



Transform Westside Summit

Friday, August 2, 2019

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#TransformWestsideSummit

#WestsideOnTheRise



Devotion Speaker

**Rev. Edward P.
Wimberly, Ph.D.**

*President Emeritus,
The Interdenominational
Theological Center*



Transform Westside

Summit

Introduce Yourself

Progress from the Collective Effort

THE 1300: A BELOVED INSPIRED COMMUNITY CONSTRUCTION - THE LATEST FROM CITY OF REFUGE

The 1300: A Beloved Inspired Community is City of Refuge's next step in bringing light, hope and transformation to Atlanta's westside. Located at 1300 Mayson Turner Boulevard, this 47-unit apartment community consists of 24 2-bedroom and 23 3-bedroom units - 60% of which are designated "permanent supportive housing." The 1300's location immediately across the street from the City of Refuge main campus will allow the mission of providing wrap-around supportive services to all the residents to continue.

The first building - 18 units - is scheduled for completion and move-in by late November 2019. The second building - 29 units - will open in mid-January 2020.

Dr. Martin Luther King, Jr. said, "Our goal is to create a beloved community and this will require change in our souls as well as a quantitative change in our lives." City of Refuge hopes to advance Dr. King's vision with The 1300.

(Photos provided by Darrell Rice at City of Refuge.)




Westside Future Fund

Transform Westside Summit Convene | Communicate | Collaborate

Westside Future Fund
Friday, August 2, 2019

Building the Beloved Community



Since you cannot find the universal and beloved community, create it.

Josiah Royce (1913)

One of Royce's students in the 1890s was W.E.B. Du Bois, who arrived in Atlanta in 1897 to establish a sociology program at Atlanta University and develop the university's curriculum. It is possible W.E.B. Du Bois and others could have discussed the idea of the "beloved community" and its embodiment in the Atlanta University Center and Vine City neighborhoods as early as Du Bois' arrival in Atlanta. Since the late 1860s, white and black educators, black students, and working class white and black residents had been living in the historic Westside.

Dr. King's mentor, Howard Thurman, was also a student of Royce and colleague of W.E.B. Du Bois. He used the term "beloved community" as an inspirational lens "to perceive [in the world] a harmony that transcends all diversities and in which diversity finds its richness and significance." He broadened the concept from Royce's specifically Christian orientation and emphasized the importance of truly integrated communities beyond legal integration and emphasized the importance of a radically nonexclusionary community.

During Thurman's lifetime, the historic Westside served as a nerve center of civil rights activism even as the effects of legal segregation remained in the community.

Community cannot for long feed on itself. It can only flourish with the coming of others from beyond, their unknown and undiscovered brothers and sisters.

Howard Thurman 1971

Dr. King takes the thinking of Royce and Thurman forward with his belief that we can "actualize the Beloved Community." Walter Fluker writes that the "beloved community" is Dr. King's "single, organizing principle of [his] life and thought."

Our goal is to create a beloved community, and this will require a qualitative change in our souls as well as a quantitative change in our lives.

Martin Luther King, Jr., 1966

The end is redemption; the Beloved Community, a type of love that can transform the world into the exuberant life that is this love which will transform the hearts of men.

"Facing the Future," 1956

"Facing the Future" is credited to a Harvard professor, who taught at Harvard

"Facing the Future" spoke of the beloved community as a type of love that can transform the world into the exuberant life that is this love which will transform the hearts of men. Those "fully dedicated and reality itself" were truly Christian perspectives at their core. A loving membership in the community was enacted through the love that one serves with strength.

Use, your interesting, your cause; serve it with strength; but so choose to thereby you show forth because of your choice is a maximum of increase of loyalty among your fellow [human beings]."



Christina Britt

In April 2017, I founded a faith-based SE organization at the University of Georgia. SOUL (Serving Others Unconditional Love) is dedicated to building relationships through service. We serve 7 organizations and work to enhancing JESUS' love in Athens.

THANK YOU!

JEFF MAGGS:

HELPING ORGANIZATIONS LIKE
THE URBAN LEAGUE OF GREATER
ATLANTA, ATLANTA FIRE
RESCUE FOUNDATION, MERCY CARE
AND MANY OTHERS GET THEIR
MESSAGES OUT TO THE WORLD
VIA AMAZING ADVERTISEMENTS!



I went to Help BEAUTIFUL
OF Westside with the SK
I get from westside world
~~my~~ Eddie Jenkins

partnered with MUST Ministries during my internship at
Chick-fil-A to make 1500 sandwiches for their
Summer Lunch Program.

Rosario Hernandez 404-277-7340
Farmers' Market Co op
in the Westside near
English Ave.
I need a spot!





FOUNDATION

Vision, Mission, and Values

VISION

A community Dr. King would be proud to call home.

MISSION

To advance a compassionate approach to neighborhood revitalization that creates a diverse, mixed-income community, improves the quality of life for current and future residents, and elevates the Historic Westside's unique history and culture.

VALUES

Do with the Community, not to the Community

We know that residents are the real experts on the challenges in their community. Therefore, we learn from residents and involve them in all we do.

Be Compassionate

We meet residents where they are in a spirit of empathy and respect.

Have Integrity in Everything

We stand behind all we say and do. We are open, honest, and courageous.

Be Creative

We bring high energy and fresh ideas to tackling the long-standing challenges on the westside. We're dedicated to trying different approaches to get different results.

Deliver Results

We're committed to driving transformation in the long term, with a focus on measurable outcomes today.

We have
an all
volunteer
Board of
Directors.



Richard Dugas *Board Chair*
Retired President & CEO,
PulteGroup, Inc.



Beverly Tatum *Board Vice-Chair,*
President Emeritus,
Spelman College



Reverend Kenneth Alexander
Pastor,
Antioch Baptist Church North



Liz Blake
Retired SVP,
Habitat for Humanity
International



Michael Bond
Atlanta City Council Post
1 At-Large



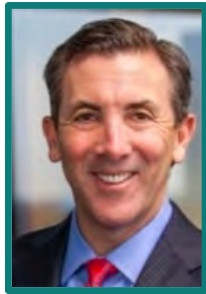
Rodney Bullard
Vice President of Community
Affairs and Executive Director,
The Chick-fil-A Foundation



Mark Chancy
Corporate Executive Vice
President of Wholesale
Banking, SunTrust, Inc.



John Gamble
Chief Financial Officer,
Equifax



Jim Grien
President & CEO,
TM Capital



Dan Halpern
Chairman & CEO,
Jackmont Hospitality, Inc.



Shawntel Hebert
Partner,
Taylor English



Virginia Hepner
Retired,
CEO Woodruff Arts
Center/Wachovia Bank



Tommy Holder
Chairman & CEO,
Holder Construction Company



Derrick Jordan
Senior Project Leader,
National Church
Residences



Wonya Lucas
President and CEO, Public
Broadcasting Atlanta



Penny McPhee
President,
The Arthur M. Blank
Family Foundation



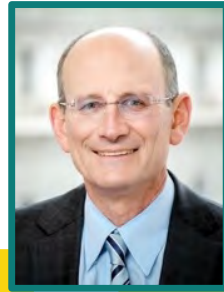
Peter Muniz
Vice President and Deputy
General Counsel,
The Home Depot



Helen Smith Price
President,
The Coca-Cola Foundation and
Vice President of Global
Community Affairs for The
Coca-Cola Company



Valerie Montgomery Rice
President and Dean,
Morehouse School of Medicine



AJ Robinson
President,
Central Atlanta Progress



Sylvia Russell
Retired President, AT&T
Georgia



Dave Stockert
Retired CEO,
Post Properties



Beverly Thomas
Vice President of
Communications and Public
Affairs,
Kaiser Permanente

**EX-OFFICIO
MEMBERS**



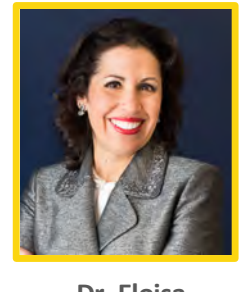
Terri M. Lee
Chief Housing Officer,
City of Atlanta



Shan Cooper
Executive Director,
Atlanta Committee
for Progress



Frank Fernandez
Vice President of Community
Development,
The Arthur M. Blank Family
Foundation



Dr. Eloisa Klementich
President & CEO,
Invest Atlanta

A Dedicated Team



John Ahmann
President and CEO



Jaren Abedania
VP of Real Estate



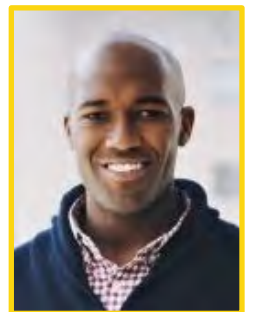
Suzanne Allman
Controller



Brandon Burrows
Real Estate Associate



Rachel Carey
VP of Project
Financing



Justin Carr
Director of
Strategy and Impact



Marie Dauphin
Director of Marketing
and Communications



Sonia Dawson
Manager of Operations



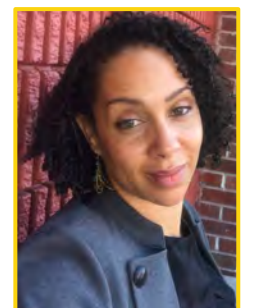
Lee Harrop
VP of
Real Estate
Development



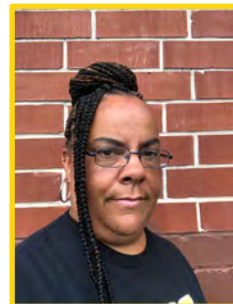
Amy Hoilman
Manager of Accounting



Raquel Hudson
Director of
Westside
Volunteer Corps



Joan Vernon
Director of Neighborhood
Engagement



Robyn Washington
Development
Coordinator



Elizabeth Wilkes
Administrative Assistant



Cristel Williams
Director of
Development

The Roles We Play

The Westside Future Fund's role in supporting and/or driving impact will vary depending on the theme and stage of development



Impact Strategies

 Amplifier

SAFETY & SECURITY



MIXED-INCOME COMMUNITIES

Amplifier 

Accelerator 



 Accelerator

CRADLE-TO-CAREER EDUCATION



COMMUNITY HEALTH & WELLNESS

Amplifier 

Participant 

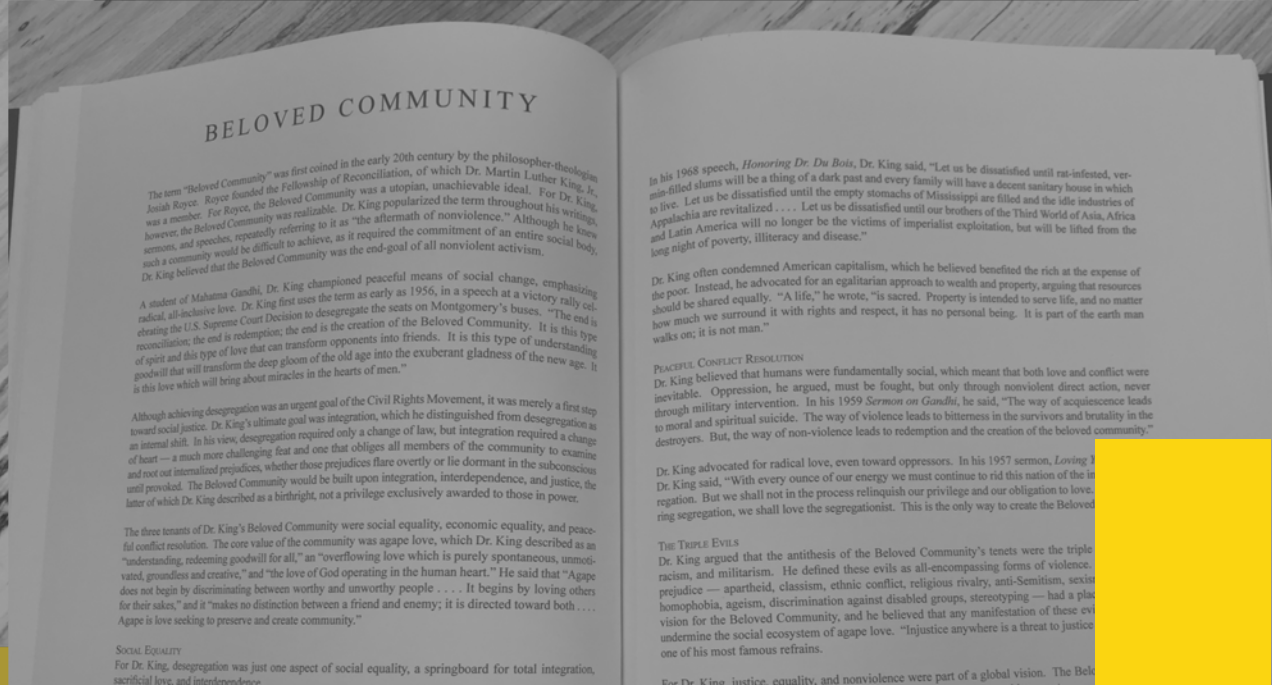


CONVENING & ENGAGING COMMUNITY

Westside Land Use Framework Plan

COMMUNITY-INFORMED PLANNING

- Since March 2016, WFF, in partnership with **City of Atlanta and six neighborhood associations**, led process of developing *Westside Land Use Framework Plan*.
- Unanimously passed by Atlanta City Council December of 2016 with the support of all six neighborhood associations.
- Additional 2 to 3 rounds of meetings with each of the Westside Neighborhoods and City Planning Dept. conducted since its passage resulting in zoning updates submitted to Planning Dept. for City Council introduction. It also includes the creation of **Special Public Interest Zoning** areas that establish design standards.
- The community backed Westside Land Use Framework Plan, along with its proposed updates on zoning/design standards, will establish a regulatory environment for private sector market driven development that protects existing residents and reinforces neighborhood history and culture.





Transform Westside Summit

WESTSIDE

Land Use Framework Plan

August 2019



Agenda

1. Overview

1. APD Urban History
2. Land Use Framework Plan History

2. Zoning Recommendations

1. Permitted Uses
2. Development Controls
3. Code Language

3. Design Guidelines

4. Next Steps

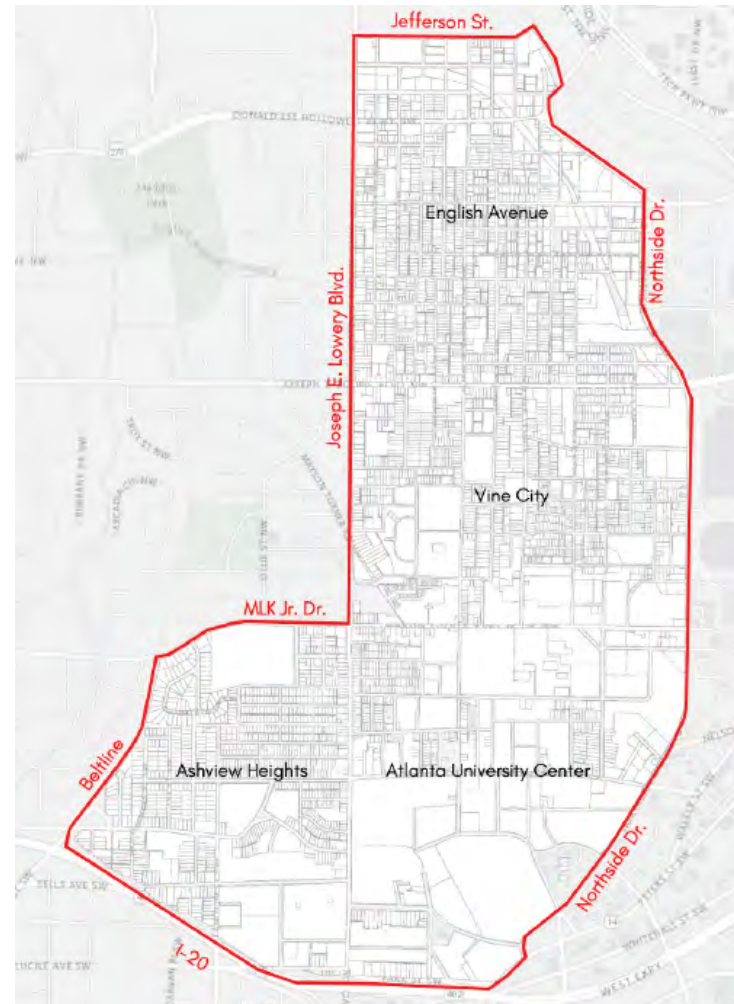
30 years

OF PLANNING EXPERIENCE

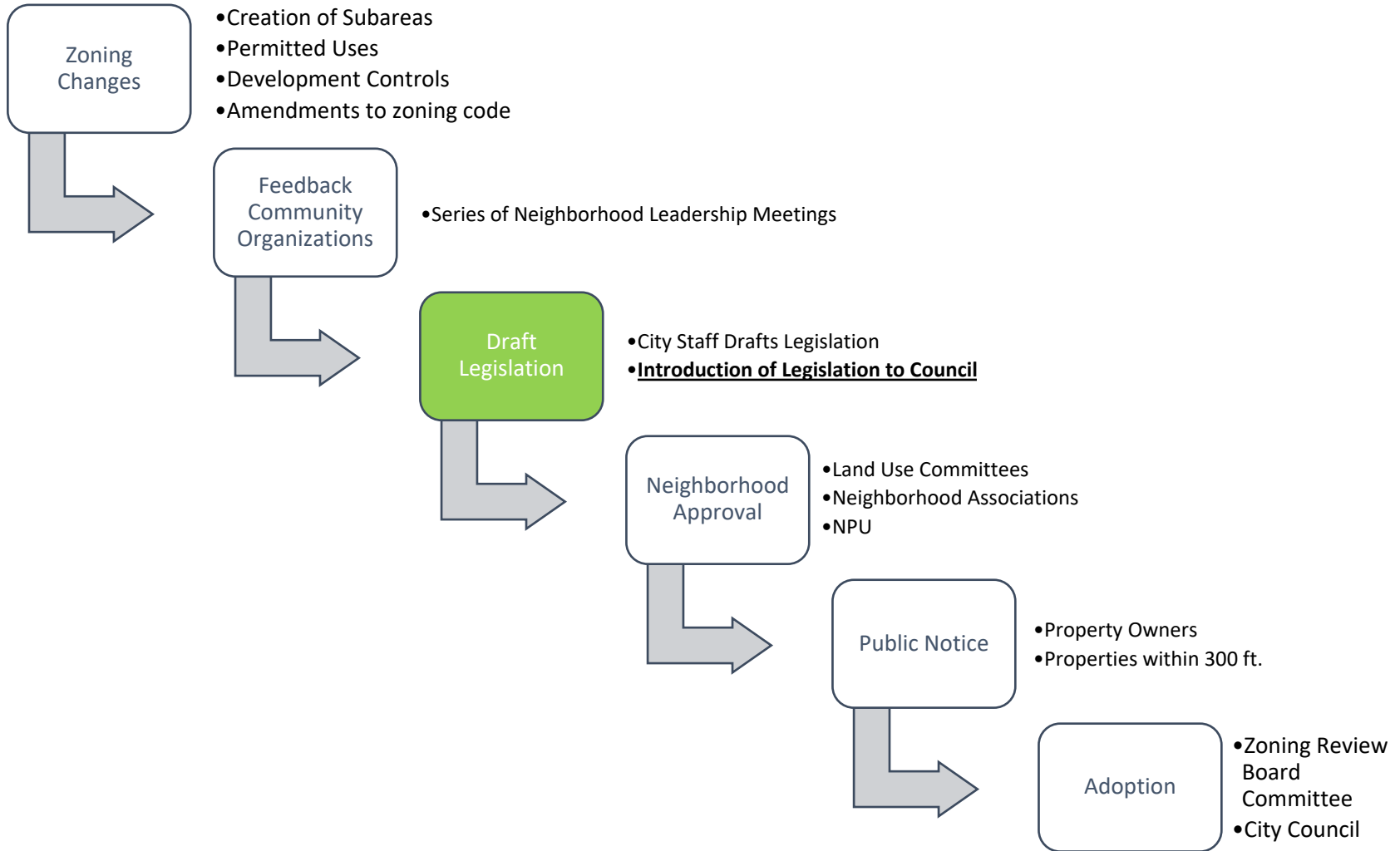
- **APD-U established in 1990**
- **Minority-owned firm with offices in Atlanta, GA and Jacksonville, FL**
- Over 30 years of national expertise on neighborhood planning, housing development, affordability policies, and community development
- Proven track record of success in neighborhood redevelopment projects and management of land use and resource prioritization strategies

Land Use Framework Plan

1. West Side Neighborhoods:
 1. Ashview Heights
 2. Atlanta University Center
 3. English Avenue
 4. Vine City
2. Started community engagement in Q3 2016
3. Land Use Framework Plan adopted by City Council in Dec. 2017
4. Currently finalizing Zoning Recommendations and Design Guidelines



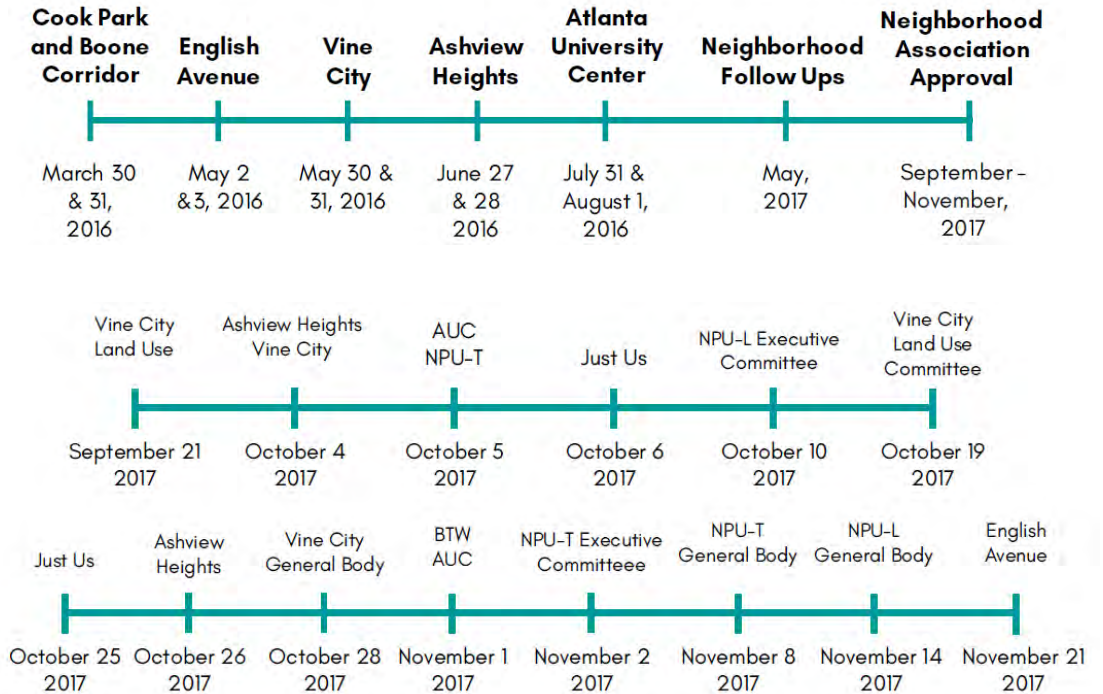
Process



Community Engagement

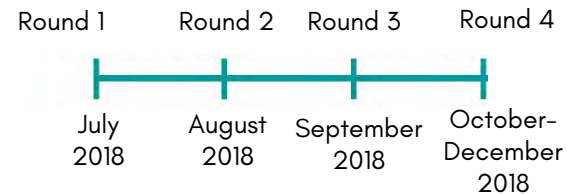
Land Use Action Plan & Framework

- Met with over 1000 individuals and stakeholders over an 18 month period
- Attended a total of 28 community meetings
- Obtained approval for all 5 neighborhood associations and 2 NPUs



Zoning Update

- Four rounds of community meetings with each of the four neighborhood leadership groups
- Over a dozen individual stakeholder meetings and Land Use and zoning committee meetings



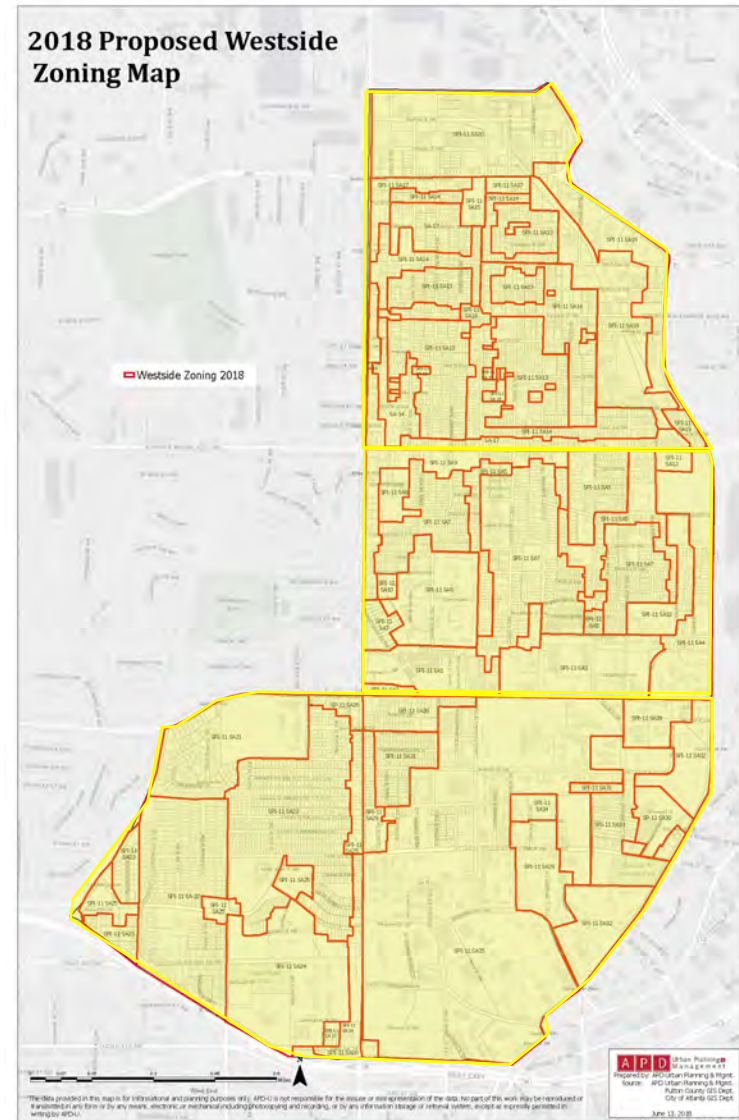
Zoning Recommendations

Zoning Recommendations

New Special Public Interest (SPI) Zoning Districts

- SPI-3: English Avenue
- SPI-4: Vine City
- SPI-11: Ashview Heights / Atlanta University Center

Each SPI contains subareas that designate development potential and land use.



Permitted Uses

WESTSIDE LAND USE FRAMEWORK PLAN - ZONING UPDATE 2018												
VINE CITY SPI-11 SUBAREAS												
	1	2	3	4	5	6	7	8	9	10	11	12
	Historic Westside Village	MLK Jr. Drive - Lowery Blvd	Morris Brown	Northside Drive	Vine City Low Density Residential	Washington Park Single-Family Residential Subarea	Vine City Single-Family Residential	Vine City - Medium Density Residential	Boone-Lowery Corridor	Magnolia Low Density Mixed-use	Vine City Neighborhood Commercial	Maple and Electric Avenue
	(MD MXD)	(MD MXD)	(MD MXD)	(HD MXD)	(LDR)		(SFR)	(MRD)	(MD MXD)	(LD MXD)	(LD MXD)	(MD MXD)
PERMITTED USE												
Accessory Dwelling Units	X	X	X	PA	PA	X	PA	X	X	X	X	X
Bakeries & Catering, including wholesale operations	P	P	P	P	X	X	X	X	P	P	P	P
Banks, S&L and similar financial institutions	P	P	P	P	X	X	X	X	P	P	P	P
Barber & Beauty shops & similar personal services	SUP	SUP	SUP	SUP	X	X	X	X	SUP	SUP	SUP	SUP
Bed & Breakfast Inn	X	X	X	X	X	P	P*	X	X	X	X	P
Broadcasting Towers & line-of-sight relay devices (telephones, radio, tv)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Business or Commercial Schools	P	P	P	P	X	X	X	X	P	P*	P*	P
Car Washes	X	X	X	SUP	X	X	X	X	SUP	SUP	SUP	SUP
Child care centers, kindergarten & special schools	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Churches, Synagogues, Temples, Mosques & religious worship facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Civil, service, garden, neighborhood or private clubs	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Clubs & Lodges	P	P	P	P	X	X	X	X	P	X	X	P
Commercial Greenhouses	SUP	SUP	SUP	P	X	X	X	X	P	X	X	P
Commercial Recreation, Theatres, Convention Halls, Assembly Halls	P	P	P*	P	X	SUP	X	X	P	P	P	P
Community Centers, Community Services, Recreational Centers	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Devices for generation of energy, solar panels, wind generators, similar	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Dormitories, fraternity houses & sorority houses	SUP	SUP	P	SUP	X	X	X	X	SUP	X	X	SUP
Eating & Drinking Establishments	P	P	P	P	X	X	X	P*	P	P*	P*	P
Farmers' Market	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP
Grocery Stores	P	P	P	P	X	X	X	X	P	P*	P*	P
Guest House, Servant Quarters, Lodging for caretakers/watchmen	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Hotels up to 30 Rooms	SUP	SUP	SUP	P	X	X	X	X	P	X	X	P
Hotels more than 30 Rooms	X	X	X	P	X	X	X	X	P	X	X	X
Institutions of higher learning, colleges & universities	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Laundry & dry cleaning & Collection Stations, no more than 5,000 sf	P	P	P	P	X	X	X	X	P	P	P	P
Market Gardens	X	X	X	X	PA ¹	PA	PA ¹	PA ¹	PA ¹	X	X	X
Multi-family dwellings	P	P	P	P	P	X	X	X	P	P	P	P
Museums, Galleries, Auditoriums, Libraries & similar Cultural Facilities	P	P	P	P	X	X	X	X	P	P	P	P
Nursing Homes & Convalescent Centers	SUP	SUP	SUP	SUP	X	X	X	X	SUP	SUP	SUP	SUP
Offices, Arts & Crafts galleries and studios	P	P	P	P	X	X	X	P*	P	P*	P*	P
Outdoor Amusement, exhibits, entertainment, meetings (<90 days)	SUP	SUP	SUP	SUP	X	X	X	SUP	SUP	SUP	SUP	SUP
Outdoor Amusement, exhibits, entertainment, meetings (>90 days)	SAP	SAP	SAP	SAP	X	X	X	X	SAP	X	X	SAP
Park for Hire structure with > 2 stories above grade for temp. vehicle storage	SUP	SUP	SUP	SUP	X	X	X	X	SUP	X	X	SUP
Parking structures & surface lots (accessory)	PA	PA	PA	PA	X	X	X	PA	PA	PA	PA	PA
Parks & Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P
Personal Care Homes	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Plumbing, tin-smithing, cabinet shops, service & repair establishments	P	P	P	P	X	X	X	X	P	P	P	P
Printing Shops	P	P	P	P	X	X	X	X	P	P	P	P
Private Greenhouses & Garages	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Private Schools	P	P	P	P	P	SUP	SUP	SUP	P	P	P	P
Professional or Personal Service Establishments, not hiring halls	P	P	P	P	X	X	X	X	P	P	P	P
Public Schools	P	P	P	P	P	P	P	P	P	P	P	P
Retail Establishments (except auto sales or rental)	P	P	P	P	X	X	X	P*	P	P	P	P
Sales & repair for home appliances, bicycles, lawn mowers, shoes, clocks	P	P	P	P	X	X	X	X	P	P*	P*	P
Shelter	SUP	SUP	X	SUP	X	X	X	X	SUP	X	X	SUP
Single-Family dwellings	P	P	P	P	P	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	X	X	P	P	P	P	P
Swimming Pools, Tennis Courts	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Tailoring, Custom Dressmaking, Millinery & similar	P	P	P	P	X	X	X	X	P	P*	P*	P
Two-Family Dwellings	X	X	X	X	P	X	X	X	X	X	X	X
Urban Gardens	P	P	P	P	P*	P	P*	P*	SUP	SUP	SUP	P

¹ Market gardens are limited to parcels that are used as schools, churches, synagogues, temples, mosques, and other religious worship facilities.

P = Permitted Principal uses and Structures

PA = Permitted Accessory Uses and Structures

SAP = Special Administrative Permits

SUP = Special Use Permit

SEP = Special Exception Permit

X = Not Permitted

* = Not to Exceed 4,000 Square Feet

^ Permitted only in the Sunset Avenue Historic District

Development Controls

WESTSIDE LAND USE FRAMEWORK PLAN - ZONING UPDATE 2018

SPL-11 - VINE CITY												
Development Controls	1	2	3	4	5	6	7	8	9	10	11	12
	Historic Westside Village	MLK Jr. Dive - Lowery Blvd	Morris Brown	Northside Drive	Vine City Low Density Residential	Washington Park	Vine City Single-Family Residential	Vine City - Medium Density Residential	Boone-Lowery Corridor	Magnolia Low Density Mixed-use	Vine City Neighborhood Commercial	Maple and Electric Avenue
	(MD MXD)	(MD MXD)	(MD MXD)	(HD MXD)	(LDR)	(SFR)	(SFR)	(MRD)	(MD MXD)	(LD MXD)	(LD MXD)	(MD MXD)
Maximum FAR												
a) Residential	2.00	2.00	3.20	3.20	1.00	0.5	0.5	1.50	1.48	0.696	0.8	2.00
b) Non - Residential	1.00	1.00	3.00	4.00	N/A	None	None	None	2.50	1	1	2.00
c) Combined	3.00	3.00	6.20	7.20	N/A	N/A	N/A	N/A	3.99	1.696	1.8	4.00
Maximum Building Coverage	85%	85%	85%	85%	70%	50%	70%	70%	85%	85%	85%	85%
Open Space Requirements												
a) Non-residential Open Space Requirements	None or 5%**	None or 5%**	None or 5%**	10% or 20%*	None	None	None	None or 5%**	None or 5%**	None or 5%**	None or 5%**	None or 5%
b) Residential Useable Open Space Requirement	LUI	LUI	LUI	LUI	None	None	None	LUI	LUI	LUI	LUI	LUI
Minimum Building Height	18'	18'	18'	35'	18'	None	18'	18'	18'	18'	18'	18'
Maximum Building Height	55'	55'	55'	105'	40'	35'	35'	40'	55'	40'	40'	55'
Minimum Lot Size (sq ft)	None	None	None	None	1,000 sf	4,500 sf	2,500 sf	2,000 sf	None	None	None	None
Minimum Frontage (ft)	None	None	None	None	20'	45'	Frontage width to conform to the existing, predominant block face pattern.	20'	None	None	None	None
Setbacks												
a) Minimum Street Furniture Zone (width in ft)	5'	5'	5'	5'	3' or match existing block	3' or match existing block	3' or match existing block	5'	5'	5'	5'	5'
b) Clear Zone (width in ft)	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.	5' or match existing block	5' or match existing block	5' or match existing block	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.	10' arterials & collectors. 6' all other streets.
c) Minimal Supplemental Zone (width in ft)	5'	5'	5'	5'	None	Not Required	None	None or 5' when sidewalk level use is residential.	5'	5'	5'	5'
d) Minimum Front Yard (ft)	Not Required	Not Required	Not Required	Not Required	Match existing block face	Match existing block face	Match existing block face	Match existing block face	Not Required	Not Required	Not Required	Not Required
e) Minimum Side Yard (ft) not adjacent to street	None or 5ft ^d	None or 5ft ^d	None or 5ft ^d	None or 5ft ^d	5'	5'	5'	5'	None or 5ft ^d	None or 5ft ^d	None or 5ft ^d	None or 5ft ^d
f) Minimum Side Yard (ft) adjacent to street	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	Half depth of front yard per section 16-28.007(5)(b)	Half depth of front yard per section 16-28.007(5)(b)	Half depth of front yard per section 16-28.007(5)(b)	Half depth of front yard per section 16-28.010	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone
g) Minimum Rear Yard (ft) not adjacent to street	None or 20ft ^a	None or 20ft ^a	None or 20ft ^a	None or 20ft ^a	None or 20ft ^a	15'	7' or matching existing block	None or 20ft ^a	None or 20ft ^a	None or 20ft ^a	None or 20ft ^a	None or 20ft ^a
g) Minimum Rear Yard (ft) adjacent to street	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	Half depth of front yard per section 16-28.007(5)(e)	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone
Transitional Height Requirements	Required	Required	Required	Required	N/A	N/A	N/A	Required	Required	Required	Required	Required

* Developments < 0.5 acre - a minimum of 10% of the net lot shall be public space. Developments > 1 acre - a minimum of 20% of the net lot area shall be public space.

Notes

** Development < 1 acre - no open space requirements. Developments > 1 acre - a minimum of 5% of the net lot area shall be public space.

LUI: See Land Use Intensity Chart

#None for residential units without windows or non-residential uses. 5' for residential uses with windows.

^aNone for residential units without windows or non-residential uses. 20' for residential uses with windows.

Transitional Height Requirements: where required see Section 16-29.062

Code Language

- **District Boundaries**
- **Application Procedures**
- **Permitted Uses**
- **Development Controls**
- **Transitional Yard**
- **Sidewalks**
- **Design Standards**
- **Open Space Requirements**
- **Dumpsters, Fences, Loading Areas**
- **Driveways, Parking and Drive Throughs**
- **Landscape, Lighting, and Parking Lots**
- **Off Street Parking Requirements**
- **Bicycle Parking**

Design Guidelines

Design Guidelines

Design Guidelines are helpful recommendations that set a common understanding and vision for future development in a community. Visual representation of the SPI language.

The Design Guidelines address:

General

- Vision/Purpose and Intent
- Character/Existing/Historic Conditions
- Review Process

Urban Design

- Site Planning
- Streetscapes
- Parks/Open Spaces/Gateways

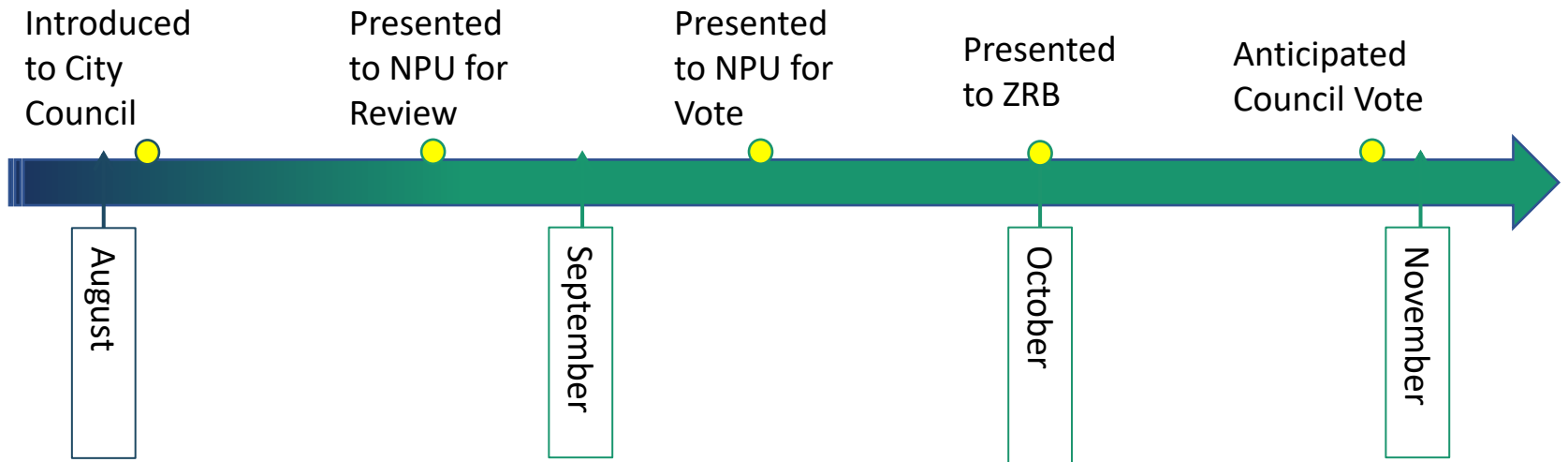
Architecture

- Scale
- Setbacks
- Materials/Fenestration
- Parking/Service Areas



Next Steps

Tentative Timeline



Questions & Comments

Restoring a Mixed-Income Community



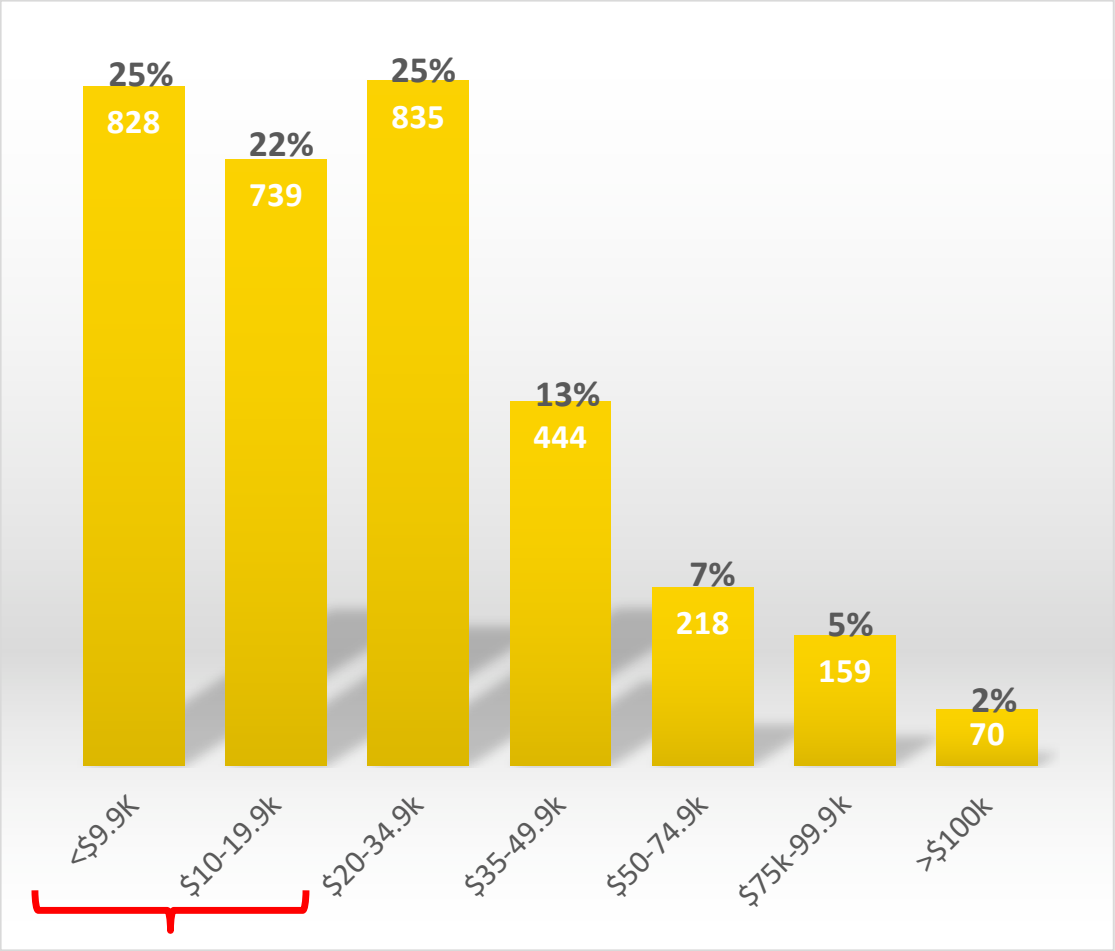
Restoring a Mixed-Income Community

- Promote **resident retention**
- Develop **high-quality, affordable** housing
- Ensure high-quality, affordable workforce housing
 - Support **renter-to-homeowner pathways**
- Attract new residents with development of workforce and market-rate housing
 - Ensure that **current residents are at the front of the line for housing opportunities**



Westside Renter Vulnerability

- 47% of Westside renter households make less than \$20K per year.
- They should no pay no more than \$500 in monthly rent.



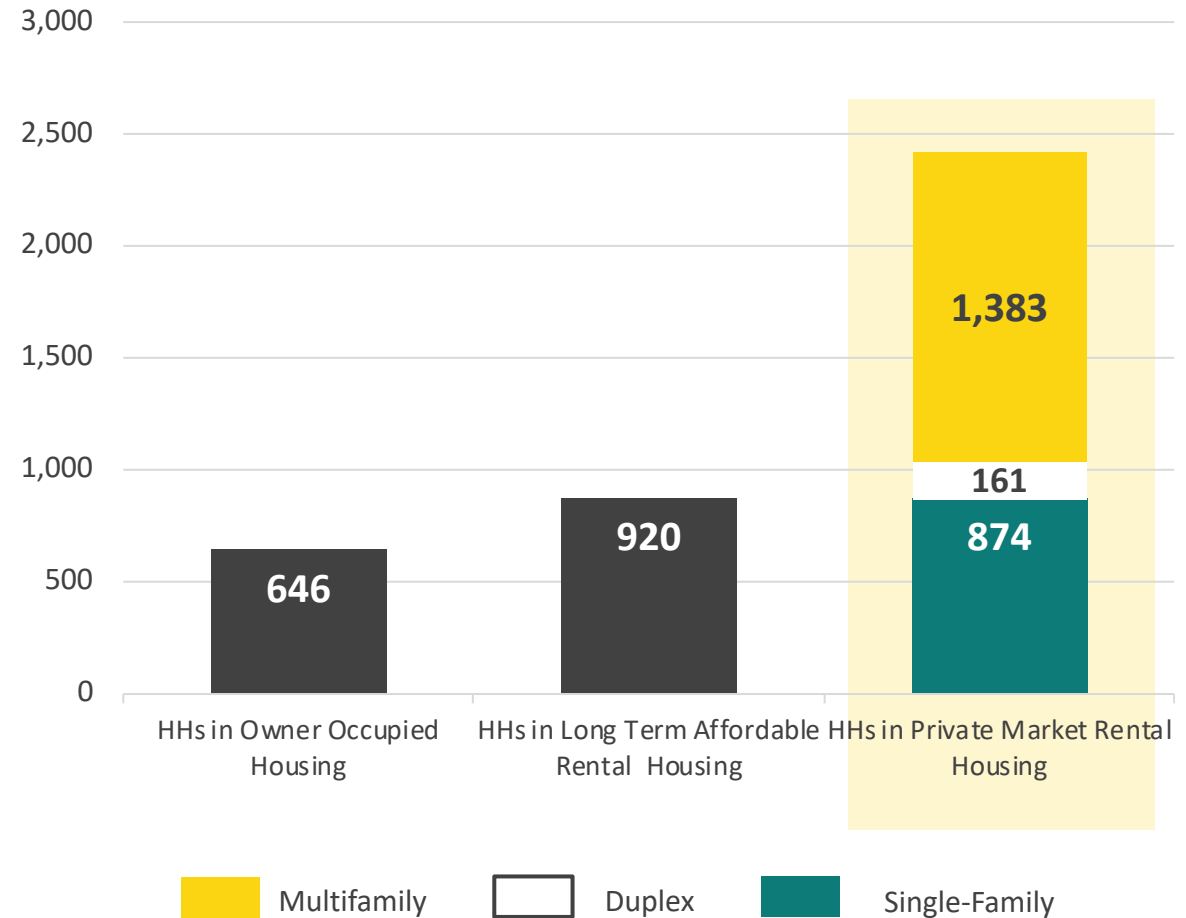
Renter Household Income Range	Affordable Monthly Rent (30% of income)
<\$9.9K	<\$250
\$10K-\$19.9K	\$250-\$499
\$20K-\$34.9K	\$500-\$874
\$35K-\$49.9K	\$875-\$1,249
\$50K-\$74.9K	\$1,250-\$1,874
\$75K-\$99.9K	\$1,875-\$2,499
\$100K+	\$2,500+

Current residents need high-quality, stable affordable housing

16% of households are owner occupied

23% of households are long-term affordable rental (Protect)

61% of households are renting from private investors

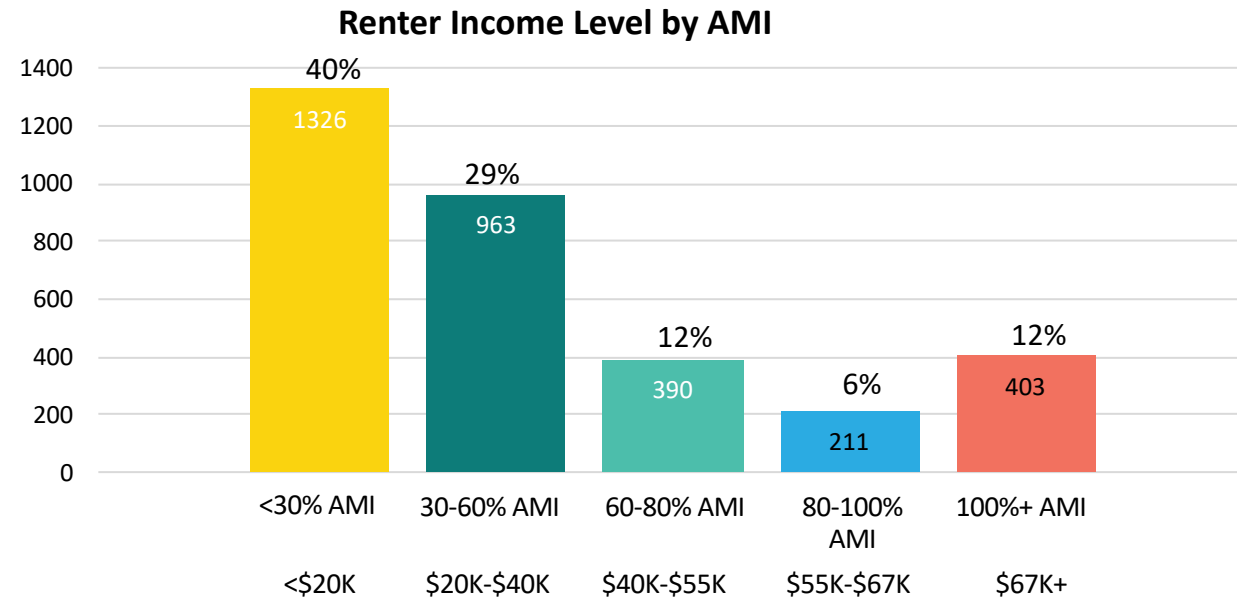


Need Based on Renter Incomes

Worst Case Scenario

Rent Growth of Old Fourth Ward
7.5% rental growth/year

1,804 HHs could face affordability problems in the next 10 years (Extreme, Serious, and Moderate Threatened HHs)



Estimated Threat of Displacement (Due to Rising Rents, Based on Income and Condition):

Extreme
479 HHs

- Below 60% AMI
- Living in poor or worse conditions

Serious
935 HHs

- Below 60% AMI
- Living in fair or better conditions
- May have access to Housing Choice Voucher

Moderate
390 HHs

- 60% - 80% AMI
- Can't qualify for affordable units
- May have problems in 5-10 years

Minor
211 HHs

- 80% - 100% AMI
- Could face affordability problems in 10+ years

Source: American Community Survey, APD Urban Planning & Management, Zillow



WESTSIDE FUTURE FUND GOAL BY 2023

Establish **800 units** that are affordable for a family earning 60% or less of Area Median Income (AMI), approximately \$48,000 as of 2019.



WESTSIDE FUTURE FUND OWNED RENTAL UNITS: AVAILABLE NOW

PROPERTIES

- 603 James P. Brawley Drive
- Villas at the Dome
- Corridor Garden
- 641 Jones Avenue

CURRENT AVAILABILITY

- Two-bedroom/-bathroom units: 14 units available
- Three-bedroom/1.5-bathrooms: 7 units available
- See TaylorMade Property Management for Application Info



603 James P. Brawley Drive

DESCRIPTION

- **Two-bedroom/one-bathroom units: 4 Total**
- **Full renovation completed in November 2018 with move-ins the week before Thanksgiving.**
- **Property leased to CHRIS180**



Villas at the Dome (515 Rhodes Street)

DESCRIPTION

- **One-bedroom/one-bathroom units: 14 Total**
- **Two-bedroom/one-bathroom units: 11 Total**
- **Three-bedroom/one and half-bathroom units: 27 Total**
- **Four-bedroom/two-bathroom units: 3 Total**

SCHEDULED IMPROVEMENTS TO BE COMPLETED BY MID-FALL 2019

- **Repainting**
- **Parking Lot Resurfacing**
- **Landscaping**



Villas at the Dome, rendering of new paint scheme



Corridor Garden (687 Dalvigney Street)

DESCRIPTION

- **Two-bedroom/one-bathroom units: 18 Total**

SCHEDULED IMPROVEMENTS TO BE COMPLETED BY MID-FALL 2019

- **Repainting**
- **Landscaping**



Corridor Garden (687 Dalvigney Street)



641 Jones Avenue

DESCRIPTION

- **Two-bedroom/one-bathroom units: 20**
Total

SCHEDULED IMPROVEMENTS TO BE COMPLETED BY MID-FALL 2019

- **New Roof and Gutters**
- **Repainting**
- **Landscaping**



641 Jones Avenue



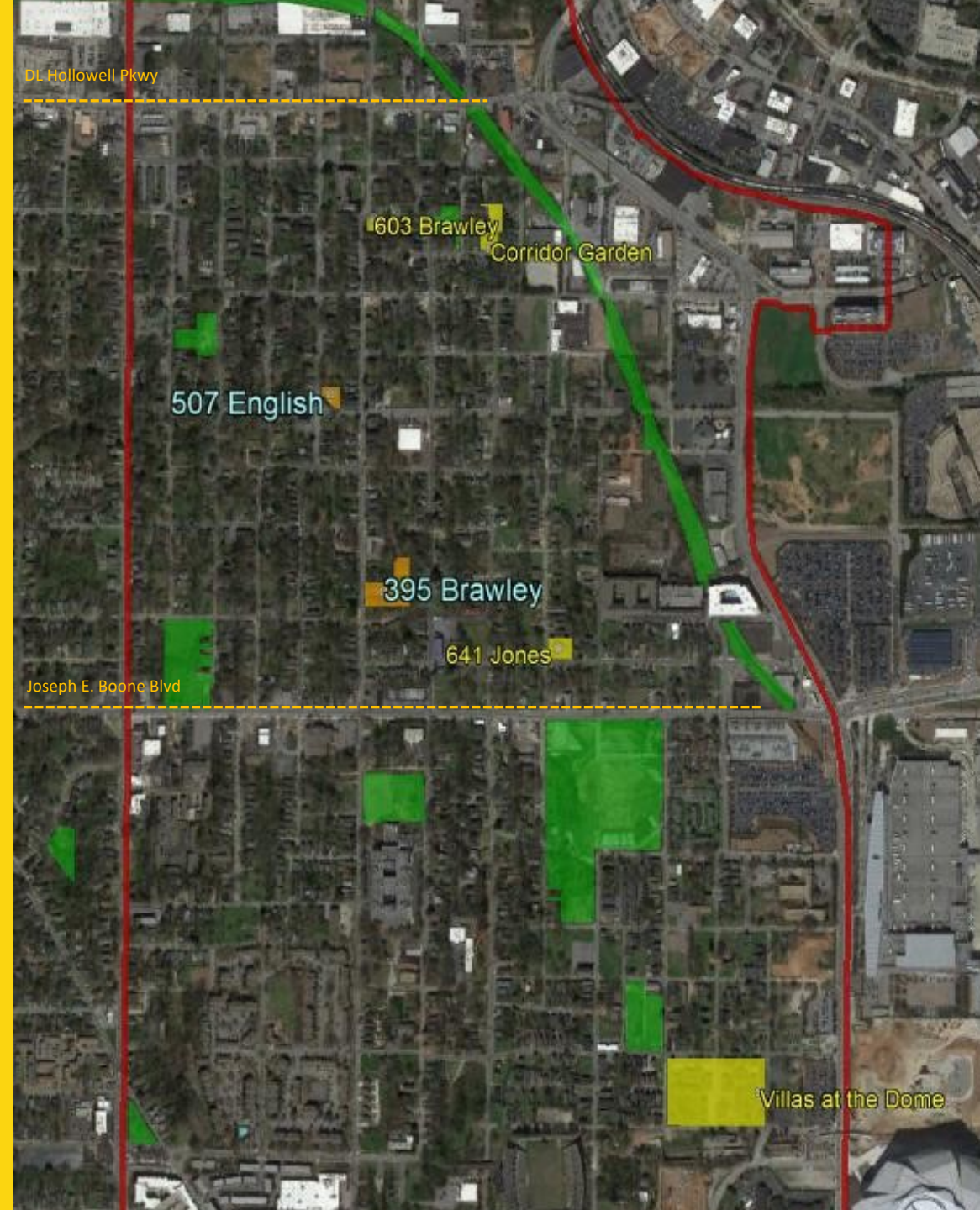
WESTSIDE FUTURE FUND OWNED RENTAL UNITS: COMING SPRING 2020

PROPERTIES

- 395 James P. Brawley Drive
- 507 English Avenue

DESCRIPTION

- One-bedroom/one-bathroom units: 9 Total
- Two-bedroom/one-bathroom units: 22 Total
- Three-bedroom/three-bathrooms: 6 Total



395 James P. Brawley Drive

DESCRIPTION

- **One-bedroom/one-bathroom units: 3 Total**
- **Two-bedroom/one-bathroom units: 22 Total**
- **Three-bedroom/three-bathroom units: 6 Total**
- **15 units have received project-based rental assistance for families earning less than 50% of Area Median Income (AMI).**

SCHEDULED IMPROVEMENTS

- **Complete Renovation**
- **New Kitchens and Baths**
- **Energy Efficient Appliances**
- **New Greenspace and Amenities**



395 James P. Brawley Dr.

Top : Existing condition; Bottom: Rendering of completed project.



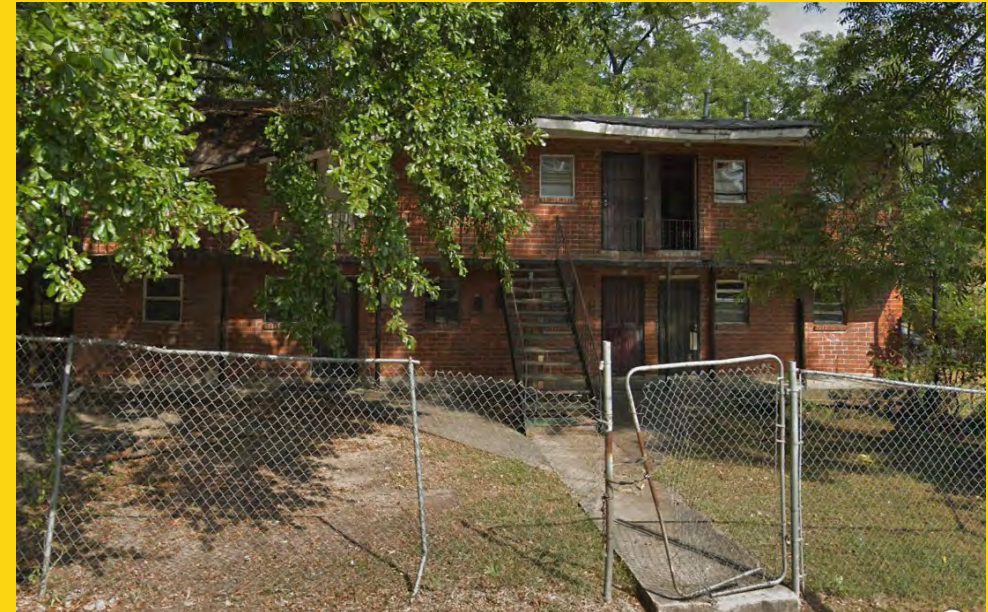
507 English Avenue

DESCRIPTION

- **One-bedroom/one-bathroom units: 6 Total**
- **All units have received project-based rental assistance for families earning less than 50% of Area Median Income (AMI)**

SCHEDULED IMPROVEMENTS

- **Complete Renovation**
- **New Kitchens and Baths**
- **Energy Efficient Appliances**



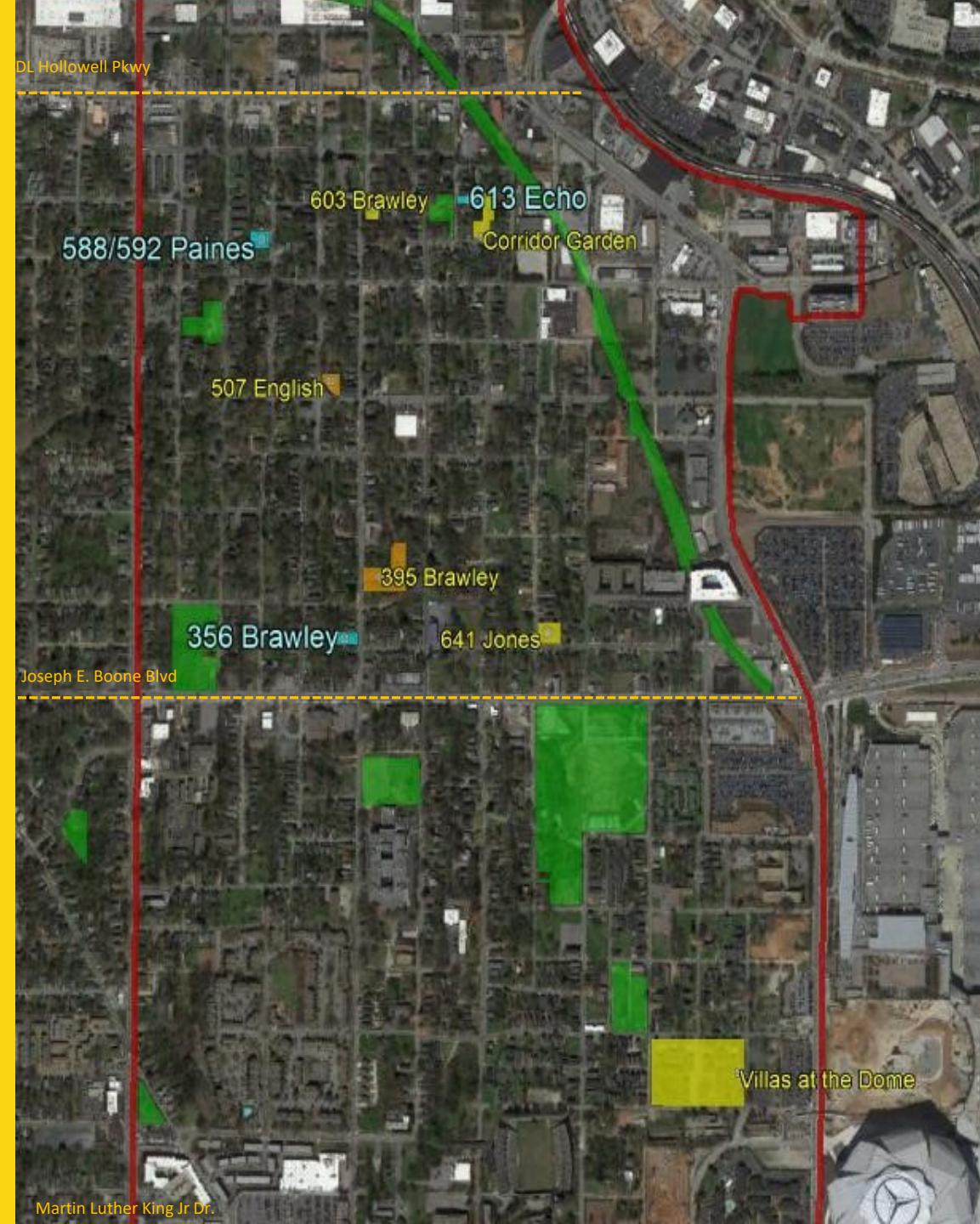
WESTSIDE FUTURE FUND OWNED RENTAL UNITS: COMING IN LATE 2020

PROPERTIES

- 356 James P. Brawley Drive
- 588/592 Paines Avenue
- 613 Echo Street

DESCRIPTION

- One-bedroom/one-bathroom units: 13 Total
- Two-bedroom/one-bathroom units: 13 Total



356 James P. Brawley Drive

DESCRIPTION

- **One-bedroom/one-bathroom units: 4 Total**
- **Two-bedroom/one-bathroom units: 4 Total**

PLANNED IMPROVEMENTS

- **Complete Renovation**
- **New Kitchens and Baths**
- **Energy Efficient Appliances**



588 & 592 Paines Avenue

DESCRIPTION

- **One-bedroom/one-bathroom units: 6 Total**
- **Two-bedroom/one-bathroom units: 6 Total**

PLANNED IMPROVEMENTS

- **Complete Renovation**
- **New Kitchens and Baths**
- **Energy Efficient Appliances**



613 Echo Street

DESCRIPTION

- **One-bedroom/one-bathroom units: 3 Total**
- **Two-bedroom/one-bathroom units: 3 Total**

PLANNED IMPROVEMENTS

- **Complete Renovation**
- **New Kitchens and Baths**
- **Energy Efficient Appliances**



Westside Future Fund Programs for Legacy Home Owners

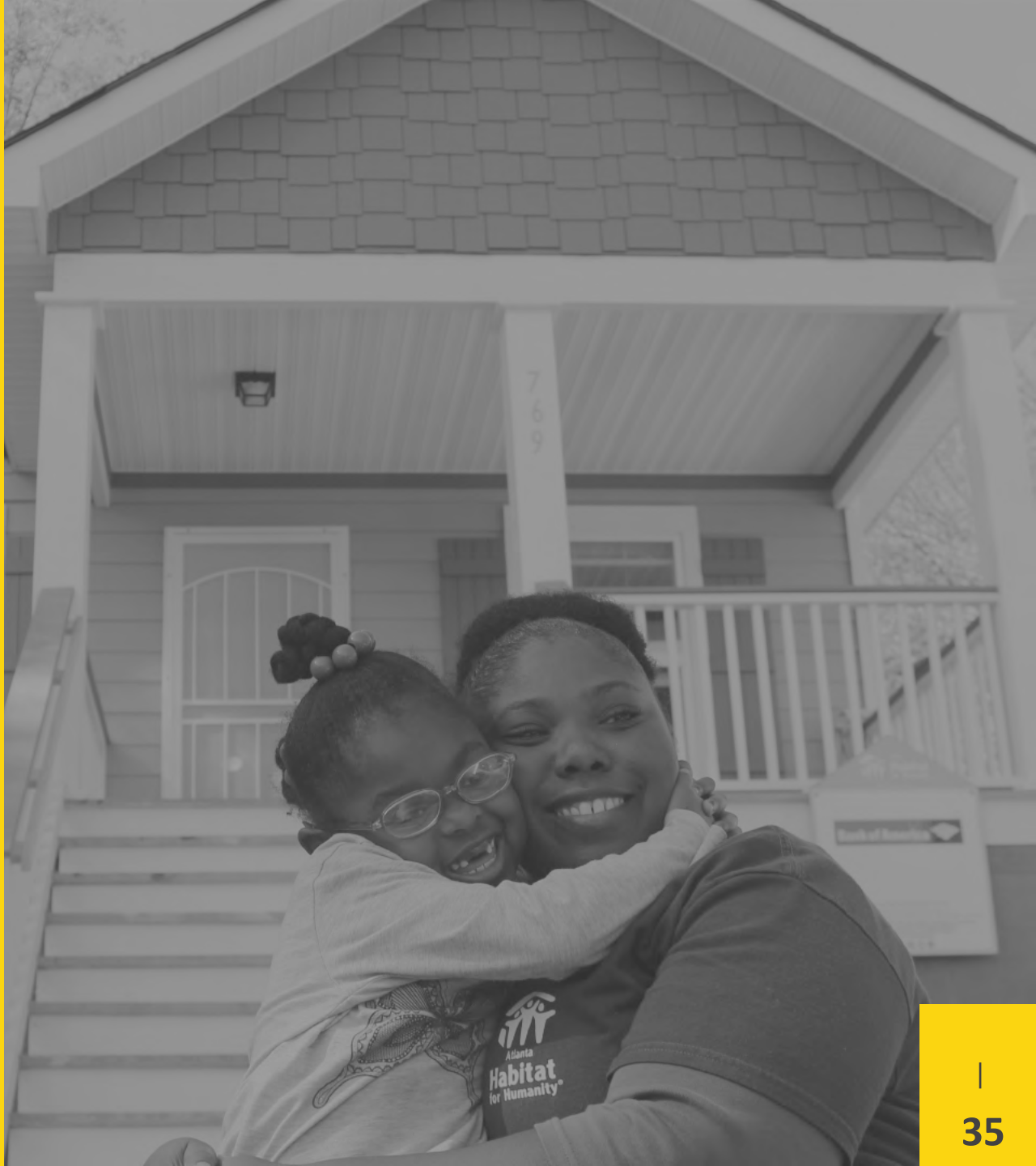
ANTI-DISPLACEMENT TAX FUND

Launched in April 2017 to protect legacy homeowners from rising property taxes

- **Of an estimated 500 eligible homeowners:**
 - **99 homeowners approved** (as of July 30, 2019)
 - **226 pre-registration forms** received
- **Over 600 homes** – representing nearly every homeowner in our footprint – **reached through door-to-door efforts** to date

BRUSH WITH KINDNESS

- **Partnership with Atlanta Habitat for Humanity**
- **36 homeowners served** to date



Get Engaged!

- **Share Your Experience**
 - Twitter: @WFFAtlanta
 - Facebook: @WestsideFutureFund
 - #TransformWestsideSummit
- **Learn more**

westsidefuturefund.org
- **Come back! Bring a friend!**

Next Summit: August 16th
- **Volunteer with the Corps!**
- **Sign up for our newsletter!**



Transform Westside Summit

*See you next time,
Friday, August 16, 2019!*