

Missing Middle Housing Forum August 17, 2022 | 6 pm (zoom)

Panelists



Joel Dixon

Principal | Real Estate Developer
Urban Oasis Development



Mike Carnathan

Manager | Research & Analytics
Atlanta Regional Commission



Daniel Immergluck

Professor | Urban Studies
Georgia State University



Paula Collins

Co-Founder | Flourish on Purpose
AHTF | BTAB



Maria Pinkelton

Public Relations Director | GCDD
AHTF | DEF | LCAB



Jim Cheeks

Owner | Fortas Homes
RedBrick Homes & Development



Joel Dixon is Co-Principal of Urban Oasis Development and President of investment partner Catalyst Investment Partners. The **Urban Oasis Development** team includes Sims Real Estate Group (Sims REG), which launched in 2006 and is an award-winning real estate company focused on building and renovating superior single-family homes within intown Atlanta markets such as city of Decatur, Kirkwood, Westside, Historic Adair Park and Historic West End. The firm specializes in developing infill lots, which includes both major renovations of older homes and new construction of homes and townhomes. Mr. Dixon's approach is **Real Estate as a Community Development Tool**. His firms execute **Thoughtful Development that creates Workforce Affordable Single-Family Housing and Mixed Income Neighborhoods**. Having been raised in the city of Atlanta, Joel understands the city and is well-connected with Atlanta's business and grassroots community leaders. Prior to launching Urban Oasis, Mr. Dixon has over 15 years of sales and business development experience in high technology and real estate. He has a B.S. in Symbolic Systems from Stanford University and Certificate of Mandarin Chinese from Beijing Language and Culture University. Joel is a 2017 Graduate of the Urban Land Institute's prestigious Center for Leadership.



Mike Carnathan is the Manager of the Research & Analytics Division at the Atlanta Regional Commission and is one of the founders of Neighborhood Nexus, which is a community intelligence system for the Atlanta region, providing data, tools and expertise as a catalyst to create opportunity for all of the region's citizens. The goal is to foster a data-driven decision-making culture in the Atlanta region and beyond. Mike oversees the compilation of thousands of variables and indicators that tell the data story about the Atlanta region. And story-telling is key. One of Mike's chief challenges is to help community groups tell their story better through a data-driven approach. Mike has worked with numerous community groups, including the Annie E Casey Foundation, Families First, United Way, The Community Foundation for Greater Atlanta, along with a host of statewide and local education agencies and other community groups to help them better understand the neighborhoods in which they work. A native of Georgia, Mike holds degrees in History and Journalism, along with a Masters in Public Administration from the University of Georgia.



Daniel Immergluck: Dan is a Professor of Urban Studies at Georgia State University in Atlanta, where his research and teaching concerns housing justice and housing policy, race, real estate, segregation, gentrification, and community development. Dan has written five books, and more than 120 scholarly articles, book chapters, and research reports. He is on the boards of four scholarly journals and has consulted with the U.S. Department of Housing and Urban Development, the Department of Justice, the Center for Community Progress, Atlanta Legal Aid, and other organizations. Dan's work has been cited and he has been quoted in the *New York Times*, the *Washington Post*, the *Wall Street Journal*, *Bloomberg News*, *ProPublica*, *NPR*, and other media, and has testified several times before the U.S. Congress and the Federal Reserve Board. Dan has been a Visiting Scholar at the Federal Reserve Bank of Atlanta and a Senior Fellow at the Center for Community Progress in Washington, D.C. Dan also served on Atlanta Mayor Andre Dickens' Transition Committee in 2022. His most recent book is *Red Hot City: Housing, Race, and Exclusion in Twenty-First Century Atlanta*, from University of California Press (2022). He has two daughters and is married to Lilly Cheng Immergluck, an academic pediatrician at the Morehouse School of Medicine. Dan's full CV, which includes information on my other books and articles, can be found at my GSU faculty page, here: <https://urbaninstitute.gsu.edu/profile/dan-immergluck/>



Maria Pinkelton is the public relations director for the Georgia Council on Developmental Disabilities(GCDD). In her role at GCDD she manages the organization's digital media, their statewide storytelling project and organizational diversity, intersectionality and inclusion initiatives. In Decatur she has served on the Lifelong Community Advisory Board, the Decatur Education Foundation Board, the Affordable Housing Taskforce and the Senior Homestead Exemption Commission.



Jim Cheeks: James C. Cheeks has more than 20 years' experience building and developing homes in the intown Atlanta market and RedBrick Homes & Development, Inc. (RBH) is entering its 15th year in business. As the President and sole owner of RBH, Mr. Cheeks oversees all aspects of company ensuring quality, timeliness and effective project management. He has also developed strong relationships in the city of Atlanta Bureaus' of Planning, Building and Housing which have been critical to his success. Immediately prior to starting in the home building industry Mr. Cheeks worked in the Bureau of Planning at Atlanta City Hall.

Jim's building career began with the rapid transformation of the Summerhill neighborhood in Southeast Atlanta in 1999. Mr. Cheeks was responsible for the development and construction of more than 45 homes and townhomes over a 4 years period. Since that time we have developed/constructed numerous projects in most of intown Atlanta's core neighborhoods including many certified Urban Design Historic Districts.

Since the end of the Great Recession RBH has focused on building truly affordable housing and using innovative approaches to achieve this goal. We are currently developing 20, 864 SF units which will be naturally occurring affordable units (60-100 AMI) as well as the first duplex with Accessory Dwelling Unit in the city of Atlanta which will provide units at 60% AMI with no government subsidy. These two projects are a precursor to a 110 unit development in association with the Atlanta Housing Authority. This development will provide more than 40 affordable units (60-80% AMI) as well as 70 market rate units.

In addition to his home building career Mr. Cheeks is engaged in civic organizations. He currently sits on the Board of Directors for Zoo Atlanta as Vice Chair and Chair of the Facilities Committee and member of the Animal Welfare Committee. He is an active member of the Greater Atlanta Home Builders Association as well as the Past President of the Inner Atlanta Chapter. From 2003 – 2007 he was a Board Member of the Atlanta Fulton County Recreation Authority, appointed by then Mayor Shirley Franklin. Finally, he sits on the Facilities Committee of the Board of Director for the Atlanta International School.



Paula Collins has served in a variety of positions in our community including a 10-year stint with the Decatur Education Foundation (2 years as chair), a founding and current member of the Better Together Advisory Board, a member of the Affordable Housing Task Force, and chair of the CSD Senior Tax Exemption tax committee to redefine and renew that important exemption. Paula has spent the last 5+ years focused on affordable housing in our community and is a strong advocate who believes that "those who work. day by day, to make Decatur a special place should have the option to be my neighbor".

Forum Registration and Information:
www.decaturga.com/affordablehousing

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