You Are Here

English Avenue

Vine City

Ashview Heights

Atlanta University Center
Our Vision: To create a community Dr. King would be proud to call home.

At the core of our work is **legacy resident retention** through investments in:

- Cradle-to-career education;
- Safety & security;
- Community health and wellness;
- Mixed-income communities.
In 1960 the English Avenue, Vine City, Ashview Heights and AUC neighborhoods were thriving parts of Atlanta with a combined population of approximately 50,000, including Dr. Martin Luther King Jr. and his family.
In 2010 the population was 16,000, half of which were AUC students.

➢ 40% of residents live below Federal Poverty Level ($25k/year for a family of four)

➢ 8% of the homes are owner-occupied

➢ 73% rent from private investors, making them highly vulnerable to rising rents and eviction

➢ Neighborhoods are poised to redevelop as in-town Atlanta continues to grow
WHAT HAVE WE DONE?
Acquisition of **blighted and abandoned** multi-family properties

- 18-month work plan calls for the acquisition and redevelopment of 125 units of multifamily homes
  - Added a provision for acquisition of occupied properties for the PRESERVATION of affordability

- As of November 1\textsuperscript{st}, 260 multifamily units acquired or put under contract, of which:
  - 91 are occupied,
  - 90 are in rehab construction,
  - 37 are in design for rehab.
Acquisition of **blighted and abandoned** single-family properties

- 18-month work plan calls for the acquisition and redevelopment of 40 single family homes
- As of November 1\textsuperscript{st}, 111 single family properties acquired or put under contract
- Finalizing Development Agreements that will allow for the development of:
  - 43 housing units within a block of Kathryn Johnston Memorial Park, and
  - 22 units along the northern portion of the James P. Brawley Drive Corridor
WHAT ARE WE DOING DIFFERENTLY?
Community Retention Plan and Anti-Displacement Tax Relief Fund

• Community Retention Plan was created in 2016 to ensure that future development wouldn’t result in the displacement of legacy residents.

• Resulted in the creation of the Anti-Displacement Tax Relief Fund which established a philanthropic subsidy to pay for increases in property taxes for qualifying homeowners for up to 20 years.
Community Retention Guidelines
Developed to ensure that legacy residents of Atlanta’s Historic Westside can benefit from revitalization efforts.

• Current and former residents of our four neighborhoods,
• Families with children in the Booker T. Washington High School Cluster,
• Faculty, Staff and Alumni of AUC colleges and universities,
• People who work on the Westside, including graduates/enrollees at Westside Works and other Westside-based job training program,
• Residents who are cost-burdened (over 30% of income going towards housing)
Anti-Displacement Tax Fund launched in April 2017

- 600 homeowners, nearly every homeowner in the four neighborhoods, reached via door-to-door outreach
- Assessed condition of home for possible assistance through Habitat Atlanta and other programs
- Help homeowners clear title issues
- As of November 1st, 112 homeowners (out of approximately 600 eligible) have been enrolled into the program
Westside Land Use Framework Plan

• Developed over 18-months in collaboration with the residents and neighborhood associations to guide future development

• Adopted by Atlanta City Council unanimously in December 2017

• Protects single family neighborhoods while promoting higher-density uses along main corridors (Northside Drive, Hollowell Pkwy, Boone Boulevard, MLK Jr. Drive, and JE Lowery Boulevard)
Special Public Interest Districts Zoning

• Creation of 38 Special Public Interest (SPI) Districts across the four neighborhoods for adoption by Atlanta City Council

• Includes Development Controls and Design Guidelines to preserve the character of the neighborhoods

• On schedule to be adopted by Atlanta City Council in early 2020

Westside Neighborhoods
Domestic Architectural Traditions

Most of the housing stock in the Westside neighborhoods was developed during the period from the 1930s to the 1950s. The majority of the homes were intended for middle class families. Many of the distinctive vernacular design elements evolved before the advent of air conditioning.

The Georgia climate influenced the use of gable roofs to reflect sun away from the house and wide roof overhangs to shade the exterior walls and help cool the interior. Most homes were raised on crawl spaces to also help with natural convective cooling.

Typical outer walls of brick, stone and stucco and grooved wood siding. Exterior hand rails of wood, masonry or galvanized metal often enclosed porches and front porches.

Many of the homes from this era also featured large double hung windows, with a combination of single and double lights and generous wood frames. The predominant domestic architectural styles of the neighborhoods include the following:

• Queen Anne Houses: Two story, gabled roof, wrap around porches and large windows.

3.5 Single Family Residential

- The exteriors often include gingerbread trims and gable trim.
- Bangor: Bangor had front porches and a low sloping gable roof.
- Built in the 1930s, the structure had large porches designed to extend the living space.
- The roof was a low-pitched gable with wide overhang to shade the house from the sun. Exposed rafters usually extended out from the house, with Craftsman sometimes cut to profile for decorative purposes. The shingles were most commonly clapboard siding, followed by stucco, brick or wood siding. The wood usually stained a natural shade of brown, grey, black or concrete block were also sometimes used.

FourSquare House: The earliest manifestation of the Prairie Style at the turn of the 20th century, it is typically a low, single story, semi-basement house. Often with a hip or gable roof, the front door is typically located in the center of the facade. The two-story porch is usually supported by columns and topped with a gable roof. The windows are usually large and rectangular, and the house is often clad in wood or brick. The interior typically features an open-plan layout with a central hallway and bedrooms on either side. The exterior of a foursquare house is often covered in clapboard siding and the roof is typically gabled with dormers.

1920s (1900s through 1920s): Was an era of bungalows, bungalows, bungalows. Post WWII, this style was influenced by the "Modern" movement in architecture. Streamlined and innovative designs, small apartment buildings, and the widespread use of steel and concrete. The 1920s also saw a shift towards more home ownership due to the introduction of modern construction methods and materials.
Down Payment Assistance

- WFF offers “last-dollar” assistance to help families with low to moderate incomes purchase WFF-sponsored homes.
  - Purchasers must first secure any public sources of down payment assistance available to them before calculation of WFF assistance
- The amount of WFF assistance is based on purchaser’s annual household income.
- The WFF assistance is structured as a 10-year, 0% interest loan secured by a deed.
- The deed requires that the home must remain the primary residence of the owner and prohibits renting of the home.
- WFF also reserves a right of first offer should the purchaser desire or need to sell the home within the 10-year period.
Investment Approach

- WFF has raised both philanthropy and impact capital to provide flexible financing in support of permanent affordability and mixed-income community-centered development.

- Philanthropic funds buy down the cost of land and building to make deeper affordability feasible.

- Low-cost, long-term debt from impact fund seeks a *return of, not on*, capital—aligns with WFF’s mission

- Public funding in the form of contributed land and buildings ($1 ground leases) and project-based rental assistance leverages both philanthropy and impact capital to stretch our funding further.
The greatness of a community is most accurately measured by the compassionate actions of its members.

— Coretta Scott King