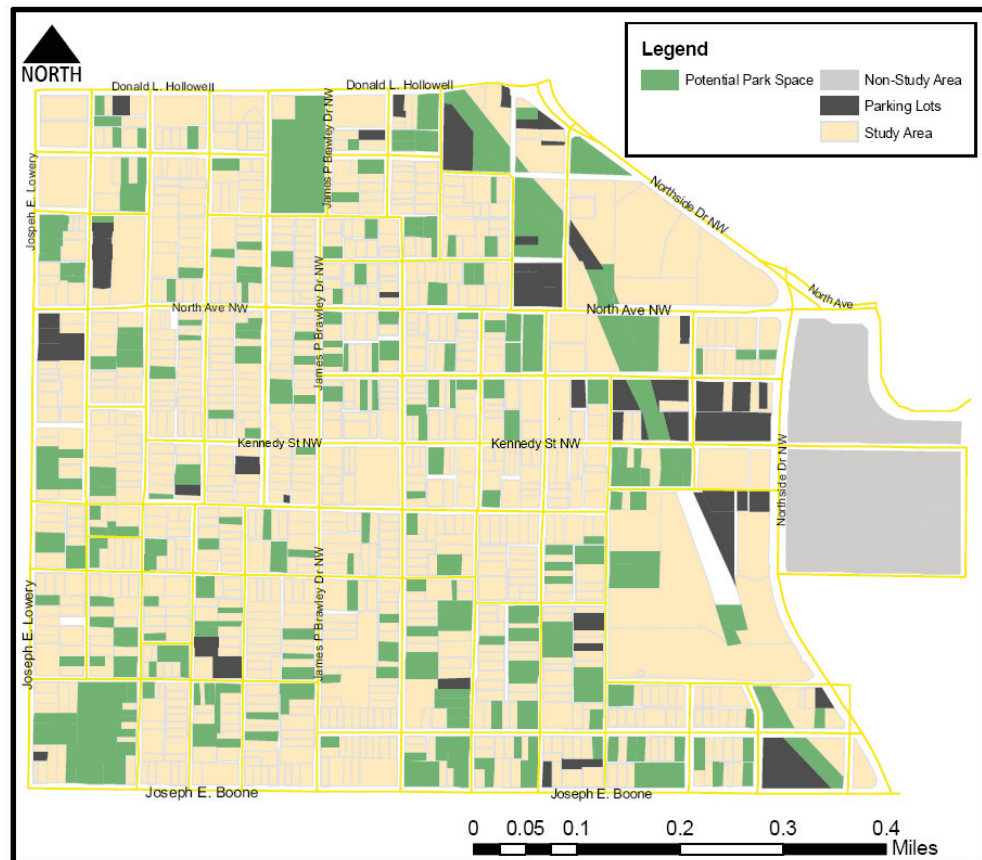
With close to fifty percent of the area's vacant lots owned by investor groups, religious institutions, Fulton County, the City of Atlanta, Habitat and the English Avenue CDC, a systematic plan to develop the vacant lots into habitable homes or functional properties is possible. In the following section, we outline one such proposal.

Housing Information System

Potential Park Space in English Avenue

After quantifying many of the challenges that the English Avenue Neighborhood Association faces on a daily basis, it is important to note that there are many strengths in English Avenue and many opportunities for residents to affect positive change. One need expressed by residents was the need for parks and green space. The map below illustrates potential park space that was identified using the Housing Information System. It is not the intent of this studio to suggest individual parcels that could be developed as park space, because those decisions would be best made by the clients.

The map shows parcels that were selected as having potential to become parks and can serve to initiate discussion and planning for creating green space in English Avenue. The parcels selected are made up of the Old English Avenue School and vacant lots that are not in active use as a parking lot or as supporting active industrial uses. The school was selected because it has a large lot that is regularly maintained, and was owned by the City of Atlanta at the time the studio began. While surveying the neighborhood it was felt that the school's lot could become a temporary park simply by moving the existing fence close to the school, keeping the current level of maintenance, and receiving permission from the City of Atlanta to make it a temporary park. The vacant lots were chosen because they do not have active uses occurring at the time of the survey, but it was left to the clients to decide which, if any, lots to target for acquisition as a park. The case study section of this report delves more deeply into strategies that community development groups can use to create park space.



Case Studies - Vacant Housing

Introduction

The following three case studies represent place-based strategies aimed at addressing vacant land and housing issues. The first two case studies provide an example of neighborhood-level strategies that have been undertaken by local community development corporations in partnership with other public and private organizations. The New Kensington Community Development Corporation's clean and green strategy was implemented with the aim of increasing neighborhood green infrastructure by cleaning vacant lots and turning them into green spaces. The Southwest Central Durham example focused on increasing affordable housing and homeownership in a community that had resisted previous revitalization efforts. Each of these neighborhood-level strategies identified the community's greatest needs and tailored their vacant land strategies to fulfilling these needs. The City of San Diego provides us with a third strategy that is at the municipal level. While municipal strategies and neighborhood-level strategies differ in both scale and capacity, this case study identifies an important opportunity for community developers to serve as a liaison between city code enforcement and community residents. Community development corporations can in effect, serve as de facto, vacant property coordinators by helping residents bring their properties up to code through the identification of local resources that provide both financial assistance and expertise in property rehabilitation.

These vacant land and property strategies are some examples of the best practices being implemented in communities across the nation. As more communities begin to implement innovative approaches toward addressing vacant property issues, the constituency behind community revitalization will grow as the outcomes become more tangible and the results more permanent.

Case Studies - Vacant Housing

Philadelphia, Pennsylvania

The New Kensington Community Development Corporation's Vacant Land Management

Program: A Clean and Green Approach to Curing Vacant Land Issues

Problem

The New Kensington Community Development Corporation discovered that their community had an inventory of over 1,100 vacant lots.

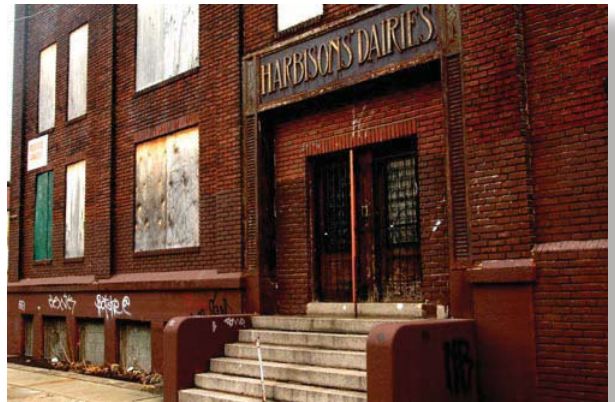
Background

The New Kensington Community Development Corporation (NKCDC) served the Kensington, Fishtown and Port Richmond neighborhoods in Philadelphia. The community developed during the industrial revolution into densely populated neighborhoods of row houses and manufacturing facilities. During the 1950s, Philadelphia began to experience the effects of deindustrialization and population loss that many center-cities throughout the nation began to experience. Increasing numbers of abandoned factories, commercial businesses and homes led to a general economic decline that contributed to deteriorating urban neighborhoods and disinvestment that persisted for many decades.

In the late 1990s, the NKCDC undertook a strategic planning initiative for its neighborhoods. During the course of the planning process, community residents identified vacant land as a major issue confronting the community.

Strategies:

NKCDC developed a partnership with the Pennsylvania Horticulture Society to create a vacant land strategy that would work toward increasing community green space. The partnership obtained funding for the strategy through the City of Philadelphia's Office of Housing and Community Development, Community Development Block Grant (CDBG), the William Penn Foundation, and the Pew Trusts. NKCDC consulted with the Philadelphia Neighborhood Information System to create a Vacant Land Management System that would assist the partnership with the identification and reclamation of vacant land in its three neighborhoods. The goals of the VLMS were to address vacant land parcels where buildings had been demolished and unmaintained (Wachter, 2004, pp. 4-5) and to improve the community's overall aesthetic appearance by increasing its green infrastructure.



Abandoned Building in Kensington neighborhood, Philadelphia
Source: <http://www.oikono.com>

Case Studies - Vacant Housing



Vacant Lot Before and After Stabilization
Source: New Kensington Community Development Corporation



Kew Kensington Community Garden Center
Source: New Kensington Community Development Corporation

The partnership developed a clean and green strategy that focused on four types of vacant land conversion:

1. Land stabilization
2. Community gardens
3. Urban Agriculture and horticulture retail
4. Side yards

Vacant lots were identified by the NKCDC's Open Space Committee, or other neighborhood block groups, and were assigned to a private contractor for land stabilization. Land stabilization involved clearing vacant lots of trash and debris, grading the topsoil, planting grass and trees, and installing fencing, rails, gates, or benches. After lot stabilization was completed, neighborhood residents were hired by the NKCDC to perform maintenance duties.

The partnership assisted neighborhood groups with creating community gardens on vacant lots. Community gardens included tree gardens, vegetable gardens, arbors, and other garden designs. In support of both public and private gardens within the neighborhoods, a community garden center was built as a resource for gardening workshops, topsoil, and compost. The garden center also serves as a gathering spot for community events.

Urban agriculture and horticulture companies like Greensgrow Farms purchased vacant lots for operating farms or nurseries. Located on a former brownfield and superfund site, Greensgrow operates a hydroponic farm that sells vegetables to local restaurants.

A side yard program was created to facilitate the transfer of vacant land to adjacent property owners. This program was designed to compliment the City of Philadelphia's side yard program by hiring a consultant to assist homeowners with the application process¹.

Accomplishments

- By 2004, over 600 vacant land parcels had been reclaimed
- 200 parcels have been sold to existing homeowners as side yards
- 75 neighborhood residents were hired to maintain green space
- More than 2,000 new trees were planted
- A Community garden center was developed to provide resources to neighborhood gardeners
- Greensgrow Farms developed a hydroponic vegetable farm on a former brownfield site

Case Studies - Vacant Housing

A 2004 Wharton School study found that:

- New tree plantings increased surrounding property values by \$4 million
- Lot improvements increased surrounding property values by \$12 million



Tree Planting at Yard's Brewery Factory
Source: New Kensington CDC



Lot Reclamation in the New Kensington
Neighborhood
Source: New Kensington Community
Development Corporation



Greensgrow Farms, a hydroponic vegetable
farm located on a former Superfund site
Source: New Kensington CDC

Case Studies - Vacant Housing



Before and After Views of Renovated House in Southwest Central Durham
Source: Southwest Central Durham Initiative

Durham, North Carolina

The Southwest Central Durham Initiative and the Quality of Life Project Partnerships with Affordable Housing Developers

Problem

Six neighborhoods in Southwest Central Durham continued to experience persistent blight and housing vacancies despite years of targeted redevelopment strategies.

Background

The Southwest Central Durham neighborhoods of Burch Avenue, Tuscaloosa-Lakewood, Morehead Hill, Lakewood Park, West End and Lyon Park had been targeted with HOME and Community Development Block Grant (DCBG) funds since the mid 1980s. Affordable housing developers like the Durham Habitat for Humanity and Durham Community Land Trustees had built and renovated homes in the community, and Duke University, a long-time community investor, had donated land and millions of dollars toward community revitalization efforts. Despite these targeted community redevelopment initiatives, revitalization had been a slow process. Community vacancy issues in within Southwest Central Durham persisted as abandoned buildings sat idle and contributed to further neighborhood decline.

Strategies

In 2004, a partnership developed between organizations that had historically been working independently toward improving the quality of life for Southwest Central Durham residents. The Durham Habitat for Humanity, The City of Durham, Durham Community Land Trustees, Self-Help Community Development Corporation and Duke University, joined together with the goal of strengthening existing efforts to acquire vacant and dilapidated homes for the purposes of renovating them or demolishing them and rebuilding new homes³. This new partnership consulted with the Quality of Life Project, an organization that was created in 2001 to advocate for the economic, housing and redevelopment needs of Southwest Central Durham's six neighborhoods. Funding for the collaborative was obtained from the Community Development Block Grant (CDBG), HOME funds, and donations from Duke University and the Duke Endowment.

The partnership developed a two-pronged strategy toward community revitalization: 1) they focused on the worst conditions on a street or block that had relatively minor blight, and 2) built housing in clusters that created mini-communities of residents with the same goal of creating a safe, neighborhood environment.



Before and After Views of Bridges Point Apartment Building, Renovated for Sickle-Cell Anemia Patients
Source: Southwest Central Durham Initiative

Case Studies - Vacant Housing

Accomplishments

- A small apartment building was renovated near Duke Medical Center for residents with sickle cell anemia who needed to live near the hospital
- Acquisition of 45 homes and/or home sites for renovation and redevelopment into affordable housing
- 160 homes purchased were purchased by homebuyers
- A former overgrown, abandoned street was developed into Pauli Murray Place, a 14-home subdivision built for low-income homebuyers⁴
- Duke University made a \$4 million loan to the Self-Help Community Development Corporation for the renovation of 77 homes for first-time low-income homebuyers.
- Homeownership increased from 15% to 25%
- Renovation of commercial buildings
- Development of the Juanita McNeil and Joseph Alston Community Center⁵



Before and After views of renovated commercial building on West Chapel Street
Source: Durham Community Land Trustees

Case Studies - Vacant Housing



San Diego, California

Vacant Properties Coordination Strategy

Problem

In the early 1990s, the City of San Diego began to notice increasing numbers of abandoned properties in its inner-ring suburbs. A vacant properties survey identified 400 vacant properties as a result of the fallout from the collapse of the savings and loan industry in the late 1980s, property speculation, and the consequential increase in absentee landlords.

Background

In 1993, the City of San Diego established a Vacant Properties Task Force to address the city's growing supply of vacant properties. The City hired an independent consultant in 1995, to assist with the implementation of a comprehensive approach to solving its vacant property issues. The consultant performed a vacant properties survey and identified 400 vacant single-family, multi-family and commercial structures within the City. Survey data was used to create a GIS database for inventory and spatial analysis of the City's vacant properties. From this analysis, the Vacant Properties Task Force implemented several strategies designed to decrease the number of vacant properties within San Diego.

Strategies

The City hired a vacant properties coordinator to handle the 400 vacant properties identified in the vacant properties survey. The objective of this position was to assist vacant property owners with considering options and implementing solutions for renovating, boarding up, demolishing, or selling their vacant properties.

Owners of vacant properties were required to file a statement of intent and work plan with the City describing their diligent, good faith efforts to sell, rehabilitate, or resolve title issues. Owners who did not file a response with the City incurred a \$250 fine or misdemeanor quarterly.

The vacant properties coordinator developed partnerships with developers, realtors, investors, and attorneys for assistance in the rehabilitation and demolition of vacant properties. A self-help manual was created to inform property owners of actions they could take to remedy their code violations and to identify organizations that might be able to provide title clearance, rehabilitation or demolition assistance.



Vacant property before and after owner rehabilitation

Source: Norma Medina



Vacant property before and after rehabilitation

Source: Norma Medina

Case Studies - Vacant Housing

The City complimented the work of the vacant properties coordinator by creating a special code enforcement unit that reviewed the most complex cases on a quarterly basis and brainstormed solutions toward curing these vacancies.

Accomplishments

- Creation of a self-help manual to assist property owners with identifying resources that would assist them with title clearance, rehabilitation, demolition, or sale of their vacant property
- Over 300 vacant property owners filed a statement of intent with the City
- 32 vacant property owners were fined \$250 for noncompliance
- Between 1995 and 1997, 233 of the vacant properties inventoried were rehabilitated
- Over 85 vacant property owners were assisted with identifying voluntary solutions to rehabilitation⁷



Photo: Norma Medina



Photo: Norma Medina

Vacant property before and after rehabilitation
Source: Norma Medina

¹ Caulfield, Michelle. (2003). Incremental Power: the Nexus Between Technologies and Community Development. (Master's Thesis, Massachusetts Institute of Technology).

² Taylor, Roger. (2000, January). Strategies for Restoring Vacant Land: An Analysis of Northeast Cities with Recommendations for New Haven. (URI Working Paper , #46). Retrieved April 1, 2008, from http://www.yale.edu/uri/pubs/WP/WP_46.html

³ City Policy Associates. (2006, June). Combating Problems of Vacant and Abandoned Properties: Best Practices in 27 Cities. The United States Conference of Mayors. Washington, D.C.

⁴ Self-Help CDC. (2005). 2005 Annual Report.

⁵ Duke and Durham Neighborhood Partnership. (2004) Affordable Housing and Neighborhood Revitalization. Retrieved On March 10, 2008. <http://community.duke.edu/results/Kristen%20results%20Afford.htm>

⁶ Schilling, J.M. (2002). The Revitalization of Vacant Properties: Where Broken Windows Meet Smart Growth. International City County Management Association, Washington, D.C.

⁷ *ibid*, Schilling, Joseph and Friedman, Naomi. (2002)



Proctor Village Site Study

Neighborhood Needs Survey	55
Site History	58
Demographics and Market Profile	59
Case Studies - Lot Redevelopment	65
Public Visioning and Outreach	69
Land Use/Zoning	71
Design Considerations	83
Financing Options	94

Proctor Village Team

Brook Brandon
Stephen W. Causby
Elisabeth Kulinski
Jesse D. Lawrence
Reginald B. McClendon
Brett Wearing

Neighborhood Needs Survey

Background and Purpose

In order to build upon the findings rendered in the 2006 English Avenue Redevelopment study, the Proctor Village Team sought a more significant level of public participation and input. This served as the primary motivation behind conducting the 2008 Proctor Village survey, which gave invaluable insight into the resident perspective in several critically important ways. First, the Georgia Tech Planning Studio group wanted to gain an understanding of who comprises the English Avenue neighborhood and what they, not absent homeowners or investors, felt about conditions and challenges to revitalization as to seek ways by which to give a literal ‘voice’ to how residents specifically - not absent homeowners or investors – feel about the condition of English Avenue and which challenges to revitalization efforts may be present. Second, obtaining lay input regarding local needs (i.e. public services, recycling, after school programs for youth, etc.) to serve the allowed residents to directly shape the future recommendations that would be rendered in our final report).

Survey Administration and Analysis

Based on the parcel research and count that was conducted both by the Vacant Housing Team as well as the Proctor Village Team’s own Fulton County Assessor parcel listing review, approximately 1,744 surveys were mailed out to residents within the English Avenue neighborhood jurisdiction. Not surprisingly, due to the plethora of vacancies that are well-known in the area, approximately 900 were returned as ‘undeliverable’ for various reasons. The result was a total of 881 live surveys that were assumed to have been successfully delivered since they were not returned. However, we have no concrete evidence to completely support that presumption. Ninety surveys were mailed back to the Proctor Village team in care of the English Avenue Neighborhood Association (EANA), though two of them were sent back uncompleted. Therefore, the survey data results are based on eighty-eight (88) completed surveys that were returned to Georgia Tech between March 21st through April 4th.

Disclaimer: Some of the calculated percentages were skewed due to two persons completed one survey (i.e. married couples). Another factor that led to percentages being slightly distorted was due to two or more answer choices being selected by the respondents on a number of the survey questions. However, on a total of six (6) of the survey questions (Q9, Q14, Q16, Q18, Q19, Q20), choosing more than one applicable answered was both permitted and encouraged and, thus, was an anticipated result during the initial stages of the survey drafting process.

Neighborhood Needs Survey

Interpretation of Results

Though the number of completed surveys was not abundant enough in number to lend significant statistical evidence to the research conducted, they did satisfy the major goal of providing immeasurable insight to be used as a guide for the direction of development recommendations. The background questions gave a depiction of the actively engaged English Avenue residents and their households while the supplemental questions detailed the uses desired by said respondents as well as the perceptions of adverse factors that were present locally.

Most of the survey respondents were female (70.93%) while about one-third (31.40%) were male. Also, 63.95% were renters while 33.72% were homeowners in the neighborhood; 2.33% abstained from answering this question. Tenure in English Avenue had the most significant response rates among the newest (26.74%) and longest (44.19%) residing groups. Additionally, a majority of respondents lived in close proximity to the Proctor Village site, with 26.74% living within 1-3 blocks of it and 29.01% living within 4-7 blocks. Most respondents have, at one point, been actively engaged in the workforce. While 23.26% were unemployed, 52.33% were employed and 20.93% were retired at the time of the survey, and 3.49% abstained from responding.

Since safety concerns appeared to be a paramount issue, questions in this regard were included in the survey as well. The one specifically addressing the safest time of day according to respondents received multiple answers – typically in the combined pairing of Morning (33.72%) and Afternoon (36.05%), although 17.44% felt safest in the Evening. Either abstaining or writing that there was no time of the day when they felt safe in English Avenue were 30.23% of respondents. Many surveys indicated the desire of local residents to become actively engaged in neighborhood safety efforts and monitoring (37.21% said ‘very likely’, 26.74% said ‘maybe’), though a number (12.79%) noted that they were already doing so. The smallest percentages indicated that it was either very unlikely (4.65%) or not possible (4.65%) that he or she would participate in such monitoring activities and 11.63% said ‘why bother’ on this inquiry.

Questions that had a youth-oriented focus – as reflected in the low response rates of aged 18 and under respondents (1.16%) as well as children within the household (of which 74.42% did not) – did not clearly indicate that a focus on activities for children were needed in English Avenue. However, open-ended questions with written responses cited a lack of after-school programs and activities for local youth as well as concerns regarding the quality of education offered in local schools. These important points were also raised during the Visioning Exercise as well.

Neighborhood Needs Survey

Patterns of retail consumption – primarily focused on grocery stores – were also assessed in the survey. Most respondents (50%) bought groceries locally; most (32.56%) traveled 2-4 miles to purchase groceries while 31.40% traveled over 4 miles for the same purpose. These response rates support the penciled in explanations given by a number of participants, who noted that the groceries offered locally were of poor or questionable quality. The most popular grocery stores among English Avenue survey participants were the Publix on Martin Luther King, Jr. Drive at 50% as well as the Kroger on Howell Mill at the same rate (50%). While the demand model may not support this type of large-scale grocer retail at the moment, the need for quality groceries could possibly be met by fostering small local grocers that will offer these types of goods.

The open-ended final question provided feedback on the types of services that are lacking in English Avenue. A number of answers addressing several categories – ranging from recycling outlets to home maintenance and aesthetic improvements – were written in response to the open-ended question. However, the six categories with the highest response rates were: security or safety enforcement (via Neighborhood Watch or the presence of police precincts) at 25.58%, amenities (such as a community center and more greenspace) at 15.12%, more city and public services (such as garbage pick-up and utility repair) at 13.95%, more community activities and leadership at 11.63%; and more commercial and retail outlets also at 11.63%. 30.23% either gave no response to this question or, in a couple of rare cases, noted that no additional services were needed in English Avenue.

Implications for Land Use

Based on the data results, the typical respondent -- in accordance with the Census figures – is over 45 years of age and has actively participated in the local labor market. S/he has also had a history in the local workforce – a significant number were presently employed while others had retired. A desire for a community center with intergenerational uses was also consistently expressed, one which implemented programs targeting both the youth and aging populations in the neighborhood. All of these background factors, combined with the insight gathered from the survey process, became the foundation on which to build options for the publicly expressed local land use vision in English Avenue. Creating greenspace and boosting local commercial activity were key issues identified by the survey results. Additionally, programs and activity centers that target both seniors and youth were also important. Understanding the capacity of respondents to not only identify local needs and challenges, but to also actively engage in revitalization efforts, also enabled the Planning Studio to pursue recommendation options that could be reasonably supported in an environment with limited resources but great potential.

Proctor Village

From the 1950s to the 1980s, many neighborhood residents lived in the Proctor Village Apartments, located close to the intersection of Joseph E. Lowery Blvd. (then Ashby Street) and Simpson Street. Simpson is named for Leonard Christopher Simpson, Atlanta's first lawyer, and was a prominent street for African American businesses, restaurants and shops during its heyday of the 1950s and 1960s. The site held scattered two-story brick buildings that were affordable and relatively neatly kept and maintained. Barbara Jean Logan, a long-time resident interviewed for this study, lived in the apartments for several years and remembered children playing in between the buildings and walking to the convenience store at Ashby and Simpson to buy snacks.¹ She stated that during the '60s and '70s there was a great sense of community within English Avenue. Parents felt comfortable watching after neighborhood children as they played and it was expected that your own children would be looked after by others as well. This practice helped build the bonds of community. Logan credits the influx of street drugs in the early 1980s with the break in that trend.²

Residents of the apartments shopped mostly at the Simpson Plaza grocery, which at that time offered a great variety of goods. Several stores along Ashby Street also supplemented the retail in the area. Logan noticed during the 1970s as several restaurants close to Proctor Village started adding space for pool tables and bars. This changed the feel of the area, as a different clientele was drawn in.³ Except for the stores at Ashby and Simpson, the Simpson Plaza, the Echols Mortuary in Vine City, and a few churches, the rest of the corridor was lined with homes and apartment buildings.

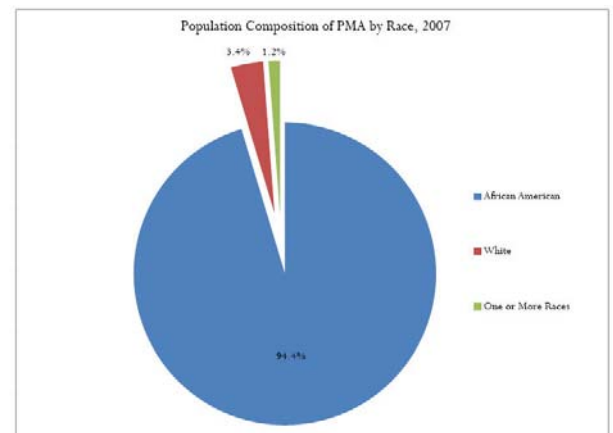
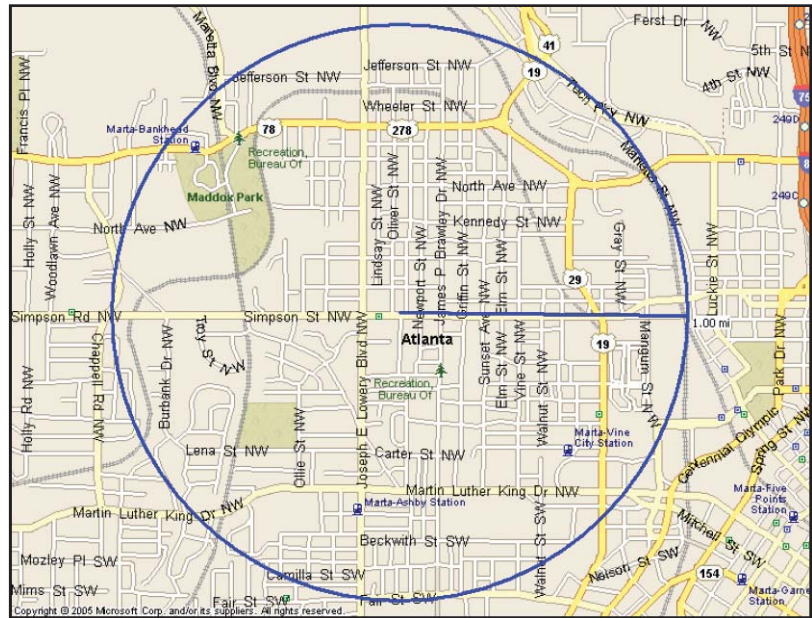
The Proctor Village Apartments were demolished in 2007 after many years of sitting vacant. Retail at the Lowery and Simpson intersection now includes a Metro PCS phone store, convenience store, soul food restaurant, Chinese restaurant, liquor store, check cashing place, and a dollar store. In the past year, several homes and apartment buildings adjacent to and near the Proctor Village site have been boarded up or left vacant. Redevelopment of the site in a way that responds to the needs of neighborhood residents would help restore some of the integrity that once characterized this end of English Avenue.

Demographic & Market Profile

This section summarizes the demographic, household, income and employment data for the primary market area (PMA) of a one mile radius of the Proctor Village site (see map at left for justification). All data was collected from Claritas Inc. and ESRI, demographic information systems, the Census 2000, the American Community Survey.

Population Trends

- The 2007 population for the area within a one mile radius of Proctor Village is 16,819. Although the population in the area experienced a 12% decline from 1990 and 2000, the area has rebounded and is growing. In fact, between 2000 and 2007 the population increased from 14,926 to 16,819 persons, reflecting an 11% increase.
- There are 6,549 households in the area. Approximately 38.1% of households, or 2,082, have children under the age of 18. Of these households, 20.93% are female led.
- Approximately 94.4% of the population are African-American, 3.4% are white, 1.2% are two or more races.
- The average median age of the population is 33.4 years. Approximately 76.1% of the population is under 16 years and 9.73% of the population is 65 and over.
- The number of residents between the age of 45-74 is projected to increase by nearly 8% per year for the next 5 years.
- Residents in the area are predominately female, with a male/female ratio of 0.98.
- By 2012 the median household income is projected to increase by more than \$1,800 to \$21,898.



Demographic & Market Profile

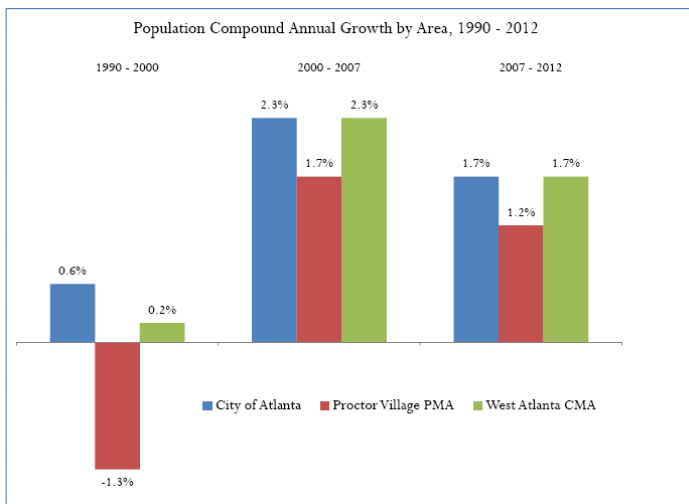


Income Characteristics

- The average household income for 2007 is \$28,393 and the median household income is \$20,082. That is 68% below the City of Atlanta Area median Income of \$61,700.

Housing Characteristics

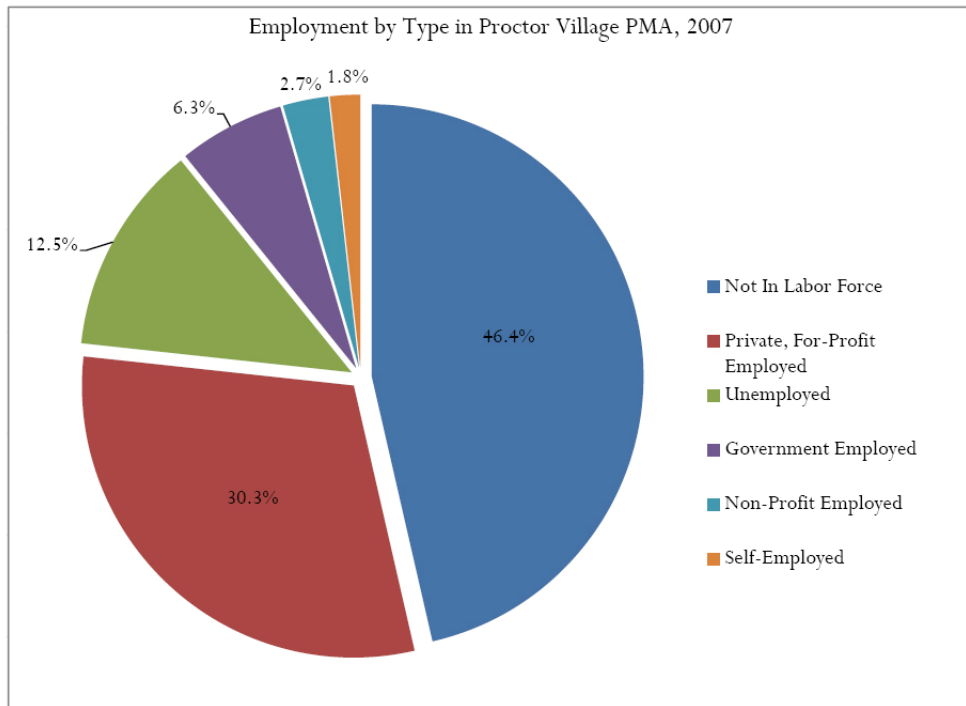
- There are approximately 8,766 dwelling units in the primary market area. By 2012 the number of households is projected to increase by 4.41%.
- 74.38% of the housing units are renter-occupied.
- The median owner-occupied housing unit value is \$84,495.
- Approximately 4,727 or 40.91% of the population over 16 years of age is employed.
- The occupational classifications are as follows: 30.11% are classified as “blue collar”, 41.11% are “white collar”, and 28.78% are “service workers”.
- Approximately 41.2% of the population age 25 and over do not have a high school diploma, 33.48% has earned their high school diploma, and 21.4% have earned a secondary degree.
- 46.44% of residents do not own a car.



Summary of Demographic Profile

The Procter Village primary market area is complex and shows many barriers to development at this point. Low incomes, high unemployment and low owner-occupied homes are considerable issues for private investment in the area. The area does present several untapped markets for development. The demographic analysis proved that mature adult housing is needed for the “aging in place” of the current elder population. The neighborhood is also in need of neighborhood serving retail and community based opportunities including child care and job training centers.

Demographic & Market Profile



The outlook for the area in the next five years is promising. Incomes, population and employment rates are projected to rise. Developers should keep the demographic makeup of the community in mind when looking to produce a useable development within the community.

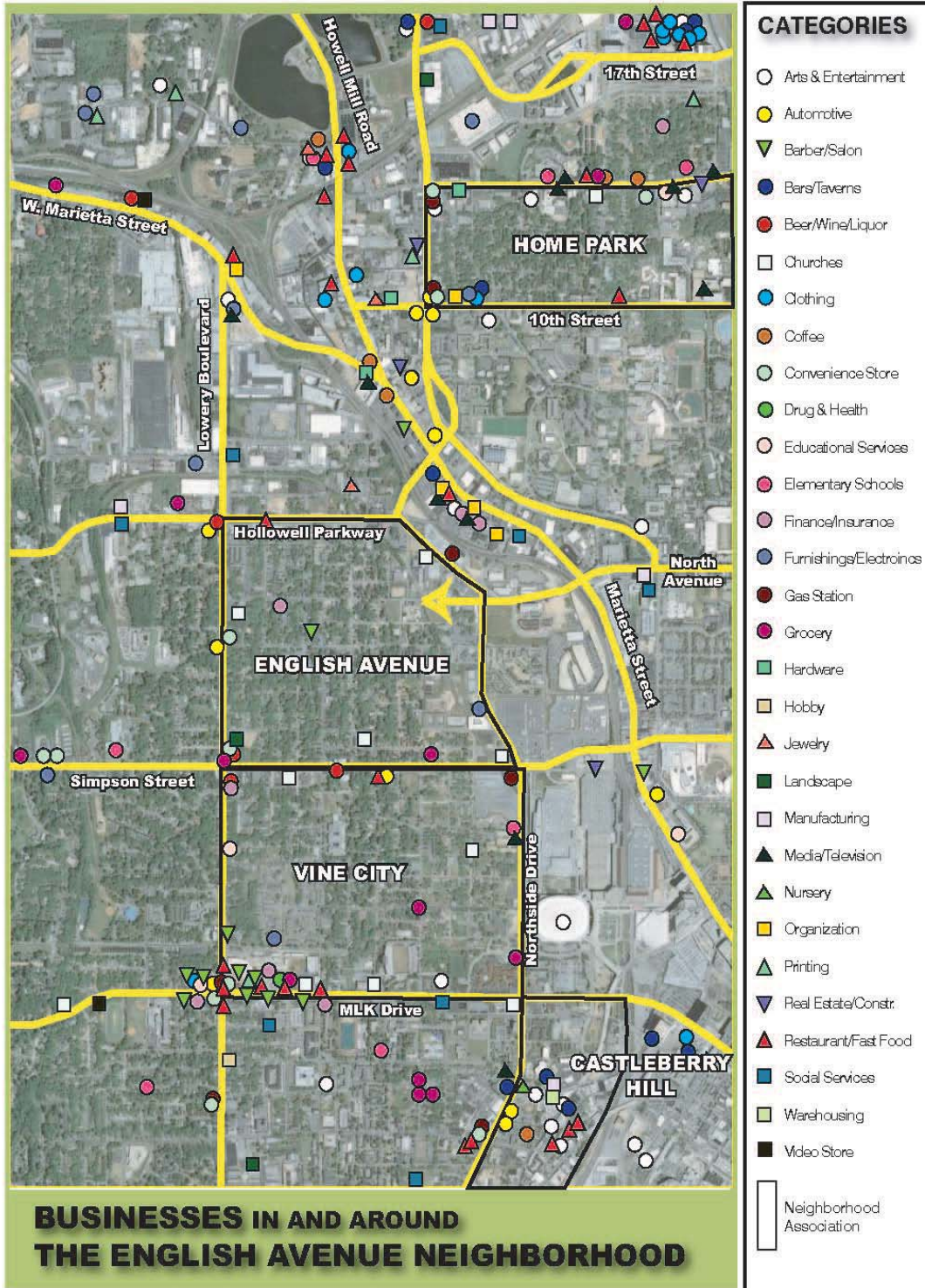
Market Analysis

In addition to the research conducted for demographic analysis, the market potential of the site was examined. This market analysis is intended to assess the current supply and demand trends for various uses within the neighborhood. The market analysis of the site includes an examination of development opportunities on the site and in the primary market area (PMA) as well as an in-depth retail and housing demand modeling.

Site Analysis

The site location, at the corner of Joseph E. Boone Boulevard and Joseph E. Lowery Boulevard, is a focal point for the English Avenue neighborhood and the Historic Westside Atlanta. The site is at the nexus of four residential neighborhoods including English Avenue, Vine City, Bankhead and Washington Park. The site is also heavily trafficked with approximately 11,760 cars passing daily.⁵

Demographic & Market Profile



Demographic & Market Profile

Boone Boulevard has also recently been tapped for streetscape improvement by the City of Atlanta under the Ivan Allen Corridor Improvement in the next few years.

The Boone Boulevard corridor, formerly know as Simpson Street, was a major retail node in the past and it continues to be home to most of the retail options in the primary market area. New retail businesses serving the neighborhood will be easily acclimated into the shopping routines of residents. The retail currently along Boone Boulevard and within a one mile radius of the site is illustrated at the left.

The site is also located in a mostly residential community. This gives new residential areas easy access to retail options. The demographic analysis of the area shows that market-rate housing is unlikely to be sustained because of the low incomes in the area. The aging population is a potential upside to the demand. Currently there are no retirement or active adult living opportunities in the area. These aging residents could be captured into subsidized adult housing. Another possible upside is the site's proximity to in town universities. The Atlanta University Center and Georgia Institute of Technology, with approximately 27,000 students combined, could be targets for housing options on this site.

Retail Market Analysis

The retail demand analysis required information from ESRI Retail Marketplace Profile, as well as information from the Urban Land Institute's *Dollars and Cents of US Shopping Centers*, to estimate the amount of sales per square footage of retail space. The designated Procter Village primary market area (PMA) was used in this study as a potential capture area. Our demand methodology is explained in a diagram below. The retail demand model suggests that there is leakage in the supply of retail space. The market could supply approximately 14,885 square feet of retail space for health and beauty stores as well as limited service eateries.

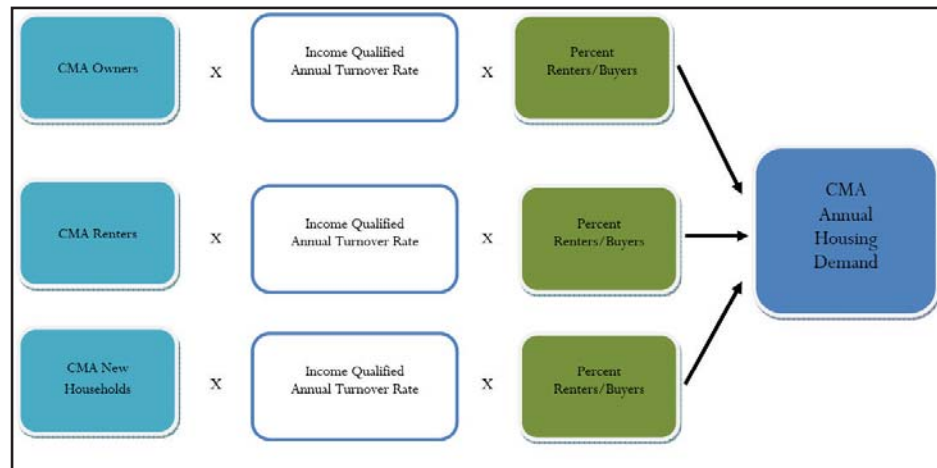


Demographic and Market Profile

Housing Market Analysis

The housing demand analysis required information from Claritas Inc. and the Census 2000. The demand required the usage of a comparable market area (CMA) for potential capture of all of the residents. The housing demand methodology is explained in a diagram below.

The housing demand model proved no demand for housing, considering a majority of residents in the CMA earn less than \$35,000 a year. There is demand for below market rental housing units, approximately 202 new units priced under \$870 per month, 36 new units priced from \$870-\$1,040 per month and 31 new units priced above \$1,420 per month.



Case Studies - Lot Redevelopment

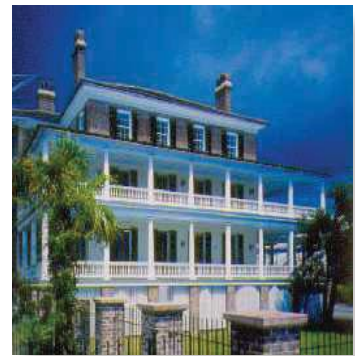
Case studies provide real world examples of similar visions and history. Through the English Avenue visioning process two visions became apparent for the Proctor Village site. One included an intergenerational community center. The other vision was an affordable senior living facility. The two case studies represent the resident's vision for the Proctor Village site. The Josiah Smith Tenant House is a mixed use community center located in the upper east side of Charleston, South Carolina and Adamsville Place is a mixed income demonstration project located in Adamsville community of Atlanta. The Adamsville project's centerpiece is the 153 unit independent living facility for adults 55 and up. Both these examples are located in areas with similar characteristics of English Avenue.

Josiah Smith Tenant House, Charleston, South Carolina

The Josiah Tenant Smith House, as a historical structure, is the focal point of Charleston's upper East Side and plays an important role in the city's current plans to upgrade and revitalize this area. Today, this building reflects the decaying infrastructure of a once proud community and is now in need of physical, emotional, and spiritual attention-and "LOVE."

In 1993, the City of Charleston sold the Josiah Smith House to Elpis, division of AGAPE ministries. The organization decided upon restoration as a way to redevelop this historic structure into a community facility. The restoration of the Josiah Smith Tenant building provides an important statement to the people living on the eastside, i.e., that the community of Charleston cares about their plight. It is also a symbol of a unique partnership of individuals both black and white, businesses local and regional, churches throughout the tri-county area as well as city, county and federal governments coming together to focus on the many problems plaguing the people living in the eastside Enterprise Renewal Community (<http://www.agapeministriesofcharleston.org/elpis/eastsidecenter.htm>).

The original estimate of the renovation of the Josiah Smith Tenant project was 2.4 million dollars. At that point, Elpis had raised just over 1 million dollars. A phased approach was developed. Phase I would focus on stabilizing the building. The monies for Phase I were contributed by the City of Charleston through their CBDG grant program, Enterprise Community Foundation, NationsBank, (now Bank of America) BI-LO, Archives and History and the Joanna Foundation. It is important to note that a majority of the monies contributed from the city of Charleston and Archives and History were only available provided Elpis, Inc. did a historic restoration of the Josiah Smith Tenant project. Phase II focuses on the installation of exterior windows, doors and the reconstruction of the original porticos and fenced yard of



The Josiah Smith House
Source: State of South Carolina.
www.state.sc.us/scdah/hpawards2004.htm

Case Studies - Lot Redevelopment

the Josiah Smith Tenant House (<http://www.agapeministriesofcharleston.org/elpis/eastsidecenter.htm>).

Unfortunately, these commitments are based over five and, in some cases, ten year pay in period. This means that in addition to paying for the hard cost of construction and architectural fees, Elpis must also provide for construction interest which is a considerable amount of money.

Ground Floor -- The ground floor will serve not just as the foundation of the building, but also as the infrastructure for the future of the community. This will be the children's floor, a state-of-the-art child-care and parenting center. Providing comprehensive child care for forty children ages 0-3 years of age, the burden of child-care will be removed from the women participants as they learn employment skills. This floor is being funded in total through the kind generosity of Hugh McColl & Bank of America. Additional services provided on the floor will focus on enhancing the parenting skills of the primary caregiver involved in the program (<http://www.agapeministriesofcharleston.org/elpis/eastsidecenter.htm>).

Second Floor -- The second floor will be the heart of the training services. Occupational skills training will focus on computer literacy skills and specific computer programs. The curriculum is being developed by banking, dental, medical, social psychological and business professionals, and will be taught by local education and professorial personnel. This floor is being funded in total through the kind generosity of Mr. Marshall Collins & BI-LO Stores. The curriculum developed and taught by local businesses will include work ethics and soft skills. As men and women prepare for success in the employment arena, neat appearance will be required. The second floor will also house the cosmetology center where these types of personal services will be available (<http://www.agapeministriesofcharleston.org/elpis/eastsidecenter.htm>).

Third floor -- The third floor will house The Charleston Bar Association who will provide & coordinate pro bono legal services and a non-violence center, providing non-violence counseling services by the City of Charleston's Chaplain. Inner city residents living in poverty often encounter legal problems. Legal assistance will also be available on the third floor, through volunteer legal professionals, to help the members of the community overcome life's difficulties. Certified professionals will provide counseling in the areas of family, drug and alcohol, mental health, and spiritual support. (<http://www.agapeministriesofcharleston.org/elpis/eastsidecenter.htm>).

Fourth Floor-- The fourth floor will house the dental services and will provide primary care for Enterprise Renewal Community un- and under-employed, non-insured, non-custodial fathers and their children, as well as single head of household

Case Studies - Lot Redevelopment

women and their children. The volunteer dental and medical personnel on this floor will include periodontal, orthodontic professionals as well as general practitioners. With the exception of one private dental professional in private practice, there is not a dental facility in the 7.3 square-mile Enterprise Community (<http://www.agapeministriesofcharleston.org/elpis/eastsidecenter.htm>).

Adamsville Place, Adamsville, Atlanta

Adamsville Place is a 32-acre development along Martin Luther King Jr. Drive that is revitalizing the Adamsville community. This property was once a set of crime-ridden apartments on the southwest side of Atlanta.

Atlanta Neighborhood Development Partnership, Inc. (ANDP) has been in consultation with neighborhood residents and local developers to produce a mixed income demonstration project. This development seeks to underscore the need for increased affordable housing via the mixed income model. Mixed income projects provide benefits for developers, residents, and investors. The surrounding community in Adamsville is already beginning to show signs of improvement with reduced crime and business growth (<http://www.andpi.org/development-adamsville.htm>).

The centerpiece of this development is the Martin House, a 153 unit independent living facility. This complex will accommodate active adults aged 55 and older. President & CEO, of ANDP, **John O'Callagan** said in an interview,

“Through talking with Adamsville residents, they addressed a desire to grow old together. Most of the residents attended the same high school and have been living in same community for a number of years. As time has passed they realize that their community was changing and they would have to make tough decisions about leaving their community (14 April, 2008; Classroom Interview).”

ANDP listened to these interests and moved forward with the intention of developing an affordable mixed income development that would address the resident's desire for senior housing. Martin House was financed with low income housing tax credits. Accordingly, there are rent and income restrictions. Nearly 80% of the apartments are reserved as affordable. Each one and two bedroom unit includes spacious walk-in closets, washer/dryer connections and security monitoring. Named in honor of Atlanta City Councilman C.T. Martin, the facility offers many amenities including a 40-seat movie theatre, library, resort-style pool, fitness and health center, physician appointment room and a community garden (<http://www.andpi.org/development-adamsville.htm>).



Case Studies - Lot Redevelopment

This safe, high quality, senior housing development has brought a genuine sense of renewal to the entire community. “Considering where the neighborhood has been compared to where things are now, we exceeded expectations throughout the area,” explains Hattie Dorsey, Founder and CEO, of ANDP. “This type of transition serves as a symbol of what effective redevelopment can lead to – better homes, quality of life, and a sense of safety and security.”

Public Visioning and Outreach

It is the aim of this studio to use community input as the basis for recommendations for the former Proctor Village site. A large portion of this input was communicated through a visioning exercise held in the English Avenue neighborhood on April 5, 2008. The event was advertised at two neighborhood association meetings and one public safety meeting, through flyers distributed by public safety sector leaders, and through a letter included in the neighborhood survey. Fifteen residents were on hand to offer suggestions and comments on the prospects of future development of this site. Emerging themes throughout the day were needs for a community center, additional small-scale retail, and residential. The topic of affordable housing for older adults already living in the neighborhood gained a bit of attention as well.

Of the fifteen participants, one was an investor in properties in the neighborhood and one was a resident of Vine City, an adjacent community. The exercise was led by members of the Proctor Village studio team and Dr. Harley Etienne. Dr. Etienne offered some background information regarding studio course at Georgia Tech and their involvement in neighborhoods across Atlanta.

A group exercise to reveal the community's perceived strengths, weaknesses, opportunities, and threats followed. Main strengths that were voiced again and again were the stable older adult population, effectiveness of community organizations and leaders, and the rich history of the area. Some weaknesses discussed were the lack of community organization, lack of connections with surrounding universities, vacant and abandoned housing, and crime in general. Possible utilization of vacant homes for development purposes, building up community organizations, and the possibility of English Avenue becoming known as a haven for senior citizens were all seen as opportunities. Factors seen as threats or limiting the effectiveness of the neighborhood were mistrust within the community, lack of communication, and organizational conflict. A desire for a community health facility, as well as more greenspace, was voiced as well.

After the analysis of the current situation, the group joined together in a hands-on physical design session. This was aided by the use of adapted Lego® blocks and a site map drawn to scale. Residents used blocks designated as residential, commercial, office, greenspace, parking, and community uses to create their ideal site design. No information was given to participants regarding zoning requirements or other technical stipulations, as the goal was to encourage creativity and imagination. This was a collaborative group effort, as members compromised on uses and design relative to their varying concerns.

The end result was a plan making use of the site's street frontage along Simpson Street, a busy arterial, by placing ground-level retail there with office space above. A large community center and greenspace was placed in the center of the site with various residential uses around the periphery. Two small streets were proposed



Visioning Exercise Event, April 5, 2008
Source: Brett Wearing

Public Visioning and Outreach

to provide greater access to uses on the interior of the site. With the exception of some adjacent houses, most neighboring structures were integrated into the design. Photographs and reasons for each land use were recorded.

At the end of the session, participants were given information on how the results of their plan would be used for the formulation of the recommendations in this report. They were also invited to the final public presentation for this studio.



Blocks Exercise
Source: Brett Wearing

Land Use / Zoning Issues

The site is composed of one complete tax lot that is 1.26 acres in size. The lot faces Proctor Street and has 250 feet of frontage on that street. The other sides of the lot are landlocked and surrounded by single family homes on the left and right sides. There is a clear path to Simpson Street through the back of the lot. The lot is currently fenced in. The lot is at street grade and there is no landscaping.

The current tax assessment on the property is \$492,800. That assessment is well above the previous assessment of \$129,500 that had been levied each year for the previous decade.

The current owner of the site is the English Avenue Community Development Corporation (EACDC). The EACDC was granted the property from the Fulton County/City of Atlanta Land Bank Authority in May 2007. The recent history of the ownership of the property has consisted of numerous transactions that transferred the property from one public entity to another. There have been two financial transactions involving the property – a \$100,000 purchase of the property by EACDC in 1999, and a \$68,637 purchase by National Business Development, Inc. in 2000.

The EACDC is interested in land swap option to procure the adjacent lots in order to propose a more spatially contiguous and economically viable development. There are 3 lots (consisting of two large lots and a small square-shaped lot) that separate the Proctor Village site from the arterial Simpson Street. There are also numerous small lots that land-lock the site on the Joseph E. Lowery and Lindsey Street sides. The site does have considerable frontage on Proctor Street. If the lots were to be purchased the financing would likely come from outside sources.

Land Use / Zoning Issues

Zoning

The site is currently zoned RG3 (General multi-family residential) & C1 (Commercial). There is a proposal to rezone the site to MRC2 (Mixed-Residential Commercial) in accordance with the English Avenue Community Redevelopment Plan Update (2006). The MRC2 zoning class encourages a balanced mix of uses to include proportionately significant residential uses and to facilitate safe, attractive and convenient pedestrian circulation. The classification allows for a variety of uses including multi-family residential, retail establishments, offices, and restaurants. The MRC2 zoning class is intended for medium density residential and commercial uses along corridors and intended to serve a group of adjacent neighborhoods.

The properties within the same block as the site are also slated to be zoned MRC2.⁶ The adjacent properties within the neighborhood (English Avenue) are residential. The properties across Simpson Street are within the SPI-11 (Special Public Interest) zone. That is the Vine City and Ashby Station District.

General overview of site development standards of the MRC2 district:

Setback requirements, or supplemental zones (in the language of the code) are between any building, parking garage, or parking lot and the required sidewalk, when no intervening building exists. Supplemental zone widths along front and side facades shall be a minimum width of five (5) feet when located along streets which function as arterial streets and collector streets.

Development controls state a building can only be 85% of the net lot area. The minimum building height is 24 feet and the maximum building height depends on the proximity to other uses. In our case the maximum building height will likely be 52 feet.

Relationship of building to street requirements mandate that along streets that function as arterial streets and collector streets, sidewalk level uses with street frontage shall only be retail, office, institutional, or residential. Said uses shall be provided for a minimum depth of 20 feet from any building facade along the public sidewalk.

Driveway and curb cut widths shall be 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works.

Land Use / Zoning Issues

Permitted Uses

A building or premise shall be used for the following permitted principal uses and structures:

1. Automobile service stations, car washes.
2. Banks, savings and loan associations, and similar financial institutions.
3. Barber shops, beauty shops, manicure shops and similar personal service establishments.
4. Business or commercial schools.
5. Childcare centers, kindergartens and special schools.
6. Clubs and lodges.
7. Commercial greenhouses.
8. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly and similar uses with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors and amusement arcades allowed only by special use permits.
9. Digital industry switchboards, power generators and other relay equipment and rooms housing such equipment when located on subterranean levels or the second floor above sidewalk level and higher, or on ground floors provided that retail, office, institutional, or residential uses are provided for a minimum depth of 20 feet from any building facade along the public sidewalk.
10. Restaurants, bars, coffee shops, delicatessens, taverns and other eating and drinking establishments including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
11. Institutions of higher learning, including colleges and universities.
12. Laundry and dry-cleaning stores, collection stations or plants; laundry and dry cleaning establishments where customers operate equipment.
13. Mortuary and funeral homes.
14. Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.
15. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
16. Nursing homes and convalescent centers.
17. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals. Veterinary clinics including all kennels and accessory areas shall be enclosed within sound proof buildings when located within 300 feet of any residential use from the closest point of the nearest residential building to the closest point of the veterinary clinic, subject to the provisions in chapter 74, article IV, noise control.
18. Park-for-hire parking decks.

Land Use / Zoning Issues

19. Plumbing, air conditioning service and repair.
20. Photocopying or blueprinting shops.
21. Professional or service establishments, but not hiring halls.
22. Public schools or private schools having similar academic curricula and special schools for exceptional children.
23. Repair garages, paint and body shops.
24. Retail establishments.
25. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar household goods.
26. Security storage centers.
27. Single-family, two-family and multi-family dwellings.
28. Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.
29. Tailoring, custom dressmaking, millinery and similar establishments.

Special Permitted Uses

- a. Bingo parlors.
- b. Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height, except alternative design mounting structures as contemplated by subsection 16-25.002(3)(h)(iv)(i), and subject to transitional height planes (chapter 1, section 19-1006).
- c. Churches, synagogues, temples, mosques and other religious worship facilities having a minimum lot area greater than one acre.
- d. Community centers and similar establishments, when not owned by a governmental agency.
- e. Community service facilities, and similar establishments, when not owned by a governmental agency.
- f. Dormitories, fraternity houses and sorority houses.
- g. Group home, congregate care home and rehabilitation centers.
- h. Helicopter landing facilities or pickup or delivery stations.
- i. Hospitals.
- j. Hotels.
- k. 90 days or more duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies.
- l. Park-for-hire surface parking lots.
- m. Poolrooms, billiard parlors, amusement arcades.
- n. Rooming houses and boardinghouses.
- o. Single room occupancy residence.
- p. Truck stops.

Land Use / Zoning Issues

Special Public Interest Districts (SPI)

SPI districts are overlay districts that protect the character of a community. An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions in specific locations in addition to standard zoning requirements.

SPI overlay districts are used frequently in the city of Atlanta, including directly adjacent to the Proctor Village site (SPI-11 Vine City and Ashby Station Special Public Interest District). An SPI District can be implemented in order to guide the development of the English Avenue neighborhood.

Intent

It is the intent of these regulations to permit creation of Special Public Interest (SPI) Districts:

- (1) In general areas officially designated as having special and substantial public interest in protection of existing or proposed character, or of principal views of, from, or through such areas;
- (2) Surrounding individual buildings or grounds where there is special and substantial public interest in protecting such buildings and their visual environment; or
- (3) In other cases where special and substantial public interest requires modification of existing zoning regulations, or repeal and replacement of such regulations, for the accomplishment of special public purposes for which the district was established.

It is further intended that such districts and the regulations established therein shall be in accord with and promote the purposes set forth in the comprehensive development plan and other officially adopted plans of the city in accordance with it, and shall encourage land use and development in substantial accord with the physical design set forth therein.⁷

Adoption of an SPI District

SPI Districts are adopted according to the same principles of adoption for any zoning amendment. The procedure for amendments can be found at Sec. 16-27.

Land Use / Zoning Issues

Special Administrative Permits

Except as provided below, no building permit in any SPI district shall be issued unless and until it has been approved through the approval of a special administrative permit under the requirements so specified in section 16-25.004, as meeting applicable requirements and intent as set forth for the district involved.

Where regulations may require the approval of special administrative permits for other purposes so specified, processing by the director, bureau of planning shall without additional application include consideration of the other special administrative permits. Where such regulations require special exception or special use permit action, the special administrative permit for building permit purposes shall not be issued until separate application has been made for such special exception or special use permit and the necessary approvals have been obtained.⁸

Special administrative permits, procedural requirements.

- (1) The director, bureau of planning shall be responsible for processing special administrative permits, making or causing to be made all necessary studies and referrals, and deciding thereon.
- (2) *Applications:* A property owner, or any other person with notarized written consent of the property owners, may file with the director, bureau of planning an application for a special administrative permit on such property, provided that such permit is authorized generally or in the district in which such purpose is so designated. The application shall be filed on a form provided for such purposes and shall be accompanied by plans, reports or other information, exhibits or documents as may reasonably be required by the director, bureau of planning to make the necessary findings in the case.
- (3) *Action by Planning Director:* The director, bureau of planning shall examine the application and supporting materials for conformity with the requirements and stated intent of this part, make such referrals as are called for in the circumstances of the case, and shall within 30 days (unless a longer period is mutually agreed upon) decide on the application. The director may issue the permit as applied for, may issue a permit conditional upon changes from the application, set forth in writing, as necessary to assure conformity with the requirements and stated intent of this part, or may deny the application, with written reasons for such denial.
- (4) *Withdrawal of Application:* An application for special administrative permit may be withdrawn at any time without limitation on resubmittal.
- (5) *Appeals From Decision of the Planning Director:* Appeals from decisions of the planning director shall be [submitted] to the board of zoning adjustment, as provided at section 16-30.010.
- (6) *[Appeals.]* Appeals of a decision of the board of zoning adjustment under the provisions of this section shall be as provided for in section 16-26.007.⁹

Land Use / Zoning Issues

Community Improvement Districts (CIDs)

Community Improvement Districts are special districts created to make improvements, typically to public space infrastructure, in a given area. It is also called a self-taxing district, because the property owners agree among themselves to pay into the district, in return for services which they also agree up on. Community Improvement Districts, or CIDs, are made possible through enabling legislation in the Georgia Constitution. CIDs can engage in initiatives including infrastructure improvement, watershed management, job training, trash collection, or provision of security.

Article IX, Chapter VII, Georgia Constitution

Paragraph I. Creation. The General Assembly may by local law create one or more community improvement districts for any county or municipality or provide for the creation of one or more community improvement districts by any county or municipality.

Paragraph II. Purposes. The purpose of a community improvement district shall be the provision of any one or more of the following governmental services and facilities:

- (1) Street and road construction and maintenance, including curbs, sidewalks, street lights, and devices to control the flow of traffic on streets and roads.
- (2) Parks and recreational areas and facilities.
- (3) Storm water and sewage collection and disposal systems.
- (4) Development, storage, treatment, purification, and distribution of water.
- (5) Public transportation.
- (6) Terminal and dock facilities and parking facilities.
- (7) Such other services and facilities as may be provided for by general law.

Paragraph III. Administration.

- (a) Any law creating or providing for the creation of a community improvement district shall designate the governing authority of the municipality or county for which the community improvement district is created as the administrative body or otherwise shall provide for the establishment and membership of an administrative body for the community improvement district. Any such law creating or providing for the creation of an administrative body for the community improvement district other than the municipal or county governing authority shall provide for representation of the governing authority of each county and municipality within which the community improvement district is wholly or partially located on the

Land Use / Zoning Issues

administrative body of the community improvement district.

(b) Any law creating or providing for the creation of a community improvement district shall provide that the creation of the community improvement district shall be conditioned upon:

(1) The adoption of a resolution consenting to the creation of the community improvement district by:

- (a) The governing authority of the county if the community improvement district is located wholly within the unincorporated area of a county;
- (b) The governing authority of the municipality if the community improvement district is located wholly within the incorporated area of a municipality; or
- (c) The governing authorities of the county and the municipality if the community improvement district is located partially within the unincorporated area of a county and partially within the incorporated area of a municipality; and

(2) Written consent to the creation of the community improvement district by:

- (a) A majority of the owners of real property within the community improvement district which will be subject to taxes, fees, and assessments levied by the administrative body of the community improvement district; and
- (b) The owners of real property within the community improvement district which constitutes at least 75 percent by value of all real property within the community improvement district which will be subject to taxes, fees, and assessments levied by the administrative body of the community improvement district; and for this purpose value shall be determined by the most recent approved county ad valorem tax digest.
- (c) The administrative body of each community improvement district may be authorized to levy taxes, fees, and assessments within the community improvement district only on real property used non-residentially, specifically excluding all property used for residential, agricultural, or forestry purposes and specifically excluding tangible personal property and intangible property. Any tax, fee, or assessment so levied shall not exceed 2 1/2 percent of the assessed value of the real property or such lower limit

Land Use / Zoning Issues

as may be established by law. The law creating or providing for the creation of a community improvement district shall provide that taxes, fees, and assessments levied by the administrative body of the community improvement district shall be equitably apportioned among the properties subject to such taxes, fees, and assessments according to the need for governmental services and facilities created by the degree of density of development of each such property. The law creating or providing for the creation of a community improvement district shall provide that the proceeds of taxes, fees, and assessments levied by the administrative body of the community improvement district shall be used only for the purpose of providing governmental services and facilities which are specially required by the degree of density of development within the community improvement district and not for the purpose of providing those governmental services and facilities provided to the county or municipality as a whole. Any tax, fee, or assessment so levied shall be collected by the county or municipality for which the community improvement district is created in the same manner as taxes, fees, and assessments levied by such county or municipality. The proceeds of taxes, fees, and assessments so levied, less such fee to cover the costs of collection as may be specified by law, shall be transmitted by the collecting county or municipality to the administrative body of the community improvement district and shall be expended by the administrative body of the community improvement district only for the purposes authorized by this Section.

Paragraph IV. *Debt.* The administrative body of a community improvement district may incur debt, as authorized by law, without regard to the requirements of Section V of this Article, which debt shall be backed by the full faith, credit, and taxing power of the community improvement district but shall not be an obligation of the State of Georgia or any other unit of government of the State of Georgia other than the community improvement district.

Paragraph V. *Cooperation with local governments.* The services and facilities provided pursuant to this Section shall be provided for in a cooperation agreement executed jointly by the administrative body and the governing authority of the county or municipality for which the community improvement district is created. The provisions of this section shall in no way limit the authority of any county or municipality to provide services or facilities within any community improvement district; and any county or municipality shall retain full and complete authority and control over any of its facilities located within a community improvement district. Said control shall include but not be limited to the modification of, access to, and

Land Use / Zoning Issues

degree and type of services provided through or by facilities of the municipality or county. Nothing contained in this Section shall be construed to limit or preempt the application of any governmental laws, ordinances, resolutions, or regulations to any community improvement district or the services or facilities provided therein.

Paragraph VI. Regulation by general law. The General Assembly by general law may regulate, restrict, and limit the creation of community improvement districts and the exercise of the powers of administrative bodies of community improvement districts.¹⁰

Other Options

Housing Cooperatives

Housing cooperative members own a share in a corporation that owns or controls the building(s) and/or property in which they live. Shareholders are entitled to occupy each specific unit and have a vote in the corporation. Every month, shareholders pay an amount that covers their proportionate share of the expense of operating the entire cooperative, which typically includes underlying mortgage payments, property taxes, management, maintenance, insurance, utilities, and contributions to reserve funds. The benefits to cooperative ownership include personal income tax deductions, lower turnover rates, lower real estate tax assessments, reduced maintenance costs, resident participation and control, and being able to prevent absentee and investor ownership.

Housing cooperatives can include townhouses, garden apartments, mid-and high-rise apartments, single-family homes, student housing, senior housing, and mobile home parks. The purchase price of cooperative membership can be left to the market or the price can be maintained at below market in order to preserve affordability.

Cooperative owners usually have an agreed upon common objective which they seek to achieve through democratic control of this structure. Democratic control is typically accomplished through governance by volunteer boards of directors elected from the entire membership. In addition to the board, co-ops often have many committees, and hire a manager or management company to perform management functions. Smaller co-ops will often have no paid staff or management but will have members handle all the maintenance and operations responsibilities.

Land Use / Zoning Issues

Market-Rate Cooperatives

In market-rate cooperatives, shareholders may buy and sell their shares at full market value.

Limited-Equity Cooperatives

Limited equity co-ops limit the resale value of shares. The maximum resale value is predetermined by a formula established in the cooperative's bylaws. Generally targeted at low- and moderate-income people, the purpose of limited-equity cooperatives is to prevent speculation, encourage long-term residency, and preserve the "affordable" character of the co-op for a wide variety of future residents. Many limited-equity cooperatives were developed by nonprofit organizations with government assistance.

Leasing Cooperatives

In a leasing cooperative, the cooperative does not own the building or property. Instead, the cooperative leases the property from its owner. Usually the cooperative has a long-term lease, sometimes with an option to buy. The residents manage and operate the housing on a cooperative basis.

Senior Housing Cooperatives

Senior housing cooperatives are housing communities designed for senior citizens. A number of different types of senior housing cooperatives exist.

Tax Credits

Low Income Housing Tax Credits (LIHTCs) are another tool used in the provision of affordable housing in low income communities.

The LIHTC provides funding for the development costs of low-income housing by allowing a taxpayer to take a federal tax credit equal to most of the cost incurred for development of the low-income units in a rental housing project. Development capital is raised by "syndicating" the credit to an investor or, more commonly, a group of investors. To take advantage of the LIHTC, a developer will typically propose a project to a state agency, seek and win a competitive allocation of tax credits, complete the project, certify its cost, and rent-up the project to low income tenants.

Georgia's housing tax credit is administered through the Department of Community Affairs.

Land Use / Zoning Issues

-
- 1 Logan, Barbara Jean. (2008) Personal interview. March 9, 2008.
 - 2 ibid, Logan
 - 3 ibid, Logan
 - 4 ibid, Logan
 - 5 Georgia State DOT
 - 6 English Avenue Redevelopment Plan, 2006
 - 7 Atlanta Zoning Code, Sec. 16-18.001
 - 8 Atlanta Zoning Code, 16-18.005
 - 9 Atlanta Zoning Code, 16-25.004
 - 10 State of Georgia Constitution, Article IX, Section VII.

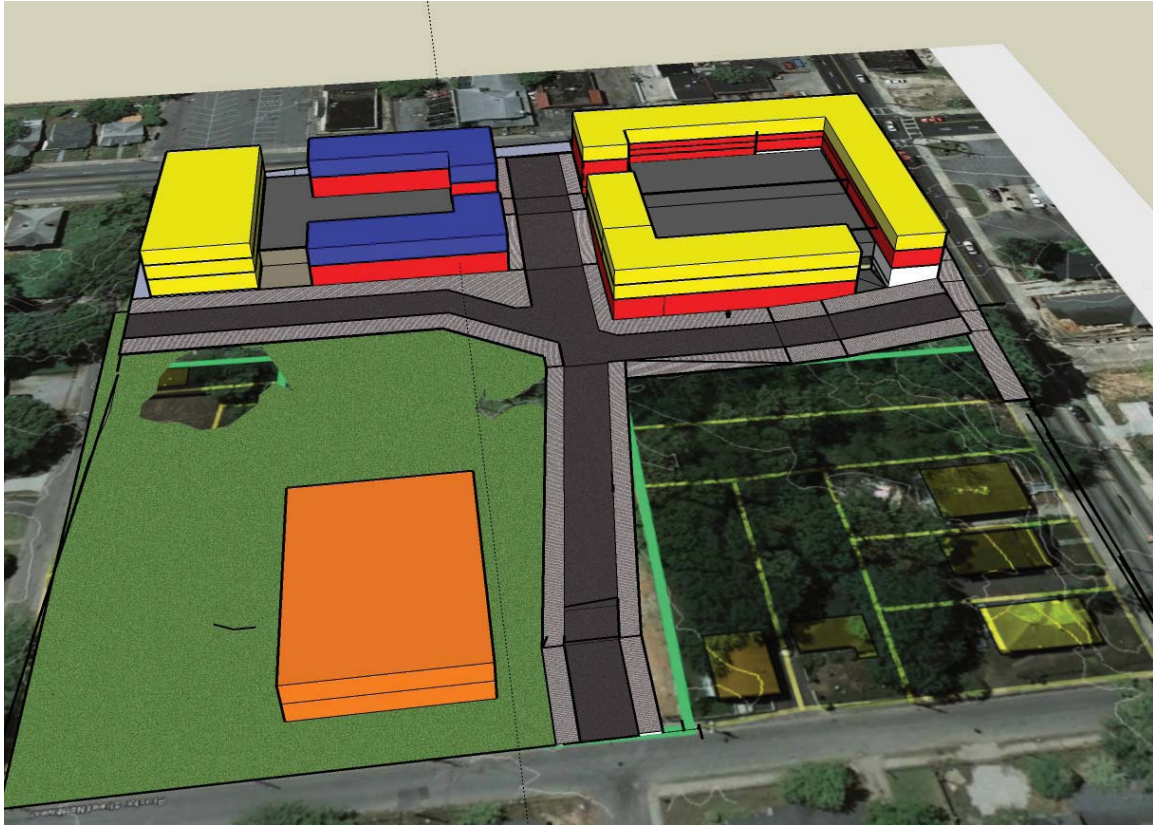
Design Alternatives



As a result of the visioning workshop's block exercise and team conducted studies of area market and demographics, three different design and land use alternatives were considered for the Proctor Village site. The baseline design alternative, derived from the visioning's block exercise, acted as a framework for two other design alternatives that synergized resident interests and demands of the West Atlanta Comparable Market Area. Throughout all three designs alternatives, decks internalize parking, provisions are made for a 20,000 square foot interregional community center on Proctor Street, and a community park is situated at the block's center to link all development scenarios to the existing neighborhood.

Design Alternatives

Baseline Visioning Design Alternative



Baseline Schematic Model

The baseline visioning design alternative was based solely on the community's vision for development. While informed of the parcels acquired for development, visioning participants moved beyond these boundaries for a design aiming to reinvent the entire block. Much of their initiative paralleled the results gathered from the survey mailed out to the neighborhood in March that looked to incorporate residential, commercial, communal, and design aspects into the redevelopment of the overall site. Ultimately, participants sought to subdivide the block and add new interior streets (a Lindsay Street extension) that would allow the full extent of such development.

Design Alternatives



Baseline Alternative Site Design

COMMERCE (18,000 square feet)

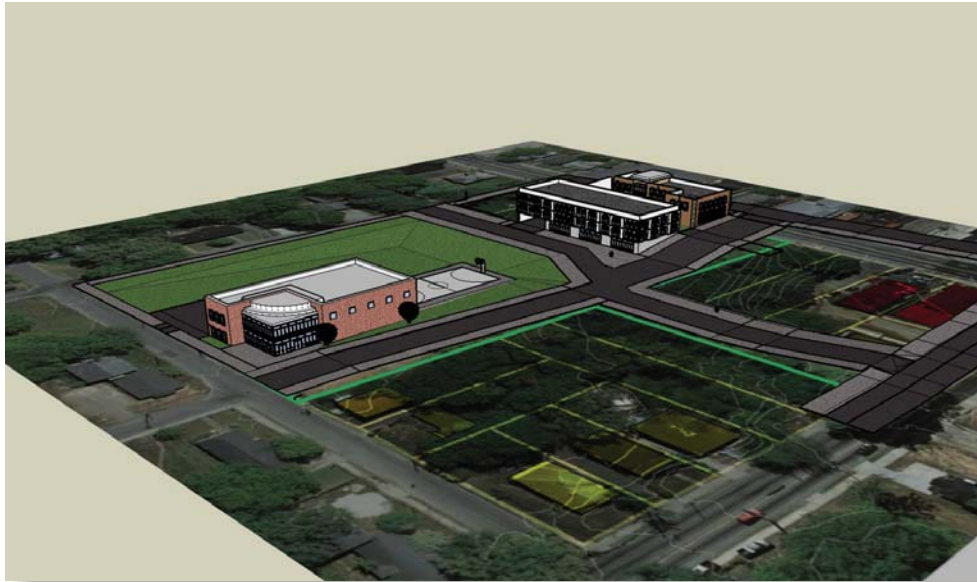
As established through the survey and workshop's SWOT analysis, the baseline alternative considers a great need for commercial retail in the area. This particular configuration applies commercial uses through retail and office space along both boulevards and the newly created streets on the block's interior. Ground floor retail will be spread along Boone Boulevard with a mixed-use node at the intersection of Boone and Lowery. Upper-level office space would be limited to the mid-block area along Boone Boulevard and the new internal street.

RESIDENTIAL (44,250 square feet)

The residential component of this alternative incorporates additional community housing, of which 30-40% of this square footage is dedicated to senior citizen housing in a three-floor facility at the corner of Boone Boulevard and Oliver Street. Other housing includes rental apartment flats in the block's new mixed-use node and eleven rental housing units along Oliver Street.

Design Alternatives

Recommended Alternative 1



Alternative 1 Site Design, southeast view



Alternative 1 Site Plan

Design Alternatives



Recognizing that it may be impossible to acquire all parcels for a full-block development, a design alternative was proposed to present the community with a “limited” development scenario. When programming the uses in this alternative, its design prioritized development for the neighborhood’s senior demographic since space for development is much more constrained and limited than the baseline alternative. The limited alternative considers a building arrangement geared more toward senior citizen activity.

COMMERCE (7,200 square feet)

Given the “senior haven” that the community markets itself to be, retail and commerce in this scenario need to cater mostly to the elderly. Therefore, a commercial building at the block’s midsection along Boone Boulevard houses ground floor retail programmed for a pharmacy or drug store. Above it, health offices and clinics will occupy the second floor to supplement the commercial component.

Design Alternatives



Commerce Along Boone Boulevard in Alternative 1

RESIDENTIAL (14,750 square feet)

Senior Housing Facility along new street in Alternative 1

Separated from the commercial development by a courtyard, the residential component of this alternative includes a three story senior housing facility. Access from the courtyard, connects the facility to retail from its second floor, while its ground floor is situated on a new internal street to provide access to the park and nearby community center.

Design Alternatives

Recommended Alternative 2



Alternative 2 Site Design, viewing northeast

Capitalizing on the opportunity to acquire unowned parcels, this design alternative revisits the extensive development possibilities sought after by the visioning participants. Much of the building forms and configurations established in the baseline alternative were maintained, but uses along the interior street were changed based on the established market demands.

COMMERCE (15,000 square feet)

Design Alternatives

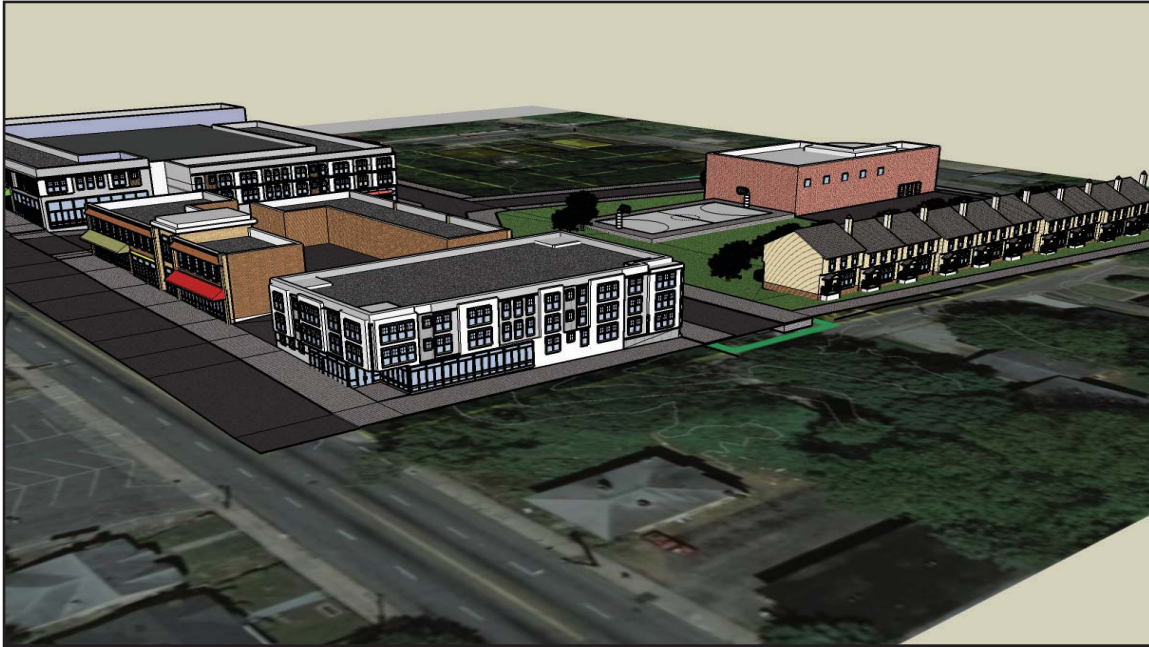


Alternative 2 Site Plan

While the baseline alternative considered a limitless amount of commerce, this alternative considered the retail demand envelope set by the earlier described market demand and demographic models. It omits the possibility for retail and commerce to function along the internalized streets of the block. These uses are then limited to the boulevards and mixed-use configurations along the corridors. The programmatic elements of these spaces, particularly in the mixed-use node, would then be composed of ideal uses considered by both the neighborhood and city zoning.

Design Alternatives

RESIDENTIAL (60,000 square feet)



Senior Housing Facility (left) and rental townhomes along Oliver Street in Alternative #2

The residential component in this scenario reiterates the configuration of rental apartments flats and townhomes, but adds more of these residences to the interior of block. This additional part of the program adds the potential for both townhomes or apartment flats to replace what was once interior retail along the newly created streets. The mixed-use node's ground floor retail along the interior street and Lindsay Street extension would instead serve as amenity space for its residences. These spaces instead face the green and interior recreational spaces.

Design Alternatives



Mixed-Use node with ground-floor retail along Boone Boulevard in Alternative #2

Financing Options

One clear and major challenge present for any proposed recommendation for development emerges in the ability to finance the project. To date, the financial and human resources that are available to aid in the neighborhood's revitalization – such as EANA, EACDC, etc. – are limited at best. Strapped by the overwhelming demand for security efforts, vacancy monitoring, and other pertinent services lacking in the area, the capacity of English Avenue Community organizations to offer direct financial support is little to none. However, there are various other organizations – either stemming from government programs, private entities and nonprofit groups – that may serve as potential alternatives to finance the type of development desired as well as the type of services needed in the English Avenue neighborhood. The Resource Book, which outlines a number of resource details that serve to complement the 2008 Georgia Tech English Avenue Planning Studio recommendations, lists contact information for the compiled sources as well as the type of development on which they focus.

Stemming from the public input gathered, as well as demographic and market analyses conducted, the financing options are focused on three types of development:

- Senior Housing
- Small Businesses and Entrepreneurs
- Homeowner Assistance Programs

Presently, there are several financing options available to both home developers and purchasers. Both types of funding alternatives are needed in English Avenue – those which provide individual (and eventually aggregate) benefit to the community by attending to the needs of existing homeowners as well as those that yield an aggregate benefit by incentivizing the types of development that would attend to the needs of the community itself. To obtain the maximum benefit during the funding option search, sources from the public sector (i.e. local government, development authorities), nonprofit organizations (i.e. Georgia Affordable Housing Coalition) and private, for-profit sector entities (i.e. Fannie Mae, Freddie Mac) were gathered and compiled into a detailed list for the Resource Book. A number of these funding opportunities are implemented at the federal level but administered in collaboration with various public (i.e. government) and nonprofit entities at both the state and local levels. Often, this type of cross-sector collaborative development manifests itself in the form of community benefit agreements (CBAs), which integrate private interests with local area needs in the initial stages preceding physical or built development. While financial and development partnerships are typically emphasized and entered into when economically depressed neighborhoods pursue revitalization efforts, the level of collaboration between participating groups guides the amount of benefit that each derives from CBA partnerships.

Financing Options

Many of the potential funding sources that could be applicable to senior housing development are also available to local housing development for low-income groups. For example, the National Community Reinvestment Coalition (NCRC)'s National Homeownership Sustainability Fund provides assistance to seniors as well as other homeowners who were affected by fraudulent home financing practices. Also, the Urban Residential Finance Authority (URFA) has a Vine City Trust fund, where the applicable boundaries for this fund's jurisdiction encompass the English Avenue neighborhood.² Its purpose, in part, is to incentivize development by covering twenty percent of the startup costs for projects. Additional sources are described both in this report summary as well as in the Resource Book. They are flexible in their implementation style and may be applicable to two of the three identified development types desired locally.

Senior Housing

Low-income housing tax credits, also known as LIHTCs, are initiated at the federal level but administered locally by the City of Atlanta's Bureau of Planning. While not specified to attend to the needs of senior homeowners only, this demographic represents a potentially attractive low-income group that is a dominant portion of the English Avenue residential make-up. Since the fixed income of retired seniors typically places many of them in the low-income group, applying financing options that attend to the needs of said income group is a sound strategy to implement when engaging in local revitalization efforts.

In addition to public (federal, state, local) sources for financing alternatives for senior homeowners, there are several nonprofit sources that could serve as viable options as well. For example, the NCRC's National Homeowner Sustainability Fund provides assistance to senior homeowners who have refinanced their homes at exceedingly high rates.

Most of the private sources of senior housing funding were directed toward developer use. For-profit groups (companies), such as Red Capital Group and Zeigler Senior Living Finance, offer loan products with incentives to engage private developers in constructing independent living/aging communities, senior care or senior housing facilities.³ Several of the funding incentives for senior housing development included ADA-compliant measures as planning prerequisites, so structural accommodations for this "empty nester" resident group will be included in the planning phases in multiple ways.

Financing Options

Small Businesses and Entrepreneurs

The desire for more local retail outlets in English Avenue was consistently expressed by neighborhood residents throughout public input processes (i.e. Survey, Visioning Exercise) and, as a result, was an important factor that was considered and deliberately incorporated throughout our site recommendations. The expansion of commercial options will not only improve the economic health of the area by diversifying both the quality and choice of locally offered products for purchase, it will also increase the level of local income that is generated. The abundance of sources that provide financial assistance for commercial ventures are predominantly offered by public or governmental sources, such as the Governor's Small Business and Entrepreneurship Office. The Atlanta Development Authority's Phoenix Fund, which provides commercial loans at low interest rates in the amount of up to \$100,000, is a nonprofit source of small business support. It is one which, in addition to aiding the presence of small-scale retail, could also generate a modest amount of employment via its mandate that one (1) job must be created per \$15,000 borrowed by the grantee from this fund. In areas where both retail and employment statistics are lacking, even small degrees of progress are important steps towards local economic revitalization.

Since the scale of commercial or retail venues must start out as small in scale per the demand model findings, the financing alternatives should also be ones that target small enterprises as well. There were several Georgia-based entities that offer this specific type of support. For example, the Georgia Small Business Association serves as a networking medium as well as a hub of financial support for small businesses. The Georgia SBA collaborates with a nonprofit – the NCRC (which offers the Homeowner Sustainability Fund) – to provide the SBA CommunityExpress loan – a maximum of \$250,000 for small commercial ventures. It, too, originates at the federal level and is implemented locally. In addition to that, a nonprofit organization called the Georgia Micro Enterprise Network (GMEN) specializes in fostering enterprises with 5 employees or less.⁴

Homeowner Assistance Programs

There are a number of public and nonprofit sources that attend to the general needs of the new homeowner through the provision of downpayment assistance and affordable housing programs. The Atlanta Development Authority (ADA) has a number of programs that meet this need – HOME Atlanta, AAHOP, ADDI are just a couple of options available to people looking to enter the local housing market. Additionally, the Georgia Department of Community Affairs offers the Georgia Dream Homeownership Program, which has fixed, low-rate mortgage products for low- to moderate-income families.⁵ These types of funding options, however, can also be critically important to the existing homeowners who have long

Financing Options

invested – both personally and financially – in the English Avenue neighborhood. As illustrated by the prevalence of vacant, abandoned and dilapidated homes in the area, assistance in the maintenance as well as the purchase of homes is of great importance to restoring this community. Again, the NCRC’s National Homeowner Sustainability Fund could be a great potential source in this capacity. In addition providing financing alternatives to senior homeowners, this entity also works with homeowners who have been impacted by predatory lending or mortgage fraud practices. Since the State of Georgia was one of the most significantly affected by these adverse practices in the U.S., this type of aid could have a significant amount of benefit in this Atlanta neighborhood. In fact, the bulk of the options compiled for English Avenue’s consideration could yield a desirable and pivotal amount of benefit to the community and can be pursued at the discretion of resident and community organizations.

² Urban Residential Finance Authority, <http://www.atlantaada.com/buildDev/VineCityTrustFund.jsp>

³ Red Capital Group, <http://redcapitalgroup.com/Seniors/Independent-living.htm>

⁴ Georgia Micro Enterprise Network, <http://www.georgiamicroenterprise.org>

⁵ Georgia Dream Homeownership Program – Georgia DCA, <http://www.dca.state.ga.us/housing/Homeownership/programs/GeorgiaDream.asp>

Appendices

Appendices

Resource Book - Capacity Building	98
Resource Book - Code Compliance	106
Resource Book - Financial Assistance	108
Resource Book - Greening	142
Resource Book - Technical Assistance	145
Vacant Housing/Parcel Survey	152
Block Conditions Survey Instrument	153
Neighborhood Needs Survey Instrument	154

Contributors

Brook Brandon
Adam "Reggie" Delahanty
Michelle Larson
Heather McCarey

Resource Book - Capacity Building

ORGANIZATION:	Community Housing Resource Center
RESOURCE:	Provides student interns for capacity building projects
CONTACT INFORMATION:	Community Housing Resource Center Ms. Kate Grace 753-B Cherokee Avenue, SE Atlanta, GA 30315 Phone: (410) 332-7400 Fax: (410) 230-2129 Website: http://www.enterprisecommunity.com

The Community Housing Resource Center (CHRC) places 45 university students (Georgia Institute of Technology, Agnes Scott, Georgia State University, Spelman College, Morehouse College, etc.) in internships with grassroots organizations every year in efforts to provide students with hands-on experience and match their energy and skills with the needs of community organizations. The CDC must identify a particular capacity building project they would like the intern to work on for the semester.

- To qualify:
 - o Be a community-based organization working in a low-income community of Metropolitan Atlanta
 - o Have a specific capacity-building project that a student can complete in one semester, and
 - o Demonstrate the capacity to provide adequate supervision to a student

 - Submit:
 - o Project request for the next semester (January, May and August of each year)
 - o Fax community application to: Kate Grace, 404-658-1325 or email: kgrace@chratlanta.org
-

Resource Book - Capacity Building

Community Application

Neighborhood Development Internship Project

Information and application for neighborhood groups

- This initiative places college students in paid internships with neighborhood groups in low-income communities. The purpose is to increase the capacity of neighborhood groups to accomplish community goals, and to encourage students who are interested in community building by giving them a practical, educational experience.
- The launch occurred in January of 1998 with five interns, five neighborhood groups and the following supporting organizations:

Academic Institutions: Agnes Scott College, Clark Atlanta University, Georgia State University, Georgia Institute of Technology, Morehouse College, Morris Brown College, Emory University and Spelman College

Coordinating Partner Community Housing Resource Center

- This is a community building initiative, rather than simply a contribution of a student's expertise. The project connects the strengths of individuals, neighborhood groups, companies and institutions to have a positive community impact. Learning is key, with all involved open to learning from each other.
- The initiative will expand over time, to possibly include additional academic institutions, company sponsors, more faculty involvement, more internship projects and different project types. Currently, the structure of a project consists of a student working approximately 15 hours per week. Projects last a semester with the option to continue if all parties are satisfied.

Selection Process

Project descriptions are submitted to the CHRC. The CHRC distributes available projects to the academic institutions and students that have applied to the program. Students set up interviews with the organization(s) with which they would like to work. This is a competitive process. In the Fall 2002 semester, three students applied for every one position. Community groups and students report their preferences to Kate Grace, who then determines where successful matches have been made.

Application Process

Interested neighborhood groups should review the criteria listed below. If this initiative seems to be a good fit for you, the next step is to contact Kate Grace at

Resource Book - Capacity Building

the Community Housing Resource Center (404) 624-1111. Community project descriptions may be submitted to Kate Grace at the CHRC, 753B Cherokee Ave, SE, Atlanta, GA 30315, by fax (404) 624-3190, or via e-mail to kgrace@chratlanta.org.

Selection Criteria

Students often have limited transportation, nearby sites are the most feasible. Beyond that consideration, the highest priority will be given to neighborhood groups that:

- Have a specific project for an intern that would challenge the student, be doable in the time frame, build the capacity of the neighborhood group and have a community impact.
- Have a designated person with the ability to orient and supervise the intern.
- Show that neighborhood residents are involved in the group and are working on neighborhood issues. These groups would generally be volunteer driven and have limited resources.
- Have a history of working with other groups in the neighborhood. Demonstrate a willingness to collaborate.
- Express a willingness to work with businesses and universities.
- Express a willingness to come together with other groups to share learnings from the internship project and to interact with the media.
- Be willing to evaluate progress.

APPLICATION QUESTIONS

Please respond to the following questions (type or print clearly).

Organizational Background

1. Name of group, contact person, contact information
2. Founding date, mission and goals
3. Accomplishments
4. Number of paid staff (titles, full/part time) and number of volunteers
5. Description of workspace: Where is your workspace? What hours is it accessible? Would the intern have access to a phone, fax, computer at this site or elsewhere? Describe accessibility by public transportation.

Resource Book - Capacity Building

6. Has your group had an intern/interns before? Explain.

Internship Project

1. Describe the specific project that you would like an intern/interns to work on.
2. Time required: How many hours per week would it take to accomplish this project? For how many weeks? What time of day would the intern need to work (evenings, weekends, business hours?)
3. Would the intern be assisting other staff or working independently?
4. Who would supervise the intern? How would the intern be supervised?
5. How will you know if this project is successful? What would you expect the outcome to be? How would you make sure that the work completed by the intern lasts?

Community Involvement

1. How are community residents involved in your work?
2. Does your group work with other groups in the community? Are there groups in the community doing similar work? Do you cooperate with each other? Describe some of these relationships.
3. How does your group communicate with the community (newsletters, gatherings, phone trees, etc.)?

Outside Relationships

1. Does your group have a relationship with a company? Would you be interested in working with a company?
 2. Would you be open to site visits or volunteers from a company or academic institution?
 3. Would you be willing to give feedback/presentations on the internship to a company, academic institution, media or other?
 4. Would you be willing to provide information on the internship for evaluation purposes?
-

Resource Book - Capacity Building

ORGANIZATION:	Rechtman Consulting Group
RESOURCE:	Provides consensus building, leadership and collaboration assistance
CONTACT INFORMATION:	Rechtman Consulting Group 127 Peachtree Street, NE Suite 1550 Atlanta, GA 30303 Phone: (404) 522-1874 Fax: (404) 759-2512 Website: http://www.rcgroup.net

The Rechtman Consulting Group provides non-profit organizations with technical assistance, organizational development, capacity building and leadership training.

Cost

The cost of services is on a flat fee basis at \$2,500

Contact

Mr. Eric Speakman
(404) 522-1874

Resource Book - Capacity Building

ORGANIZATION:	J. W. Fanning Institute for Leadership
RESOURCE:	Assists community organizations with leadership development and community outreach
CONTACT INFORMATION:	J. W. Fanning Institute for Leadership University of Georgia 1234 South Lumpkin Street Athens, GA 30602 Phone: (706) 542-1108 Fax: (706) 542-7007 Website: http://www.fanning.uga.edu

The J. W. Fanning Institute for Leadership assists community organizations with community development, leadership development and community outreach programs.

Cost

Fees for service are on a sliding scale basis. The average cost of a session is \$700.

Resource Book - Capacity Building

ORGANIZATION:	The Foundation Center
RESOURCE:	Assists non-profit organizations with leadership, budgeting, and grant seeking training
CONTACT INFORMATION:	The Foundation Center 50 Hurt Plaza Suite 150 Atlanta, GA 30303 Phone: (404) 880-0094 Fax: (706) 542-7007 Website: http://foundationcenter.org/atlanta

The Foundation Center provides non-profit organizations with training on budgeting, grant seeking, and identification of financial resources.

Cost

The Foundation Center offers both free and fee-based workshops and seminars. A listing of seminars and workshops and online registration can be found at: http://foundationcenter.org/atlanta/at_training.html

Resource Book - Capacity Building

ORGANIZATION:	Common Focus
RESOURCE:	Assists organizations with community building
CONTACT INFORMATION:	Jon Abercrombie Common Focus 214 Wilton Drive Atlanta, GA 30030 Phone: (404) 226-5032 Fax: (404) 377-8446 Email: abie@commonfocus.org Website: http://www.commonfocus.org

Common Focus is a non-profit organization dedicated to assisting community groups and other organizations with developing organizational and community solutions. They provide conflict resolution, crisis intervention, and facilitate roundtable discussions.

Cost

Fees for services are on a sliding scale basis. The average cost of a session is \$500

Resource Book - Code Enforcement

ORGANIZATION:	City of Atlanta Bureau of Code Compliance
RESOURCE:	Code violations
CONTACT INFORMATION:	96 Poplar Street, N.W. Atlanta, GA 30303 (404) 330-6190 Website: http://www.atlantaga.gov/government/planning/codescompliance.aspx E-mail: codesrequests@atlantaga.gov

The City of Atlanta's Bureau of Code Compliance accepts reports on code violations by telephone, email, and fax.

<u>Telephone:</u>	(404) 330-6190
<u>Hours:</u>	Monday through Friday 8:15am-5pm
<u>Email:</u>	codesrequests@atlantaga.gov

Complaint Process

1. Complaint (See Attached Complaint Form) is assigned to an inspector.
2. Assigned inspector then inspects the property for the reported violations, as well as any other violations that may become apparent during inspection. If the owner is present, the notice of non-compliance is hand delivered at that time. If the property is open and vacant or unfit for human habitation, an automatic criminal citation is issued, and the court process begins.
3. Owner research is conducted and a notice of non-compliance is typed and mailed to that owner.
4. Upon receipt of the notice, the owner will have a certain number of days to comply.
5. For follow-up, the property is re-inspected, or the owner is given an extension.
6. If the property is in compliance, the process is finished. If the property is not in compliance, a citation is issued; or if a citation was issued due to a

Resource Book - Code Enforcement

property being open and vacant or uninhabitable, the case is prepared for court.

7. If after owner research is conducted and we are unable to locate a responsible party; or we have gone through the court process and the property is open and vacant; or the property is more than 50% deteriorated, then in remediation process is conducted against the property.

Source: http://www.atlantaga.gov/client_resources/government/planning/examples%20of%20code%20violations-050406.pdf

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Renewal Community CoRA, Inc. Metropolitan Atlanta Community Development Corporation
RESOURCE:	Home repair funding and loans for Title XX neighborhoods.
CONTACT INFORMATION:	Catherine Foster-Rowell Senior Program Director, Title XX Enterprise Community Partners Atlanta Renewal Community 34 Peachtree Street, Suite 2360 Atlanta, GA 30303 Phone: (404) 522-3970 Fax: (404) 522-3966 Website: http://www. atlantarenewalcommunity.org

ACoRA is a non-profit corporation that administers Atlanta's Renewal Community Program (RC). The RC program targets 64 of the City's poorest census tracts by providing tax incentives toward the creation or expansion businesses or employ residents in these communities.

The Emergency Home Repair Program is administered by the Metropolitan Atlanta Community Development Corporation and is designed to assist homeowners in the English Avenue, Vine City, Joyland, and Betmar LaVilla neighborhoods with emergency home repair services for deteriorating properties. This program has a budget of \$1,893,750, with approximately \$1,500,000 of those funds earmarked for the English Avenue and Vine City neighborhoods.

The objective of this program is to increase housing standards in these neighborhoods and to increase the number of residents that live in safe and decent housing units.

Eligibility

- Must occupy the property as its primary residence
- Total household income cannot exceed 80% of AMI. Household income is defined as total gross income of all household members of 18 (except students)
- Have no outstanding judgments, liens or nuisance violations on the property
- Have clear title to the property
- Have current property insurance
- Be current on real estate taxes

Resource Book - Financial Assistance

- Not be in foreclosure or be listed for sale
- Not have an active bankruptcy or a bankruptcy that has been discharged by the courts within the last 12 months.
- Eligible repairs must not exceed \$15,000. This includes relocation expenses and expenses related to lead-based paint abatement
- Eligible repairs address deficiencies in the following buildings and systems:
 - Chimney
 - Doors and windows
 - Electrical system
 - Foundation
 - Heating and ventilation systems
 - Plumbing
 - Roof, walls, floors and ceilings
 - Handicapped accessibility
 - Drainage, water runoff
 - Energy conservation
 - Control or abatement of lead-based paint hazards in accordance with the U.S. Department of
 - Housing and Urban Development's Lead Safe House Rule
 - Interior/Exterior Painting, if related to another repair in this list.
 - All other building deficiencies that have resulted in or would likely result in a code violation as identified by the City of Atlanta's Bureau of Code Compliance.

Repairs NOT eligible for Emergency Home Repair Funds:

- General property improvements not required to correct housing code violations or safety and health hazards
- Materials that exceed builder's grade for property type
- Repairs on dwellings that are more than 40% deteriorated
- Expenses not related to a repair or item on the above general repair list

Requirements

Homeowners selected must close on a forgivable, deferred payment loan to finance the cost of the housing repair. The loan will be structured as follows:

1. Each deferred forgivable loan shall be secured by a five-year lien on the property recorded on the Fulton County tax and property rolls.
2. Recorded liens must be refilled whenever the total amount of the grant increases.
3. During the five (5) year loan term, monthly payments are deferred and the interest rate is set at zero percent so long as the property is the

Resource Book - Financial Assistance

borrower's principal place of residence.

4. If the borrower maintains the property as their principal place of residence for five (5) years and one day after the completion of repair work, the entire loan balance is forgiven (this is defined as the Residency Requirement).
5. The principal amount of the loan plus 3% per annum of any deferred payment shall be repaid to the ACoRA if the homeowner fails to meet the Residency Requirement, and/or upon the sale or transfer of the property, or the refinancing of existing mortgage debt, except:
 - a. When transferred to another low-moderate income member of the applicant's immediate family whose total family income is not more than 80 % of AMI and who has resided in the property for a minimum of one (1) year and one (1) day, prior to the transfer, or when the refinance of mortgage loans senior to the ACoRA investment lowers the rate, term, or payment associated with that mortgage debt. The refinancing of senior mortgage debt that results in "cash out" to the borrower will, at all times, require repayment of the balance (deferred principal and interest) due on the ACoRA loan.
6. Complete repayment provisions will be guided by a formal subordination agreement that will be executed at the time of loan closing.

How to Apply:

Via website at: <http://themasdc.org/acoraapp.doc>

OR

Contact

Crystal Tyler

Metropolitan Atlanta Community Development Corporation

259 Richardson Street

Atlanta, GA 30312

(404) 688-9696

Fax: 9404) 688-9698

Resource Book - Financial Assistance

ORGANIZATION:	The Annie E. Casey Foundation
RESOURCE:	Provides grants for programs that demonstrate innovative policies, programs and projects that support disadvantaged families.
CONTACT INFORMATION:	The Annie E. Casey Foundation 701 St. Paul Street Baltimore, MD 21202 Phone: (410) 547-6600 Website: http://www.aecf.org

The Annie E. Casey Foundation is a non-profit foundation that funds initiatives that support disadvantaged children and families. The foundation does not accept unsolicited grant requests, you must be invited to submit an RFP. However, organizations may submit program or project ideas to AECF for review. Ideas may be submitted to: ideas@aecf.org

How to Apply

Submit project or program ideas to the Foundation for review via email at: ideas@aecf.org

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Neighborhood Development Partnership (ANDP)-Community Redevelopment Loan and Investment Fund (CRLIF)
RESOURCE:	Provides loans to community development corporations
CONTACT INFORMATION:	Community Redevelopment Loan and Investment Fund 235 Peachtree Street, NE Suite 200 Atlanta, GA 30303 Phone: (404) 522-2637 Email: crilf@andp.org Website: www.andpi.org/crilf.htm

Atlanta Neighborhood Development Partnership's Community Redevelopment Loan and Investment Fund (CRLIF) provides acquisition, bridge loans, pre-development, and construction loans to community development corporations for the creation of affordable housing, mixed-income and mixed-use developments.

Eligibility

- You must be a community development corporation, non-profit or for-profit developer
- Project must be an affordable housing, mixed-income or mixed-use development

Terms

- Terms vary according to loan product

How to Apply

- Download a loan application at: <http://www.andpi.org/crilf-apps.htm>
-

Resource Book - Financial Assistance

ORGANIZATION:	Enterprise Community Investment
RESOURCE:	Obtains and structures financing for affordable housing and community redevelopment projects
CONTACT INFORMATION:	Mr. Robert Hammock Senior Program Director, Lending Enterprise Community Loan Fund Phone: (404) 523-6060, Extension 16 Website: http://www.enterprisecommunity.com

Enterprise Community Investment assists non-profit organizations and their partners with loans to finance the acquisition of property, land assemblage, predevelopment costs and carrying costs associated with preparing sites for affordable housing.

Eligibility

- Non-profit affordable housing developers or be a joint-venture between a non-profit entity and a for-profit entity. The non-profit entity must have a majority ownership or management interest in the development.
- At least one development partner must have proven housing development experience

Terms

- 24 months, repaid from construction and/or equity financing
- Interest rate between 6.0% - 7.0% fixed for the loan term and set at closing
- 2% commitment fee
- Loan-to-value can be up to 120% of acceptable collateral
- Borrower must provide a minimum of 4% equity into the deal
- Collateral requirements: all loans must be secured by a first mortgage lien on the property to be financed or by other acceptable collateral
- Guarantees may be required of the respective borrowing entity.

How to Apply

- Complete the loan application (http://www.enterprisecommunity.org/financial_products/acquisition_and_predevelopment_lending/acquisition_pool/loan_terms.asp) and appropriate Pro Forma for rental or homeownership properties
- All documents should be completed and submitted in an electronic format on a CD along with a signed copy of the application.

Resource Book - Financial Assistance

- A \$500 non-refundable application fee is required with the loan application. The application fee will be credited towards the loan origination fee if the loan is approved and closed. All checks should be made payable to the Enterprise Community Loan Fund, Inc.
-

Resource Book - Financial Assistance

ORGANIZATION: Atlanta Development Authority

RESOURCE: Home Atlanta Mortgage Program

CONTACT INFORMATION: Atlanta Development Authority
86 Pryor Street
Atlanta, GA 30303
Phone: (404) 880-4100
Fax: (404) 880-0863
Website: <http://www.atlantada.com>

The Home Atlanta mortgage program provides 30-year mortgages at 6.25% interest rate, in addition to 4% toward closing costs, and an additional 10% toward purchase price (opportunity downpayment assistance program).

Eligibility

Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Income limit for this program is:

- \$71,200 for 1-2 person household
- \$81,880 for 3-4 person household

How to Apply

1. Contact a participating lender for pre-qualification in Home Atlanta program
 2. Complete loan application that includes all ADA-required documentation
 3. Attend homebuyer's education seminar from a Preferred Seminar Provider
 4. Enter into a contract for purchase and lender will reserve your funds
-

HOME Atlanta's Participating Lenders

SunTrust Mortgage Inc.

404.257.2115

770.804.7248

770.551.4278

New South Federal Savings Bank

770.631.4000 ext. 223

Countrywide Home Loans

678.503.3935

678.406.8200

404.812.6629

Wells Fargo Home Mortgage

678.742.3677

404.257.1983

404.346.2037

JP Morgan Chase Bank

770.690.2822

Opteum Mortgage

770.661.3402

770.486.7677

678.364.8188

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Development Authority Atlanta Affordable Homeownership Program (AAHOP)
RESOURCE:	Mortgage assistance program
CONTACT INFORMATION:	Atlanta Development Authority 86 Pryor Street Atlanta, GA 30303 Phone: (404) 880-4100 Fax: (404) 880-0863 Website: http://www.atlantada.com

AAHOP is a \$10,000 mortgage assistance program, in the form of 0% interest, 30-year, fixed-rate second mortgage to assist with downpayment and closing costs. Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Eligibility

Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Income limit for this program is:

<u>Household</u>	<u>Income Limits</u>
(1 person Household)	\$39,850
(2 person Household)	\$45,550
(3 person Household)	\$51,250
(4 person Household)	\$56,950
(5 person Household)	\$61,500

How to Apply

- Contact a participating lender for loan pre-qualification and mention the AAHOP program.
 - The lender will have you complete a loan application that includes all the ADA required documentation.
 - Attend a homebuyer's education seminar from a Preferred Seminar Provider
 - The lender will approve your loan based on the preferred mortgage companies' guidelines and forward the ADA/URFA documentation to ADA's office to be reviewed and approved.
-

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Development Authority American Dream Downpayment Initiative (ADDI)
RESOURCE:	Mortgage assistance program
CONTACT INFORMATION:	Atlanta Development Authority 86 Pryor Street Atlanta, GA 30303 Phone: (404) 880-4100 Fax: (404) 880-0863 Website: http://www.atlantada.com

The American Dream Downpayment Initiative (ADDI) is a \$10,000 mortgage assistance program, in the form of 0% interest, 30-year, fixed-rate second mortgage to assist with downpayment and closing costs

Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Eligibility

Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Income limits for this program are:

<u>Household</u>	<u>Income Limits</u>
(1 person Household)	\$39,850
(2 person Household)	\$45,550
(3 person Household)	\$51,250
(4 person Household)	\$56,950
(5 person Household)	\$61,500

How to Apply

- Contact one of ADA's participating lenders to get pre-qualified and let them know you are interested in the ADDI program.
- The lender will have you complete a loan application which included all the ADA required documentation.
- Attend a homebuyer's education seminar from one of ADA's Preferred Seminar Providers.
- The lender will approve your loan based on the preferred mortgage companies' guidelines and forward the ADA/URFA documentation to ADA's office to be reviewed and approved.

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Development Authority Vine City and English Avenue Trust Fund
RESOURCE:	Mortgage assistance program
CONTACT INFORMATION:	Atlanta Development Authority 86 Pryor Street Atlanta, GA 30303 Phone: (404) 880-4100 Fax: (404) 880-0863 Website: http://www.atlantada.com

The Vine City and English Avenue Trust Fund is mortgage assistance in the form of a 0% interest soft second mortgage that is 10% of purchase price (not to exceed \$15,000) to assist with downpayment and closing costs.

Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Eligibility

Existing and new single-family detached, townhomes and condominium homes are eligible for this program.

Income limits for this program are:

<u>Household Size</u>	<u>Income Limits</u>
(1 person Household)	\$49,800
(2 person Household)	\$57,000
(3 person Household)	\$64,100
(4 person Household)	\$71,200
(5 person Household)	\$76,900

How to Apply

- Contact one of ADA's participating lenders to get pre-qualified and let them know you are interested in the Trust Fund program.
 - The lender will have you complete a loan application that includes all the ADA required documentation.
 - Attend a homebuyer's education seminar from one of ADA's Preferred Seminar Providers.
 - The lender will approve your loan based on the preferred mortgage companies' guidelines and forward the ADA/URFA documentation to ADA's office to be reviewed and approved.
-

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Development Authority
RESOURCE:	Land Assemblage and Housing Opportunity Bonds
CONTACT INFORMATION:	Atlanta Development Authority 86 Pryor Street Atlanta, GA 30303 Phone: (404) 880-4100 Fax: (404) 880-0863 Website: http://www.atlantada.com

The Atlanta Development Authority's Land Assemblage and Housing Opportunity Bonds are designed to assist affordable housing developers with land assembly for affordable housing projects.

Eligibility

- You must be a non-profit developer or a for-profit developer working in conjunction with a non-profit organization.
- Financing may be applied to acquire land and pay the costs of demolishing improvements, and otherwise clearing such land.

Eligible Applicants:

- Non-profit developers
- For profit developers working in partnership with non-profit organizations

Eligible Properties Must

- Be located in the City of Atlanta
- Serve a population at or below 60% of AMI for rental projects, with a minimum of twenty percent (20%) of the units set aside for this population
- Serve a population at or below 115% of AMI for Homeownership Projects. For-sale units must be sold to families of two or less not in excess of 100% of AMI and families of three or more not in excess of 115% of AMI with purchase prices less than \$252,890 or current 203 FHA limit.
- Provide for long-term affordability provisions of 15 years or more for rental and upon sale for homeownership

Eligible Loans

- Will finance the acquisition of the land, land assemblage and related predevelopment and carrying costs associated with preparing the site for affordable housing development
- May be used for rental or homeownership development and will have first lien mortgages as collateral

Resource Book - Financial Assistance

- Will only be made to borrowers that have development plans that meet the established affordability standards
- May finance the following:
 - Land Acquisition
 - Purchase option on contract deposit
 - Capitalized interest
 - Appraisals
 - Architectural and engineering fees
 - Legal Fee
 - Zoning and title work
 - Surveys
 - Environmental assessments
 - Market Analyses
 - Tax credit applications and other financing fees
- Must provide for loan principal to be repaid from the proceeds of construction financing
- Will generally be made with terms of up to 36 months
- Will have an interest rate between 6.0% and 7.0% fixed for the loan term
- Will be fully recourse to the borrower(s).

Implementation

The loans will be received, underwritten, approved, and serviced by Enterprise Community Loan Fund (ECLF) and issued by the Enterprise Community Loan Fund (ECLF). Loan applications will be received and underwritten through Enterprise's Atlanta office.

All project loans will be underwritten using Enterprise Loan Underwriting guidelines and policies inclusive of third party independent appraisals and environmental phase one reports.

Resource Book - Financial Assistance

ORGANIZATION:	Atlanta Development Authority
RESOURCE:	Vine City Trust Fund
CONTACT INFORMATION:	Atlanta Development Authority 86 Pryor Street Atlanta, GA 30303 Phone: (404) 880-4100 Fax: (404) 880-0863 Website: http://www.atlantada.com

The Community Housing Development Trust Fund was established in 1989 by the City of Atlanta, the Georgia World Congress Center Authority and Fulton County to support the revitalization of communities adjacent to the Dome Stadium and the Georgia World Congress Center. The City of Atlanta designated the Urban Residential Finance Authority (URFA) as the administrator for the Trust Fund. Through the Trust Fund, loans in the total amount of \$8 million were made to developers, community development corporations and homebuyers to provide for new and rehabilitated rental housing as well as homeownership opportunities. The repayment dollars from these loans revolves into a program income account and are used to make additional loans for eligible housing development in the Vine City and English Avenue communities.

Eligibility

Eligible Applicants Must:

- Be a 501(c)3 non-profit or for profit developer in good standing
- Demonstrate the capacity to construct and develop a residential development project
- Demonstrate success in leveraging additional funds from both public and private sources
- Have experience commensurate with the scope and size of the proposed project

Eligible Properties Must:

- Be located within the Vine City Trust Fund Area. The eligible Vine City Trust Fund Area is bounded by:
 - o Donald Lee Hollowell Parkway on the north
 - o Joseph E. Lowery Boulevard on the west
 - o Martin Luther King, Jr. Drive, Walnut Street, Beckwith Street as extended to Walker Street on the south
 - o Martin Luther King, Jr. Drive and Northside Drive on the east

Resource Book - Financial Assistance

- Serve a population at or below 60% of AMI for rental housing projects, with a minimum of twenty percent (20%) of the units set aside of this population
- Market and sell a percentage of the "for-sale" units in the total development to families of two or less not in excess of 100% of AMI with purchase price less than \$252,890 or current 203 FHA limit
- Provide for long-term affordability provisions of 15 years or more for rental; 10 years for single family

Eligible Loans:

- May finance, in part, the acquisition, construction, or renovation of multifamily and single family housing for low and moderate income families
- May not exceed 20% of the total capital expenditures (excluding fees paid to a developer or its Affiliates)
- May be used for rental or homeownership development and will not be made or unconditionally committed to be made unless secure funding sources for the balance of the total project cost of the housing project exist
- Will be evidenced by a promissory note and shall be secured by a deed to secure debt
- Will have a below market interest rate fixed for the loan term

How to Apply

Fill out an application at <http://www.atlantada.com/buildDev/documents/2007VCTFApplication.pdf>

Resource Book - Financial Assistance

ORGANIZATION:	W.K. Kellogg Foundation
RESOURCE:	Grants and Loans
CONTACT INFORMATION:	W.K. Kellogg Foundation One Michigan Avenue East Battle Creek, MI 49017-4012 Phone: ((269) 968-1611 Fax: Website: http://www.wkkf.org

The W.K. Kellogg Foundation considers grant requests that fall within the Foundation's mission areas. The Foundation focuses on five elements in its new strategic vision:

1. Family income and assets
2. Community assets
3. Education and learning
4. Food, health and well-being
5. Civic and philanthropic engagement

If an organization would like to submit a pre-proposal for a grant request, the organization will review the proposal against the Foundation's priorities and make suggestions for further proposal development. This initial review process takes three months.

How to Apply

Please contact the Central Proposal Processing office at (269) 968-1611.

You may apply via: website at: <http://www.wkkf.org/applyonline>

OR

Via U.S. Mail
Supervisor of Proposal Processing
W.K. Kellogg Foundation
One Michigan Avenue East
Battle Creek, Michigan 49017-4012

Resource Book - Financial Assistance

ORGANIZATION:	Georgia Power Company
RESOURCE:	\$20 Power Credit
CONTACT INFORMATION:	Georgia Power Company 241 Ralph McGill Boulevard Atlanta, GA 30308 Telephone (800) 843-4916 Website: http://www.georgiapower.com/powercredit

The Power Credit program is designed to control the amount of energy used by home air-conditioners during peak hours (Monday through Friday 12pm-7pm, excluding holidays) of the summer months. Georgia Power will install a switch on the outside of participating homes that will reduce the length of time your air conditioner works during these hours. Participants will receive a one-time credit of \$20 for participating in the program and will also receive an additional \$2 credit every time the service is used.

Participants in the Power Credit program help Georgia Power meet critical power demands during peak periods, which delays the building of additional power plants to meet these demands.

Eligibility

- Must live in a single-family home, manufactured home, condominium or townhouse
- Home must be owner-occupied
- Must have a central cooling system
- Must remain on the program for a 12-month period

How to Apply

Sign up on Georgia Power's website at www.georgiapower.com/powercredit/powersignup.asp

OR call (800) 843-4916

Resource Book - Financial Assistance

ORGANIZATION:	Georgia Power Company
RESOURCE:	Senior discount
CONTACT INFORMATION:	Georgia Power Company 241 Ralph McGill Boulevard NE Atlanta, GA 30308 Phone: (800) 843-4916 Website: www.georgiapower.com

Georgia Power offers senior citizens a \$14.00 monthly discount rate on their Georgia Power electric bill.

Eligibility

- Must be age 65 years or older
- Must have a total combined household income that does not exceed \$14,355
- Electric service account must be in applicant's name
- Discount must be for your primary residence

How to Apply

Fill out the attached application and fax or mail it to:

Georgia Power
BIN #10106
241 Ralph McGill Boulevard
Atlanta, GA 30308
Fax: (404) 506-6557

Resource Book - Financial Assistance



SENIOR CITIZENS DISCOUNT APPLICATION

I, _____, living at _____
(First Name) (Middle Initial) (Last Name)

(Street Address) (City) (State) (Zip Code)

in _____ County Georgia, apply for the Senior Citizens Discount offered by Georgia Power.

I understand the Senior Citizens Discount provides a discount of up to \$14.00 for the metered service each month. It does not apply to sales taxes or fuel recovery costs.

To qualify for this discount, I state under oath and under penalty of perjury that the following is true and accurate:

- I am sixty-five (65) years of age or older.
- My total annual combined gross household income does not exceed \$14,355.
- The electric service account at my primary residence is in my name.
- I will only request the Senior Citizens Discount at my primary residence.

NOTE: The information provided in this document is subject to audit and verification as deemed necessary by Georgia Power. Applicant agrees to notify Georgia Power immediately of any change in the circumstances that make the applicant ineligible for the Senior Citizens Discount.

Customer Signature

Account Number

Date

Mail to:

Georgia Power
BIN # 10106
241 Ralph McGill Blvd
Atlanta, GA 30308

Fax to:

(404) 506-6557

Georgia Power Use ONLY – Received and Processed by

Customer Service Representative

Date

4/12/06

Resource Book - Financial Assistance

ORGANIZATION:	Public Service Commission (LIHEAP)
RESOURCE:	Utility assistance
CONTACT INFORMATION:	Department of Human Resources (Fulton County and DeKalb County) Toll-Free: (800) 869-1150 Phone: (404) 320-0166 Website: http://www.psc.state.ga.us/consumer_corner/cc_advisory/payassist.asp

The Low Income Home Energy Assistance Program (LIHEAP) is a financial assistance program funded by the Georgia Public Service Commission. This program is designed to help seniors pay for their energy bills.

Eligibility

- Must have an income at or below 150% of the poverty level for the state of Georgia
- Must be responsible for paying the cost of your home's primary heating source
- Must be a U.S. citizen or legally admitted alien

How to Apply

For more information or to apply for utility assistance, please call the Department of Human Resources for Fulton County and DeKalb County at (800) 869-1150 or (404) 320-0166

Resource Book - Financial Assistance

ORGANIZATION:	United Way of Atlanta Community Impact Fund
RESOURCE:	Funding grant
CONTACT INFORMATION:	Jennie Medeiros United Way of Atlanta Phone: (404) 527-7308 Website: http://www.unitedwayatlanta.org Email: jmedeiros@unitedwayatlanta.org

United Way of Atlanta's Community Impact Fund provides grants of \$10,000+ to organizations with strategies that focus on children, low-income populations, people-at-risk and youths. Organizational strategies that address foreclosure prevention, stable housing, and transitional housing are eligible to apply for funding.

Eligibility

1. Be recognized as a 501(c)(3)
2. Provide program(s) and services that are health, education or human service related and directly serve the United Way 13 county service area residents and employers. The agency must maintain a local office with regular office hours and telephone availability.
3. Maintain a current registration with the Georgia Secretary of State office.
4. Have an independent governing body consisting of at least nine voting members who are citizen volunteers, that has the authority to decide policy and strategic direction with respect to the agency's programs, administration and finances, in accordance with the organization's By-Laws, and who shall meet at least four times per year. Paid staff must not be a voting member of the Board.
5. Maintain a non-discrimination Policy or Plan that does not discriminate on the basis of race, cultural heritage, religion, gender, national origin, age, marital status, sexual orientation, veteran status or status as a qualified disabled or handicapped individual.
6. Have an annual audit (if applicable) performed by a certified public accountant that is licensed and in good standing with the state of Georgia
7. Demonstrate financial management - All financial statements must show evidence of accounting principals in accordance with Generally Accepted Accounting Procedures and include full disclosures and appropriate notes for such things as leases, loans, investments and affiliated party transactions.

Resource Book - Financial Assistance

8. Program for which grant is being request must have been in operation for at least two years.

How to Apply

- Impact fund applications will be available via the United Way of Atlanta's website (<http://www.unitedwayatlanta.org/GranteePartners/Strategies.asp>) in November 2008.
-

Resource Book - Financial Assistance

ORGANIZATION:	United Way of Atlanta Individual Development Accounts (IDA)
RESOURCE:	Downpayment savings assistance for homeownership
CONTACT INFORMATION:	Gina Simms IDA Program Coordinator (404) 527-7296 Email: gsimms@unitedwayatlanta.org Website: http://www.unitedwayatlanta.org

United Way's Individual Development Accounts (IDA) program helps low to moderate-income families become homeowners. IDA participants attend economic management and life skills classes and save for a downpayment on their first home. IDA provides a 4:1 savings match to help participants save for a downpayment.

Eligibility

- Cannot have owned property within the last three years
- Must demonstrate the ability and desire to purchase by December of the program year
- Must have a combined household income that is 50-80% of the AMI

Family Unit	50% of MFI	80% of MFI
1	\$24,900	\$39,850
2	28,500	45,550
3	32,050	51,250
4	35,600	56,950
5	38,450	61,500
6	41,300	66,050
7	44,150	70,650
8	47,000	75,200

- Must purchase property within a five-mile radius of the 30303 zip code.

How to Apply

- Attend one of the IDA orientation dates. The last date for 2008 is April 29th. Orientation will discuss specific aspects of the program and allow potential applicants to schedule a one-on-one intake.
-

Resource Book - Financial Assistance

ORGANIZATION:	Midtown Assistance Center
RESOURCE:	Mortgage or rental assistance to low-income seniors
CONTACT INFORMATION:	Midtown Assistance Center 30 Porter Place Atlanta, GA 30308 Phone: (404) 681-0470 Website: http://www.atlantaregional.com

The Midtown Assistance Center is an interfaith ministry that provides assistance to the working poor. MAC provides emergency rent or mortgage payment assistance, as well as utility assistance to low-income seniors who are experiencing a temporary financial crisis and are at risk of losing their homes.

Eligibility

- You must live within the following zip codes: 30303, 30308, 30309, 30313, 30312, and 30314.
- Must be employed or very recently employed (within past 3 months)
- Must be primary resident of the home and have a signed, legal lease
- Must have a 3 month presence at current residence
- Must be able to verify sufficient income to maintain future payments
- You are expected to pay as much as possible toward rent or utility bill
- This is one-time assistance
- MAC cannot provide assistance for government subsidized housing (AHA or Section 8).

How to Apply

- For assistance, please call (404) 681-5777 during client hours:
 - Monday, Thursday and Friday 9:30 a.m. to 12:30 p.m.
 - Tuesday and Wednesday 1:00 p.m. to 4:00 p.m.
 - Wednesday evenings 5:00 to 7:00 p.m.
- Once you have made an appointment, please bring the following:
 - ID
 - Lease
 - Eviction notice (if you have one)
 - Letter from landlord documenting rent status
 - Pay stubs from current or most recent job
 - Proof of how much you have toward the amount you owe

Resource Book - Financial Assistance

ORGANIZATION:	Community Foundation for Greater Atlanta
RESOURCE:	Competitive Grants for Community Development
CONTACT INFORMATION:	The Community Foundation for Greater Atlanta 50 Hurt Plaza, Suite 449 Atlanta, GA 30303 Phone: (404) 688-5525 Website: http://www.atlcf.org

The Community Foundation for Greater Atlanta's Competitive Grants Program offers grants in the amount of \$5,000-\$25,000 for community development activities that increase the capabilities of individuals within the community, develop strategies for safe and affordable housing and promotes sustainable development. The Competitive Grants Program also provides grant assistance for other activities related to education, youth development, health and human services, and arts and culture.

Eligibility

- Must have been operating for a minimum of two (2) years with 501(c)(3) status from the IRS
- Must not have received a grant within the last 12 months from the Competitive Grants Program
- Must have a minimum of one (1) staff member paid minimum wage or more (working 2,080 hours per year at minimum wage or higher) or full-time equivalent (FTE-part-time paid employees who collectively work 2,080 hours per year at minimum wage or higher)
- Must operate programs within the Foundation's 23-county service area
- Gave submitted an end o

Ineligibilities

- Projects of a religious nature, or projects that require participation in a religious activity as a condition for receiving services
- Computer/word processing hardware, except for that used in treating or teaching persons with physical, mental or developmental disabilities
- Grants for individuals
- Debt reduction
- Purchase of vehicles
- Fundraising feasibility studies

Resource Book - Financial Assistance

- Endowments
- Promotional film and video production

How to Apply

- Download the CGP's most current application and forward it electronically to: cgp@atlcf.org
 - Application for 2009 is not yet available
-

Resource Book - Financial Assistance

ORGANIZATION:	Rebuilding Together Atlanta
RESOURCE:	Weatherization, painting, roof repair and other minor repair assistance
CONTACT INFORMATION:	Christmas in April 1429 Fairmont Avenue Atlanta, GA 30318 Phone: (404) 351-4949 Website: http://www.rebuildingtogether-atlanta.org/faqs.shtml

Rebuilding Together is a national non-profit organization that partners with communities around the country with the mission of preserving “affordable housing by bringing volunteers and communities together to rehabilitate the homes of low-income homeowners.” Every year on April 26th, the organization’s 225 affiliates celebrate National Rebuilding Day by repairing and rehabilitating the homes of low-income homeowners. Many of the home repairs include the following: window and door replacement or repair, drywall repair, replacement of deteriorating roofs, installation of replacement of wheelchair ramps, and other minor interior and exterior repairs.

Although this event takes places one time per year, applications are accepted on a rolling basis.

Eligibility

- Residents must live in the City of Atlanta with zip codes 30314, 30318 or 30344
- Must own your own home
- Property axes must be up to date and in current status
- All liens against the home must be satisfied and in current status
- You must demonstrate that you have a need for the repairs
- Household income must not exceed the HUD standards for low-income status.

How to Apply

Applications are available online at: <http://www.rebuildingtogether-atlanta.org/application.shtml>

Resource Book - Financial Assistance

ORGANIZATION:	City of Atlanta
RESOURCE:	Home rehabilitation grants
CONTACT INFORMATION:	City of Atlanta Department of Housing 68 Mitchell Street, Suite 1200 Atlanta, GA 30335 Phone: (404) 330-6390 Website: http://www.atlantaga.gov/government/planning/housingrehab.aspx

The City of Atlanta's Department of Housing provides home rehabilitation grants for low-income and elderly residents under its HOME Owner-Occupied Rehabilitation Program. This program limits eligible repairs to Housing Code violations and failing HVAC, plumbing, electrical, and structural systems. The following types of improvements are eligible for assistance:

- Exterior repairs that improve the life or physical appearance of the structure
- Replacement of water and sewage systems
- Repair or replacement of inefficient or dangerous heating systems
- Repair of electrical systems and fixtures
- Repair or replacement of defective plumbing (sinks, tubs, toilets, etc.)
- Removal of insect and rodent infestations

Eligibility

- Must be age 62 or older OR have a physical disability that requires accessibility modifications to the house
- Property must be a single-family structure
- Homeowner must occupy the property
- Gross income must not exceed 80% of the AMI

How to Apply

Fill out Pre-Application (attached) and mail to:

Contracts and Construction Coordinator
City of Atlanta
Bureau of Housing
68 Mitchell Street, Suite 1200
Atlanta, GA 30335

Applicants will be put on a waiting list and contacted by the City of Atlanta for further application instructions.

Resource Book - Financial Assistance

ORGANIZATION:	Community Housing Resource Center (CHRC)
RESOURCE:	Emergency Home Repair Program
CONTACT INFORMATION:	CHRA 753-B Cherokee Avenue, SE Atlanta, GA 30315 Phone: (404) 658-1322-Ext. 223 Website:

The CHRC's Emergency Home Repair Program provides assistance to low-income and elderly homeowners by repairing conditions that may hazardous to the health or safety of the homeowner.

Eligibility

- Must be an elderly or disabled homeowner in the City of Atlanta
- CHRS assists with repairing conditions that threaten the health and safety of low-income homeowners

How to Apply

Contact the home repair team at (404) 658-1322, Extension 223 or via e-mail at plingle@chrsatlanta.org

Resource Book - Financial Assistance

ORGANIZATION:	Resource Services Ministries
RESOURCE:	Home repair assistance
CONTACT INFORMATION:	Mr. Lynn Westergaard 1841 Marietta Boulevard, NW, Suite G Atlanta, GA 30318 Phone: (404) 352-5440

Resource Services Ministries provides home maintenance and repair services to low-income widows within the City of Atlanta.

Resource Book - Financial Assistance

ORGANIZATION:	Southeast Energy Assistance (SEA) Care & Conserve Program Weather Assistance Program (WAP)
RESOURCE:	Home weatherization and Atlanta Water Company payment assistance
CONTACT INFORMATION:	Ms. Lila A. Blake Southeast Energy Assistance 214 Fourteenth Street, NW Atlanta, GA 30318 Phone: (404) 885-1877 Website: http://www.southeastenergy.org/programs

Southeast Energy Assistance provides home weatherization services, water use audits, and limited payment assistance for Atlanta Water Company customers within the City of Atlanta under its Care & Conserve and Weather Assistance programs.

Care & Conserve

SEA's Care & Conserve Program promotes water conservation by performing water audits, conservation counseling and water repairs. Some of the services available under Care & Conserve are:

- Repair or replacement of leaking faucets
- Repair or replacement of run-on toilets
- Repair or replacement of drains or sewer
- Installation of low-flow showerheads, ultra low-flow toilets
- One-time payment assistance for households in danger of water shut-off

Weather Assistance Program (WAP)

The Weather Assistance Program (WAP) provides weatherization services that include energy-related repairs designed to reduce heat or air-conditioning waste. Energy-related repairs include the following:

- Repair or replacement of damaged windows
- Repair or replacement of exterior doors
- Installation of attic, floor and wall insulation
- Furnace repair or replacement
- Installation of weather stripping
- Caulking

Resource Book - Financial Assistance

Eligibility

2008 income eligibility guidelines are:

Family Size	Annual Income	Monthly Income
1	\$15,600	\$1,300
2	\$21,000	\$1,750
3	\$26,400	\$2,200
4	\$31,800	\$2,650
5	\$37,200	\$3,100
6	\$42,600	\$3,550
7	\$48,000	\$4,000
8	\$53,400	\$4,450

Exceptions to income eligibility guidelines are households that receive SSI or TANF. These households are automatically income eligible.

How to Apply

For the Care & Conserve Program, please call (404) 885-1877

For assistance with water or sewer bills, please call (404) 885-1889

Resource Book - Financial Assistance

ORGANIZATION:	Wesley Community Centers, Inc.- Project Extend
RESOURCE:	Home repair and maintenance assistance
CONTACT INFORMATION:	Project Extend Mr. Charles Bonner 458 Ponce De Leon Avenue, NE Educational Building, 3rd Floor, suite 7 Atlanta, GA 30308 Phone: (404) 872-0086 Website: http://www.wesleycenters.org/projectextend.asp

Wesley Community Centers, Inc. is a ministry that partners with local residents and organizations to provide services to neighborhoods with special needs. One of the services Wesley Community Centers provides is Project Extend. Project Extend provides no-cost, home repair and maintenance assistance to low-income elderly or disabled homeowners within the City of Atlanta.

Project Extend provides a wide range of home repairs, an example of some of these are:

- Painting
- Carpentry
- Electrical work
- Furnace installation
- Building or repairing steps, railing or wheelchair ramps
- Plumbing
- Floor repair

Project Extend is funded by the U.S. Department of Housing and Urban Development and the City of Atlanta. The waiting list for home repairs is currently 300 and applications will be accepted as the waiting list decreases. Exceptions are made for homeowners cited by the City of Atlanta under the Beautification Ordinance.

Resource Book - Financial Assistance

Eligibility

- Must be an Atlanta homeowner
- Age 60 or older OR disabled, with a limited income
- Home repair needs must exceed your ability to pay
- Must carry homeowners insurance

How to Apply

For assistance, please contact:

Ms. Yvette Foucha, Project Extend Coordinator
(404) 872-0086, Extension 16
yvette@wesleycenters.org

Resource Book - Greening Resources

ORGANIZATION:	NeighborWoods: Trees Atlanta
RESOURCE:	Cooperative effort between Trees Atlanta and neighborhoods to plant trees and raise awareness.
CONTACT INFORMATION:	Trees Atlanta 225 Chester Avenue Atlanta, GA 303016 (404) 522-4097 Email Contact: Susan@treesatlanta.org Website: http://www.treesatlanta.org

Trees Atlanta's NeighborWoods Program began in 2000 in efforts to promote tree awareness and build trees in Atlanta neighborhoods.

Eligibility

Requires 20 or more trees in front yards or public right-of-ways (continuous).

Notable Projects

NeighborWoods efforts have been undertaken in Inman Park, East Atlanta, Vine City, and Summerhill neighborhoods.

Contact:

Susan Pierce, neighborhoods Coordinator
225 Chester Avenue
Atlanta, GA 30316
(404) 522-407
Email: susan@treesatlanta.org

Resource Book - Greening Resources

ORGANIZATION:	The Atlanta Community Food Bank
RESOURCE:	Community gardens program
CONTACT INFORMATION:	The Atlanta Community Food Bank 732 Joseph E. Lowery Boulevard, NW Atlanta, GA 30318 (404) 892-9822 Email Contact: fred.conrad@acfb.org Website: http://atlantacommunityfoodbank.org/projects/community_garden/

The Atlanta Community Food Bank has over created over 175 community gardens in the Atlanta area. The Food Bank provides gardening expertise, tools, seeds, and volunteers to assist communities with garden projects.

Eligibility

Any community can participate

How to Start

- Gather a group of residents within your neighborhood who are committed to creating a community garden
 - Identify a vacant plot of land
 - Contact:
 - Fred Conrad
Atlanta Community Food Bank
732 Joseph E. Lowery Boulevard, NW
Atlanta, GA 30318
(404) 892-3333, Extension 1216
Email: fred.conrad@acfb.org
-

Resource Book - Greening Resources

ORGANIZATION:	The Atlanta Community Tool Bank
RESOURCE:	Lends tools to neighborhood organizations for community gardens and repair
CONTACT INFORMATION:	The Atlanta Community Tool Bank 55 Ormond Street, SE Atlanta, GA 30315 (404) 880-0054 Fax: (404) 880-9774 Website: http://www.toolbank.org

The Atlanta Community Tool Bank describes itself as a tool library for community organizations. They have an inventory of over 140 tool types that include: ladders, drills, hand trowels, garden shears, pitchforks, rakes, and generators.

Annual membership dues for the Tool Bank are based on an organization's annual budget and range between \$25 to \$100.

How to Apply

You may apply:

Via telephone at (404) 880-0054, Extension 11

Via website at: <http://www.toolbank.org/Home/RegistrationforNewAgencies/tabid/677/Default.aspx>

Resource Book - Technical Assistance

ORGANIZATION:	Atlanta Neighborhood Development Partnership Community Development Institute
RESOURCE:	Provides training assistance
CONTACT INFORMATION:	ANDP 34 Peachtree Street, Suite 1700 Atlanta, GA 30303 Phone: (404) 522-2637 Fax: (404) 523-4357 Website: http://www.andpi.org Contact: Tayani Suma E-mail: tsuma@andpi.org

ANDP's Community Development Institute provides training assistance to non-profit organizations in the form of program implementation, evaluation and management; budgeting and financial planning, community organizing and housing development.

Fee

Fees are on a sliding scale basis. The average training session costs \$50.00

How to Apply

Please contact Ms. Tayani Suma at ANDP via:

Telephone: (404) 522-2637

OR

Email: tsuma@andpi.org

Resource Book - Technical Assistance

ORGANIZATION:	Community Design Center
RESOURCE:	Provides technical assistance
CONTACT INFORMATION:	Valencia Coar Community Design Center 1083 Austin Avenue Atlanta, GA 30307 Phone: (404) 523-6966 Fax: (404) 523-0741 Website: http://www.andpi.org Contact: Valencia E-mail: comdesct@bellsouth.net

The Community Design Center provides technical assistance to non-profits in the form of housing development, community planning, home repair, inspections, project budgeting, community outreach and organization development.

Fee

There is no fee for this service.

How to Apply

Applicants may write a letter to the Community Design Center requesting their services.

They may address this letter to:

Ms. Valencia Coar
Executive Director
1083 Austin Avenue
Atlanta, GA 30307

Resource Book - Technical Assistance

ORGANIZATION:	Community Housing Resource Center (CHRC)
RESOURCE:	Provides technical assistance
CONTACT INFORMATION:	Community Housing Resource Center 753B Cherokee Avenue, SE Atlanta, GA 30315 Phone: (404) 624-1111 Website: http://www.chrcatlanta.org Contact: Kate Grace E-mail: kgrace@chrcatlanta.org

The Community Housing Resource Center (CHRC) provides technical assistance to community development organizations in the form of program planning, implementation, and evaluation, budgeting, home repair, and research.

Participants must attend a CHRC-sponsored orientation and submit a request for assistance on a specific project.

Assistance is provided on a quarterly basis.

Fee

There is no fee for this service

How to Apply

Please contact Kate Grace at (404) 624-1111 or via email at kgrace@chrsAtlanta.org

Resource Book - Technical Assistance

ORGANIZATION:	Georgia Institute of Technology Center for GIS
RESOURCE:	Provides technical assistance for database
CONTACT INFORMATION:	Center for GIS 275 Fifth Street, NW 2 nd Floor Atlanta, GA 30332 Phone: (404) 385-0900 Fax: (404) 385-0450 Website: http://www.coa.gatech.edu/cgis/ E-mail: cgis@gatech.edu

The Georgia Institute of Technology's Center for Geographic Information Systems (CGIS) will provide technical assistance to EANA in managing the English Avenue parcel database. CGIS will provide EANA with training, mapping, and analytical assistance.

Contact

Please ask for a GIS technician that can assist with accessing the Georgia GIS Data Clearinghouse, at (404) 385-0900

Resource Book - Technical Assistance

ORGANIZATION:	TechBridge
RESOURCE:	Provides non-profit organizations with technology assistance
CONTACT INFORMATION:	ANDP 34 Peachtree Street, Suite 1700 Atlanta, GA 30303 Phone: (404) 522-2637 Fax: (404) 523-4357 Website: http://www.andpi.org Contact: Tayani Suma E-mail: tsuma@andpi.org

TechBridge assists nonprofit organizations with improving their technological capabilities so they can better serve their communities. They provide infrastructure services, web services, education, and technical support.

Eligibility

- 501 (c) 3 charitable organizations (as defined by the Internal Revenue Service), other than churches or organizations whose primary mission is to promote a religion; private schools, colleges or universities; nonprofit hospitals or cooperative hospital service organizations; governmental units;
- Private foundations whose primary mission is to fund 501 (c) 3 charitable organizations as described above;
- Organizations with an annual operating budget in the current or most recent fiscal year greater than \$25,000;
- Must demonstrate fiscal responsibility, the appropriate use of funds and proper accounting standards;
- Must be inclusive and embrace diversity; do not discriminate in whom they serve or whom they employ on any basis including ethnicity, gender, sexual orientation, or religion.
- Organizations must also have service programs that meet one of the following criteria:
 - Strengthening families
 - Nurturing youth
 - Increasing self-sufficiency
 - Bridging the digital divide
 - Meeting basic needs

Resource Book - Technical Assistance

Cost

Fees for service are as follows, based upon annual operating budget:

Size	<250k	250k-1M	\$1M-5M	\$5M+	Non-Member
Hourly Rate	\$57.00	\$67.00	\$75.00	\$85.00	\$120.00

How to Apply

Please fill out the application on page.

Resource Book - Technical Assistance



Client and Member Service Application

1100 Johnson Ferry Road, Suite 670, Atlanta, GA 30342
404-879-5412 (phone) 404-581-5901 (fax)

Nonprofit name: _____

Web address: _____

Contact name: _____

Email address: _____

Mailing address: _____

Phone number: _____

Is this office the headquarters of your organization? _____

Is this office a branch/chapter or local affiliate of a national organization? _____

If so, where is your organization headquartered? _____

(Circle One) Does your organization operate for charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Service? Yes No

What is your annual operating budget from the current or most recent fiscal year:

Annual Budget

\$25,000 to \$250,000 _____

\$250,000 to \$1,000,000 _____

\$1,000,000 to \$5,000,000 _____

Over \$5,000,000 _____

Annual Membership Fee \$450

(Circle One) I want to purchase an annual membership in TechBridge. Yes No

Do you have audited financial statements for the past two years? _____

What software do you use for accounting? _____

What software do you use for donor management? _____

What percentage of your budget do you spend on technology services? _____

Has your Board of Directors approved a nondiscrimination policy? _____

Vacant Housing Survey Instrument

Date: 2.8.08 Picture ID/Time: 102-1356

Survey Completed By: Hertner

Address: O FOX SINW
Parcel #: 11 111111111111

Property Type: Industrial Commercial Institutional Vacant
Residential: *Single Family* *Duplex* *Multi-family*

Status: Occupied Partially Occupied Vacant No Structure

Attributes: Fire Damage Vandalism Posted Notice Collapsed

Additional Information
Address Change: None
Name of structure: _____
of structures (if > 1, i.e. "1 of 3"): _____

	Minor	Major	None	Comments
Mark appropriate box				
Land:				
Yard Minor: some trash, minor work needed, broken fence Major: overgrown, driveway disrepair, excessive trash	X			
Structure:				
Foundation Minor: some missing material, not leaning Major: house is leaning, foundation buckling, major repairs needed			X	
Stairs, Rails, Porch Minor: paint needed, some separation from house Major: missing steps, sagging porch, rotted supports, major deterioration			X	
Roof and Gutters Minor: minor roof repairs, gutters need replacing Major: holes in roof, sagging roof			X	
Paint Minor: some paint peeling Major: siding is rotting, over 50% paint peeling	X			
Windows/Doors Minor: one boarded or broken Major: more than one boarded, broken or missing			X	
Overall Condition: <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Substandard <input type="checkbox"/> Deteriorated <input type="checkbox"/> Dilapidated <input type="checkbox"/> Vacant Lot				
Standard Building is structurally sound. Minor repairs needed. No MAJOR repairs.				
Substandard Building is structurally sound. Some rehabilitation needed. ONE MAJOR repair.				
Deteriorated Building is NOT structurally sound. Extensive rehabilitation needed. TWO-THREE MAJOR repairs.				
Dilapidated Building is NOT structurally sound. Extensive fire damage or leaning. More than FOUR MAJOR repairs.				

Notes: _____

Georgia Tech English Avenue Studio, 2/12/08

Block Conditions Survey Instrument

Street Segment: 184

Street Segment
 Street Name: Simpson St
 Cross Street One: Maple St
 Cross Street Two: Northside Dr

ENGLISH AVENUE STREET CONDITIONS
 Please Check one for each box.

Street Condition

Good (no large cracks, potholes, broken curbs)

Fair (some cracks, potholes, does not impede traffic)

Poor (large cracks, potholes, broken curbs, impedes traffic)

Unpaved

Sidewalk Condition

Good (no cracks or damage)

Fair (some cracks, does not impede traffic)

Poor (large cracks, damage, impedes traffic)

No Sidewalks

Trash Condition

Good (some leaf litter, no trash)

Fair (some trash)

Poor (large amounts of trash, hazardous materials, abandoned car)

Are there trees lining the street of the block?

Most of the street

Some

None

Are there missing, broken or vandalized lights or signs?

Yes

No

NOTES
One side of the street has
street trees, the other does not

Name: Heathner
 Date: 3/8/08

Neighborhood Needs Survey Instrument

Georgia Institute of Technology
City & Regional Planning Program

In conjunction with the English Avenue CDC
and the English Avenue Neighborhood Assn.

Neighborhood Survey

This survey will be used for redevelopment planning on behalf of the English Avenue Neighborhood Association. The focus of the planning effort is the Proctor Village site at Simpson Street and Joseph E. Lowery Blvd. (see map). Please fill out this survey and return it to the address given on the provided self-addressed, stamped envelope by March 21, 2008. Your participation is appreciated. Thank you.

(Please circle your choices)

1. How long have you lived in the English Avenue neighborhood?

- 0-2 years 3-5 years
6-10 years 10+ years

2. Do you live near the Proctor Village site?

Yes No

3. If so, how far?

- 1-3 blocks 4-7 blocks
8-10 blocks

4. Please circle your gender.

Male Female

5. What is your age?

- Under 18 18-45
46-65 65+

6. What is your employment status?

Employed Not employed

Retired

7. Do you rent or own your current housing?

Rent Own



English Avenue neighborhood

8. Do you feel safe in your neighborhood?

Yes No

Cannot answer

9. If so, at what times do you feel most safe?

Morning Afternoon

Evening

10. How would you rate the schools around your neighborhood, as they are today?

- Poor Fair
Good Excellent

11. Do you have school-age children?

Yes No

12. If so, how many?

- 1-2 3-4
More than 4

Survey
continues
on back

Neighborhood Needs Survey Instrument

13. Do you buy groceries in your neighborhood?

Yes No

14. If so, where?

Albert's Grocery (617 Simpson)
Neighborhood Grocery (Meldrum Street)
Our Place Superette (North Ave. & Griffin)
Cantrell's (Kennedy and Brawley)
Ashby-Simpson Convenience Store
Publix at Westside Village (MLK Blvd.)
Kroger on Howell Mill Rd.

Other _____

15. How far do you travel to buy groceries?

0-1 miles 1-2 miles

2-4 miles 4+ miles

16. What is your means of traveling?

By foot Bus

Car Other _____

17. How would you rate public transportation connections and service in your neighborhood?

Poor Fair

Good Excellent

18. How likely would you be to communicate information about changes in the conditions of property near your home to the English Avenue Neighborhood Association? (such as new vacancy, fires, abandoned cars, vandalism...)

Very likely Maybe

Not very Why bother?

Never I already do this

What is the English Avenue Neighborhood Association?

19. If you did notify the Neighborhood Association about changes in property conditions, what would be the best way of doing so?

Email Fill out a form at office


Mail in a form Make a phone call

Tell someone at association meeting

Other: _____

20. What services are missing from your neighborhood?

*Thank you for your participation in this survey.
You are invited to the April meeting of the English Avenue Neighborhood Association at the old Lindsay Street Baptist Church building (881 North Avenue) at 10am on April 5, 2008. The results of this survey will be shared at this meeting.*



All Rights Reserved (2008)
English Avenue Neighborhood Association
The Heritage Building
881 North Avenue, NW
Atlanta, GA 30318

and

Georgia Institute of Technology
College of Architecture
City and Regional Planning Program
245 4th Street, NW, Suite 204
Atlanta, GA 30332-0155

Please forward all comments and inquiries to:

Tracy Bates, President & Executive Director
English Avenue Neighborhood Association &
English Avenue Community Development Corporation
(404) 577-7311

OR

Dr. Harley F. Etienne
Georgia Institute of Technology
College of Architecture
City and Regional Planning Program
(404) 385-3343
hfe@gatech.edu