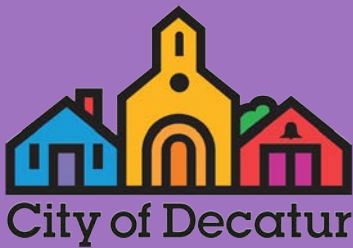


OAKHURST FOR EVERYONE



**Community
Transformation Plan**



CREATED FOR THE
2017 LOW INCOME HOUSING TAX CREDIT APPLICATION
FOR TRINITY WALK, PHASE 3

ACKNOWLEDGEMENTS

CITY OF DECATUR STAFF

Angela Threadgill
Planning Director
City of Decatur

Lyn Menne
Executive Director
Decatur Development Authority

Lee Ann Harvey
Lifelong Community Coordinator
City of Decatur

TRANSFORMATION PARTNERS

Doug Faust
Executive Director
Decatur Housing Authority

David Dude
Superintendent
City Schools of Decatur

Jolando Crane
Senior Service Planner
MARTA

CONSULTANT TEAM

Jesse Clark
President
Clark Property Consulting

Phoebe Mayor
Project Manager
Clark Property Consulting

Moki Macias
Principal
Participant Consulting

May 25, 2017



TABLE OF CONTENTS

I. Introduction.....	1
Trinity Walk Phase III Project Summary	3
Neighborhood Overview	7
Neighborhood Resources Assessment	17
II. Previous Studies.....	21
Better Together Community Action Plan (2015)	21
Strategic Plan (2010)	24
Affordable Housing Study (2008)	27
III. Community Based Developer.....	31
Community Partnerships	33
IV. Public & Private Engagement.....	37
V. Transformation Plan.....	47
Plan Strategy	47
VI. Community Investment.....	63
VII. Appendix.....	68

Introduction

The Oakhurst Community Transformation Plan represents the culmination of a long-term effort of the City of Decatur, Decatur Housing Authority, public housing residents, community partners, residents, and other stakeholders in Decatur.

▶▶▶ The Oakhurst Community Transformation Plan (“the Plan”) is a comprehensive document created by the City of Decatur, in partnership with the Decatur Housing Authority, City Schools of Decatur, Metropolitan Area Rapid Transit Association (MARTA), community agencies, residents, and other stakeholders in Decatur. The City of Decatur is a geographically small,

urban, and densely populated city within DeKalb County that is a total of 4.2 square miles and had a population of 20,148 as of the 2013 census. As part of the Atlanta metropolitan area, Decatur has undergone vast transformations in recent decades, and its continuing shift in demographics has created a demand to take stock of the community, its assets, and the people that live

Figure 1: Oakhurst Neighborhood, Census Tract 227 (Defined Area)



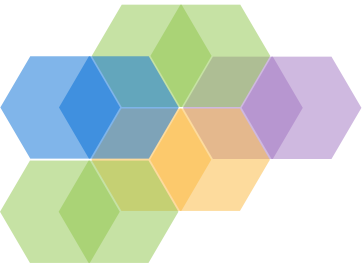
here. The purpose of the Plan is to show a holistic, place-based strategy to transform the Oakhurst neighborhood by addressing critical problems and challenges identified by the citizens, as well as, public and private community partners. The Plan represents Decatur's deepened commitment to investing in its most valuable asset: its residents. The Plan builds on existing community plans, efforts and studies - including the 2015 Better Together Action Plan, 2010 Strategic Plan, and the 2008 Affordable Housing Study; and presents strategies for the coordination of local services and resources to those residents most in need in the defined area. The Oakhurst Neighborhood Area ("the defined area") is Census Tract 227, which comprises the Oakhurst neighborhood located in the southwest corner of Decatur, Georgia. The total land area of the defined area is approximately 549 acres. Oakhurst is bounded by the City of Atlanta to the west and south, CSX Railroad to its north, and South McDonough Street at the easternmost border. The proposed project site that is subject to the Plan is located at 1111 Oakview Road, which is centrally located within the defined area.

In 2014, the City of Decatur published its "Findings on the State of Diversity in the City of Decatur," which acknowledged the demographic changes and their impact on the city. The report highlights that, "since 1990, the white share of the population has grown from 60% to 73.5%... the black share of the population has decreased from 39% to 20%...and the non-black minority share of the population has grown from just 1% in 1990 to over 6% in 2010." In addition, the household income in Decatur has likewise seen a shift, and as the report notes "is higher than any other point in the last 30 years and is markedly higher than the surrounding areas." For example, when analyzing median household income, between 1980 and 1990, Decatur saw about a

13% increase; between 1990 and 2000, Decatur saw about a 24% increase; and between 2000 and 2010, Decatur saw about a 7% increase – in total from 1980 to 2010 that is almost a 39% increase in median household income. The dramatic shift in both racial composition and household earnings in such a short period of time and small geographic area, are obvious signs that the city needs to reevaluate the resources, assets, and needs of a changing community and its residents.

Overall, the Community Transformation Plan seeks to use past research, data, community outreach and engagement, and stakeholder input to create a community of diverse sustainable housing and neighborhood choices in which all residents, partners, and assets contribute to the overall quality of life and the economic health and well-being of the neighborhood.

Overall, the Community Transformation Plan seeks to use past research, data, community outreach and engagement, and stakeholder input to create a community of diverse sustainable housing and neighborhood choices in which all residents, partners, and assets contribute to the overall quality of life and the economic health and well-being of the neighborhood.

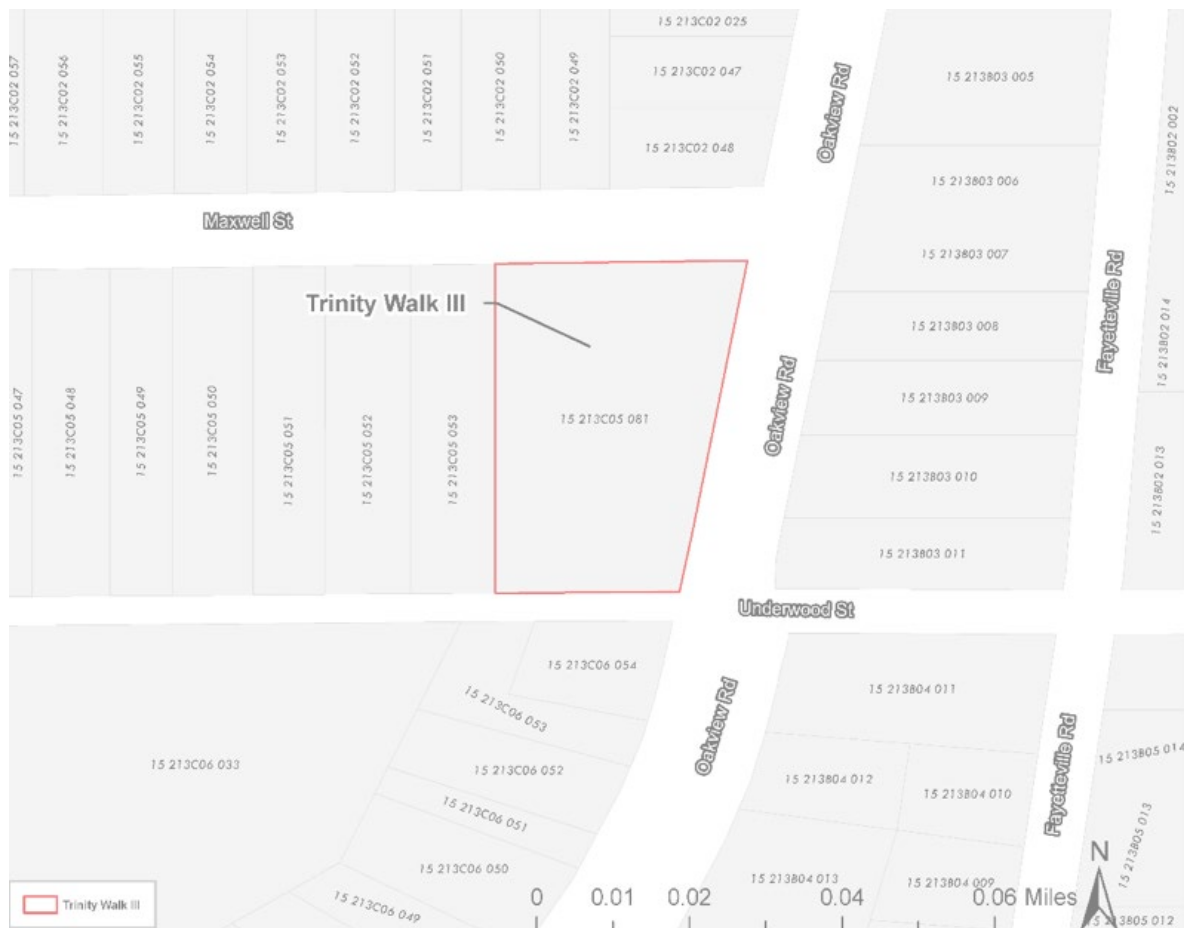


Trinity Walk Phase III Project Summary



The Trinity Walk Phase III project is a proposed affordable multifamily project to be located at 1111 Oakview Road in Decatur, DeKalb County, Georgia (see Figure 2). The site is located at the southwest corner of Maxwell Street and Oakview Road. The site consists of approximately .807 acres (35,152 ft²), with approximately 200 feet of frontage on Oakview Road and 180 feet of frontage along Maxwell Street. The site is located in the RM-43 zone, in which multi-family housing is a permitted use. The site is largely surrounded by single-family residential uses.

Figure 2: Trinity Walk III Site Location





Existing Conditions at 1111 Oakview Rd.



Looking North from Corner of Oakview and Maxwell



Looking South from Corner of Oakview and Maxwell



Looking East from Corner of Oakview and Maxwell



Looking West from Corner of Oakview and Maxwell

These site photographs show the existing conditions and the surrounding uses in proximity to the site. The site is currently developed with a three-story brick apartment building, which is proposed to be demolished as part of the overall redevelopment of the site. The envisioned site, to be known as Trinity Walk III, complements the existing Trinity Walk I and II projects located approximately 1.5+/- miles north at West Trinity Place (Figure 3).

Figure 3: Proximity of the Existing Trinity Walk I and II Projects to Proposed Trinity Walk III Site



Trinity Walk III is proposed to consist of 34 non-age restricted, revenue-producing units to be constructed with tax credit financing. The 34 revenue-producing units include 1 and 2-bedroom garden apartment units. A total of 20 units are proposed to be income restricted to 60% of AMI, 7 units will be restricted to 50% AMI, and 7 units are proposed to be set aside as market rate units. No units are proposed to benefit from project-based rental assistance; and no units are proposed to benefit from HOME financing. The term of the restrictions associated with the proposed tax credit financing is 30 years. The following concept renderings (Figures 4 and 5) depict how the site is proposed to be developed.

A total of 20 units are proposed to be income restricted to 60% of AMI, 7 units will be restricted to 50% AMI, and 7 units are proposed to be set aside as market rate units.



Neighborhood Overview



The Oakhurst Neighborhood Area includes the single Census Tract 227 in the Oakhurst Historic Neighborhood located in the southwest quadrant of Decatur, Georgia, which spans approximately 549 +/- acres. Oakhurst is bounded by the City of Atlanta to its west and south, CSX Railroad to its north, and South McDonough Street to its east. Oakhurst originally developed as a streetcar suburb of Atlanta. The Atlanta City Street Railway Company built the North Decatur trolley line in 1892, which crossed the South Decatur trolley line at the center of the Oakhurst business district – the intersection of East Lake Drive, Oakview Road, and Mead Road. In 1910, the Georgia Legislature approved the incorporation of Oakhurst. Oakhurst’s population was approximately 100 people at the time of incorporation, mostly located around the railroad tracks near College Avenue and the present MARTA station. The Town of Oakhurst was annexed into the City of Decatur in 1914, though the larger Oakhurst neighborhood known today was annexed in sections over a period of time from 1900 to 1937.

In the 1970s, Oakhurst became Decatur’s target neighborhood in the U.S. Department of Housing and Urban Development’s “Urban Homesteading

Demonstration Program,” which was created to return vacant and foreclosed homes to private ownership and to spur reinvestment in distressed neighborhoods. Through a lottery system, participants were able to buy homes for one-dollar, pre-qualified for low-interest rehabilitation loans, and were required to live in the homes for three years.

Today, the Oakhurst community recovered from being a distressed neighborhood in its urban homesteading days. The neighborhood has experienced a significant influx of investment and high-income residents. While this has improved the physical conditions of the community, as with many neighborhoods across the country experiencing gentrification, Oakhurst is becoming a victim of its own success. The defined area is home to a variety of local businesses, public parks, a community garden, and the high performing City Schools of Decatur system. But the community’s socioeconomic diversity is rapidly declining, opportunities to live in the community are increasingly within reach only by those with high incomes, and the resources for those low-income residents who remain are more critical than ever.

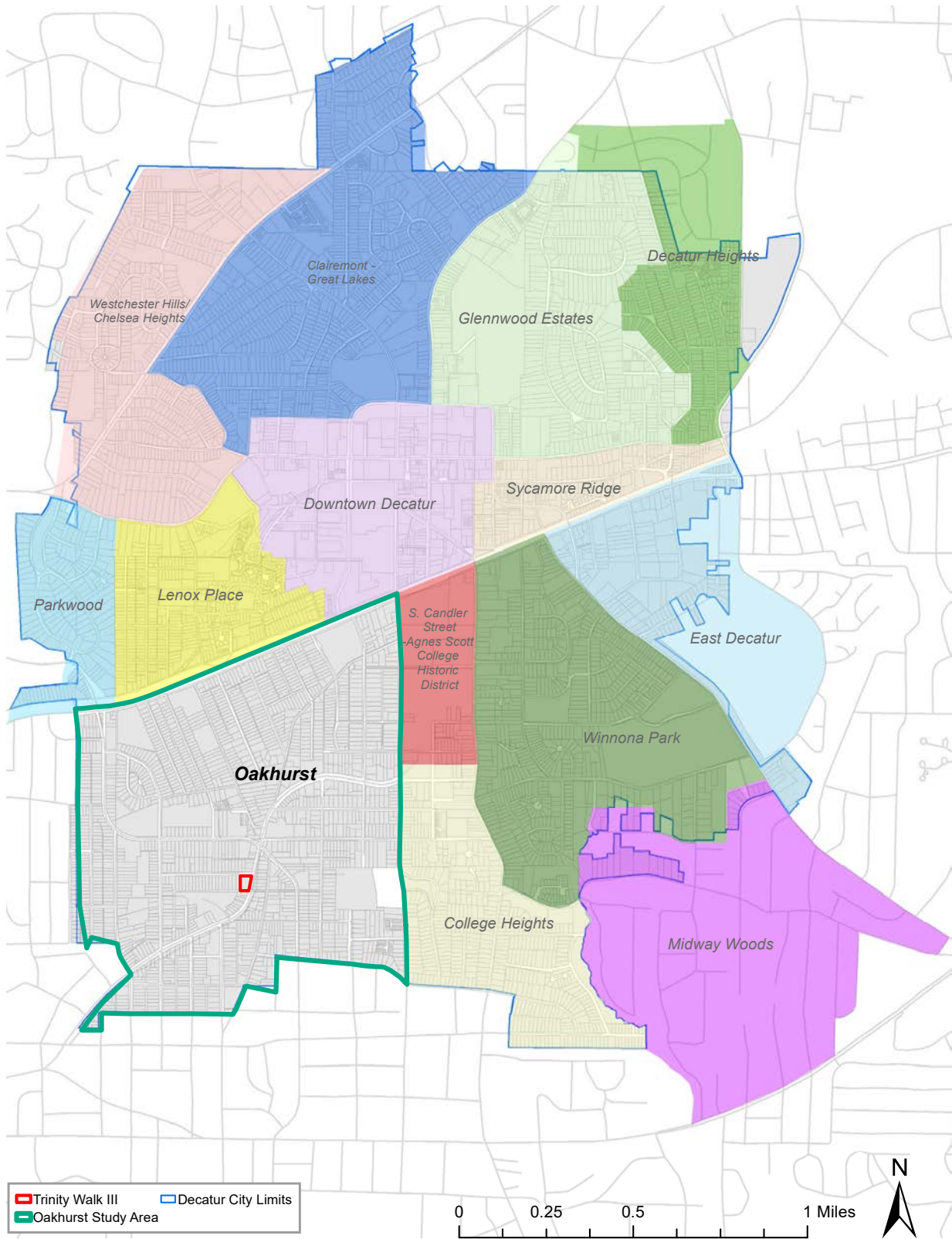
Demographic Profile of the Defined Area

As described in the Introduction, the Oakhurst Neighborhood has seen a dramatic shift in demographics in recent decades. The following detailed Demographic and Housing information for the Oakhurst neighborhood indicate the characteristics that directly impact

current and future housing demand in the neighborhood and city as a whole. This analysis includes population demographics, housing characteristics, regional comparisons, and recent trends.



Decatur Neighborhood Map

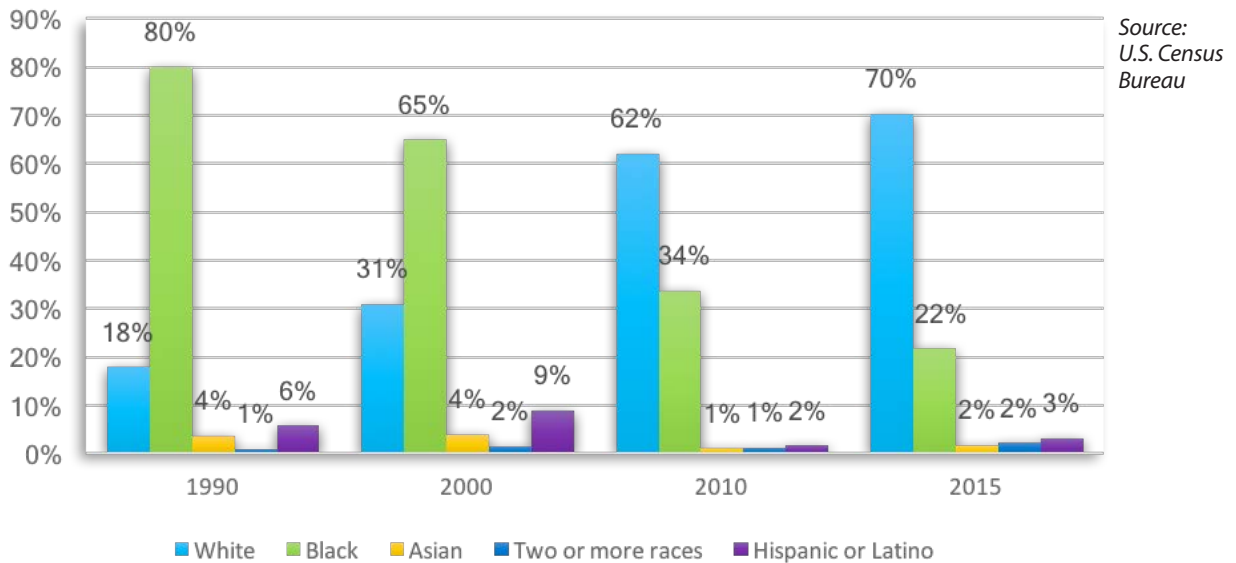


Disclaimer: Estimated boundaries, not a comprehensive map.

Race

The census data shows that the black population for both the city as a whole and the Oakhurst Neighborhood specifically has decreased over time while the white population has increased. The census data also shows that these changes have not been small and incremental in Oakhurst. Rather these changes have been significant with almost a 65% decrease in the black population and an almost 70% increase in the white population over 3 decades. Data from the 2015 American Community Survey 5-Year Estimates show that this disparity is only widening as the white population grows and the black population continues to shrink. Figure 6 below shows Race and Ethnicity from 1990 to 2015.

Figure 6: Oakhurst Race and Ethnicity — 1990 to 2015

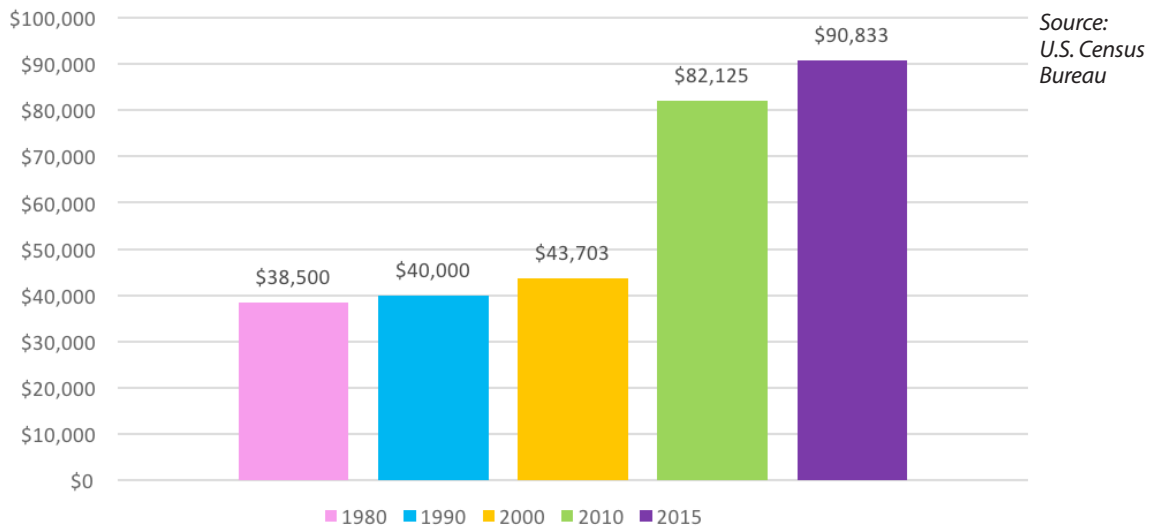


**From 1990 to 2015,
Oakhurst went from being
80% black to 70% white.**

Household Income

The census data for household income shows a noticeable demographic shift in the Oakhurst neighborhood, with a nearly 125% increase in household median income in just thirty years. Figure 7 below shows that the median household income for the Oakhurst neighborhood has increased from just under \$40,000 in 1980 to over \$90,000 in 2010.

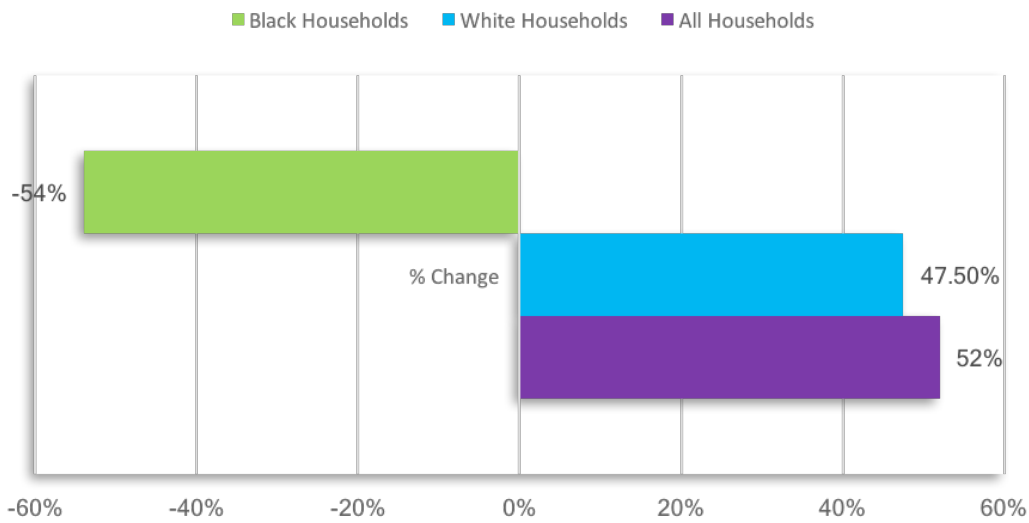
Figure 7: Oakhurst Median Household Income Comparison — 1980 to 2015



From 2000 to 2015, Oakhurst median household incomes have increased rapidly from \$43,703 to \$90,833, representing an over 100% increase.

Analyzing both race and income helps to better illustrate how these two demographic characteristics are connected. Census data for median income broken down by race shows that while all households saw an almost 52% increase in median household income between 2000 and 2015, this accounted for a nearly 48% increase for white households and an over 54% decrease for black households, as shown in Figure 8 on the following page.

Figure 8: Change in Median Household Income — 2000 to 2015



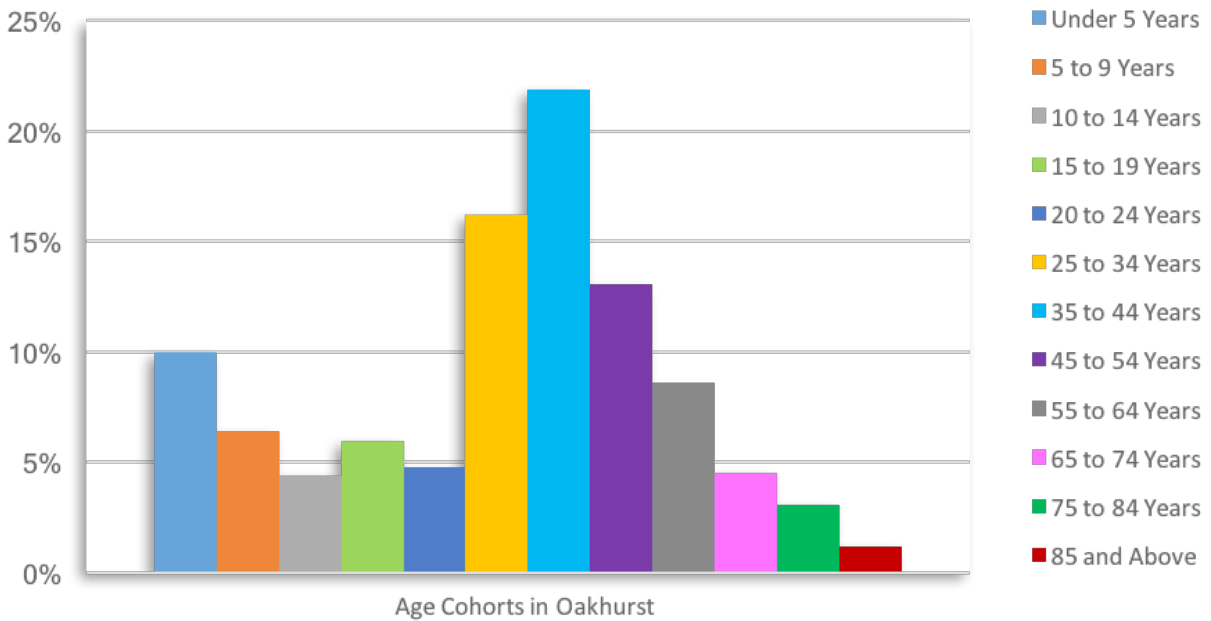
Source:
U.S. Census
Bureau

While household median income analyzed singularly is a sign of economic prosperity, coupled with racial changes in Oakhurst, the data shows that although income has increased dramatically in Oakhurst, white households have seen a similar increase while black households have seen a starkly opposite decline in median income. This is largely a result of a significant influx of high-income white homebuyers coupled with a decrease in middle-income black households as a result of moving out of the city, leaving lower income black households that represent a much lower median household income. These demographic changes highlight the importance of providing affordable housing opportunities to all residents of the Oakhurst Neighborhood not only to protect marginalized populations, but likewise to preserve the history, community, and diversity of the area.

Age Characteristics

Understanding the age make up of a community is important in planning for new housing and resources, and provide a glimpse into the future of the area as a whole. Looking at a further breakdown of population data by age in the four census tracts in Decatur, Figure 9 below shows that as of 2010, the most prominent age cohorts in Oakhurst are the 35 to 44 cohort making up 20% of the population followed by the 25 to 34 age cohort at approximately 16%. The combined age cohorts of 55 to 84 make up about 15% of the population, whereas the combined age cohorts of under 5 to 17 make up over 20% of the population. Overall, the data indicates that the Oakhurst neighborhood has a smaller older population and more more young- to middle-aged families with young and early adolescent children. Housing opportunities should be created or maintained for aging populations, as well as families seeking housing.

Figure 9: Age Cohorts in Census Tract 227 (Oakhurst) — 2010

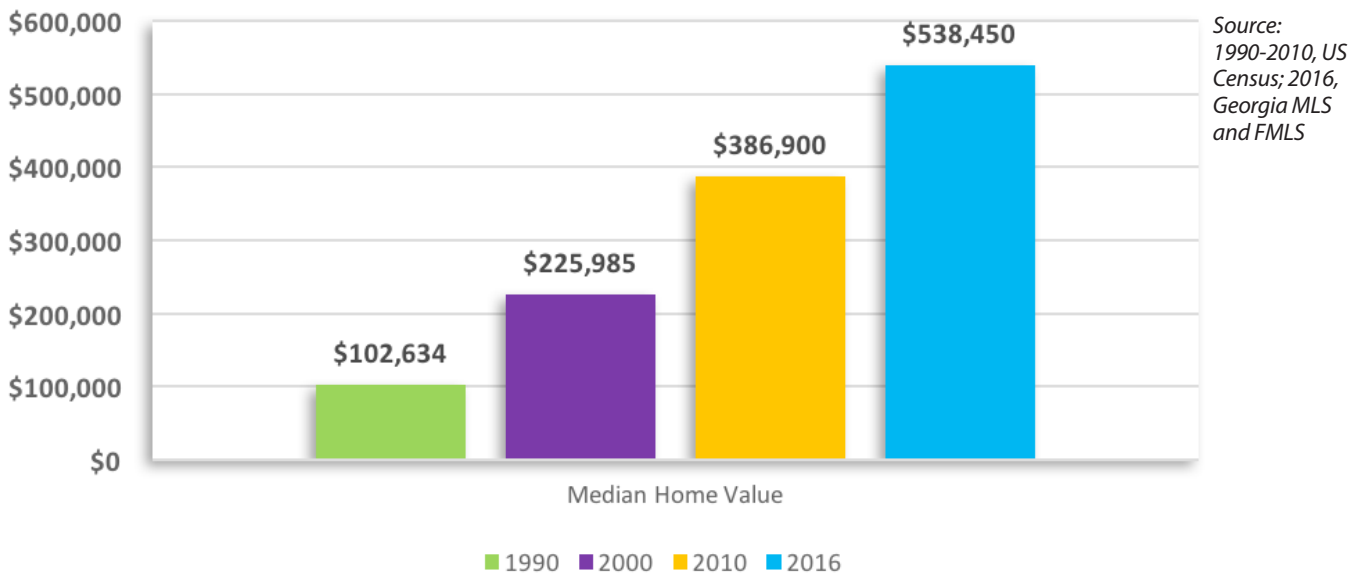


Source: U.S. Census Bureau

Cost and Value of Housing

The cost of owner- and renter-occupied housing is an important factor and indicator of the cost of living and affordability of an area. Figure 10 below shows the value of owner occupied housing, and the inflation adjusted Census data indicates that the median home value has increased almost 425% between 1990 and 2015 from values of \$102,634 (adjusted for inflation to 2016 dollars) to \$538,450, respectively. This increase may be attributed to a number of factors including increased demand for existing housing, increased size of new infill single family housing, increased cost of new construction, and others.

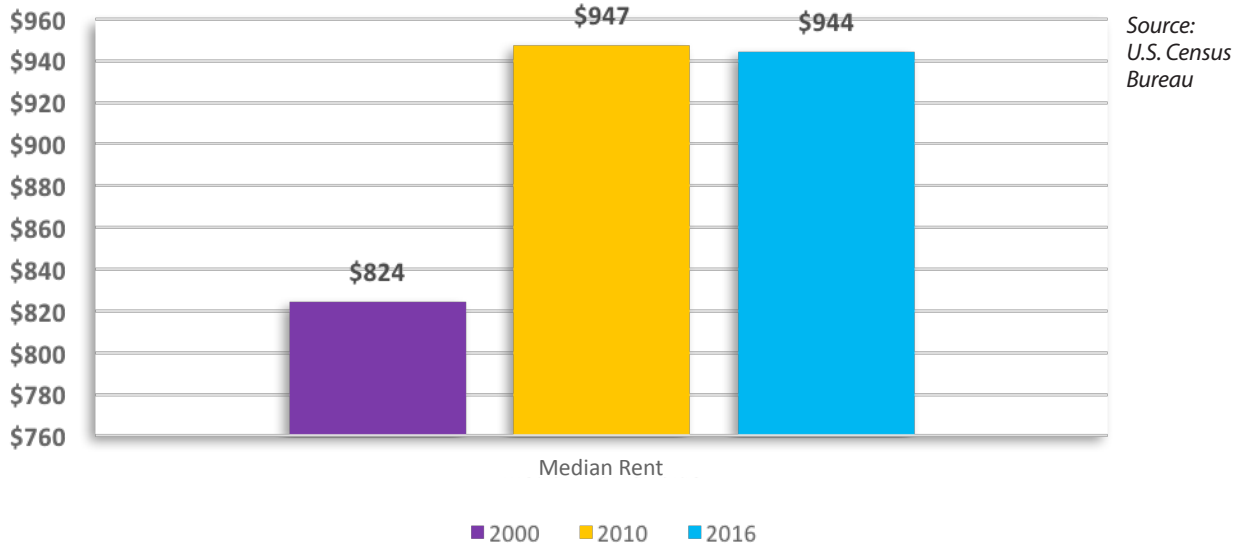
Figure 10: Oakhurst Median Home Values — 1990 to 2016 (Adjust for Inflation to 2016 dollars)



From 1990 to 2016, Oakhurst inflation-adjusted median home values have increased from \$102,634 to \$538,450, representing a nearly 425% increase.

Inflation adjusted Census median rent data for 2000, 2010, and 2015 depicted in Figure 11 (next page) shows that rental properties have become more expensive since 2000, with a 15% increase in the median rent over the past 15 years. However, the inflation adjusted data shows that median rent costs have leveled off in the past 5 years. This can largely be attributed to an almost complete lack of new multifamily rental units added to Oakhurst over the past 20 years. Most of the multifamily housing that does exist is older stock that may be referred to as Naturally Occurring Affordable Housing (NOAH), at least for the time being. These properties stay nearly 95%-100% occupied and are owned by long-term owners who are sensitive to rapid rent increases for their long-term tenants. With single family homeownership continuing to be out of reach for middle-income households, this will create an increased demand for rental housing and eventually put these NOAH properties at risk for purchase and redevelopment to new apartment communities with higher market rents associated with new construction.

Figure 11: Oakhurst Median Rent — 2000 to 2015 (Adjusted for Inflation to 2015 dollars)



In addition, Figure 12 below lists the income level based on varying percentages of area median income for a family of four and the estimated home sale price/monthly rent amounts that would be considered affordable for each income level. As a general rule of thumb, housing costs should not exceed 30 percent of income to be considered affordable. Home purchase numbers assume a 3.5 percent down payment, 4.5 percent interest rate, 30-year mortgage, 1.9 percent property tax, and \$1,200/year home insurance.

Figure 12: Income Level Based on Varying Percentages of Area Median Income for a Family of Four

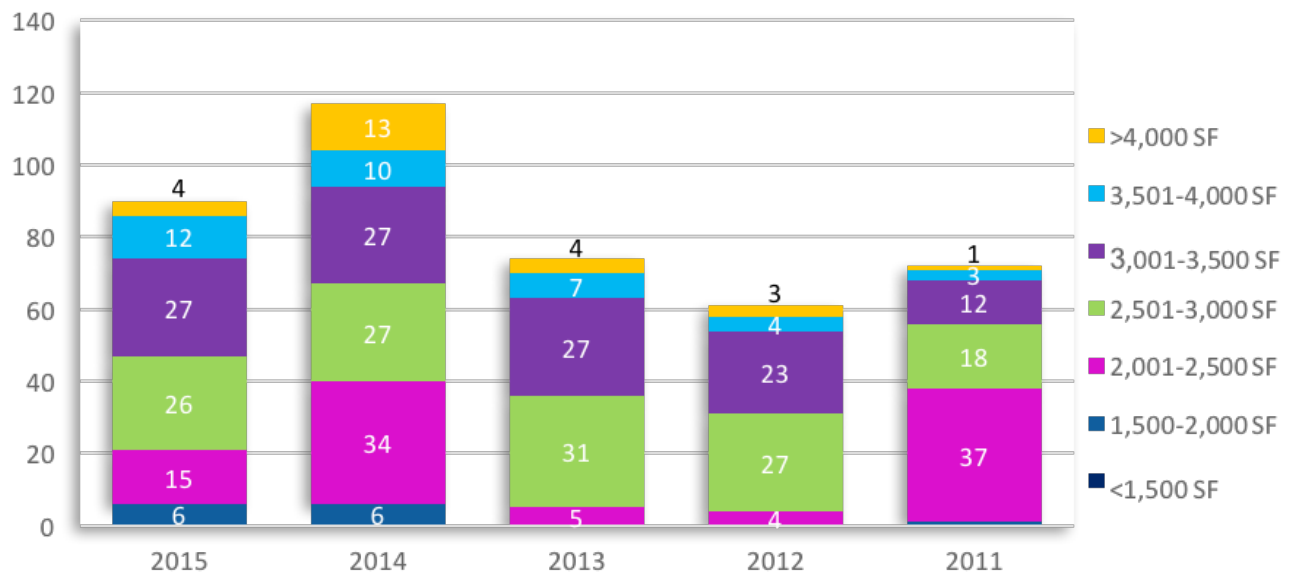
Area Median Income	Income Amount	Affordable Home	Affordable Rent
60%	\$46,321	\$143,930	\$1,158
80%	\$61,762	\$210,879	\$1,544
90%	\$69,482	\$238,594	\$1,737
100%	\$77,202	\$266,310	\$1,930
110%	\$84,922	\$294,025	\$2,123
120%	\$92,642	\$321,740	\$2,316

Overall, the increased value of homes and the increased cost of rent in recent decades is a trend that should be monitored and addressed in order to ensure that there is a sufficient stock of housing accessible to moderate and low-income families

Building Permit Trends

Developers in the City of Decatur are primarily creating new urban infill housing product for the affluent buyer and have built almost no moderate to affordable housing in the City of Decatur in the past five years. Building permits in the City of Decatur over the past five years have resulted in 414 new or renovated single family homes with a median square footage of 2,912 and median construction costs of \$350,000. Out of the 414 homes permitted in the past 5 years, there have been no homes built less than 1,500 square feet and only 13 homes built between 1,500 and 2,000 square feet. As Figure 13 below depicts, in 2015 alone, 76% of single family building permits issued were for homes larger than 2,500 square feet.

Figure 13: Decatur Annual Single-Family Building Permits by Square Footage — 2011 to 2015



Source: City of Decatur

▶▶▶ Infill Development Case Study

The following recent urban infill development case study of a home in Oakhurst is illustrative of the pervasive development pattern in the neighborhood that has helped accelerate home values and decrease affordable housing.



BEFORE

- 4 bedroom, 2 bathroom, 2,600 sq. ft. home
- Built in 1940
- In need of renovation
- Sold for \$392,000 in December, 2015



AFTER

- Original home demolished
- New 6 bedroom, 5 bathroom, 4,000 sq. ft. home
- Sold for \$1,100,000 in September, 2016



Neighborhood Resources Assessment

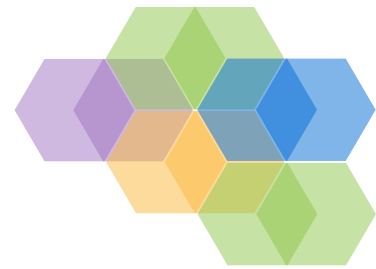
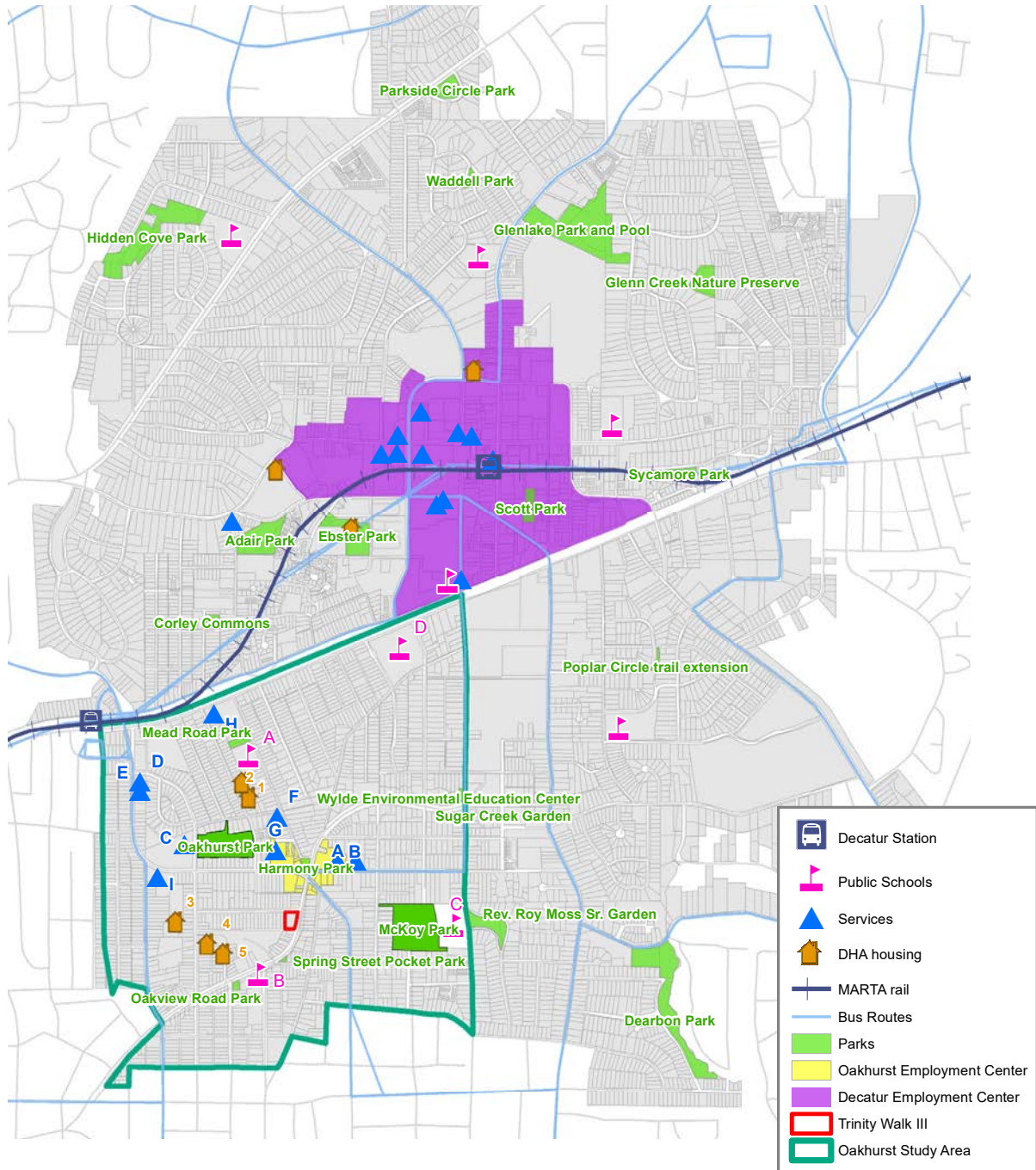


Figure 14: Neighborhood Resources in the City of Decatur, GA





An analysis of the neighborhood resources located within the Decatur city limits, and more specifically within the defined area of the Oakhurst Neighborhood was conducted to understand how resources are distributed throughout both areas and to better assess their accessibility in relation to the defined area. The resources for the entirety of Decatur are depicted in Figure 14 (previous page).

Overall, the City of Decatur has 15 service locations (which include social and health service organizations), 9 public schools, 8 Decatur Housing Authority (DHA) housing sites, transit stations, bus lines, and a rail line transecting the city.

More specifically, of the total neighborhood resources described in Decatur a number of them are located within the bounds of the Oakhurst neighborhood. In addition to several public parks, playgrounds and open space areas such as Oakhurst Park, McKoy Park and Harmony Park, Oakhurst has a number of community centers and public schools.

There are likewise a number of local businesses and a commercial center at the intersection of East Lake and Oakview Road. Figure 15 below outlines the specific locations and organizations listed as neighborhood resources. Figure 16 on the following page depicts the resources listed in Figure 15 that are located within the Oakhurst Neighborhood.

Figure 15: Neighborhood Resources in the Oakhurst Neighborhood of Decatur, GA

Open Space / Recreation	
McKoy Park and Recreation Center	1000 Adams St
Oakhurst Park	307 Feld Ave
Sugar Creek Garden	415 East Lake Drive
Harmony Park	Oakview Road
Mead Road Park	175 Mead Rd.
Wylde Environmental Education Center	435 Oakview Rd
Public Schools	
A. Oakhurst Elementary School	175 Mead Road
B. 4/5 Academy	101 5th Ave
C. College Heights Early Learning Center	917 S McDonough Street
D. Renfroe Middle School	220 W College Ave
Religious and Community Centers	
A. Avanti Counseling Services	317 W Hill St
B. Community Center of South Decatur/The Solarium	321 W Hill St # 1A
C. Samuel L. Jones Boys and Girls Club	450 East Lake Dr
D. Oakhurst Baptist Church	222 East Lake Drive
E. Oakhurst Recovery Program Center	232 East Lake Drive
F. L'Arche Atlanta	305 Mead Rd
G. Trinity Anglican Mission	630 East Lake Dr.
H. Thankful Missionary Baptist Church	830 W College Ave
I. Oakhurst Presbyterian Church	118 2nd Ave

Figure 16: Neighborhood Resources in the Defined Area of the Oakhurst Neighborhood

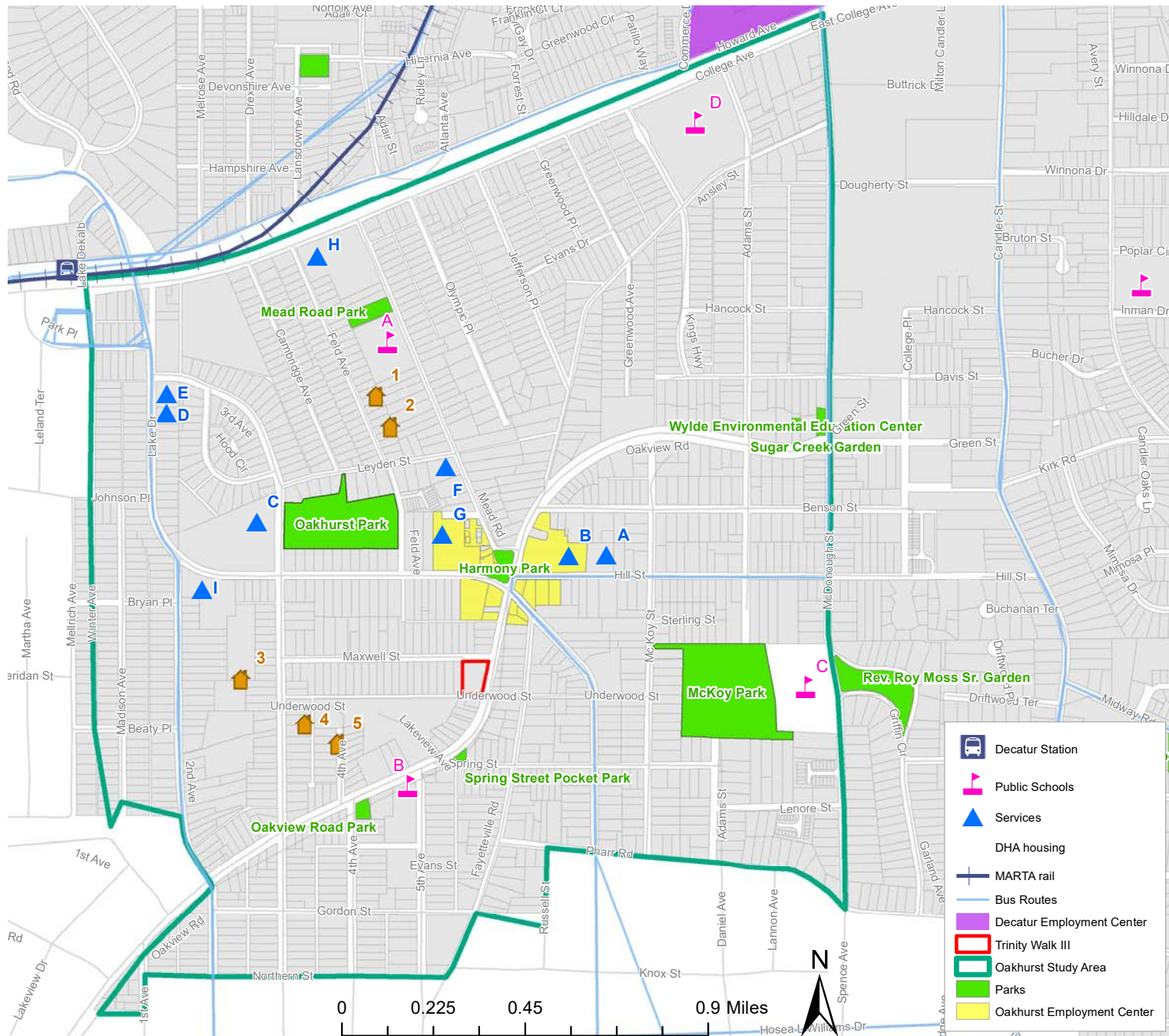
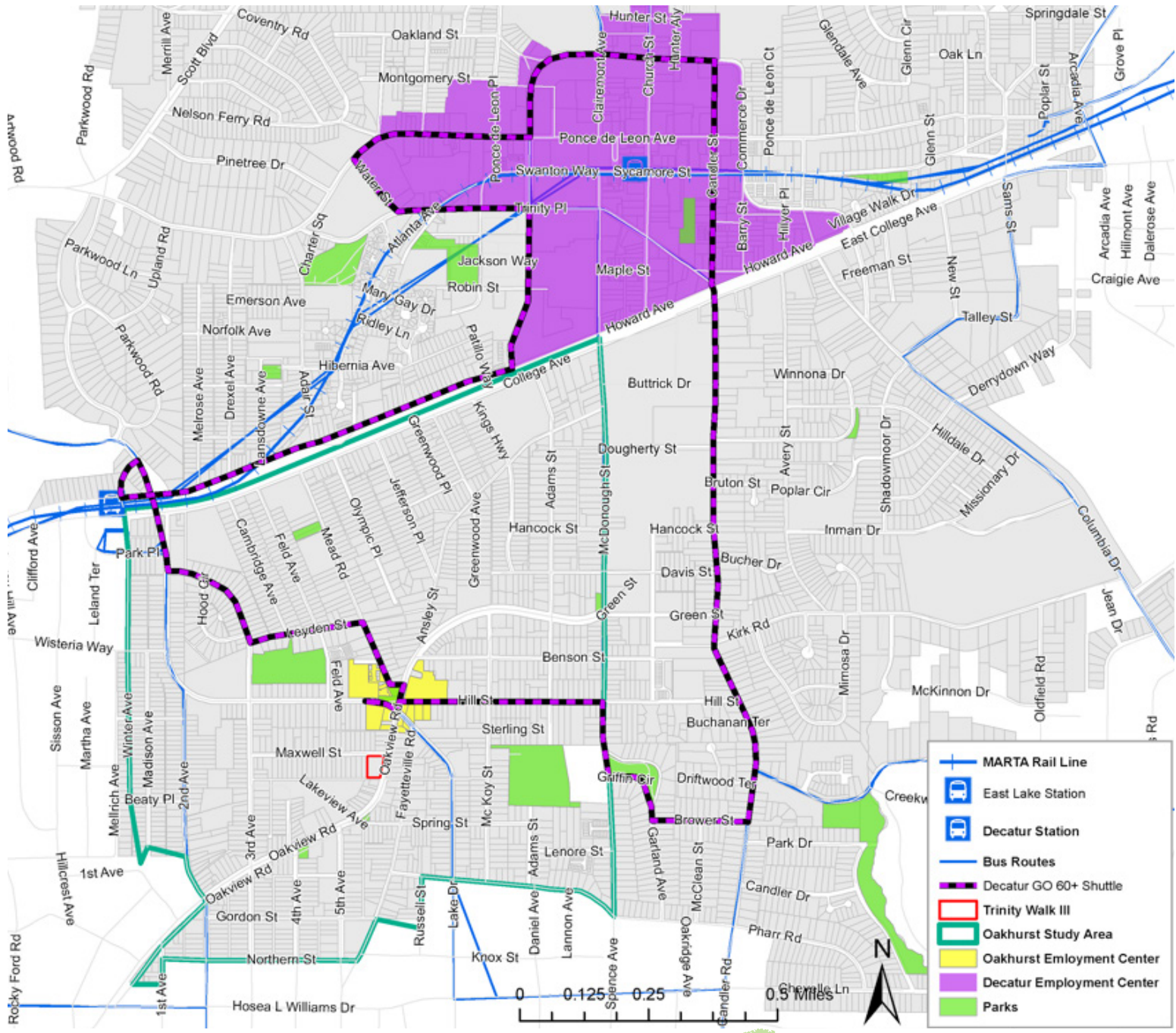


Figure 17: Public Transportation in Oakhurst (Census Tract 227)



The Oakhurst neighborhood has access to a number of public transportation options, including the East Lake MARTA Station, MARTA Bus Routes, and the GO 60+ shuttle operated by the City of Decatur (for residents 60 years and older to access the Downtown). Figure 17 (left) illustrates the routes and stations within and in close proximity to the Oakhurst Neighborhood.

Previous Studies

The recommendations included in this Transformation Plan build on:

- ***2015 Better Together Action Plan***
- ***2010 Strategic Plan***
- ***2008 Affordable Housing Study***

The recommendations included in this Transformation Plan build on earlier efforts. In particular, the 2015 Better Together Action Plan, 2010 Strategic Plan, and the 2008 Affordable Housing Study have been produced by the city in recent years to collect community input, establish goals related to affordable housing initiatives, and facilitate growth and change as the city evolves over time. A summary of these plans and the main goals most closely aligned with the issues of affordable housing and transportation are provided as part of this section.

Better Together Community Action Plan

The “Better Together Community Action Plan” (Community Action Plan, CAP) was prepared by The Art of the Community in partnership with the Better Together Leadership Circle, and was presented and accepted by the City Commission on December 7, 2015. The creation of the Community Action Plan was in response to the goals of the 2000 and 2010 Strategic Plans, which sought to “encourage community interaction” and “encourage a diverse and engaged community.” From these goals, the “Better Together” initiative was born, and the Better Together Leadership Circle grew from its vision as a steering committee to guide the community in developing the Community Action Plan. Ultimately, the community input and feedback from community participation sessions was distilled into the final 2015 plan.

The Better Together Community Action Plan includes a number of focus areas, with this Community Transformation Plan building off of three in particular. First, the 2015 CAP highlighted the goal of “supporting community participation and engagement among all members of the city’s population.” This goal highlighted the importance of diverse avenues for engaging in civic life, and the need to address the digital divide in community-wide communications.

The Better Together plan clearly supports affordable housing with the goal of “ensuring the availability of diverse and affordable housing in order to prevent the displacement of existing residents and provide for a variety of housing types and prices.”

2015 Better Together Community Action Plan



The CAP lists a number of strategies in order to meet the goals of this focus area, such as:

(1) Advocate for the General Assembly's approval of the City's proposal to increase its homestead exemptions for low- and moderate-income seniors;

(2) Advocate for the General Assembly's approval of the City Schools of Decatur property tax exemption for residents over 65;

(3) Develop a program for organizing and training volunteers to host workshops to assist seniors in reviewing financial options that could make aging in place more affordable;

(4) Improve upon the City's existing density bonuses to encourage developers to build affordable condominiums and apartments;

(5) Establish a task force to make recommendations for a workforce housing program (police, firefighters, teachers), incorporating a mix of zoning strategies, financing options, and incentives that have proven successful in other communities; and

(6) Produce a comprehensive guide covering existing tax exemptions, forms of assistance, and other strategies for aging in place.

This Community Transformation Plan for the Oakhurst Neighborhood supports these goals and strategies and supports the need to expand income-related and age-related housing opportunities.

The Trinity Walk III development proposal and site plan illustrate the interest of the Decatur Housing Authority in expanding the available inventory of affordable rental units for low and moderate income levels regardless of age. The proposed Trinity Walk III development is an important opportunity to increase affordable housing in the neighborhood but this plan also includes other strategies to expand affordable housing and services in the defined area as listed in the goals of the Community Action Plan. The Community Action Plan also addressed the need for "Facilitating low-cost transportation options for people of all ages and abilities."

The strategies related to this focus area include:

- (1) Support assistance organizations like I CARE (Interfaith Companion and Ride Express) by volunteering and/or providing financial support;
- (2) Publish and distribute a guide to various public and private transit options available to seniors, youth and those who are disabled; and

(3) Increase awareness of and access to the Go60+ Shuttle in order to better serve seniors.

As with affordable housing, this Community Transformation Plan, builds on the goals and strategies of the CAP to support and expand accessible public and private transportation options for residents of all ages, incomes, and capabilities that will connect them to community resources.

Figure 18 below summarizes the key goals and strategies from the 2015 Better Together Community Action Plan:

Figure 18: 2015 Better Together Community Action Plan

Goal	Strategy
Support community participation and engagement among all members of the city's population	Regularly update the community's resource network (i.e. asset map) to ensure a current list of organizations, places and online resources to meet the various needs of the community
	Create a new resident packet and post to the City website, and encourage individuals and neighborhood associations to print and share with new residents
	Ensure that all online forms and applications are augmented with phone numbers
Ensure the availability of diverse and affordable housing in order to prevent the displacement of existing residents and provide for a variety of housing types and prices	Advocate for the General Assembly's approval of the City's proposal to increase its homestead exemptions for low- and moderate-income seniors.
	Advocate for the General Assembly's approval of the City Schools of Decatur property tax exemption.
	Develop a program for organizing and training volunteers to host workshops to assist seniors in reviewing financial options that could make aging in place more affordable.
	Improve upon the City's existing density bonuses to encourage developers to build affordable condominiums and apartments.
	Establish task force to make recommendations for a workforce housing program (police, firefighters, teachers), incorporating a mix of zoning strategies, financing options, and incentives that have proven successful in other communities.
	Produce a comprehensive guide covering existing tax exemptions, forms of assistance, and other strategies for aging in place. Make it available in print, online, and keep up to date.
Facilitate low-cost transportation options for people of all ages and abilities	Support assistance organizations like I CARE (Interfaith Companion and Ride Express) by volunteering and/or providing financial support.
	Publish and distribute a guide to various public and private transit options available to seniors, youth and those who are disabled.
	Increase awareness of and access to the Go60+ Shuttle in order to better serve seniors.

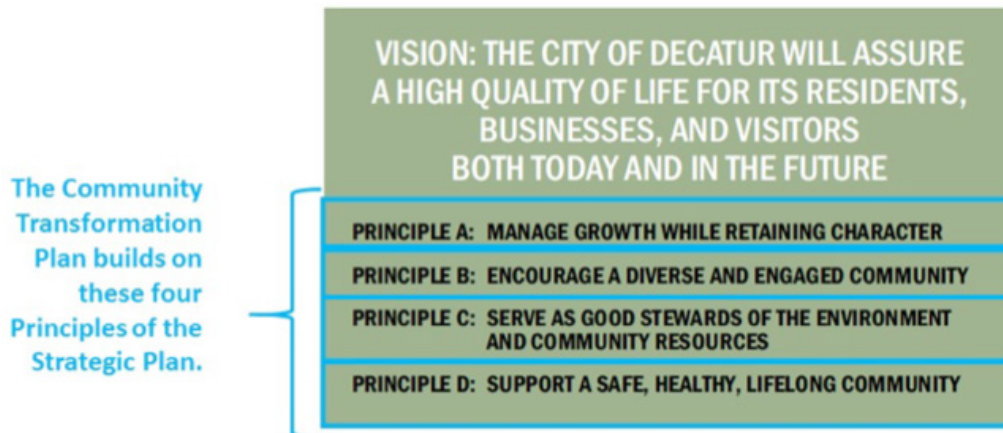
Therefore, the 2015 Better Together Community Action Plan provides a large base for the Community Transformation Plan to build from and create an implementation plan for the goals and visions set forth.

Strategic Plan

The Decatur 2010 Strategic Plan was created by the Decatur Community and adopted by the Decatur City Commission to guide the City's over the next decade. The 2010 Plan was an update to the City's 2000 Strategic Plan, which was used over the course of the previous decade as a living guide for policy, funding, and programming decisions. A large number of the investments, programs and policies that have enhanced the quality of life in Decatur since 2000 have been a result of the vision, principles and goals of the original Strategic Plan. The 2010 Plan reaffirmed the vision, principles and goals

and created an updated list of tasks to address transportation, greenspace, redevelopment, affordable housing, cultural programming, community engagement, health and safety, and sustainability in the City of Decatur. The 2010 Strategic Plan builds on previous plans and provides a guide for the City in setting priorities for programming and funding decisions and adopting public policy to accomplish the community's goals. This Community Transformation Plan uses the goals, objectives, and strategies of the 2010 Strategic Plan as a working guide.

2010 Strategic Plan



The community engagement process employed to create the updated 2010 Strategic Plan involved more than 1,500 individual participants in hundreds of individual meetings over the course of a 12-month process. Participants reaffirmed the City's vision from the 2000 Plan of "assuring a high quality of life for its residents, businesses, and visitors both today and in the future." Three of the original principles from the 2000 Plan were updated and refined and a fourth principle was added. Three of the four guiding principles and the tasks associated with them relate directly to this Community Transformation Plan. Within each principle statement, there are goals which

in turn have specific tasks listed that aim to achieve the goals. The following is a summary of the principles, goals, and tasks from the 2010 Strategic Plan that relate to the purpose of this Community Transformation Plan which is to identify updated strategies and action steps to help the City achieve its goal to expand affordable housing options and access to transportation options in order to become a true lifelong community for people of all ages, incomes and abilities.

Principle B of the 2010 Strategic Plan focuses on "encouraging a diverse and engaged community."

Goal #5 Under this principle to “maintain and encourage diversity of race, ethnicity, income, culture, age, family type, and other kinds of diversity” specifically relates to this Community Transformation Plan. Each goal provides a number of specific tasks that represent a work program for accomplishment. These tasks include:

(1) Promote Decatur as a lifelong community that is welcoming to people of all ages and supports programs that allow older residents to stay in their homes, stay in the community, and age in place. Explore options like Naturally Occurring Retirement Communities (NORC) or Senior Village Support Networks that address this task; and

(2) Adopt universal design guidelines to allow new commercial buildings, businesses, and homes to be visitable by those with mobility impairments.

Principle C of the 2010 Strategic Plan looks to continue to practice community stewardship and highlights the need to continue to “serve as good stewards of the environment and community resources.” More specifically, **Goal #11** under Principle C makes it a priority to “assure the efficient use and coordination of all community facilities by strengthening community partnerships.”

Tasks include:

1) Create facility committee as needed to work with community institutions to identify opportunities for shared use of public facilities, to allow for more efficient use, and to make certain that existing partnerships meet regularly to accomplish this goal.

Finally, **Principle D** of the 2010 Strategic Plan focuses on the “support of a safe, healthy, lifelong community”. **Goal #15** highlights the need to “expand the variety of high quality housing options to meet the needs of a diverse community,” and proposes the following tasks to meet that goal:

(1) Request that the Decatur Housing Authority

Board and staff take the lead in implementing the goals of the Decatur Affordable Housing Study;

(2) Adopt ordinance changes that allow smaller homes, support accessory dwellings, and encourage other creative housing options that provide affordable housing in single family neighborhoods. Educate the public about their characteristics and benefits;

(3) Encourage the development of new apartment buildings in commercial districts, and encourage the renovation and preservation of existing apartment housing throughout the community to address our commitment to provide quality housing for all stages of life;

(4) Support the expansion of the Decatur housing trust fund by revising and expanding affordable housing incentives like the housing density bonus to encourage private developer funding; and

(5) Support comprehensive efforts that go beyond the cost of rent and home price to keep Decatur affordable (i.e. transportation access and energy efficiency).

Goal #16 seeks to “provide programs and services that support and enhance a safe, healthy, and active lifestyle.” The goal outlines a number of tasks, which include the following:

(1) Expand the off-street path system throughout the community, especially by using vacant or unbuildable lots, utility corridors, or stream corridors to create mid-block passages;

(2) Continue to provide safe, healthy, and affordable after school and summer programming for Decatur’s children; and

(3) Install active living facilities in parks and public spaces to promote physical activity and human interaction among all age groups.

Figure 19 below summarizes the key goals and strategies from the 2010 Strategic Plan:

Figure 19: 2010 City of Decatur Strategic Plan

Goal	Strategy
Maintain and encourage diversity of race, ethnicity, income, culture, age, family type, and other kinds of diversity	Promote Decatur as a lifelong community that is welcoming to people of all ages and supports programs that allow older residents to stay in their homes, stay in the community, and age in place. Explore options like Naturally Occuring Retirement Communities (NORC) or Senior Village Support Networks that address this task.
	Adopt universal design guidelines to allow new commercial buildings, businesses, and homes to be visitable by those with mobility impairments.
Expand the variety of high quality housing options to meet the needs of a diverse community	Request that the Decatur Housing Authority Board and staff take the lead in implementing the goals of the Decatur Affordable Housing Study.
	Adopt ordinance changes that allow smaller homes, support accessory dwellings, and encourage other creative housing options that provide affordable housing in single family neighborhoods. Educate the public about their characteristics and benefits.
	Encourage the development of new apartment buildings in commercial districts, and encourage the renovation and preservation of existing apartment housing throughout the community to address our commitment to provide quality housing for all stages of life.
	Support the expansion of the Decatur housing trust fund by revising and expanding affordable housing incentives like the housing density bonus to encourage private developer funding.
	Support comprehensive efforts that go beyond the cost of rent and home price to keep Decatur affordable (i.e. transportation access and energy efficiency)
Provide programs and services that support and enhance a safe, healthy, and active lifestyle	Expand the off-street path system throughout the community, especially by using vacant or unbuildable lots, utility corridors, or stream corridors to create mid-block passages.
	Continue to provide safe, healthy, and affordable after school and summer programming for Decatur's children.
	Install active living facilities in parks and public spaces to promote physical activity and human interaction among all age groups.
Assure the efficient use and coordination of all community facilities by strengthening community partnerships	Create facility committees as needed to work with community institutions to identify opportunities for shared use of public facilities, to allow for more efficient use, and to make certain that existing partnerships meet regularly to accomplish this goal.

This Community Transformation Plan seeks to preserve existing visions while updating strategies and building from past successes and lessons in these plans.

Affordable Housing Study — 2008

In 2008, the City of Decatur contracted with Market + Main, Inc., along with MetroCenter Associates, to produce the “City of Decatur Affordable Housing Study” (“the Study”). The Study based its analysis on a review of statistics and demographics, recent marketing activity, stakeholder input, and a gap analysis of existing demand and resources. The Study identifies a number of changing trends in the City, including that “the City of Decatur enjoys a strong reputation as a small-scale, traditional community with a high quality of life for its current residents. Decatur’s desirability and limited housing inventory has resulted in an increase in housing costs and a loss of affordable housing inventory making it increasingly difficult for many of the City’s service industry employees to live within the City. The City of Decatur, as well as much of metro Atlanta, is currently challenged to provide an adequate supply of high-quality, affordable rental and for-sale housing options for its workforce.”

According to the Affordable Housing Study commissioned by the City of Decatur in 2008, Decatur’s housing gap at the time was in rental apartments and housing options for individuals making \$35,000-\$50,000, or between 47 percent-67 percent of the area median income at that time. Since the end of the “great recession,” the City of Decatur housing market has recovered in a big way and housing values have escalated rapidly. As a result, households earning less than 130% of annual median income (or, \$95,000/year) have found it increasingly difficult to find housing in the city¹. Overall, the challenges that the City of Decatur face in terms of affordable housing

are a reality. This Community Transformation Plan relies upon this study as a direct identifier of the obstacles the City faces in providing an adequate mix of accessible housing and potential long-term strategies to build upon, revisit, and refresh.

The Study included four suggested key public policy solution focus areas recommended to solve the identified challenges, which include: “Economic Development, Rehabilitation/ Preservation/New Development of Mixed Income Rental Housing, Workforce Affordable Homeownership, and to Determine Appropriate Density.” In the area of “Economic Development,” the Study suggests a long term strategy of researching and determining the appropriateness of legislative approval for minimum living wage legislation to increase baseline wages in Decatur for government workers and contractors.

Four focus areas

- 1 Economic Development**
- 2 Rehabilitation Preservation/New Development of Mixed Income Rental Housing**
- 3 Workforce Affordable Homeownership**
- 4 Determine Appropriate Density**

¹ Decatur Affordable Housing Policy Feasibility Analysis. Prepared by Clark Property Consulting. May 26, 2016. Page 4.

In the area of “Rehabilitation/Preservation/New Development of Mixed Income Rental Housing,” the Study makes a number of recommendations which include:

(1) Partnership with local existing major employers who may be willing to subsidize a portion of employee rents based on an Employer Assisted Housing Program (EAHP) model which can distribute the burden of rent subsidy without sole reliance on Decatur funding;

(2) Seek local and national partners, such as the MacArthur Foundation, Enterprise Community Partners, and the Urban Land Institute Center for Workforce Housing, who can provide grant funded resources for mixed-income affordable housing;

(3) Creation of a public funding loan pool to provide financing available to multi-family developers for the rehabilitation and renovation of existing rental housing in Decatur. Establishing an affordable housing trust fund should be considered; and

(4) Consider a property tax abatement and/or municipal bond funding as an incentive mechanism for private developers and property owners of both new or proposed and rehabilitated affordable housing rental communities for low-income residents.

The Study highlights the need to review current zoning and land use policy in Decatur.

Next, in terms of “Workforce Affordable Homeownership,” which the Study identified as a major problem, the Study proposed the following:

(1) Increase awareness of property tax reductions and reverse mortgage options for senior residents;

(2) Establish a down payment assistance fund to provide a portion of the required down payments for eligible workforce affordable homeownership candidates. This could either be forgivable or be recaptured at sale to recycle for another homebuyer;

(3) Establish a Homeownership Rehabilitation Program (HRP) which provides developers, both for-profit and non-profit, with a subsidy for the rehabilitation of vacant or deteriorated houses to be sold to income eligible homebuyers; and

(4) Formation of a Community Land Trust (CLT), a nonprofit, community-based organization that holds land in trust for community benefit and permanent affordable housing.

Finally, in the focus area to “Determine Appropriate Density,” the Study stated that in order to achieve suggested economic development and housing opportunity goals it is necessary to review current zoning and land use policy in Decatur.

Additionally, the following specific goals were included:

(1) Large scale urban infill opportunities should be explored and encouraged in targeted locations, including the East Lake MARTA station surface parking lot for transit-oriented

development with affordable housing;
(2) Proactive identification and acquisition of small land parcels suitable for residential or mixed use infill by an entity such as Decatur Housing Authority, using a dedicated land acquisition fund;

(3) Identify targeted areas for voluntary inclusionary zoning legislation that requires a percentage of new residential construction projects to be affordable to low- and moderate-income households;

4) Research and identify new housing product design types which are compatible with existing neighborhoods but allow appropriate increased densities and range of unit prices. Compile these into a "Pattern Book" document and make widely available; and

5) Establish a partnership with DeKalb County for its planned Mixed Income Communities Initiative (MICI).

Overall, the Study provided public policy recommendations to increase the number of adequate workforce dwelling units and provides that Decatur will require the coordination of multiple efforts working in concert to eliminate the workforce affordability gap in the City. This Community Transformation Plan not only incorporates these suggestions from the 2008 Affordable Housing Study, but aligns them in tandem with prior studies and new community outreach efforts to build an updated vision and set of implementation strategies to create affordable housing opportunities for the City.

This Community Transformation Plan not only incorporates these suggestions from the 2008 Affordable Housing Study, but likewise aligns them in tandem with prior studies and new community outreach efforts to build an updated vision and set of implementation strategies to create affordable housing opportunities for the City.

Figure 20 below depicts the key points and recommendations made in the 2008 Affordable Housing Study:

Figure 20: 2008 Affordable Housing Study

Goal	Strategy
Economic development	Research and determine appropriateness of legislative approval for minimum living wage legislation to increase baseline wages in Decatur for government workers and contractors.
Rehabilitation / preservation / new development of mixed income rental housing	Partnership with local existing major employers who may be willing to subsidize a portion of employee rents based on an Employer Assisted Housing Program (EAHP) model which can distribute the burden of rent subsidy without sole reliance on Decatur funding.
	Seek local and national partners, such as the MacArthur Foundation, Enterprise Community Partners, and the Urban Land Institute Center for Workforce Housing, who can provide grant funded resources for mixed-income affordable housing.
	Creation of a public funding loan pool to provide financing available to multi-family developers for the rehabilitation and renovation of existing rental housing in Decatur. Establishing an affordable housing trust fund should be considered.
	Consider a property tax abatement and/or municipal bond funding as an incentive mechanism for private developers and property owners of both new or proposed and rehabilitated affordable housing rental communities for low-income residents.
Workforce affordable homeownership	Increase awareness of property tax reductions and reverse mortgage options for senior residents.
	Establish a down payment assistance fund to provide a portion of the required down payments for eligible workforce affordable homeownership candidates. This could either be forgivable or be recaptured at sale to recycle for another homebuyer.
	Establish a Homeownership Rehabilitation Program (HRP) which provides developers, both for-profit and non-profit, with a subsidy for the rehabilitation of vacant or deteriorated houses to be sold to income eligible homebuyers.
	Formation of a Community Land Trust (CLT), a nonprofit, community-based organization that holds land in trust for community benefit and permanent affordable housing.
Determine appropriate density	Large scale urban infill opportunities should be explored and encouraged in targeted locations, including the East Lake MARTA station surface parking lot for transit-oriented development with affordable housing.
	Proactive identification and acquisition of small land parcels suitable for residential or mixed use infill by an entity such as Decatur Housing Authority, using a dedicated land acquisition fund.
	Identify targeted areas for voluntary inclusionary zoning legislation that requires a percentage of new residential construction projects to be affordable to low- and moderate-income households.
	Research and identify new housing product design types which are compatible with existing neighborhoods but allow appropriate increased densities and range of unit prices. Compile these into a "Pattern Book" document and make widely available.
	Establish a partnership with DeKalb County for its planned Mixed Income Communities Initiative (MICI).

Community Based Developer

The Trinity Walk, Phase III redevelopment project will be led by the Decatur Housing Authority, a Community-Based Developer meeting the requirements of the Georgia Department of Community Affairs."



Documentation of Community Partnerships

The overall mission of the Housing Authority of the City of Decatur [DHA] (including Preserving Affordable Housing, Inc. [PAH]) is "To support the strength and diversity of the Decatur community by providing a wide range of housing opportunities with a focus on affordable housing, promoting community and economic development, and administering its program in a creative, cooperative, responsive, and effective manner."

The Decatur Housing Authority (DHA) and Preserving Affordable Housing (PAH) have organized an effective team of qualified professionals to manage the development of Trinity Walk Phase III. DHA and PAH have

completed four LIHTC communities since 2005. The projects were successfully completed and there have been no adverse incidents.

We understand that DCA seeks a truly related and integrated firm responsible for and involved in the real estate development of the tax credit project, not a "sponsoring entity." We further understand that DCA wishes to assure that it is reviewing the community work of the qualified nonprofit to which the project is being committed and not rating the community work of non-related firms or entities (such as parent companies) that have nothing to do with the current project being proposed or are located in other jurisdictions.

DHA and PAH are related and integrated entities located within the City of Decatur where the Trinity Walk III tax credit community is located. DHA not only sponsors the tax credit planning, oversight, financing, development, management, and resident services from a distance, but in fact is a “related and integrated entity” in the development effort as follows:

1. Location

The related and integrated entity of DHA is located within the same jurisdictional boundary as the qualified nonprofit developer, PAH. Both entities operate in Decatur, Georgia and are housed in the same offices at 750 Commerce Drive, Suite 110, Decatur, GA 30030. Registrations for the PAH corporation and DHA are provided in the Exceptional Nonprofit Documentation Tab.

2. Financial Statements

Financial statements of the qualified nonprofit are presented annually as a component unit within an entity-wide presentation of the related and integrated entity. Such presentation demonstrates that the nonprofit is in fact a part of the larger related and integrated entity. DHA’s and PAH’s Consolidated Financial Statements are provided in the Exceptional Nonprofit Documentation Tab.

3. Audits

Independent third-party audits for the previous three years demonstrate that the qualified nonprofit is a part of the larger related and integrated entity. DHA’s and PAH’s Consolidated Audit are provided in the Exceptional Nonprofit Documentation Tab.

4. Board

Members of the DHA Board of the larger related and integrated entity are the only members of the Board of the qualified nonprofit, PAH. The members of the Board of Commissioners of DHA and the Members of the Preserving Affordable Housing Corporation are provided in the Exceptional Nonprofit Documentation Tab.

5. Personnel

Personnel managing the larger and related and integrated entity are the actual same staff that operates the qualified nonprofit developer. This relatedness is proven by the Organization Chart showing that Douglas S. Faust and DHA’s senior staff operates both DHA and PAH in the Exceptional Nonprofit Documentation Tab and in the Core Application.

PAH will not have any employees. Rather, DHA staff will be assigned responsibilities on behalf of PAH. DHA has engaged an Executive Director and senior staff with significant experience in real estate development, financial management, property management, resident services, and tax credit compliance. Cost for the senior staff who perform PAH’s work will be borne by DHA and may be reimbursed by a staffing allocation plan at DHA’s option. Alternatively, PAH may provide its developer fee to DHA as reimbursement for support of the development efforts.

In order to be accomplish this related entities' mission, the DHA/PAH continuously partner with other community organizations in order to improve community and resident outcomes throughout each year. Areas that are targeted include educational achievement and wellness/health awareness. Key partners of the DHA/PAH include:

- City Schools of Decatur (CSD) — educational resource
- Wylde Center — nutritional awareness and gardening
- Decatur Preservation Alliance — community preservation
- Decatur Makers — invention, creativity and resourcefulness
- Decatur Education Foundation [DEF] — educational resource



CITY SCHOOL OF DECATUR (CSD)

By providing certified teachers, the CSD and DHA/PAH provides an After School Program (Successfully Teaching Academic Readiness [STAR]) that services 92 low income students from kindergarten through 5th grade. The STAR After-school program operates 34 weeks in concordance with the schedule for the CSD. This program has been operating for 26 years and we have partnered with the CSD for 17 years in funding and curriculum. The attached letter from CSD provides the required documentation for the CBD partnership and the organization may be verified at their website located at <http://www.csdecatur.net/>.



WYLDE CENTER

The community receives educational services with regards to healthier, nutritional alternatives to eating. The Wylde Center, a 501(c)3 nonprofit, helps the community with cooking classes as well as providing expertise in establishing and maintaining gardens in order to cultivate fresh produce. For more details regarding the Wylde Center's partnership with the DHA/PAH see section titled "Healthy Housing Initiatives." The attached letter from the Wylde Center provides the required documentation for the CBD partnership and the organization may be verified at their website located at <http://wyldecenter.org/>.



DECATUR PRESERVATION ALLIANCE

Not only does the DHA/PAH provide an annual donation to this organization, several of the DHA/PAH staff and DHA Residents participate in the annual Martin Luther King, Jr Service Project. This three day volunteer effort helps Decatur's low income senior citizens by providing help with home repairs and yard work that would otherwise be left undone resulting in deterioration of the home and yard. The attached letter from the Decatur Preservation Alliance Center provides the required documentation for the CBD partnership and the organization may be verified at their website located at <http://www.mlkserviceproject.com/about-us/>.



DECATUR MAKERS

Decatur Makers is a local organization that is family friendly oriented in order to discover, understand, design and create interesting items. The DHA partnership with Decatur Makers allows the Decatur Makers to use undeveloped land in the community to host their Makers Faire which brings the community and creativity together. Whether it be inventors, engineers, scientists, artists or even crafters, makers of awesomeness is the ultimate goal. In addition, Decatur Makers worked closely with DHA/PAH youth by teaching them to take older computers and update them with current hardware and software. At the end of the project, these youth were given the computers they had modified for their own use. The attached letter from the Decatur Makers provides the required documentation for the CBD partnership and the organization may be verified at their website located at <https://decaturmakers.org/>.



DECATUR EDUCATION FOUNDATION

The Decatur Education Foundations helps Decatur youth realize their full potential by removing obstacles to learning, fueling personal effort, and supporting teacher innovation. The partnership between DHA/PAH and DEF has allowed youth in the community to receive college scholarships and laptops/computers in order to help with their educational needs. In addition, there was a joint effort to update the computer lab at one of DHA/PAH with needed computer equipment and software. One of the most interesting collaborations is the Opportunity Partnership, a mentoring program that pairs third graders from the Decatur Housing Authority community with adult volunteers. The goal of the program is to close the opportunity gap which results in some students having fewer opportunities during their formative years. Mentors will help connect their students connect with educational and enrichment opportunities so they can explore their interests, find their passions, and develop useful life skills. The attached letter from the Decatur Education Foundation provides the required documentation for the CBD partnership and the organization may be verified at their website located at <https://decatureducationfoundation.org/>.

Documentation of Philanthropic Activities

During the past three years, the Housing Authority of the City of Decatur (DHA/PAH) has participated in a wide variety of philanthropic activities that have benefited the City of Decatur, including the Target Area (Census Tract 227). These activities have greatly impacted the lives of the residents in a positive manner. From educational achievement, health/wellness awareness, to community involvement, DHA/

PAH has committed funds and resources to ensure the success of these programs. Over \$272,836 in philanthropic investments is documented herein. For a complete list of programs/activities please refer to Figure 21. More continuous activities and related information is provided in the following matrix. Documentation of the specific agreements and funding follows the matrix.



Children in the Decatur Housing Authority's after school STAR program participate in the Decatur Lantern Parade. Credit: Decatur Education Foundation.

Figure 21: Philanthropic Activities

Program	Description	2014	2015	2016	Exhibit #
Scholarships	The purpose of the scholarship process is to provide DHA with means to recognize and to promote students and adults living in DHA's affordable communities (PH, S8, & LIHTC) who are interested in furthering their education, by providing financial assistance for reimbursement of tuition, books or registration fees for educational programs.	\$30,950	\$29,700	\$38,250	B
Excellence Awards	The purpose of the Excellence Awards is to recognize the DHA/PAH students for their academic achievements every year. On average 15% of DHA/PAH students have Perfect Attendance each year and 9 % of the students are on the Honor Roll. Graduating High School Seniors are also recognized for their accomplishments.	\$6,950	\$7,755	\$7,625	C
Summer Camp	The purpose of the STAR Academic Summer Camp is to allow 20 DHA/PAH children to continue their academic achievement focusing on math and science while participating in fun activities. DHA/PAH partners with DeKalb County Human & Community Development through the use of Youth Summer Vouchers in order to serve more children.	\$8,399	\$8,877	\$8,169	D
After School Program	Partnering with the City Schools of Decatur to provide the Successful Teaching Academic Readiness (STAR) After-school program for 92 low income kindergarten through 5th grade students. This program operates 34 weeks in concordance with the schedule for the City Schools of Decatur.	\$30,077	\$39,661	\$41,092	E
National Night Out	Annual community-building campaign with the Decatur Police that promotes police-community partnerships and neighborhood camaraderie to make the neighborhoods safer, better places to live.	\$2,500	\$2,500	\$2,500	F
Marta Mural Project	Partnering with Decatur Downtown Development Authority, Decatur Arts Alliance, MARTA, and others, an application was made for ARC funds to create a mural. Sponsors also donated funds to the Decatur Mural Project. Partnerships were established with artists, property owners, the City of Decatur, local volunteers, low income residents, and sponsors or funding agencies for the creation of a mural for the beautification of the MARTA Overpass. DHA/PAH funds went toward the Marta overpass mural which is adjacent to one of its properties.			\$2,500	G
PC Power-Up Project	DHA/PAH partnered with Decatur Makers to teach DHA/PAH low income youth how to build and test computers. Computers were then given to those that worked on them.			\$830.66	H
MLK Jr Service Project	DHA/PAH partners with Decatur Preservation Alliance each year to donate funds and provide volunteer services to the Martin Luther King Jr Service Project of the Decatur Preservation Alliance	\$1,500	\$1,500	\$1,500	I

Public & Private Engagement

The Oakhurst Community Transformation Plan was developed in collaboration with the City of Decatur and two Transformation partners: City Schools of Decatur and the Metropolitan Atlanta Rapid Transit Authority.

Public & Private Engagement

The Oakhurst Community Transformation Plan was developed in collaboration with the City of Decatur and two Transformation partners: City Schools of Decatur and the Metropolitan Atlanta Rapid Transit Authority (MARTA). The Transformation Partners participated in a kick-off meeting on April 13th, 2017 to identify areas of possible collaboration. Partners then participated in a public forum on May 2nd, 2017 to solicit community input on challenges and solutions to low-income residents' access to community resources.

In addition to the public entities, several nonprofit partners participated in the public forum and provided input into the implementation recommendations: Senior Connections, which is a senior home-based care provider; I CARE (Interfaith Companion and Ride Express), which provides free transportation to medical appointments for DeKalb County senior citizens on low or fixed incomes; and the Wylde Center, an environmental education organization that works closely with the City Schools of Decatur and Decatur Housing Authority to increase access to healthy food through Farm to School agriculture and community gardens.

Citizen Outreach

Citizen outreach included a survey conducted via interviews and focus groups and two public meetings. The City of Decatur Lifelong Communities Advisory Board and Better Together Advisory Board assisted with outreach efforts, and provided key insights into existing community resources and community priorities.



Community Survey Interviews and Focus Groups

The planning team developed a survey to seek input on community resources for low and fixed-income residents of the Oakhurst neighborhood. We conducted street outreach and focus groups over a period of three weeks to solicit responses to the survey. Participants were identified through Oakhurst Presbyterian Church, Oakhurst Baptist Church, Create Community 4 Decatur, and street outreach, with a specific focus on engaging residents of Oakhurst with low or fixed incomes. Thirty-five people provided input via direct interview or focus group participation, including eight former residents of the 1111 Oakview property (Project Site).



Survey Discussion Questions

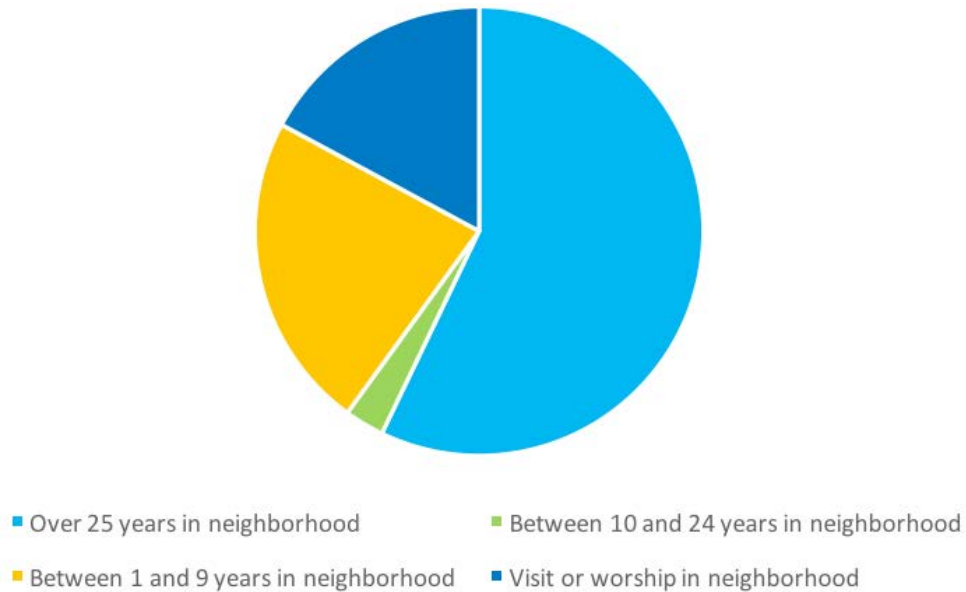
- How long have you lived in the Oakhurst neighborhood?
- What businesses do you frequent or activities are you involved in the neighborhood?
- Where do you purchase basic groceries and household items?
- Do you have any concerns related to housing?
- Do you have any concerns related to transportation or public space?
- Do you have any concerns related to programs and activities?
- Do you have any concerns related to education or local schools?
- Where do you access medical care?
- What do you appreciate about the Oakhurst community?
- What do you think needs to be done to make sure Oakhurst is a neighborhood that provides access and opportunity for people of all incomes?



Key themes: Community Resources

Of the thirty-five (35) people who participated, twenty (20) had lived in the neighborhood for over twenty-five years, eight (8) had lived in the neighborhood for one to nine years, one (1) had lived in the neighborhood for 11 years, and six (6) did not live in the neighborhood but either attended church in the neighborhood or used to live in the neighborhood. The former residents of the Project Site were asked to provide the number of years they lived in the neighborhood prior to their relocation.

Figure 22: Tenure of Interview Respondents



- When asked about local businesses and services, approximately half of the respondents said they did not frequent any of the local businesses. The most frequented businesses were the Dollar Tree and Hop'n'Shop convenience store. Others mentioned included the cleaners, Universal Joint restaurant, Mojo's restaurant, Kavarna's coffee shop, and the Oakhurst Market. The most frequently mentioned locations to purchase groceries and household items were the Kroger grocery stores in Downtown Decatur (to the north) and Belvedere Plaza (to the south), Walmart at Belvedere Plaza, and the Dollar Tree.
- When asked about activities and events, respondents mentioned the Decatur Recreation Center, Go60+ Shuttle, and the South DeKalb Senior Center.
- No respondents accessed health care in the local neighborhood, and seven stated that they and others they knew went to Grady Public Hospital in downtown Atlanta for primary care. The MARTA mobility bus and relatives were the primary modes of transportation to medical appointments.
- When asked what was positive about the Oakhurst community, responses included that it was convenient and walkable to stores and events; that there is a network of people who have lived in the neighborhood for a long time (though it is getting smaller); that it is safer than it used to be; and that there are diverse and engaged church communities. Primary concerns regarding community resources are identified below (those mentioned by more than five respondents).

Key Concerns: Community Survey Interviews and Focus Groups

Community Resource	Primary Concerns
<p>Housing</p> <ul style="list-style-type: none"> • “We are struggling to protect all that we struggled for all these years.” • “I would love to live in Oakhurst again, but I don’t have that kind of money so I will stay where I am.” 	<p>Rapid and dramatic increase in property values and taxes</p> <p>Aggressive solicitation by real estate agents pressuring longtime homeowners to sell</p> <p>New houses are large and not in keeping with nature of neighborhood architecture</p>
<p>Transportation</p> <ul style="list-style-type: none"> • “With the 18 bus gone, residents have to take a mobility bus [to Grady Hospital] if they don’t have relatives to drive them.” 	<p>Several of the bus routes that used to serve the community are no longer running, particularly those that go down Oakview Road and with direct routes to downtown Atlanta</p> <p>Apartment parking lots on Oakview Road get filled with school and retail parking</p>
<p>Commercial services</p> <ul style="list-style-type: none"> • “Many people are on a fixed income, but prices are through the roof.” • “This neighborhood has upgraded, which affects the stores and who they cater to.” 	<p>No grocery store in the community</p> <p>The stores that do offer basic items have a limited selection</p> <p>Restaurants and businesses are expensive</p> <p>Difficult to get low-cost household items and food in the neighborhood</p>
<p>Community Activities and Programming</p> <ul style="list-style-type: none"> • “Many people who take care of their parents don’t talk about it. But they are really isolated. If there were activities for seniors they would come. And it would provide a respite for their caregivers.” 	<p>Hard to get information about what is happening in the community (eg. used to have a community bulletin board in the commercial area; people in apartments do not get meeting notices)</p> <p>Isolation of seniors and senior caregivers because of lack of available activities in the neighborhood</p>
<p>Education</p>	<p>No concerns shared</p>



Public Meeting #1 Transformation Partners

The Project Team hosted a public forum with Transformation Partners on May 2nd, 2017, to solicit community input on challenges and solutions to improving community resources for low-income residents. Community outreach for this public forum included hard-copy posters and flyers distributed in Target Area; print, online, and social media announcements; announcements at community meetings; distribution in two school newsletters; distribution in three church bulletins, and posts to the City of Decatur online calendar and blog. Fifty-three people, including seven community partner representatives, attended the forum.

At the forum, participants were invited to take a “Data Walk” describing neighborhood market and demographic trends, and review information from previous plans. Challenges and solutions already identified in the survey process were also provided at the tables. Then participants were asked to discuss challenges and solutions related to five areas: Housing, Transportation, Commercial Services, Programs and Activities, and Education. Participants chose their top three priority areas and spent 15-25 minutes per topic in small groups providing input directly to Transformation Partners and Project Team members.



Above: Community members review data about neighborhood trends



Above: City Schools of Decatur Superintendent David Dude leads Education discussion



Above: Decatur Housing Authority Executive Director Douglas Faust welcomes community members



Above: City of Decatur Planning Director Angela Threadgill leads commercial services discussion



Above: MARTA Senior Service Planner Jolando Crane leads transportation discussion



Above: Decatur Housing Authority Director Douglas Faust leads housing discussion



Above: City of Decatur Lifelong Community Coordinator LeeAnn Harvey leads Program and Activities discussion

Public Meeting #1: Key Challenges and Solutions

IDENTIFIED CHALLENGES	COMMUNITY MEMBER RECOMMENDATIONS
Housing	
Housing options are limited for middle-income families, single-parent families, those with developmental disabilities, and those in need of transitional housing	City Commission should preserve diversity in Decatur through density bonuses, affordable housing incentives, inclusionary zoning, and other policies
Not enough life-cycle dwelling units	Consider eliminating play area at 1111 Oakview to add more units for larger families
Seniors on a fixed income cannot afford taxes or emergency home repairs	Collaborate with existing transitional housing options
Buying and flipping of single family homes	Increase number of life-cycle dwelling units
Former residents that leave Decatur cannot afford to move back	Create a fund to assist seniors with home repairs
	Expand MLK Service Project to assist with home repairs, possible collaboration with DHS Career Academy
	Create a fund to assist seniors with emergency repairs
	Educate real estate professionals on the impact of flipping
	Tax the individuals buying and selling single family homes
Transportation	
Students need better feeling of safety on buses	Make it easier to renew MARTA Senior Pass
Oakhurst Dog Park parking is a problem	Provide better signage for streets
Difficult for students to cross the street at Adair & Howard Street	Better connectivity from Oakhurst to Decatur 1st Baptist Church
Oakview Road Connector in Decatur PATH Connectivity plan: <ul style="list-style-type: none"> will result in tree and median removal and increase traffic on Maxwell street (especially during school pick-up and drop-off) reduce overflow parking, which could impact businesses provides an option for families going to Oakhurst businesses 	MARTA should have a "short trip" fair for someone only travelling 1 or 2 stops
	Need a community circulator bus
	Adopt-a-bus-stop at Harmony Park
Separate bike lanes would help transport students from apartments to 4/5 Academy	Provide a bus shelter for Oakhurst Village stop
Commercial services	
Lack of restaurants that provide quick, healthy food options that cater to local incomes	City Boards should support businesses that request to expand and grow to support residents' needs
Farmer's Market is more artisanal	Increase quick and healthy food options
Need local urgent care facility, post office, home office supply, and banking facilities	Food trucks could add options without causing problem with density
Local businesses do not hire enough young people and people of color from the neighborhood	Farmers market should match SNAP benefits
Seniors would like part time job opportunities within the city	DeKalb County Mobile Farmers may assist expand food choices
	Oakhurst needs small grocery store with reasonable prices
	Make sure that businesses moving into neighborhood invest in schools and people of color.
	Promote businesses that already do a great job to motivate other businesses to do the same
	Dollar Tree should expand inventory on pantry items to cater to local needs
	City Schools of Decatur Career Academy should partner with local businesses and restaurants to increase hiring
	Decatur Business Association should assist with encouraging businesses to hire local kids and people of color
Comcast Essential program and other options for residents without internet	

IDENTIFIED CHALLENGES	COMMUNITY MEMBER RECOMMENDATIONS
Community Activities and Programming	
Recreation Center Programming	Active Living should partner with Boys and Girls club for more culturally diverse programming
Caters mostly to Leagues and Seniors	Need more activities for seniors during the day in Oakhurst
Need more options for kids, teens and seniors	Need ways to increase personal connections with neighbors, including ridesharing
Need intergenerational programming	Oakhurst Warm Meals program connects volunteers with those in need
Need more culturally and racially diverse programming	More diverse forms of communication for residents without internet
Cost of programs can be high	Solarium partnership for community events
Transportation to programs an issue	Provide shared programming at the new DHA building for all DHA residents and community
Limited hours for programming that is offered (church activities only on Sunday, limited programs when children are in school)	DeKalb Medical Outreach Services
Accessibility and communication is an issue for seniors and other residents not digitally connected	Intergenerational (youth and seniors) programming ideas:
Expensive to use Solarium (Community Center of South Decatur)	Youth teach technology classes to seniors
Local healthcare providers don't accept Medicaid and Grady Hospital is difficult to get to	Intergenerational gardening
Education	
Oakhurst Elementary succeeded 10 years ago and now program is strained	Remove some of the classrooms that serve birth-1 year old to make more room to serve Bright from the Start Program.
It is important for kids to know kids from other backgrounds, so schools should put more effort into mixing students instead of grouping kids just by their addresses	Spreading out Affordable Housing developments around Decatur would provide more walkability for students and families
Decatur Housing Authority kids are marginalized because of property location and school assignments	Manage the 20%-30% low-income students in classrooms to provide the perfect mix so that all students thrive
Kids who are minorities or from low income families are treated differently by teachers	Provide more culturally diverse programs and events for kids at the middle school and high school levels
Disparity in discipline rates at high school level much higher than other grade levels	Ask the kids what type of programs they would want to have
Bright from the Start (Early Childhood Education) program serves less children from low-income families	Make sure Black History is a part of the lesson plans for all grade levels
More space is needed to accommodate youngest students	CSD should start looking at purchasing any houses that are right next to the school in order to potentially expand footprint in the future
The changing environment in Oakhurst is a precursor to what is happening in City Schools of Decatur and the city: less diversity in classrooms and neighborhoods	Diversity initiatives need to be forced throughout the entire system, especially middle school and high school
	Frasier Center has different approach: completely Self-Supporting teaching model for DHS Students
	Food equity issues need to be addresses

Public Meeting #2 Oakhurst Neighborhood Association

On May 8th, 2017, the Oakhurst Neighborhood Association hosted a presentation and public discussion on the Oakhurst Community Transformation Plan. Seventeen people signed in at the meeting, which was attended by the Project Team and the City of Decatur.



Above: Participants at Oakhurst Neighborhood Association meeting discussing the Oakhurst Community Transformation Plan

Public Meeting #2 Community Feedback

I like the edible garden.

We need events to make low-income residents feel more included and less isolated, maybe a block party.

Of the 20% of Oakhurst residents who have incomes lower than \$20,000, how many are families with children and seniors? Will this new housing meet their needs?

Love the look of the plan, appreciate transportation access and grocery store access.

Encourage solar panels, high efficiency, and LEED certification.

I am excited for more affordable housing but I do think more 2-bedroom units would be good at keeping children able to come to town.

Oakhurst in not affordable.

I see seniors struggling with getting groceries home when walking (or riding bus). I'm wondering if some loaner system of carts would work (with theft an obvious issue).

The age/race/income diversity has decreased too much. I strongly support actions to rebalance the diversity. What brought us to Oakhurst 14 years ago has diminished – diversity.

How do we welcome and continue to integrate residents more into the community especially children so they don't feel excluded from the surrounding community.



Above: Participants were invited to review neighborhood context data and community feedback collected to date, and asked to provide comments, questions or suggestions. Submitted comments are included below.

Identification of Key Challenges and Solutions

Key themes were identified through stakeholder interviews and then discussed in the public meetings. Based on the public discussions, the following key challenges were identified:

1. Lack of affordable housing options in the neighborhood and displacement of current residents with low or fixed incomes due to the cost of housing, housing repairs, or taxes.
2. Limited ability to work or meet basic commercial needs in the neighborhood.
3. Limited access to physical health services, social services and support networks, particularly for seniors.
4. Limited senior and intergenerational programming and marginalization from civic life.
5. Reduction of bus routes and street/parking concerns on Oakview Road.
6. Limited availability of early learning opportunities for low-income children and culturally competent and equitable education in local schools.

Prioritization of Challenges

The strategies to address these challenges were developed based on stakeholder input and in consultation with Transformation Partners. Strategies were identified and proposed based on the extent to which they addressed community challenges, were feasible within the timeframe, and had a commitment from an implementing partner. The proposed strategies were then provided to the City of Decatur Lifelong Community Advisory Board and Better Together Advisory Board for prioritization via online survey.

Documentation of Citizen Outreach

Please see the Appendix on Page 68 for documentation of citizen outreach.

Transformation Plan

Plan Strategy

This Community Transformation Plan provides a holistic, place-based strategy to transform Oakhurst by addressing critical problems and challenges identified by the citizens and public/private partners. These strategies focus on the improved access to resources, including affordable housing, commercial services, health and social services, recreational and civic activities, transportation and education.

The strategies were developed through outreach, interviews and focus groups with residents with low or fixed incomes, public meetings and feedback from the Transformation Partners, best practices research, and precedent plan recommendations. The goals and strategies were then prioritized by the community advisory boards focused on ensuring a diverse and lifelong community.

Each implementation measure includes a designated Lead Agency and supporting partners to implement the strategy, a timeframe for completion, and any resources or funding that will be leveraged by the lead agency. The Plan includes a minimum of one implementation measure for each challenge identified by the community engagement.



1

Access to Affordable Housing

Lack of access to affordable housing was the primary concern of residents through the community engagement. For good reason: without access to safe, quality affordable housing in the community, access to additional resources is a moot point without the ability to live in the community. Thus, the implementation strategies for this challenge are the most robust of the plan. There is no panacea for the creation of affordable housing, so this Plan provides a multitude of implementation measures led by the City of Decatur, Decatur Housing Authority, and Decatur Legacy Project. Additional challenges identified through the engagement process included the displacement of residents with low or fixed-incomes and seniors being unable to maintain their homes.

Earlier City plans focused on the production of affordable housing as a means of maintaining diversity and this idea was a recurring primary goal throughout these plans. The Better Together Community Action Plan of 2015 included “Ensure the availability of diverse and affordable housing in order to prevent the displacement of existing residents and provide for a variety of housing types and prices.” The Strategic Plan of 2010 listed a number of strategies with the goal to “Expand the variety of high quality housing options to meet the needs of a diverse community.” Finally, the Affordable Housing Study of 2008 was solely focused on



Challenge: Lack of affordable housing options in the neighborhood and displacement of current residents with low or fixed incomes due to the cost of housing, housing repairs, or taxes.

the issue of affordable housing, and included a multitude of ideas for the “Rehabilitation, preservation and new development of mixed income rental housing,” programs aimed to improve “Workforce affordable homeownership,” and policy text amendments to “Determine appropriate density” to incentivize private development of affordable housing.

This Community Transformation Plan recognizes affordable housing as the most critical place-based issue for the access of people-based resources. The real estate market dynamics do not have a pause button once a community has reached a balanced mix of incomes. In a hot real estate market fueled by high demand school districts, market demand will continue to rise and price out low- and moderate-income families and seniors. As noted in the Neighborhood Overview socioeconomic analysis, the affordable housing shortage in Oakhurst is now no longer solely a low-income challenge. With median home prices of nearly \$540,000, any family making less than \$200,000 will find it challenging to live in Oakhurst. In order to address these challenges, this Plan focuses on a diverse set of strategies to help produce, preserve, incentivize and protect affordable housing in Oakhurst through both public intervention and private development activity.

Challenge #1: Lack of affordable housing options in the neighborhood and displacement of current residents with low or fixed incomes due to the cost of housing, housing repairs, or taxes.						
Solution	Impact	Metrics & Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #1: Increase the production and preservation of affordable and workforce housing options in the Oakhurst community.						
1a. Redevelopment of Trinity Walk, Phase III into a 34-unit, mixed-income property that will provide 27 units of affordable housing to residents earning up to 60% AMI.	Future Trinity Walk Phase III residents	Metric: Completion of Trinity Walk Phase III development Milestones: Funding secured; Construction begun	Decatur Housing Authority		\$950,000 construction and permanent loan	2018
1b. Amend the Lifecycle Dwelling Unit ordinance to encourage or require more affordable rental housing units in multi-family buildings for all areas zoned for multifamily housing in the Oakhurst community and the City of Decatur	Neighborhood	Metric: New legislation for Lifecycle Dwelling Units passed Milestones: Draft text amendments; Propose amendments to City Commission	City of Decatur		N/A	2017
1c. Establish a Community Land Trust with a mission to create permanently affordable housing in the Oakhurst community and City of Decatur	Neighborhood	Metric: New organization created with board of directors and executive director Milestones: Complete articles of organization and bylaws; Draft board members; Fundraise for staff costs	Decatur Legacy Project	City of Decatur	Local government, foundations	2017
1d. Implement the existing policy goal of 20% affordable housing for individuals making up to 80% AMI at the East Lake MARTA station redevelopment through the Livable Centers Initiative Planning Study	Neighborhood	Metric: 20% of the multifamily rental units developed at the East Lake MARTA are affordable to 80% AMI Milestones: Livable Centers Initiative Study includes 20% affordable housing goal; Development RFP distributed by MARTA for development partners	MARTA	City of Decatur, Decatur Housing Authority	Private development capital	2017
1e. Encourage more RM-18, RM-22, and RM-43 rezonings near the commercial and transit areas of Oakhurst to allow for walk up flats (3-6 units) and stacked flats (7+ units), and provide medium density transition from higher density areas to single family residential	Neighborhood	Metric: Number of multifamily units developed near commercial and transit areas Milestones: Meet with local developers to discuss medium density sites; Approval of rezoning applications	City of Decatur	Private developers	N/A	2017/2018

Challenge#1:

Lack of affordable housing options in the neighborhood and displacement of current residents with low or fixed incomes due to the cost of housing, housing repairs, or taxes.

Solution	Impact	Metrics & Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
1f. Explore creating a real estate transfer tax on home sales over \$400,000, with the revenue going toward a fund for the production of affordable housing	Neighborhood	Metric: Resolution approved by City Commission Milestones: Identify legal counsel familiar with the Georgia Development Impact Fee Act to provide recommendation	City of Decatur	Decatur Housing Authority, Decatur Legacy Project	N/A	2018
1g. Explore partnerships with qualified developers as Housing Opportunity Bond opportunities are presented	Neighborhood	Metric: Number of units developed through public/private partnerships Milestones: Planning meeting with Decatur Development Authority to explore housing bonds; Open house meeting with local developers	Decatur Housing Authority	Decatur Development Authority	Private capital	2018
1h. Create a homestead tax freeze for 10 years for homeowners who build an accessory dwelling unit on their property leased to a resident making up to 80% AMI	Neighborhood	Metric: Resolution approved by City Commission Milestones: Analyze tax economics threshold and provide recommendation	City of Decatur	Decatur Housing Authority	N/A	2018
1i. Explore amending the single family zoning code to further reduce the maximum allowable lot coverage and maximum allowable floor area ratio to limit the size of new construction.	Neighborhood	Metric: Resolution approved by City Commission Milestones: Propose legislation for public comment; Incorporate feedback into a proposed resolution	City of Decatur		N/A	2017/2018

Challenge #1:

Lack of affordable housing options in the neighborhood and displacement of current residents with low or fixed incomes due to the cost of housing, housing repairs, or taxes.

Solution	Impact	Metrics & Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #2: Limit displacement of residents with low or fixed incomes						
2a. Identify and analyze opportunities to preserve existing affordable housing stock to limit demolition and implement through incentives or code text amendments as necessary	Neighborhood	Metric: Reduction in the number of annual demolitions Milestones: Study best practices from other comparable cities; Provide recommendation to City Commission	City of Decatur	Decatur Housing Authority	N/A	2017/2018
2b. Review options for the purchase of current multifamily rental properties as resources for affordable and workforce housing	Neighborhood	Metric: Number of properties acquired in Oakhurst Milestones: Identify acquisition candidates in the neighborhood; Place properties under contract	Decatur Housing Authority		\$1,500,000 available	2017
Goal #3: Support seniors' ability to maintain and preserve their homes						
3a. Establish a fund through the City's nonprofit Decatur Legacy Project to accept donations to help with senior tax relief and emergency home repairs	Neighborhood	Metric: Number and quantity of donations received for senior tax and repairs relief Milestones: Establish fund at local bank in Decatur; Host kick-off donation event to get the word out	Decatur Legacy Project	City of Decatur	Private donations	2018
3b. Offer consumer protection workshops to seniors to educate them on selling their homes and their rights related to solicitation on their property	Neighborhood	Metric: Number of seniors who have attended workshops Milestones: Identify the instructor and create curriculum; Host first workshop of regularly scheduled workshops	City of Decatur	Lifelong Community Advisory Board, Decatur Police Department	Local government funding	2017
3c. Provide seniors with needed home repairs through the Martin Luther King Jr. Service Project program	Neighborhood	Metric: At least 20 seniors served annually with home repairs Milestones: Identify sponsors to solicit additional donations for home repairs; Schedule service project	Decatur Preservation Alliance	City of Decatur	In-Kind	Current and ongoing

2

Access to Commercial Services

Community stakeholders identified several key challenges related to accessibility and availability of basic commercial services and participation in the local economy.

Stakeholders identified both availability and price points as barriers to low and fixed income residents' ability to meet basic commercial needs in the Study Area. Youth and seniors in particular were identified as needing job opportunities in the Oakhurst Village commercial district, and the use of online application forms was noted as one barrier to low-income residents' ability to access the employment opportunities that do exist. There is no grocery store nor financial institution in the study area, and low-income residents cited the Dollar Tree store as the primary source for affordable grocery items in the neighborhood (which does not carry fresh produce).

Existing plans, most notably the Better Together Plan, identify improving commercial services as a key goal ("Cultivate a welcoming and diverse retail environment for serving a diverse clientele"), and identify the need for increased availability of basic household items at a range of price points to meet the needs of seniors and others in the community.



Challenge: Limited ability to work or meet basic commercial needs in the neighborhood.



In order to address these challenges, partners will leverage existing resources to secure additional commercial services and influence the current retailers to be more responsive to the needs of residents with low or fixed incomes. The LCI planning study for the East Lake MARTA station presents an opportunity to attract substantial new commercial amenities such as a grocery store, within less than .5 mile to the future Project Site. In addition, existing DHA programs such as community garden development and resume and computer labs will be available to residents to augment the neighborhood services. Transformation partners will support community members in advocating as consumers and participants in the local economy.

Challenge #2: Limited ability to work or meet basic commercial needs in the neighborhood.						
Solution	Impact	Metrics/Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #1: Incentivize and advocate for local retailers to provide household goods at a range of price points.						
1a. Explore the development of a grocery store at the East Lake MARTA station redevelopment through the Livable Centers Initiative Planning Study	Neighborhood	Metric: Grocery store within .5 mile of Project Site/ Oakhurst Village Milestones: Market analysis completed	MARTA/Decatur Development Authority	City of Decatur, Decatur Housing Authority	Private capital	2018
1b. Attract a commercial banking kiosk or ATM in Oakhurst Village commercial area	Neighborhood	Metric: Increased financial services activity in local area Milestones: Financial institution and location identified	Decatur Development Authority	Decatur Business Association	Private capital	2018
1c. Facilitate meeting(s) between low-income residents and local retailers of household items to provide feedback on inventory and prices	Neighborhood	Metric: Increased availability and selection of affordable household items at local retailers Milestones: City staff, local retailer contacts, and resident group identified ; Meeting(s) held	City of Decatur	Better Together Advisory Board	N/A	2017
1d. Pursue a partnership with DeKalb County Mobile Farmers Market program or similar program to provide opportunities for Oakhurst residents to purchase inexpensive, fresh produce on a regular basis at an accessible site within the Oakhurst neighborhood	Neighborhood	Metric: Low-cost fresh produce available for purchase at a convenient location in Oakhurst Milestones: Initial event planned and advertised; Survey of neighborhood residents to identify most convenient location for low-income residents to access the mobile unit	Oakhurst Neighborhood Association		N/A	
1e. Incentivize local grocers and restaurants to provide senior discount days (Early Bird specials, etc.)	Neighborhood	Metric: Increased senior discount programs at local commercial establishments Milestones: Incentives identified; Participating businesses launch program	LifeLong Communities Advisory Board	City of Decatur, Decatur Business Association	N/A	2017
1f. Develop a community garden onsite and provide training for residents at Trinity Walk, Phase III	Future Trinity Walk Phase III residents	Metric: Increase in resident participation in gardening and homegrown food production Milestones: Contract signed ; Resident gardeners identified and oriented	Decatur Housing Authority	Wylde Center	Nonprofit donations	2019
Goal #2: Provide workforce development resources to low-income residents and facilitate connections to local businesses.						
2a. Explore options for low cost internet access, including Google and Comcast, for low income residents in Trinity Walk III	Future Trinity Walk Phase III residents	Metric: All residents of Trinity Walk Phase III have access to affordable, high quality internet service Milestones: Partners identified; Residents surveyed on what services and price point they desire	Decatur Housing Authority		Operating income	2018
2b. Provide resume writing, computer basic training, etc. on a monthly basis for eligible low income residents at DHA Community Center	Future Trinity Walk Phase III residents	Metric: All interested residents at Trinity Walk Phase III have the documents and skills needed to seek employment Milestones: Residents identified and recruited; Workshops conducted	Decatur Housing Authority		Housing Authority funding	Current and ongoing
2c. Establish a referral service for Oakhurst Village businesses to hire Oakhurst residents (initial vetting and assistance with applications)	Neighborhood	Metric: Increase in local residents hired by local businesses Milestones: Assess baseline employment data on number of employed Oakhurst residents; Recruit and serve low-income residents; Create marketing materials for local businesses	City of Decatur	Better Together Advisory Board, Decatur Business Association, DeKalb Co. job training program	N/A	2018

3

Access to Health and Social Services

Access to social services and supports was identified as a challenge due to lack of awareness, lack of transportation, and lack of available healthcare services in the immediate area. Seniors and senior caregivers noted the difficulty of travelling to medical appointments and the need for respite and support for family caregivers. While some participants noted the availability of doctor's offices in the area, many travel to the public hospital in downtown Atlanta for primary care services. The need for urgent care or other services locally was noted.

The 2010 Strategic Plan includes as one of its goals the need for strategies that "Promote Decatur as a lifelong community that is welcoming to people of all ages and supports programs that allow older residents to stay in their homes, stay in the community, and age in place," and calls for "programs and services that support and enhance a safe, healthy, and active lifestyle."



Challenge: Limited access to physical health services, social services and support networks, particularly for seniors.



Partners will address these challenges by increasing outreach and awareness for existing community resources such as ICARE, Senior Connections, and the grassroots outreach program, Oakhurst Warm Meals. In addition to connecting residents with existing service programs, the City of Decatur Lifelong Community Advisory Board will update and distribute hard copies of the resource compilation that specifies other health and wellness resources. The Decatur Housing Authority will offer monthly check-ups to future residents at Trinity Walk Phase III in their community room, as a means of providing onsite access to health resources and assistance with connecting to primary care services.

Challenge #3: Limited access to physical health services, social services and support networks, particularly for seniors.

Solution	Impact	Metrics/Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #1: Increase access to health and social services						
1a. Provide onsite monthly, free health screenings at Trinity Walk, Phase III for tenants	Future Trinity Walk Phase III residents	Metric: Trinity Walk Phase III tenants are informed about their health status and healthcare resources Milestones: Marketing and sign-up materials produced and distributed	Decatur Housing Authority		In-Kind values of \$6,000 per year.	2018
1b. Conduct outreach to Oakhurst residents to educate about the availability of meal delivery and home health care services	Neighborhood	Metric: Distribute communication materials to partners, churches and other community hubs Milestones: Increase in seniors receiving meals on wheels and home health services	Lifelong Community Advisory Board	Senior Connections	N/A	2017
Goal #2: Increase access to transportation for medical appointments						
2a. Conduct outreach to Oakhurst residents to educate about the availability of a ride service to medical appointments	Neighborhood	Metric: Distribute communication materials to partners, churches and other community hubs Milestones: Increase in seniors receiving rides to medical appointments	Lifelong Community Advisory Board	I CARE (Interfaith Companion and Ride Express)	In-Kind from volunteers	2017
Goal #3: Facilitate connections between seniors in the Oakhurst community.						
3a. Distribute hard copies of the the LifeLong Community Advisory Board online directory to local churches and community events	Neighborhood	Metric: More seniors and their caregivers will participate in community civic life Milestones: Update and print resource guide	City of Decatur	Lifelong Community Advisory Board	N/A	2017

4

Access to Recreational, Cultural and Civic Activities



Challenge: Limited senior and intergenerational programming and marginalization from civic life.



A major concern for community stakeholders was the lack of recreational activities in the neighborhood that provided intergenerational and senior programming, as well as marginalization from civic and cultural life. Many of the longtime residents and residents of the apartment communities feel disconnected from the existing civic infrastructure and did not feel “a part” of a dramatically changing community.

The first goal of the Better Together Plan calls for supporting “community engagement and participation among all members of the city’s population,” with specific recommendations of creating and distributing hard copy resource packets and communications about meetings and events.

The city’s Strategic Plan seeks to “provide programs and services that support and enhance a safe, healthy, and active lifestyle,” and to “assure the efficient use and coordination of all community facilities by strengthening community partnerships,” with the task to: (1) Create facility committees as needed to work with

community institutions to identify opportunities for shared use of public facilities, to allow for more efficient use, and to make certain that existing partnerships meet regularly to accomplish this goal.

In order to address the community concerns in Oakhurst, the City of Decatur will execute a plan to partner with the Boys and Girls Club to renovate and subsume management of the local natatorium in order to provide pool programming for the public. In addition, they will explore a partnership with the Community Center of South Decatur/The Solarium (currently used by application for community meetings and events) to offer regular programming for seniors and mixed age-groups. The city will also replace an all-weather bulletin board in the center of the neighborhood which was removed during a previous renovation to support increased communication, and work with the neighborhood association to ensure distribution of all community related announcements to seniors and apartment communities.

Challenge #4: Limited senior and intergenerational programming and marginalization from civic life.

Solution	Impact	Metrics/Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #1: Improve communication to seniors and residents of apartment communities about meetings, resources and events						
1a. Provide hard copy notices of community meetings and events to apartment communities, particularly Trinity Walk Phase III and Spring Pointe apartments	Neighborhood	Metric: Community members feel more connected and aware of community meetings, happenings and events Milestones: Identify association member to coordinate printing and distribution	Oakhurst Neighborhood Association	City of Decatur	N/A	2017
1b. Install a weather-proof bulletin board at Harmony Park for community announcements	Neighborhood	Metric: Community members feel more connected and aware of community meetings, happenings and events Milestones: Identify location for the bulletin board; Schedule installation	City of Decatur	Oakhurst Neighborhood Association	Local	2018
Goal #2: Provide senior and intergenerational programming in the local area						
2a. Partner with Sam Jones Boys and Girls Club to renovate the natatorium and recreation center to provide city programming; pool renovation and to create new entrance in exchange for control of the pool and public access.	Neighborhood	Metric: Seniors and children use the pool Milestones: Pool opening celebration	City of Decatur	Sam Jones Boys and Girls club	\$360,000	2018
2b. Explore a partnership with the Community Center of South Decatur to offer Active Living department programs at The Solarium.	Neighborhood	Metric: Community members use the Solarium for activities and community events Milestones: Survey seniors and teens to identify the program that are of interest to the largest group; Negotiate terms of contracts	City of Decatur	CCSD Board		2017

5

Access to Transportation

Community stakeholders noted that several key Oakhurst bus routes have been discontinued that provided direct access to Decatur and Atlanta city centers. Upon further engagement with MARTA, this appears to be a result of the low-income population decreasing in the neighborhood and ridership decreasing, which results in a reduction of routes. Additional concerns noted by the community included the Trinity Walk III and SpringPointe apartment parking lot getting filled with restaurant and school event parking overflow and flooding on Oakview Road.

The existing plans include affordable transportation as an important goal. The Better Together Community Action Plan lists “Facilitate low-cost transportation options for people of all ages and abilities” as a key goal, including a diverse range of strategies that include both MARTA transportation options and private partners such as ICARE. Transportation goes hand in hand with affordable housing to provide a low cost of living and provide access to employment centers.



Challenge: Reduction of bus routes and street/parking concerns on Oakview Road.



The strategies included in this transportation section focus both on the bigger picture of transportation access in Oakhurst, including revisiting the addition of routes from MARTA, and the day-to-day issues identified by the community regarding parking and flooding on the property. Regarding the latter two items, most of this should be mitigated through the urban design and redevelopment of the Trinity Walk III property, but we have included additional measures as well.

Challenge #5: Reduction of bus routes and street/parking concerns on Oakview Road.						
Solution	Impact	Metrics/Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #1: Improve access to and increase transportation options in the local area						
1a. Partner with MARTA to offer a monthly MARTA Senior Pass renewal service at a central Decatur location	Neighborhood	Metric: Number of seniors using the MARTA pass Milestones: Central location and process identified; MOU executed; Renewal program launched	City of Decatur	MARTA	N/A	2017
1b. Install a covered bus stop shelter at the Oakhurst Village stop	Neighborhood	Metric: Bus stop shelter installed Milestones: Conduct boardings assessment; Hold neighborhood fundraiser if needed	MARTA	Decatur Business Association, City of Decatur, Oakhurst Neighborhood Association	\$25,000. If bus stop gets 40 boardings per day, MARTA funded. If less, private donations.	2018
1c. Provide weekly grocery store and errand trips for seniors, through the GO 60+ Shuttle	Neighborhood	Metric: Number of seniors using the shuttle Milestones: Create new program route; Conduct outreach to seniors to inform	City of Decatur		TBD	2018
1d. Analyze needs of low-income residents to develop a City-operated circulator bus that travels to and outside of Oakhurst community	Neighborhood	Metric: Number of seniors and other groups in the neighborhood use public transportation Milestones: Conduct outreach to seniors to assess; Create new program route	City of Decatur		N/A	2018
1e. Expand wayfinding signs to MARTA stops that list the route information	Neighborhood	Metric: Number of transit riders in the local area Milestones: Analysis of service locations; Identify funding sources	MARTA		Atlanta Regional Commission funded	2019
1f. Solicit quarterly community input in the adjustment or creation of new bus routes that serve Oakview Road	Neighborhood	Metric: Provide high quality transit options on Oakview Road Milestones: Quarterly community meetings	MARTA		N/A	After leasing at Trinity Walk Phase III completed
Goal #2: Infrastructure improvements to Oakview Road to improve connectivity and drainage						
2a. Improve Oakview Road to provide protected bike lanes, reduce stormwater runoff issues impacting Trinity Walk, Phase III and ensure that street signs, one-way signs and other signs are not blocked by trees or other vegetation and are clearly visible at all times	Neighborhood	Metric: accident rate, stormwater run-off and traffic counts Milestones: Outreach to neighbors in the immediate area regarding Oakhurst Connector development; Establishment of dedicated bike lanes; Reduced flooding	City of Decatur	PATH Foundation	\$750,000	2017
Goal #3: Reduce business and school overflow parking in apartment parking lots						
3a. Review enforcement protocol for parking decal system at Spring Pointe and Trinity Walk, Phase III parking lots	Future Trinity Walk Phase III residents	Metric: Number of non-resident cars in parking lot of apartments Milestones: Issue parking decals to new residents; Determine enforcement schedule	Decatur Housing Authority		N/A	2018

6 Access to Education

Challenges identified by community stakeholders on the topic of education dealt with both access to resources and the learning environment within Oakhurst for low-income students. Free early education programs are under-utilized because of lack of classroom space. But even when students do have access to the local schools, low-income students are under-represented and marginalized. This can create a difficult learning environment for a child, which among other reasons can contribute to the challenge noted by residents of an income and race disparity in rates of disciplinary actions and achievement.

Admittedly, the previous plans do not have a strong focus on the equitable access and participation of educational resources. This is due to the fact that plans referenced throughout this study were generated by the City of Decatur and focused on those issues, programs and policies that were directly under the control of the City of Decatur. The City Schools of Decatur is a separate government entity and has developed its own set of plans that more specific reflect educational issues, challenges, goals and visions. A review of community challenges clearly identified the issue of becoming



Challenge: Limited availability of early learning opportunities for low-income children and culturally competent and equitable education in local schools



an “other” among peers in the classroom. The Better Together Community Action Plan identifies “Support community participation and engagement among all members of the City’s population” as a key goal. This principle applies to the challenges and strategies included in this Plan related to educational resources.

The City Schools of Decatur board and staff have this issue on their radar and have identified a number of initiatives aimed at improving the educational experience of low-income students. These include both the increase of access through investments in scholarships and capital investments. But just as important, they also include mandatory training for education staff to improve cultural competency and reduce implicit bias. Additionally, they have hired an equity director to recommend systematic changes that will help narrow the disproportionality between students of different race and incomes. The Decatur Housing Authority has been a long term supporter of education among their low-income student residents and they are taking initiative to enhance this commitment with a Community Improvement Fund to provide additional education resources to their residents.

Challenge #6: Limited availability of early learning opportunities for low-income children and culturally competent and equitable education in local schools.

Solution	Impact	Metrics/Milestones	Lead Agency	Partners	Resources Leveraged	Timeframe
Goal #1: Increase access to free early childhood education programs for low-income families						
1a. Increase the number of scholarships for Early Childhood Education by 30 slots for low-income students from birth to 3 years old.	Neighborhood	Metric: Number of students attending early childhood education. Milestones: Identification of the program requirements; Distribution of information and outreach	City Schools of Decatur	Decatur Education Foundation	Foundation sponsorship	2018
1b. Create a Community Improvement Fund to provide for Pre-Kindergarten scholarships, afterschool programs, tutoring, and summer educational programs for residents of Trinity Walk, Phase III	Future Trinity Walk Phase III residents	Metric: Number of low-income students enrolled Milestones: Establish and fund; Contracts with providers	Decatur Housing Authority	Specific providers TBD	\$50,000	2019
1c. Construction of additional classrooms at 4/5 Academy, Oakhurst Elementary and Renfroe Middle School	Neighborhood	Metric: Increase in number of classrooms Milestones: Analyze how many current Oakhurst residents are seeking early childhood education.	City Schools of Decatur		Public school system funding	2016-2017
1d. All low-income student residents of Trinity Walk, Phase III are eligible for scholarship assistance for college through the DHA Scholarship Program	Future Trinity Walk Phase III residents	Metric: Number of residents who receive a scholarship Milestones: Hold annual Q&A events for parents and students to get informed and prepare	Decatur Housing Authority		Housing Authority funding	Current and ongoing
Goal #2: Reduce income and race disparity in rates of disciplinary actions and achievement						
2a. Create Diversity Task Force with new Equity Director position to identify obstacles to academic achievement for low-income students and provide recommendations for equitable school system changes	Neighborhood	Metric: Decrease in achievement gap among race and income Milestones: Conduct initial assessment for public distribution; Provide recommendations	City Schools of Decatur	Decatur Education Foundation	N/A	2017 and ongoing
Goal #3: Improve educational experience and outcomes for low-income students						
3a. Implement mandatory Diversity, Equity and Inclusion trainings for staff system-wide to improve cultural competency and reduce implicit bias for low-income students	Neighborhood	Metric: Number of staff that have completed training Milestones: Identify educator and curriculum; Begin program of scheduled trainings	City Schools of Decatur	Decatur Education Foundation	Foundation funding	2017 and ongoing
3b. Implement the best practices, methods and recommendations of the 4/5 Academy Diversity Committee to increase academic achievement, decrease discipline and absences from low-income students	Neighborhood	Metric: Number of recommendations implemented Milestones:	City Schools of Decatur	Oakhurst residents and parents	TBD	2017

Community Investment

▶▶▶ The Decatur Housing Authority (DHA) is a sponsor, related entity, and Property Manager for the Trinity Walk III community. DHA has an extensive commitment to educational support for its residents and their children through educational partnerships, afterschool, summer camps, and experiential learning.

DHA is making a commitment of \$50,000 in non-federal funds to support the provision of community services and resources to the Trinity Walk III future residents. Trinity Walk III is a family development comprised of 34 units of housing with 27 one-bedroom and 7 two-bedroom units. As a family development, the funds must support the goal of increasing educational achievement of children (ages 18 and under) living in Trinity Walk III. The funds will be directed to a designated financial account that is capable of documenting specific deposits and expenditures. The funds must be spent out over a period of five (5) years following the date that Trinity Walk III is placed in service.

The required documentation is provided:

▶▶▶ Detailed Source Of Funds

The original source is non-federal funds earned by the nonprofit developer, Preserving Affordable Housing (PAH), earned as developer fee from the revitalization of Trinity Walk I (2014-055) and Trinity Walk II (2015-062), previous phases of development for the Trinity Walk Revitalization. The funds were on deposit with the Housing Authority of the City of Decatur, Georgia. The DHA Board of Commissioners has authorized a commitment of \$50,000 to support the provision of community services and resources to the Trinity Walk III future residents as described herein.

Detailed Use of Funds

The \$50,000 in educational funding will support the goal of increasing educational achievement of children age 18 and under living in Trinity Walk III. The property management firm, DHA, is experienced in the provision and management of educational programs. DHA envisions a robust and child-specific educational program for the Trinity Walk III children. Following interviews and regular contact with the parents, resident services personnel and property management staff will link residents and their children to on-site and off-site services that will enhance the educational attainment of children.

The proposed uses include, but are not limited to, the following:

a. Early Childhood Education – If children cannot afford access to early childhood education, provide tuition and related expenses for a child in the College Heights Early Childhood Learning Center or other appropriately licensed facilities accessible to residents with children ages birth to five years.

b. Pre-Kindergarten – If children cannot afford access to pre-kindergarten, provide tuition and related expenses for a child to attend an appropriately licensed facilities accessible to residents with age-appropriate children.

c. Afterschool – If children cannot afford access, provide tuition and related expenses for a child to attend an educationally-based afterschool program with DHA, CSD, or other appropriate provider.

d. Scholarships for Educational Summer Camps – If children cannot afford access to educationally-based summer camps, provide tuition and related expenses for attendance.

e. Tutors – If needed, secure a specialized tutor to support the specific needs of a child.

f. Exceptional Educational Experiences - Provide funds for summer enrichment activities and are awarded based on financial need and/or demonstration that the activity aligns with learning goals or is community service-oriented.

g. College Scholarships – Based on the age requirements of DCA for educational funding of ages birth to 18 years of age, provide a scholarship award to a graduating high school student to attend a technical school, junior college, college, or university.

h. Computers - Provide computers for home use and training for families in order to close the digital divide and ensure that all families can support student learning at home.

i. Opportunity Partnership Program - DEF has partnered with DHA to establish a mentoring program that pairs third graders from the DHA community with adult volunteers. The goal of the program is to close the opportunity gap which results in some students having fewer opportunities during their formative years. Unlike traditional mentoring programs, the primary goal of the Opportunity Partnership will be to connect the low income student with quality opportunities that help him/her explore their interests, find their passions, and develop their useful life skills. The mentor will connect the child/family with activities, learning experiences, music, arts, technology, camps, and

Detailed Use of Funds — continued

lessons that can spark a child's educational curiosity and/or give them a chance to develop unique skills. In 2016, third graders from the DHA community were paired with adult volunteers (screened and trained). Volunteer mentors served as “matchmaker” between low income students and the vast opportunities that exist in Decatur and beyond. Each year a new class of third grade students will be added, and existing participants will continue in the program. DEF employed a professional Mentor Coordinator to manage the volunteer mentors and formed a database of actual “opportunities”. The program is easily replicable and measurable benefits include expanded horizons of young low income students. This program is being submitted within this application as an Innovative Project Concept.

j. Mentoring costs and coordination are handled by DEF using foundation and grant resources. Outreach and coordination efforts are addressed jointly by DEF and DHA through existing and ongoing programs, including afterschool programs. The leveraging results from the in-kind and donated supportive effort from mentors and interested professionals and businesses who have been engaged to provide the unique experiences from the DEF database of providers. Partnership for Career achievement - The Partnership for Career Achievement (PCA) is a joint effort between DEF and Decatur High School to help students who are interested in vocational/trade programs to gain the training necessary to provide them with solid job prospects. The program pairs each student with a community advocate who will help the student navigate through their senior year and subsequent training programs. Seniors who successfully complete the program requirements will be eligible for scholarship awards to cover the cost of their chosen training program as well as associated costs. Funding can support these activities.

k. Special Education Needs – As required, the program can provide funding for summer enrichment opportunities for students with an Individualized Education Plan.

l. Books and Educational materials - Provides books, book groups materials, software, and author visits to at-risk or reluctant readers. Enables students in need to purchase age-appropriate books at elementary schools. Research shows children who have access to books and are read to consistently are more prepared for and more successful in school.

m. Student Assistance - Supports students and their families who are in need of immediate financial assistance for food, clothing, medicine, eye glasses, and/or any basic need that might affect a child's ability to learn and succeed in school.

n. Resident Education Staff – Supports the cost of specific staff who provide direct educational services for children ages birth to 18 years of age.

o. Educational Awareness - Educational Awareness is a strategy that provides travel opportunities to low income students to learn about colleges, technical schools, universities (including Historically Black Colleges and Universities) by direct visits to these campuses well in advance of the time to submit an application to college.

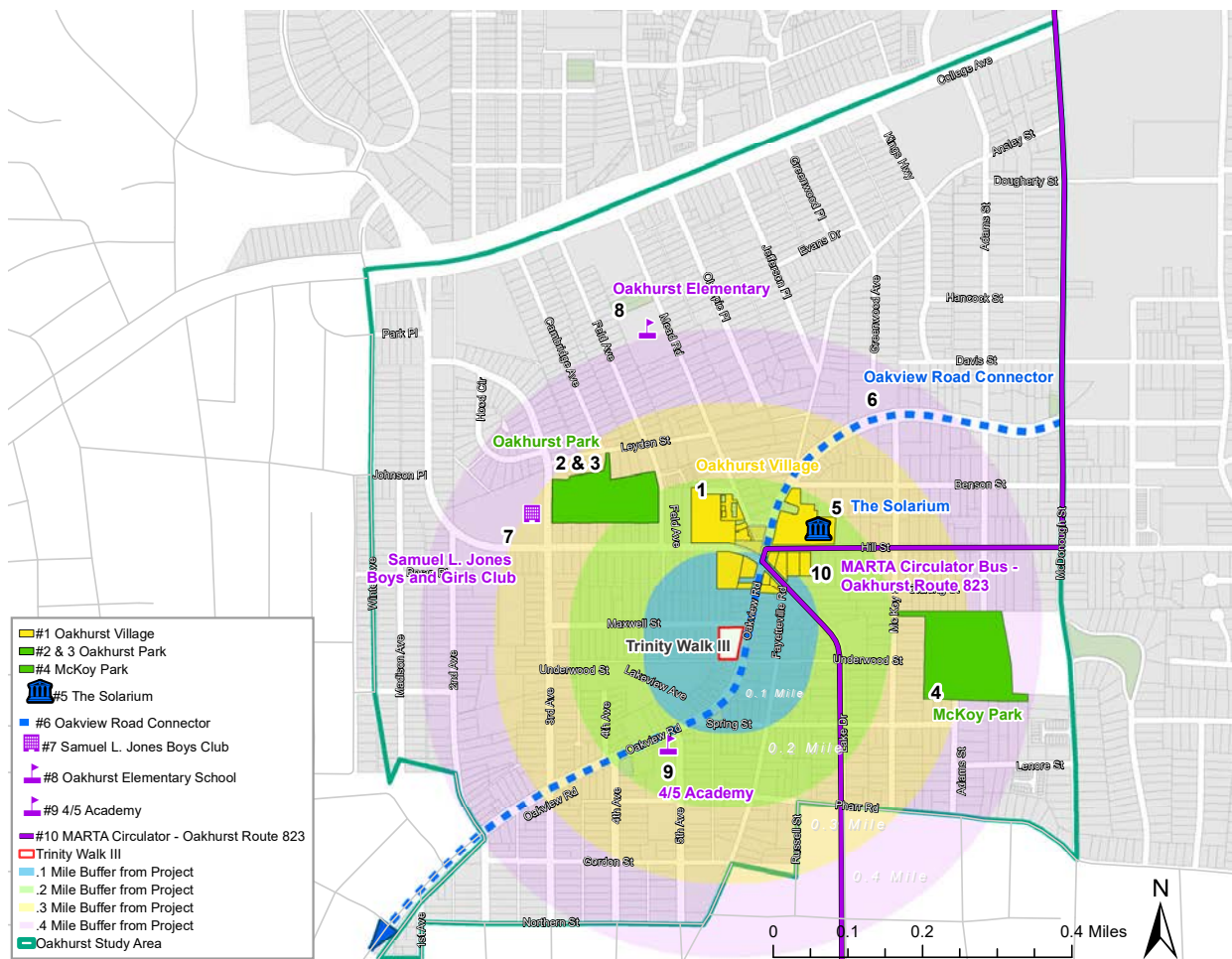
p. Healthy Educational Initiatives – Education aimed at nutrition, healthy cooking, healthy practices, and exercise.

Third Party Capital Investment Within 0.5 Mile Of Project

The following section documents the amount of unrelated third party capital investment within a 0.5-mile radius of the Trinity Walk project. There has been a significant investment of resources in the target area from a variety of sources, including the City of Decatur, Downtown Development Authority, PATH Foundation, City Schools of Decatur, and MARTA. Similarly, these investments have spanned a variety of areas, including greenspace, shared amenities, recreational facilities, and educational facilities.

In total, there has been over \$6.8 million invested within a 0.5-mile radius of the project. This overwhelmingly exceeds the 10% of total development cost for the Trinity Walk project.

Figure 23: Third-Party Investment Map





Third Party Capital Investment Documentation

#	Investment	Description of Investment	Amount	Third-Party Named	Third-Party Type	Distance from Project	Date Completed	Funding Mechanism
1	Oakhurst Village	Streetscape and lighting improvements to Oakhurst Village commercial district.	\$2,100,000	City of Decatur	Government	0.1 mile	2016	Fed/Local
2	Oakhurst Park	Oakhurst Park Improvements, renovation of the concession stand and the pavilion	\$600,000	City of Decatur	Government	0.4 mile	2017	Local
3	Oakhurst Park	Oakhurst Park renovation of the tennis courts, including resurfacing, new fencing and lighting	\$100,000	City of Decatur	Government	0.4 mile	2017	Local
4	McKoy Park	McKoy Park Improvements, renovation of the concession stand and the pavilion	\$600,000	City of Decatur	Government	0.4 mile	2017	Local
5	Solarium	Acquisition of the Historic Scottish Rite property that includes the Solarium Building that provides a community meeting facility.	\$1,750,000	City of Decatur	Government	0.2 mile	2014	Local
6	Oakview Road Connector	Phase 1 of the Oakview Road Connector project as outlined in the Decatur Path plan	\$750,000	City of Decatur & PATH Foundation	Government	0.1 mile	2018	Local
7	Sam Jones Boys Club	Restoration of the Boys & Girls Club pool and building improvements, as well as new programming	\$360,000	City of Decatur & Decatur Development Authority	Government	0.4 mile	2017	Local
8	Oakhurst Elementary	New modular classrooms at Oakhurst Elementary	\$100,000	City Schools of Decatur	School District	0.5 mile	2016	Local
9	4/5 Academy	New modular classrooms at 4/5 Academy	\$100,000	City Schools of Decatur	School District	0.2 mile	2016	Local
10	MARTA Circulator Bus	Addition of a new community circulator shuttle bus to serve Oakhurst Route 823	\$400,000	MARTA	Transportation Authority	0.2 mile	2017	Local
		Total within 0.5 mile of project	\$6,860,000					

Appendix

Public Meeting Notice

Oakhurst for Everyone

Neighborhood meeting on improving community resources in Oakhurst

You are invited to a community planning meeting to talk about how to improve housing, transportation, access to jobs and services, and other ways to support and serve people of all incomes in the Oakhurst area.

The Decatur Housing Authority is working to redevelop 34 apartments on Oakview Road to be affordable to people with low or fixed incomes. We need your ideas to develop a community plan that makes sure all residents have the resources to thrive.

Tuesday, May 2nd 6:30–8:30pm

Oakhurst Baptist Church - 222 East Lake Drive, Decatur, GA 30030

Participants will include representatives from the Decatur Housing Authority, City Schools of Decatur, MARTA, DeKalb County Board of Health, and City of Decatur.

For more info please call **404-759-5953**

Dinner will be Served



May 2nd Community Meeting Agenda



Oakhurst Community Transformation Plan

Community Meeting Agenda

May 2nd, 2017

6:30 – 6:45 Welcome & introductions

- Dinner served
- Welcome by Angela Threadgill, City of Decatur
- Overview by Douglas Faust, DHA
- Introduction of Partners (City Schools, MARTA, Senior Connections, I-CARE, Lifelong Communities, Wylde Center, Better Together)

6:45 – 7:00 Group Exercise: *Who is Oakhurst?*

- Ask the group to get up and find people in the room with certain characteristics (lived in the neighborhood over 50 years; lives on Mellrich; has children who attend Oakhurst elementary, works in the neighborhood)
- Reflection: *Who is missing in the room? Who is impacted by the issues we are discussing?*
- Presentation of neighborhood demographics and community engagement activities (what do the numbers tell us and who did we talk to)

7:00 – 8:15 Community Resources Table Discussions

Invite everyone to choose 3 areas to have three 20-minute conversations about (“musical tables”). Start at one table and review plans/goals, brainstorm challenges; brainstorm solutions. Write on sticky notes and add to discussion guides. Moki will provide a 5-minute warning and ask people to switch tables.

- Transportation [*Jolando*]
- Education [*David*]
- Commercial/Services [*Angela*]
- Programming/Activities [*LeeAnn*]
- Housing [*Doug*]

8:15 – 8:30 One-on-One conversations

- Partners available at the tables for any additional comments or questions
- Service provider materials available

DeKalb Champion Public Meetings Notice (May 2nd & 8th Meetings)

www.thechampionnewspaper.com		The Champion Legal Section, Thursday, April 27, 2017		Page 13C		
<p>FN/LJ/NU 3750 Park Avenue Doraville, Georgia 30340 2005-020289</p> <p>FN/LJ/NU 3750 Park Avenue Doraville, Georgia 30340 2005-020289</p> <p>FN/LJ/NU 5600 Buford Hwy Doraville, Georgia 30340 2005-110314</p> <p>FN/LJ/NU 5600 Buford Hwy Doraville, Georgia 30340 2005-110314</p> <p>FN/LJ/NU 5600 Buford Hwy Doraville, Georgia 30340 2005-090315</p> <p>FN/LJ/NU Found IN UNIT 20 / 3750 Park Avenue Doraville, Georgia 30340 2005-080594</p> <p>FN/LJ/NU Found at City court / 3723 Park Avenue Doraville, GA 30340 2005-050298</p> <p>FN/LJ/NU 3630 Shawwood Rd Doraville, Georgia 30340 (shallowwood gardens) 2005-030124</p> <p>FN/LJ/NU 6400 Peachtree Ind Blvd Doraville, Georgia 30340 2005-010341</p> <p>FN/LJ/NU Found in Unit 19 / 3750 Park Avenue Doraville, Georgia 30340 2005-010339</p> <p>FN/LJ/NU 3750 Park Avenue Doraville, Georgia 30340 2004-050218</p> <p>FN/LJ/NU 3750 Park Avenue Doraville, Georgia 30340 2003-020253</p>	<p>330-38612427 541p Public Meeting Notice The Decatur Housing Authority and City of Decatur will solicit community input for a Community Transformation Plan++ to support access to housing, transportation, education, and other services for low-income residents of the Oakhurst neighborhood. This plan is part of the Trinity Walk Phase III development, which will produce 34 units of affordable housing at 1111 Oakview Road. The public is invited to a meeting on May 2, 2017, at 6:30 pm at Oakhurst Baptist Church (222 East Lake Drive, Decatur, GA 30030) with the City of Decatur, Decatur Housing Authority, City Schools of Decatur, and BMDTA. The public is also invited to provide input on the plan at the next Oakhurst Neighborhood Association meeting on May 8, 2017 at 7:00pm at the Sedarum (321 W Hill St, Decatur, GA 30003). For more information contact the Decatur Housing Authority at 404-270-2101.</p> <p>Public Sale 340-386223 4/20, 4/27WG Notice is hereby given that Extra Space Storage will sell at public auction at the storage facility listed below, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated: 1989 Memorial Rd Tucker GA 30094 770-890-8630 ++May 10th, 2017 at 2:00 pm++ Unit Items Name 340-386231 4/20, 4/27WG Notice is hereby given that Extra Space Storage will sell at public auction at the storage facility listed below, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated on ++05/11/2017 at 1:00 PM++: 1257 S Hester Rd Stone Mountain, GA 30088</p>	<p>Katrina Jewell H14 Wesley, Dyer, Big Mattress Queen Boxes Kurt Thorne A16B Furniture and Household Items Shekera All G23 Household Items Tanika Person D11 Household Items Corch Filter King LLC D75 Business Supplies, Kitchen Supplies, Miscellaneous John Bryson D16 Business Supplies, Kitchen Supplies, Miscellaneous Mador Oliver B36 Mattresses, Beds, Boxes, Table, Chairs Timothy Estes C08 Household Items Christopher Grigs D10 Household Items Shamela Washington D10 Household Items Sergio Isaac A20 Furniture and Household Items Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may resold any purchase up until the winning bidder takes possession of the personal property. 340-386231 4/20, 4/27WG Public Sale Notice is hereby given that Extra Space Storage will sell at public auction at the storage facility listed below, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated: 2239 Parole Road Lithonia, GA 30058 770-323-7815 ++05/11/2017 - 11:00 AM++ Orlando Lucas 349 Household Goods Janet Couch 811 Books, papers, some clothing Michelle Douglas 807 Household Items Deborah Smith 119 Furniture and household items Mary Gilbert 210 Household Items Quinnella Bowman</p>	<p>Alma Cooper C14 2 bedroom house (no washer dryer) Dwight Redwine B201 3 bedroom house washer dryer, so-fa, king size, full size and twin size, floor model tv. gayoma lee D42 household goods, fridge, clothing, computer, dining room, sofas, jewelry, crystal, paintings. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may resold any purchase up until the winning bidder takes possession of the personal property. 340-386232 4/20, 4/27WG Public Sale Notice is hereby given that Extra Space Storage will sell at public auction at the storage facility listed below, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated: 2239 Parole Road Lithonia, GA 30058 770-323-7815 ++05/11/2017 - 11:00 AM++ Customer Name Inventory 3038 Kishia McKinney Household Goods/Furniture 3018 Lacoral Guthrie Other/Clothes 4D02 Cassius Davis Acq. Records/Sales Samples 5B21 Michelle Kendall Household Goods/Furniture 5C21 Michelle Kendall Household Goods/Furniture 340-386236 4/27 544g Public Sale In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Lie Storage location(s) listed below. And, due notice having been given, to the owner of said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold at public auction at the below stated location to the highest bidder or otherwise disposed of on ++May 15th at 9:30 AM++ - 2910 North Decatur Rd, Decatur GA 30033 Phone (404) 282-0885</p>	<p>707 Leida Wise C14 721 Amanda Adams 746 Joshua George 749 Conlon Cheney 762 Cognan Donald 906 Mosby, Warren F 930 Denis Price 1039 Carolee West 1288 Wynnem White 1288 ONDREA WILLSON 1273 Cognan, Donald 1274 Dean Bell 1334 SHELTON, HALL, AMY 20120216 Stiller 340-386234 4/27 544g Public Sale In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Lie Storage location(s) listed below. And, due notice having been given, to the owner of said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold at public auction at the below stated location to the highest bidder or otherwise disposed of on ++May 15th at 9:30 AM++ - 2910 North Decatur Rd, Decatur GA 30033 Phone (404) 282-0885</p>	<p>Hissen Miles HH Goods Firm, TV, stereo/Toots 959 Erment Cohenan HH Goods Furniture 983 Zenobia Morant HH Goods Furniture 973 Lisa Jackson HH Goods Furniture 989 Stanna Banks HH Goods Furniture A112 Donald Dixon HH Goods Furniture A123 Shandre Bell HH Goods Furniture B223 Regional Medical Group Other/Medical Equipment B231 Anthony Arnold Household Goods Furniture C117 Allypal Hogan Household Goods Furniture C128 Shandra Bell Household Goods Furniture F208 Lacoral Guthrie Other/Clothes F222 DavidGanti Household Goods Furniture H121 Riley Barr Household Goods Furniture J105 Ellie Acachi Other/Used Tires J107 Jennifer Gray</p>	<p>340-386300 4/20, 4/27WG NOTICE OF PUBLIC SALE Transit Fundng, LLC, Overland Park, Kansas will offer the following property at public sale at Arrow Truck Sales Inc, 3233 Moreland Ave, Conley, GA 30288 on 05/04/17 commencing at 10:00am ++2012 Patent# 386 1XPHD49XXCD1569301++ The property may be inspected by appointment prior to the sale. Inquiries: 404-366-5121 Cash sales only. 340-386357 4/20, 4/27WG NOTICE OF PUBLIC PROPERTY Notice is hereby given that Extra Space Storage will sell at public auction at the storage facility listed below, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the location indicated: 5502 Memorial Drive Stone Mountain, GA 30083 (404) 297-8040 ++05/11/2017 @ 2:00 PM++ DENISE WALKER K91 2 full size box spring, 1 full mattress, 1 queen set, 2 chairs, 1 oversized chair, 1 overseal, sofa Ken Lazzaro Household Items Samuel Cook L15 boxes, household items, vacuum cleaner, pots & pans Twanaz Fields-Newton G4 Boxes, Clothing Tanja Henderson K221 Desk, Boxes clothing, shoes Teromea Sims 196 TV, 5 Bags of coffee, Chase Terence McClure E33 Household Items, Comp, w/ Keyboard, Microphone, studio equip-</p>

For Immediate Release:
April 14, 2017

Contact: Douglas Faust
404-270-2101, dsf@decaturha.org

Neighborhood Input Sought on Improving Community Resources for Low-Income Residents in Oakhurst

DECATUR – The City of Decatur and the Decatur Housing Authority (DHA) are seeking Oakhurst neighborhood resident input on how to increase opportunity for residents of affordable housing in the area.

DHA is applying for low income housing tax credits to support the development of 34 new units of affordable housing as Phase III of the Trinity Walk revitalization located at 1111 Oakview Road, Decatur. As part of the application, DHA must submit a plan for Census Tract 227 (Oakhurst neighborhood) that describes specific policies and activities that would improve service coordination and delivery related to housing, transportation, education, healthcare, and access to jobs and services. The plan also calls for the rehabilitation or production of affordable rental housing as a policy goal, and resources and timeline for all implementation activities must be identified.

The process to secure tax credits is very competitive, and only 25 of 79 applicants in Georgia were funded in 2016. The Georgia Department of Community Affairs (DCA) publishes a Qualified Allocation Plan (QAP) that guides the scoring for tax credit applications in Georgia. The QAP includes specific requirements related to community planning for the neighborhood where the housing will be located and provides additional points to applicants who successfully submit a community transformation plan with partner agencies. The plan will build on the 2008 Affordable Housing Study, 2010 Strategic Plan, and recommendations formed by the Lifelong Community and the Better Together Advisory Boards. DHA is partnering with the City of Decatur, City Schools of Decatur, and MARTA to solicit public input for this plan.

Public engagement includes resident interviews and public meetings to gather input on what services and amenities will support low-income residents' ability to thrive. **A Community Planning Meeting will take place on Tuesday, May 2nd 6:30 – 8:30pm at Oakhurst Baptist Church, 222 East Lake Drive, Decatur GA 30030. Call 404-759-5953 for more information.** Presentation and public comment will take place at the Oakhurst Neighborhood Association Quarterly Meeting on Monday, May 8th. Visit www.oakhurstga.org for more information.

About the Decatur Housing Authority

The Decatur Housing Authority has served the needs of the residents of the City of Decatur since its creation in 1938. In addition to its role in developing, owning and managing public housing, DHA has been involved in developing a number of non-subsidized for-sale single family, condominium and townhouse properties in Decatur. Portions of each of these developments were available as Workforce and Lifecycle Housing that provide affordable homeownership for working households. Throughout its more than 70-year history, DHA has made a significant impact on the economic growth and well-being of this small city. Just 4.18 square miles in size, Decatur, Ga. is today a thriving small city, thanks in part to the work of the Authority. www.decaturhousing.org

#

Meetings planned to discuss Decatur Housing Authority property on Oakview

Posted by Dan Whisenhunt April 25, 2017



The Oakview Apartments. Source: DHA website.

The Decatur Housing Authority plans to redevelop the 34 apartments it owns on Oakview Road and is asking the public for its input.

“The Decatur Housing Authority is working to redevelop 34 apartments on Oakview Road to be affordable to people with low or fixed incomes,” the announcement from the city says. “We need your ideas to develop a community plan that improves transportation, education, access to jobs and health and community services.”

There will be two community meetings about this project.

The first will take place on Tuesday, May 2, from 6:30 p.m. to 8:30 p.m. at Oakhurst Baptist Church, located at 222 East Lake Drive, Decatur GA 30030. There will also be a presentation at the Oakhurst Neighborhood Association’s quarterly meeting on Monday, May 8. The meeting will be held at The Solarium, 321 W Hill St, Decatur, GA 30030. The meeting is from 7 p.m to 8 p.m. Representatives from the Decatur Housing Authority, City Schools of Decatur, MARTA and the city will be there to answer questions.

In an announcement, Decatur Housing Authority director Doug Faust said, “I hope that you can join us at both meetings to provide your support for affordable housing in Decatur.”

<http://www.decaturish.com/2017/04/meetings-planned-to-discuss-decatur-housing-authority-property-on-oakview/>

City of Decatur — Calendar of Events

Visit Decatur
GEORGIA - USA

Press | Calendar | Contact Us

ABOUT | SHOP | TASTE | STAY | SEE, DO, PLAY | PLAN | DIRECTIONS

Calendar Of Events

Font Size [Share & Bookmark](#) [Feedback](#)

City of Decatur and Decatur Housing Authority Hosts Public Meeting on Improving Resources for Low-income residents of Oakhurst

Date: 05/02/2017 6:30 PM - 8:30 PM

Introduction: The Decatur Housing Authority is working to redevelop 34 apartments on Oakview Road to be affordable to people with low or fixed incomes. We need your

[Add to my Calendar](#)

The Decatur Housing Authority is working to redevelop 34 apartments on Oakview Road to be affordable to people with low or fixed incomes. We need your ideas to develop a community plan that improves transportation, education, access to jobs and health and community services. A Community Planning Meeting will take place on Tuesday, May 2 6:30 - 8:30 p.m. at Oakhurst Baptist Church, 222 East Lake Drive, Decatur GA 30030. Call 404-769-5953 for more information. Participants will include representatives from the Decatur Housing Authority, City Schools of Decatur, MARTA, and City of Decatur. Presentation and public comment will take place at the Oakhurst Neighborhood Association Quarterly Meeting on Monday, May 8. Visit www.oakhurstga.org for more information.

[Return to list page >>](#)

Patch Announcement

Citizen Outreach: Online Posts for May 2nd Public Engagement Meeting

PATCH.COM | FIND YOUR PATCH
Decatur Patch
77° | POST ON PATCH

Decatur Patch

SECTIONS - ADVERTISE CALENDAR JOBS BOARD REAL ESTATE VIDEO SUBSCRIBE NEARBY PATCHES -

[< See All Decatur-Avondale Estates Announcements](#)

Oakhurst Neighborhood Input Sought on Resources for Low-Income Residents

Participant Consulting LLC

Call: 404-759-5953

[Visit web site ▶](#)

You are invited to a community planning meeting to talk about how to improve housing, transportation, access to jobs and services, and other ways to support and serve people of all incomes in the Oakhurst area. The Decatur Housing Authority is working to redevelop 34 apartments on Oakview Road to be affordable to people with low or fixed incomes. We need your ideas to develop a community plan that makes sure all residents have the resources to thrive. The public is invited to a meeting on May 2, 2017 at 6:30pm at Oakhurst Baptist Church (222 East Lake Drive, Decatur GA 30030) with the City of Decatur, Decatur Housing Authority, City Schools of Decatur, and MARTA. The public is also invited to provide input on the plan at the next Oakhurst Neighborhood Association meeting on May 8, 2017 at 7:00pm at the Solarium (321 W Hill St, Decatur, GA 30030). For more information contact the Decatur Housing Authority at 404-270-2101.

[See All Decatur-Avondale Estates Announcements](#)

[More from Decatur-Avondale Estates Patch](#)

Decatur-Avondale Estates Event Calendar

APRIL 2017

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

More Decatur-Avondale Estates, GA News



Storm Drainage Upgrades To Cramp 2 Decatur Streets



Thieves Steal 16 Guns From Decatur Pawn Shop: Police



These Are The Best Places To Live In Georgia

OAKHURST oakhurstga.org
OAKHURST
 PUTTING DOWN ROOTS TOGETHER SINCE 1910

OAKHURST | HISTORY | NEIGHBORHOOD ASSOCIATION | RESOURCES

Oakhurst

Welcome to Oakhurst - a village, neighborhood and community located in the southwest area of the City of Decatur, Georgia in DeKalb County. Oakhurst is bounded by Candler Drive on the East; Pharr Rd on the South; Second Avenue on the West and College Avenue on the North (map).

The Oakhurst community is vibrant, diverse and home to a variety of local businesses, public parks, a community garden, a wonderful school system and a strong community lead by a history of volunteerism through the Oakhurst Neighborhood Association (ONA).

The ONA has provided this site as a local volunteer based community organization. The ONA produces community events throughout the year that raise money to benefit Oakhurst Village projects as well as local non-profit organizations serving the Oakhurst community.

Announcing a way to get more involved with your neighborhood!

Oakhurst -for- Everyone
 Neighborhood meeting on improving resources in Oakhurst
 Tuesday, May 2nd 6:30-8:30pm

Online Store

Oakhurst Calendar

OakhurstGA.org Calendar
 Today ← → **Wednesday, April 13**

Wednesday, April 13
 7:00pm Trustees Meeting

Wednesday, May 3
 5:00pm Decatur Tornado

Monday, May 8

Events shown in time zone: Eastern Time [Google Calendar](#)

Download 2016 Oakhurst Calendar of Events

Receive email news and updates

Email Address



Vision

We will build the foundation for all children to be their best, achieve their dreams, and make the world

Douglas S. Faust
Executive Director, Decatur Housing Authority
750 Commerce Drive, Suite 110
Decatur, Georgia 30030

RE: City Schools of Decatur Partnership

Dear Mr. Faust:

The City Schools of Decatur (CSD) has partnered with the Decatur Housing Authority for the past 17 years in the provision of afterschool services to low income families in DHA’s affordable housing.

DHA and CSD’s educational partnership was forged to serve low income kindergarten through fifth grade students in the DHA communities of Swanton Heights, Allen Wilson, and Trinity Walk with a safe place to go after school, a place where they could receive a nutritious snack, and receive tutorial assistance relevant to their CSD schoolwork. The initial purpose of the afterschool effort was the need to address the achievement gap for low income minority students in Decatur. The STAR program has done an outstanding job with accomplishing these goals through strong leadership, professionalism, dedicated personnel as well as a rigorous commitment to the students in the DHA community.

DHA supports the STARs Program with the facility, utilities, technology, supplies, and three personnel (one full-time and two part-time staff). DHA also supports the teacher’s salaries in with an additional DHA-funded \$5.00 per hour that is paid as a bonus at mid-year and year-end.

CSD has provided funding to DHA to operate the STARs Afterschool Program as follows:

Annie P. Caiola

C. Garrett Goebel

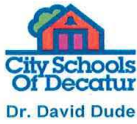
Bernadette Seals

Lewis B. Jones

Tasha White

125 Electric Avenue • Decatur, Georgia 30030 • 404-371-3601 • www.csdecatur.net

Decatur City Schools (cont.)



Vision

We will build the foundation for all children to be their best, achieve their dreams, and make the world

Contract with City Schools of Decatur	
School Year	Support of Partnership by CSD
1999	\$21,200
2000	\$21,200
2001	\$21,200
2002	\$21,200
2003	\$21,200
2004	\$21,200
2005	\$25,160
2006	\$25,900
2007	\$25,900
2008	\$25,900
2009	\$25,900
2010	\$25,900
2011	\$25,900
2012	\$25,900
2013	\$25,900
2014	\$25,900
2015	\$25,900
2016	\$25,900
Total	\$437,260

We have enclosed the 2016-2017 Contract for the STARS Afterschool Program to document our agreement with DHA. The STARS Afterschool Program furthers educational achievement for students and measurably improves the academic success of low income students in Decatur due to the tutoring, enrichment, and technology instruction offered to the students.

In addition to the STARS Program support, our partnerships with DHA have included some innovative concepts.

Annie P. Caiola

C. Garrett Goebel

Bernadette Seals

Lewis B. Jones

Tasha White

125 Electric Avenue • Decatur, Georgia 30030 • 404-371-3601 • www.csdecatur.net

Decatur City Schools (cont.)



Vision

We will build the foundation for all children to be their best, achieve their dreams, and make the world

1. CSD was pleased to support DHA's revitalization of the Gateway community into the Trinity Walk community. CSD was able to allow children of relocated families to continue their attendance at the CSD schools after they had moved out to allow the revitalization to proceed. The Intergovernmental Agreement is attached.
2. CSD appreciated DHA's support to allow parking on the DHA Gateway property during the rehabilitation of our offices located on Trinity Walk. The Parking Agreement is attached.
3. As we have approached the resolution of various issues within the school system, we have appreciated DHA's direct participation in the Early Childhood Education Task Force, Elementary Facility Planning Steering Committee, and the Disproportionality Task Force. Your input and insights assist us to better serve our students.

If you need additional information or clarifications, you may reach me by email at ddude@csdecatur.net or by phone at 404-371-3601 (Ext 1034).

We hope that you are successful with your tax credit application for Trinity Walk III.

Best of Luck,

David Dude, Superintendent

Annie P. Caiola

C. Garrett Goebel

Bernadette Seals

Lewis B. Jones

Tasha White

125 Electric Avenue • Decatur, Georgia 30030 • 404-371-3601 • www.csdecatur.net



PO Box 1764 Decatur Ga 30030

Douglas Faust
Executive Director
Housing Authority of the City of Decatur, Georgia
750 Commerce Drive, Suite 110
Decatur, Georgia 30030

RE: Partnership Letter

Dear Mr. Faust:

The Decatur Preservation Alliance is pleased to support the Decatur Housing Authority's (DHA) 2017 Application to the Department of Community Affairs for low income housing tax credits to revitalize the DHA property at 1111 Oakview Road.

The Decatur Preservation Alliance is a 501 (c) (3) non-profit organization. The Decatur Preservation Alliance (DPA) has worked to preserve Decatur's historic structures and green spaces since 2000. The first DPA projects were saving Decatur's Historic Train Depot and rescuing the circa 1870 Fraser building, currently located at the Church Street entrance to Decatur Cemetery.

Our vision has grown to include service to the community through Decatur's Martin Luther King Jr. Service Project, held annually in January. In 2003, the DPA Board identified a need to alleviate the economic pressures on our community's elderly and thereby enable at-risk seniors to remain in their homes safely and comfortably, improving their quality of life. To achieve these goals, the MLK, Jr. Service Project was started to provide house maintenance and repair, free of charge, to Decatur senior citizen homeowners during the MLK, Jr. holiday weekend.

Decatur's MLK, Jr. Service Project honors the legacy of Dr. King, who worked tirelessly toward a dream of equality, freedom and justice. He encouraged us all to live up to the purpose and potential of America by applying the principles of nonviolence to make this country a better place in which to live, creating what he called a "Beloved Community." Transforming these principles into community action, Decatur's MLK, Jr. Service Project brings people of all ages and backgrounds together, working toward that goal of "Beloved Community." The financial impact of the MLK Service Project on the community is approximately \$226,000 per year raised from public and private sources.

We appreciate DHA's partnership with the Decatur Preservation Alliance in the MLK Service Project each year. The donations and the volunteer support provided by your staff and residents year after year help us achieve wonderful repairs for seniors and other families who really need it. Your role as a Silver Sponsor for the last 11 years demonstrates your commitments to serve low income families in Decatur.

Decatur Preservation Alliance (cont.)

Decatur's 14th annual Martin Luther King Jr. Service Project (January 2016) once again brought together community members and volunteers from throughout the metro Atlanta area, long time volunteers and first time volunteers, skilled professionals and the unskilled, to personify Rev. Dr. Martin Luther King Jr.'s vision of a "Beloved Community." Over 1,300 volunteers helped repair 34 homes of senior citizens and do yard work and landscaping at those homes and 13 more, leading to a total of 47 senior citizens' homes benefiting from this service weekend.

The breadth of work done was remarkable. There were many simple, yet life changing, tasks, such as simply de-cluttering decades of former treasures that had accumulated within the homes. The seniors had been overwhelmed by the thought of clearing out these items and physically were not able to take them out of their homes for pick up by Sanitation. A steady stream of volunteers helped the homeowners sort through the items before taking the items to the five rolloff dumpsters that were filled. There was such a large accumulation that many items were still left at the curb for future pick up.

Yard crews did a massive amount of work. During the first shift of the weekend, they had already filled 1,200 lawn and leaf bags. Throughout the weekend, they filled one and a half pallets of yard waste bags. Numerous volunteers worked to deep clean homes and a vast amount of painting was done. Other volunteers helped organize and distribute over 1,200 tools rented from the Atlanta Community Tool Bank.

There were also many technical and complex jobs. Numerous ceilings where portions had fallen had to be replaced. Sagging floors were braced. A total of four kitchens were renovated. This included laying new linoleum and, in one instance, removing four layers of old kitchen flooring before new flooring could be placed. New kitchen cabinets were installed in a home. Two furnaces, a washing machine, a refrigerator, a stove and a window unit were installed in various homes. A cement porch was demolished and replaced with wooden stairs. Rotted floors and subfloors were replaced. Water damage was repaired. Plumbers repaired numerous leaks, including from toilets not being properly attached. Electrical problems that had been identified during the assessment of the homes were rectified by electricians.

Target areas for the Project are tasks that improve health, safety and affordability. Some steps in making the homes more affordable to live in were as simple as replacing lightbulbs with LED bulbs. One home benefitted from the Weatherization Team powered by Southface. This team worked with House Captains on one of the most comprehensive weatherization projects to date. Volunteers from Southface worked over three days to seal up leaky and inefficient ductwork, lay a vapor barrier to control moisture, seal up holes in the floor and attic, and prep the attic for new insulation. The homeowner can expect lower bills, but more importantly should be able to breathe better with improved air quality. Homes where other volunteers worked should also see lower bills after holes and gaps that brought in drafts (and squirrels!) were filled.

We welcome the opportunity to work with DHA, its staff, and residents in the future with the needed MLK Day Service Project. If I can provide any further clarifications or information, please let me know at info@mlkserviceproject.com or call me any time at 404-323-1644

Sincerely,



Paul Mitchell, Chairman

Martin Luther King, Jr. Service Project



together we make a difference

May 16, 2017

Board of Directors
 Lillian Pettus, Chair
 Tennielle Bailey
 Erin Braden
 Chris Brown
 Annie Caiola
 Cathy Carlomagno
 Han Choi
 Brad Cornett
 Lindy Miller Crane
 Irm Diorio
 David Dude
 Doug Faust
 Joel Gould
 Lew Lefton
 Claire Miller
 Todd Ohlandt
 Lexie Parker
 Karen Riggs
 Kyle Williams
 Natalie Williams
 Marc Wisniewski

Douglas S. Faust
 Executive Director, Decatur Housing Authority
 750 Commerce Drive, Suite 110
 Decatur, Georgia 30030

RE: Community-Based Developer - Verification of Partnership

Dear Mr. Faust:

We are providing this correspondence to verify that the Housing Authority of the City of Decatur, Georgia (Decatur Housing Authority) has successfully partnered for many years with the Decatur Education Foundation.

The foundation is an independent nonprofit that harnesses community resources to provide educational and enrichment opportunities for all Decatur youth. We do this in four major ways:

- **We remove obstacles** that impede learning for our kids (poverty, learning differences, abilities, mental health, life challenges) so that all our kids can find success in school and life
- **We provide opportunities** that accelerate and deepen learning and empower Decatur’s kids to make a positive contribution on our world (arts, leadership, service)
- **We support teachers and educational programs** to ensure that our kids have engaging, meaningful classroom experiences
- **We strengthen community initiatives** to extend our capacity to provide great experiences for Decatur’s kids

200 Nelson Ferry Road
 Suite B
 Decatur, GA 30030
 404-377-0641
 DecaturEducation
 Foundation.org

The Foundation itself grew out of Decatur’s neighborhoods. In the late 1990s, a group of citizens from across the city united around the idea that Decatur youth would benefit from a community organization that contributes to making local education the best it can be. The Decatur Education Foundation was incorporated in 2002, and today, it operates with a small staff and a large volunteer base.

Decatur Education Foundation (cont.)



Board of Directors
Lillian Pettus, Chair
Tennielle Bailey
Erin Braden
Chris Brown
Annie Caiola
Cathy Carlomagno
Han Choi
Brad Cornett
Lindy Miller Crane
Irm Diorio
David Dude
Doug Faust
Joel Gould
Lew Lefton
Claire Miller
Todd Ohtandt
Lexie Parker
Karen Riggs
Kyle Williams
Natalie Williams
Marc Wisniewski

Executive Director
Gail Rothman

200 Nelson Ferry Road
Suite B

Decatur, GA 30030
404-377-0641

DecaturEducation
Foundation.org

together we make a difference

DEF and DHA Partnerships

DEF and DHA work together to measurably improve the educational outcomes of low to moderate-income families in the City of Decatur, including increased access to educational opportunities, experiences, and materials for the past 15 years. Our efforts continue to be an ongoing partnership designed to change the lives of low-income students.

Opportunity Partnership - The Opportunity Partnership is a mentoring program that pairs third graders from the Decatur Housing Authority community with adult volunteers. The goal of the program is to close the opportunity gap, which results in some students having fewer opportunities during their formative years. Mentors will help connect their students with educational and enrichment opportunities so they can explore their interests, find their passions, and develop useful life skills. Volunteer mentors serve as a matchmaker between low-income students and the vast opportunities that exist in Decatur and beyond. The program began in 2016 and is continuing into the future. The attached FAQ sheet provides more details on the program.

Computer Lab - The Decatur Education Foundation worked in partnership with the Decatur Housing Authority in 2015 to raise funds to improve the educational technology available to City Schools of Decatur students who live in the communities managed by the Decatur Housing Authority. Enhancing technology and providing educational intervention at an early age will help students to bridge the digital divide and achieve greater excellence in education. Decatur Education Foundation and DHA raised \$21,000 in funds to renovate two DHA Computer Labs (Main Lab and Teen Lab) located in DHA's Community Resource Center. The funding provided fifteen (15) desktop computers and widescreen monitors, two (2) laptop computers, a movable 60" Sharp Aquos Electronic whiteboard, and color printers for the use of our students in the STAR Afterschool Digital Learning Program. Microsoft Office 2013 was included with each computer. DHA undertook the upgrade of the two Computer Labs with new paint, counters, furniture, and inspirational artwork.

Scholarships - DEF partners with DHA to provide educational opportunities for low-income families in DHA's affordable housing, including college scholarships.

Decatur Education Foundation (cont.)



Board of Directors
Lillian Pettus, Chair
Tennielle Bailey
Erin Braden
Chris Brown
Annie Caiola
Cathy Carlomagno
Han Choi
Brad Cornett
Lindy Miller Crane
Irm Diorio
David Dude
Doug Faust
Joel Gould
Lew Lefton
Claire Miller
Todd Ohlandt
Lexie Parker
Karen Riggs
Kyle Williams
Natalie Williams
Marc Wisniewski

Executive Director
Gail Rothman

200 Nelson Ferry Road
Suite B
Decatur, GA 30030
404-377-0641
DecaturEducation
Foundation.org

together we make a difference

DHA works with students to assist in the submission of the required documentation and information. DEF and its members review and make determinations of eligibility. During the past three years, dozens of students from DHA's affordable housing communities have been awarded scholarships or laptops from DEF.

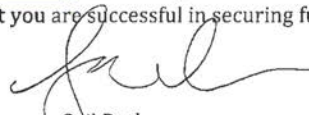
Georgia Teen Institute (GTI) - GTI is a youth leadership program for Youth Action Teams throughout Georgia that begins with a summer training program and continues with year-round support. DEF funded \$4,000 to support DHA's youth to secure access to this program.

Let's Make Man Initiative - DEF and DHA partnered to take 24 low-income youth to the Gathering to Reclaim Black Manhood in Savannah, Georgia in April 2017. The program provided excellence in training, developing and empowering Black Men that Rebuild and Transform the Black Family and Community. DEF funded most of the travel costs (\$1,425) and DHA staff coordinated the trip as a part of our partnership.

DEF Board - The DEF Board consists of dedicated members of the Decatur community who are committed to excellence in educational opportunities. There are four ex-officio (non-voting) members of the Board including; the Executive Director of the Decatur Housing Authority, the Chair of the Board of Education, the Superintendent of the City Schools of Decatur, and the City Manager or another appointed representative of the City of Decatur. This direct relationship enables effective partnerships and communication.

Each of these partnerships with the Decatur Housing Authority have furthered educational achievement and provided greater access to education thereby measurably improving opportunities for the success of low-income students in Decatur.

I would be happy to provide more information on our many partnerships with DHA, if needed. You may reach me at 404-377-0641 or by email at gail@decatureducationfoundation.org. We wish you the best of luck in your application and hope that you are successful in securing funding for Trinity Walk III.



Gail Rothman
Executive Director



605 W Ponce De Leon Ave
Decatur, GA 30030
DecaturMakers.org

Doug Faust
Executive Director
Decatur Housing Authority
750 Commerce Drive, Suite 110
Decatur, Georgia 30030

May 14, 2017

RE: Partnership Letter

Dear Doug,

The Decatur Makers are happy to provide correspondence related to our partnership activities with the Decatur Housing Authority over the past several years.

About Us

Decatur Makers is a diverse, welcoming, family-friendly community of kids and adults who like to get together for hacking, science, arts and crafts, wood and metal working, electronics, robotics, 3D printing, textile and fabric arts, digital design, programming and more. We are inquisitive, motivated people who work together in a safe environment to discover, understand, design, and create interesting things in both the physical and digital worlds. We are a tax-exempt 501(c)3 nonprofit corporation.

We operate a makerspace in downtown Decatur that includes a full wood shop, metalworking tools, a well-stocked electronics shop, arts & crafts area, 3D printers, sewing machines, a DIY Bio lab, a laser engraver, amateur radio, and more. The makerspace feels like a cross between a mad scientist lab, a hip art studio, and a startup incubator all under one roof. Our members pay a monthly fee to have access to the space to do projects. We also host many classes and meetups open to the community. Our core values are “Build, Share, and Explore.”

Partnership Activities

We appreciate the opportunity to work with DHA on many Maker events and educational/experiential opportunities for DHA youth. These efforts advance opportunities for low income students to access cutting edge equipment and hands-on participation with technology and software in our makerspace. Some examples of our partnerships include:

- PC Power-Up Project - Decatur Makers worked with DHA's families to retrofit the old DHA computers from the DHA Computer

Lab by installing new hard drives, memory chips, and open source software that will allow DHA's low income students to use the computers for homework and internet access. Over a dozen DHA youth and seniors were successful in "rebooting" these computers for use in their homes in December of 2015.

- National Night Out– Decatur Makers has helped with this important community building event held at the DHA for several years in 2015 and 2016. We enjoy bringing hands-on activities for people of all ages to make something fun and take it home.
- Maker Faire Atlanta – DHA partnered with Decatur Makers and Maker Faire Atlanta to provide land for the Annual Maker Faire in Atlanta. The Maker Faire is a gathering of fascinating, curious people who enjoy learning and who love sharing what they can do. From engineers to artists to scientists to crafters, Maker Faire is a venue for these "makers" to show hobbies, experiments, projects. We call it the Greatest Show (& Tell) on Earth — a family-friendly showcase of invention, creativity, and resourcefulness. In 2015 and again in 2016, DHA's Board of Commissioners approved the use of DHA's land for the Maker Faire. DHA's residents were welcome to come and participated in the activities.

We welcome the opportunity to work with DHA and its students in the future in order to improve access for low income families to technological innovations such as a 3-D printers capable of manufacturing objects designed with CAD software, a CNC (Computer Numerical Control) machine that can cut out complex shapes, and many other innovations available at Decatur Makers. Our relationship with DHA is an ongoing effort to support educational opportunities for low income families. If you need further information, please feel free to contact me at (678) 304-7395 or email me at lew.lefton@decaturmakers.org.

Sincerely,
Lew Lefton, Executive Director
Decatur Makers



5238 Peachtree Road, Ste. 130
Atlanta, Georgia 30341-2718
www.seniorconnectionsatl.org

May 22, 2017

770.455.7602 Telephone
770.455.8157 Fax

Angela Threadgill, Planning Director
City of Decatur
509 N. McDonough St.
Decatur, GA, 30031

CHAIR OF THE BOARD

Deirdra Williams
Accenture

VICE-CHAIR

Courtney Lewis Enslow
Retired, AT & T

IMMEDIATE PAST CHAIR

Walt Bryde
Rhodes, Young, Black and Duncan, CPA's

SECRETARY

Teah Glenn Kirk
Baker, Donelson, Bearman, Caldwell &
Berkowitz, PC

BOARD OF DIRECTORS

Jennifer Bedard
Cox Automotive
Andrea L. Belfant
International Society Of Hospitality
Consultants
Barbara Stevens
LexisNexis
Ajah Brown
Brookdale
Seth Ford
Troutman Sanders LLP
Pastor Mary Lou Gilbert
Oak Grove UMC
Bob Hadley
Manheim
Dr. Kevin T. Hendler, DDS
Emory Healthcare
Jennlyn Levetan
Levetan & Preuss Real Estate Services,
Inc.
Asif Mujtaba
Private Bank of Decatur
Tammy Palmgren
Kaiser Permanente
Michael Presto
SouthStar Energy
Roger Whitson
UPS

CHIEF EXECUTIVE OFFICER

Debra Furtado

ADVISORY COUNCIL

Barbara Blackford
Dr. Elisabeth Burgess
Dr. Missy Cody
Broc Fischer
David Gaynes
Lon Geary
Leo Ann Hantula
Donald Horace
Kevin Isakson
Dr. Theodore M Johnson II, M.D.
Liane Levetan
Brandon Marzo
Geraldine McCarley
Trish McFadin
Alan McNabb
Charles Miller
Rev. Susan Pinson
David Purcell
Queenie Jordan
Linda Rawlins
Janet Rechtman
Arnie Silverman
Libby Walsh
Chip Williams
Elizabeth Wilson

Dear Ms. Threadgill,

Senior Connections is pleased to offer this letter of commitment in support of the 2017 Oakhurst Community Transformation Plan. Senior Connections has provided essential home and community based services for over 40 years in DeKalb County and Decatur. In fact our nonprofit was founded in the city of Decatur 44 years ago. We provide Meals on Wheels, in home care and manage four senior centers. Services provided in the Oakhurst area include Meals and In Home Care via DeKalb County Aging Services.

Our organization currently serves approximately 20 low-income residents annually in the Oakhurst neighborhood (Census tract 227). We serve 59 total seniors in the 30030 zip code. We provide over 800 meals to DeKalb seniors in the entire county and hundreds of hours of in home care.

We are committed to continuing to provide these services to low-income Oakhurst residents and partner with the City of Decatur, Decatur Housing Authority and other partners to serve current and future Oakhurst residents as we are able. We expect we would provide more services, specifically meals and in home care to all residents in need.

We look forward to continuing partnership to increase access to community resources for low-income residents of Oakhurst, and support the preservation and creation of additional affordable housing opportunities in the area.

Best Regards,

Debra Furtado
CEO, Senior Connections

Please remember us in
your will and trusts.



Meals On Wheels • In-home Care Services • Home Repair • Senior Center Management • Catering
Our mission is to provide essential home and community-based care that maximizes independence.



City of Decatur

