



**HIGHER GROUND: DEVELOPING  
AFFORDABLE HOUSING & COMMUNITY  
FACILITIES IN PARTNERSHIP WITH FAITH  
COMMUNITIES: LESSONS LEARNED  
FROM ENTERPRISE'S FAITH-BASED  
DEVELOPMENT INITIATIVE**

October 27, 2020



# Faith-Based Development is in our DNA

Enterprise was founded out of a faith-based encounter.



Hard work and ambition made Jim Rouse, the founder of Enterprise, one of the most successful real estate developers in American history.

One day in the spring of 1973, three women from his faith community – Church of the Saviour, approached him with an idea. Where they lived, in the Adams Morgan neighborhood of Washington, D.C., were two apartment buildings - The Mozart and The Ritz.



Seeing the need for safe, decent and affordable housing for people with limited means, they asked a simple question: Why not buy the buildings and fix them up, so people can live in decent housing with dignity?

NOTE: Underwriting said no. Faith said yes.  **Enterprise**<sup>®</sup>

# Who is Enterprise

- Enterprise is a proven and powerful nonprofit that improves communities and people's lives by making well-designed homes affordable and connected to opportunity.
- As a social enterprise, we bring together the nationwide know-how, policy leadership, partners, donors and investors to multiply the impact of local affordable housing development.
- Over more than 35 years, Enterprise has created 585,000 homes, invested more than \$43 billion and touched millions of lives.
- Enterprise Community Development: own and operate over 12,000 affordable homes.



# ORGANIZATIONAL GOALS

## ACHIEVING IMPACT

### **Advance Racial Equity & Upward Mobility**

Counter the legacy of racially and ethnically discriminatory housing policies and practices, and forge key partnerships with adjacent sectors to improve outcomes for low-and moderate-income people

### **Increase Housing Supply**

Promote housing stability and racial equity by investing in and advocating for the preservation and production of quality housing that is affordable to low-and moderate-income households and resilient to climate events

### **Build Resilience & Well Being**

Strengthen the ability of people and places to prepare for and recover from instability created by climate, health, economic, and other events, recognizing the disproportionate effect on communities of color



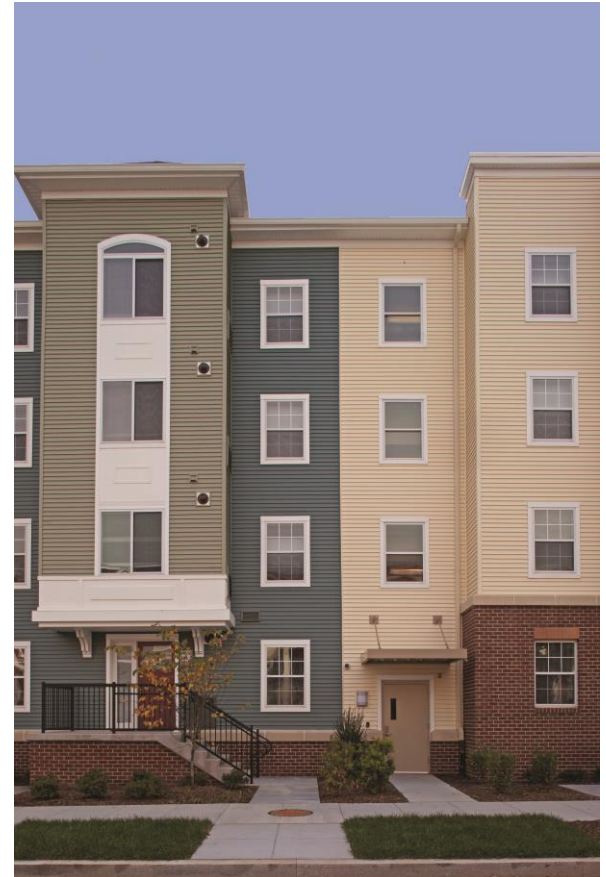
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**Connecting our work and strengthening the  
impact we can have on communities**



# Enterprise Mid-Atlantic Market Office

- Footprint:
  - D.C., Maryland and Virginia
- Key Impact Focus:
  - Preservation/Production of Affordable Housing
  - Bridging Racial Equity Gaps in Baltimore and D.C.
  - Growing the Pie of Resources Available for Affordable Housing
  - Eliminating Homelessness
- Since 2007, Enterprise has invested more than **\$2.5 billion** in the Mid-Atlantic region supporting more than **37,000 units** through:
  - Predevelopment/acquisition loans
  - LIHTC and NMTC equity
  - Long-term mortgage debt



# Faith-Based Development Initiative (FBDI)

## Mid-Atlantic

### Who We Are

FBDI is an Enterprise Mid-Atlantic Market Initiative. Strategic Advisors have included:

- East of the River Clergy-Police-Community Partnership;
- Georgetown University;
- Wesley Seminary
- University of Baltimore – Current FBDI Program Partner

### What We Do

- Launched in 2006.
- Goal is to get new units of affordable housing and community facilities developed.
- Work with Houses of Worship with undeveloped/underdeveloped land to make informed “Go/No-Go” decision about development.
- Connect Houses of Worship to critical development, legal and capital resources.

### Why

- NEEDS: 20% of renters pay more than 50% of income for housing. Nearly 10,000 homeless in the region. Economic and other disparities by ethnicity and geography.
- POTENTIAL: Houses of worship own a large amount of real estate.
  - 2019 Urban Institute analysis examined 800 vacant parcels owned by houses of worship in Arlington and Fairfax VA, Montgomery County, MD and Washington, D.C. Estimated that 43,000-109,000 new housing units could be built.
  - NOTE: Houses of worship in the City of Atlanta own over 175 acres of undeveloped or underdeveloped land.

# Faith-Based Development Initiative

## What We Do

- **Trainings**
  - Regular trainings on the development process
  - Past sessions have included:
    - *The Visioning Process,*
    - *The Nuts and Bolts of Development,*
    - *Accessing Public and Private Resources,*
    - *Accounting Infrastructure, and*
    - *Asset Management*
- **Capital**
  - Grants for Market Studies/Feasibility Analysis
  - Recoverable early-pre-development grants
  - Access to full range of Enterprise products



# Faith-Based Development Initiative

## What We Do

- **Technical Assistance**
  - Organizational Development
  - Zoning and Market Analysis
  - Master planning and feasibility studies
  - Project Specific Development TA
- **Legal Services**
  - Partnerships with Pro Bono Legal providers
  - Legal Referrals
- **Development Consultants**
  - “Bullpen” of developers and development consultants with expertise and interest in faith-based development





# Faith-Based Development Initiative

## Accomplishments

	<b>Units in the Pipeline</b>	<b>Units Produced</b>
<b>Units</b>	1,000+	1,260+ 1 health clinic

- **Enterprise Investments:**
- Over **\$250,000** in grants
- **\$151+ million** in loans
- **\$86+ million** in tax credit equity
- Hosted over 50 training sessions and 22 networking luncheons with more than 180 different houses of worship and faith-based organizations attending these sessions and luncheons in DMV.
- Partnering with the University of Baltimore – Schafer Center for Public Policy to conduct the Baltimore Faith Based Development Certificate Program. Five cohort classes completed since 2016. Twenty-two houses of worship completed program in 5 years.

# FROM LOCAL TO NATIONAL FBDI MILESTONES



**2006**

FBDI launched in Washington, DC region to support the growing interest of the faith community in bringing affordable housing to where it is most needed.



**2013**

Building on early success in Washington, DC region Enterprise expands the FBDI to Baltimore, Maryland.



**2017**

Enterprise celebrates the 10<sup>th</sup> Anniversary of FBDI with a forum and gala.



**2019**

FBDI Mid Atlantic surpasses the goal of production or preservation of 1,000 units of affordable housing. Announces new goal of working with HOWs to meet 10% of MWCOC affordable housing goal by 2030.



**NOW**

FBDI's proven model continues to expand to additional markets.



# Faith-Based Development Initiative - Example

- **Plaza West**
- **Development Partners:** Bible Way Church (Sponsor); Golden Rule Plaza Inc.; Mission First Housing Development Corporation; The Henson Development Company
- 50 two and three-bedroom units will provide affordable housing for grandparents raising grandchildren and will serve families making 30% – 60% of area median income.
- 173 units will provide affordable housing for individuals and families making less than 60% of area median income, with eleven units set aside as permanent supportive housing for Department of Behavioral Health consumers.
- **Enterprise Support:** \$32 million in Low Income Housing Tax Credit Equity, \$750K Predevelopment loan, \$61K in grants
- Opened September 2018



# Faith-Based Development Initiative: Example

## Gilliam Place

- 173 units (including 15 accessible)
- Ground floor commercial and civic space
- Opened November 2019

## Development Partners

- Arlington Presbyterian Church
- APAH

## Enterprise Support

- \$10,000 early pre-development grant
- \$ 31 million Housing Credit
- Training and technical assistance



# Faith-Based Development Initiative: Example



## East of the River Clergy, Police, Community Partnership (ERCPCP) (Washington, D.C.)

- Served 30 formerly incarcerated men. Now serving 14 formerly homeless families.

### Enterprise Support

- \$53,000 in grants
- \$120,000 acquisition loan
- \$945,000 - Total Development Costs
- Opened Spring 2008



# Faith-Based Development Initiative: Example



## **The Summit at St. Martin's (Washington, D.C./Eckington)**

### **Developed by Catholic Charities**

- 178 units; 50 reserved for below 30% AMI

### **Enterprise Support**

- \$10,000 Predevelopment grant

- \$11 million in Low-Income Housing Tax Credit equity

formerly homeless

Training and technical assistance

- \$28 million in Total Development Costs

- Opened October 2010

# Faith-Based Development Initiative: Example



Photos courtesy of Bonstra | Haresign Architects



## **The Macedonian (Arlington, VA/Nauck)**

### **Development Partners**

Macedonia Baptist Church and AHC Inc.

- 36 units; 5 reserved for physically/mentally disabled
- 2,000 sq.ft. commercial space, including business incubator
- Training and technical assistance

### **Enterprise Support**

- \$3.4 million Low-Income Housing Tax Credit equity
- Training
- \$14.9 million in total development costs
- Opened Spring 2011

# Faith-Based Development Initiative: Example

## Matthews Memorial Terrace (Washington, D.C./Anacostia)

### Development Partners

Matthews Memorial Church and The  
Community Builders, Inc.

### Development Overview

- Residential: 99 units
  - 35 replacement units for Barry Farm
  - 32 senior units
  - 32 family units
- Community Center: 3,200 sq ft
- Total Development Cost: \$21.7 million
- Opened in February 2012

### Enterprise Support

\$10,000 Predevelopment Grant  
Technical Assistance





# Faith-Based Development Initiative: Example

## Roundtree Residences (Washington, D.C./Woodland)

- 91 unit senior housing
- Opened May 2013
- Property includes a community room, internet café and exercise room. On-site medical clinic may be added in second phase.

## Development Partners

- Vision of Victory CDC (VOV), Allen Chapel AME Church
- NHP Foundation

## Enterprise Support

- \$10,000 grant
- Referral to legal counsel for alley closing.
- Participated in FBDI trainings.



# Faith-Based Development Initiative: Example

## The Israel Manor Life Learning Center & Senior Residences (Washington, D.C./Brentwood)

- 32,000 sq. ft. community facility, with Unity Health Care, a community health provider as the anchor tenant
- 47 units for low/moderate income seniors
- Opened May 2015

### Development Partners

- Israel Manor, Inc., Israel Baptist Church
- District Development Group
- Mission First Housing Group

### Enterprise Support

- \$10,000 early pre-development grant
- \$500,000 acquisition loan
- Training and technical assistance



# Faith-Based Development Initiative: Example

## Trinity Plaza (Washington, D.C./Bellevue)

### Development Overview

- 49 residential rental units targeted at residents making under 50% AMI
- 6,118 square feet of ground floor retail and office space. Pharmacy and a day care as tenants
- Opened May 2015

### Development Partners

- Living Word Church
- Far SW-SE Community Development Corporation
- Mission First Housing Group

### Enterprise Support

- Grant support totaling \$35,500
- \$625,000 Acquisition Loan
- Training and technical assistance



## Faith-Based Development Initiative – Some Questions For House of Worship to Consider Before Developing

- Do you have site control of the land to develop your vision and do you want to maintain ownership/site control over long term?
- What are your short/long term economic goals for the House of Worship? Do you expect cash flow from the development; are you willing to subsidize the project or break even?
- Are you willing to contribute any portion of the land value?
- What type of housing/community facilities will you develop? What is the targeted market? Targeted impact?
- Do you have an economic empowerment interest/racial equity goals? (do you want to create jobs for local community members as part of the development? Support minority owned businesses?)
- Do you expect to have an active role in the development? Do you have a separate entity for development?
- Is there a development team and/or main point of contact in place?
- Who is the decision maker for the HOW?
- Do you have a real estate attorney?



# Lessons Learned

## Lessons Learned

- Unfamiliarity with development process/fear of the unknown often **leads to no action** by houses of worship (HOW).
- Extensive technical assistance often needed
  - Capacity building for nonprofit entities
- Connection to **intellectual capital** is critical (i.e. government officials, developers, legal, etc.)
  - Assist in “go or no-go decisions”
  - Completing the development
  - Houses of worship need their own real estate lawyer
- **Timelines** for faith community and developers are different.
  - Developers need to slow down, HOW need to speed up.
- At times mistrust and lack of appreciation by both HOW and developers of what value-add the other brings to the table.
- Two financial issues: Guarantees and who gets paid what.
- All sides be clear up front: What’s In It For Me?
- Clergy leader needs to
  - cast the vision, gain buy-in from membership, and
  - delegate day-to-day management (authority, not responsibility)



# Why and How should you get involved?

## ▪ Why

- Houses of worship (HOW) own land that is undeveloped and often debt-free.
- Affordable housing and community serving facilities align with many houses of worship's mission.

## ▪ How can you get involved?

- Identify Leadership. Developers approach HOW leadership respectfully and humbly.
- Take advantage of...
  - Key trusted partnerships (Enterprise, legal experts, etc.)
  - Catalytic capital (grants)
- Houses of Worship can pursue building on land
  - Big or small
- Houses of Worship can contribute cash and/or in-kind services to another HOW doing development



# Role of Philanthropy and Government

- Capital to support program management/operations, catalytic early predevelopment costs, subsidy capital
- Alameda County, CA \$750K RFP in 2017 for Program Administration for Capacity Building program for community and faith-based organizations
- New York Office of Attorney General Mission-Based Affordable Housing Partnership. \$1.5M pilot for statewide assistance for mission-based institutions considering repurposing property for affordable housing. Supporting training, TA and third-party costs.

## Enterprise FBDI Evolving Nationally/Movement Expanding

- Enterprise is providing training, technical and grant support for FBDI efforts in multiple markets.
- Efforts active and/or emerging in Atlanta, Baltimore, Chicago, Denver, Detroit, Los Angeles, Miami, New York City, metro-Washington, D.C.
- National collaboration with American Heart Association with targeted outreach in five cities.
- Enterprise involved with Catholic/Buddhist Green Housing effort in Chicago, Los Angeles and New York City. Collaboration with multiple partners was mentioned by the Pope during a Vatican address.
- “Leveraging Property Owned by Faith-Based Organizations” by Ahmad Abu-Khalaf with Introduction by Rev. David Bowers; Enterprise [latest white paper, which explores leveraging property owned by faith-based organizations \(FBOs\) to create affordable homes.](#)
- Governments in New York City and Alameda County, CA have looked to Enterprise Mid-Atlantic for lessons/models.
- Additional public and private sector stakeholders getting involved.





## Biblical Roadmap Biblical Grounding for Houses of Worship

- Compelled and bothered by the need. Neh. 1:3-4 and 2:2-3
- Pray Neh. 1:4-11
- Must be moved, not touched. Neh. 2:4-5
- Government support is okay. Neh. 2:7-8
- Must survey the need Neh. 2:11-15
- Cast vision and get people engaged to build. Neh. 2:17-18
- Public/private partnerships – various people with various gifts/talents will help get the project completed. Neh. 3
- There will be naysayers. Neh. 2:10, 19; 4:1-2, 7-11; 5:1. (internal and external)
- Remember who you are working for. Neh. 4:13-16

“The man saw a need, rose up, captured a vision, laid a plan, and mobilized other to join him in his cause. In a nutshell, that’s the story of Nehemiah, a classic case study in leadership.” John Maxwell Leadership Bible.



# Questions & Comments

For more information:

- Visit Enterprise website:

<http://www.enterprisecommunity.com/faith-based-development-initiative>

Contact: Tim Block

Program Director

Enterprise Community Partners Southeast Office

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[tblock@enterprisecommunity.org](mailto:tblock@enterprisecommunity.org)

Thank you!

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Vice President and Mid-Atlantic Market Leader

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[dbowers@enterprisecommunity.org](mailto:dbowers@enterprisecommunity.org)





National Church Residences



# True Light Haven Partnership





- Founded 1961
- Largest national non-profit provider of senior affordable housing
- Serve over 30,000 seniors daily
- Vision:

“Advance better living for all seniors, enabling them to remain home for life.”



# Georgia Footprint



Total Number of Units: 1,672



# True Light Baptist Church

- Founded 1956
- Rev. Dr. Darrell Elligan, presiding for 27 yrs.
- Mission Statement





## Partnership Outcomes

1. Monetize and activate vacant land.
2. Build much needed affordable housing for vulnerable seniors in the community.
3. Build a NEW church for True Light Baptist Church
4. Create community partnership that will serve the Penelope Neighbors neighborhood for decades to come.



***“If you want to go FAST, go alone. If you want to go FAR go together.”***

*- African proverb*

**CITIZENS**

**CHURCH**



**VISION**

**stewardship**

**VALUES**



Partnership ♡♡♡

**VICTORY**

**COMMUNITY**

**CITY**



# Social Determinants of Health

## PHYSICAL

- Environment
- Transportation
- Agriculture and food
- Health care
- Sleeping habits
- Exercise
- Eating habits
- Safety

## EMOTIONAL

- Education / awareness
- Recreation and culture
- Safety
- Intergenerational interactions

## DETERMINANTS OF HEALTH & WELL-BEING

## SPIRITUAL

- Purpose in life
- Spiritual environment
- Peaceful co-existence
- End of life conversations / support
- Place of worship / spiritual practice

## SOCIAL

- Recreation and culture
- Intergenerational interactions
- Social network
- Social support



Senior Housing Site

4.26 Acres

Church Site

1.11 Acres

True Light Baptist Church

Westlake MARTA



# Lot Split





National Church Residences

Affordable Housing Development



# True Light Haven Apartments





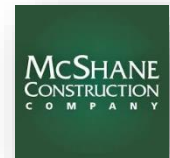
# Housing Site Plan





# New Construction Summary

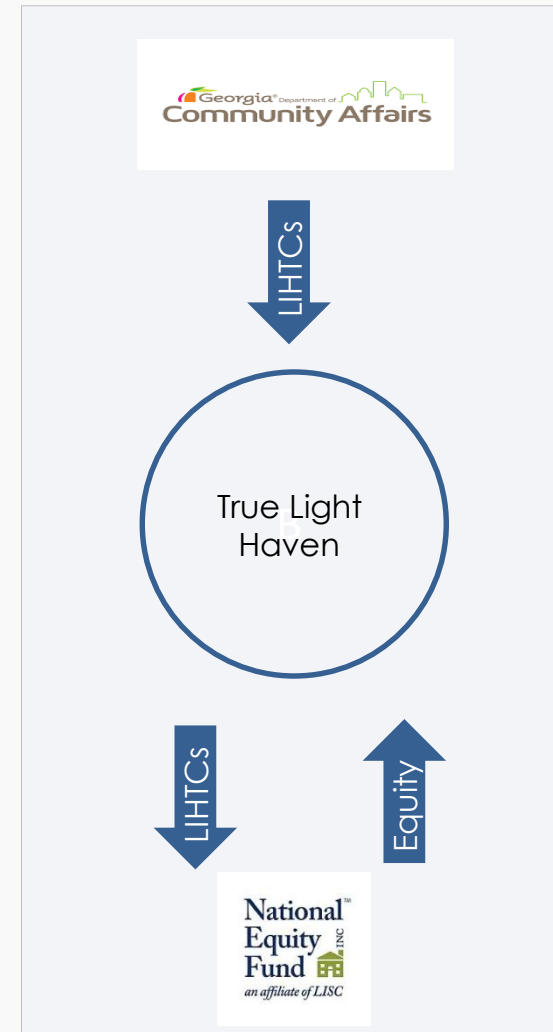
- Construction commenced February 2020
- 124 affordable senior units
  - 77 one bedroom
  - 47 two bedroom
- Mid-rise building, 4 story with 2 elevators
  - Multi-purpose room, laundry room and business center
  - Covered porch, fitness room and community kitchen
- Total Const. budget of \$18MM, or \$145k per unit
  - 15 month construction schedule





## 4% Low-Income Housing Credits (LIHTCs)

- Dollar-for-dollar reductions in federal and state (GA) tax liability
- Allocated by IRS to DCA, then to the property ownership
- Tax credits are sold to an investor National Equity Fund (NEF)
- Equity received from investor used to build True Light Haven Apts.





# New Construction Opportunity – Financing Partners

- Georgia Department of Community Affairs (DCA)
  - 4% Federal & State LIHTCs
- National Equity Fund (NEF) – Equity Investor
- Bank of America – Construction Lender
- Berkadia – Permanent Lender, Freddie TEL
- Invest Atlanta – Housing Opportunity Bond Loan







# QUESTIONS?



An aerial photograph of Atlanta, Georgia, featuring the Mercedes-Benz Stadium in the center. The stadium is a large, modern structure with a white and grey facade and a Mercedes-Benz logo on its side. In the background, the city skyline is visible with several skyscrapers, including the Sun Life Building. The foreground shows a residential neighborhood with a mix of single-family homes and a large, multi-story apartment building with a flat roof and multiple air conditioning units. The sky is overcast with grey clouds.

# The Legacy at Vine City

Higher Ground:  
Developing Affordable  
Housing & Community  
Facilities in Partnership  
with Faith Communities



The Legacy at Vine City is a collaboration with the Higher Ground Empowerment Center, a local church.

**99%**  
Occupancy  
(September 2020)

**100%**  
subsidized by  
Atlanta Housing  
HomeFlex  
Agreement

65 year  
affordable  
restrictions on  
the LURA

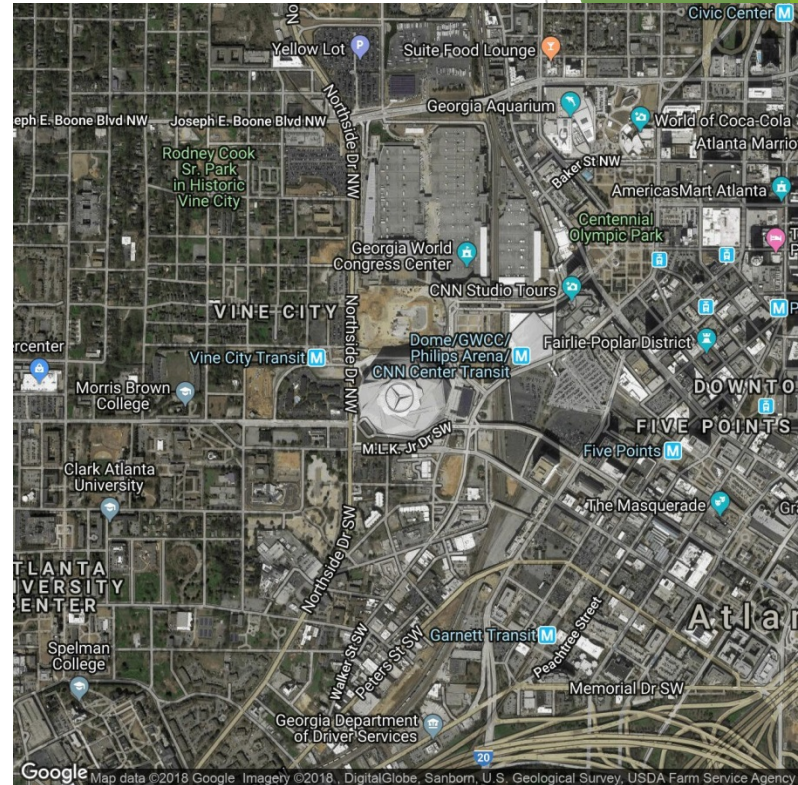


**2019**  
Property Opened



# Heart of Atlanta – Vine City

- ▶ Vine City is a historically significant neighborhood in Atlanta.
- ▶ Civil Rights leaders and icons, including Dr. Martin Luther King Jr, State Senator Julian Bond, Mary Phagan, Hermain Cain, Gladys Knight and two of the Pips, Judge Marvin S. Arrington Sr. and, Mayor Maynard H. Jackson Jr. all called Vine City home.
- ▶ Located in the middle of Atlanta, this community is both the physical heart as well as the spiritual heart of the City of Atlanta.
- ▶ Since the 1950s this community has experienced a decline in the quality of life for the residents living there.
- ▶ Over 20 years ago, The Higher Ground Empowerment Center began work on creating new affordable housing that would set the bar for development in Vine City.



# Higher Ground Empowerment Center - predevelopment

Our church partner worked for years prior to engaging the Beverly J. Searles Foundation, laying the ground work for the development to take off.



## Community Engagement for Site Planning

- Initial identification of site uses was determined by Bishop Edward Hall and Bishop Dexter Johnson
- The church engaged the community in public charrettes for community input. .

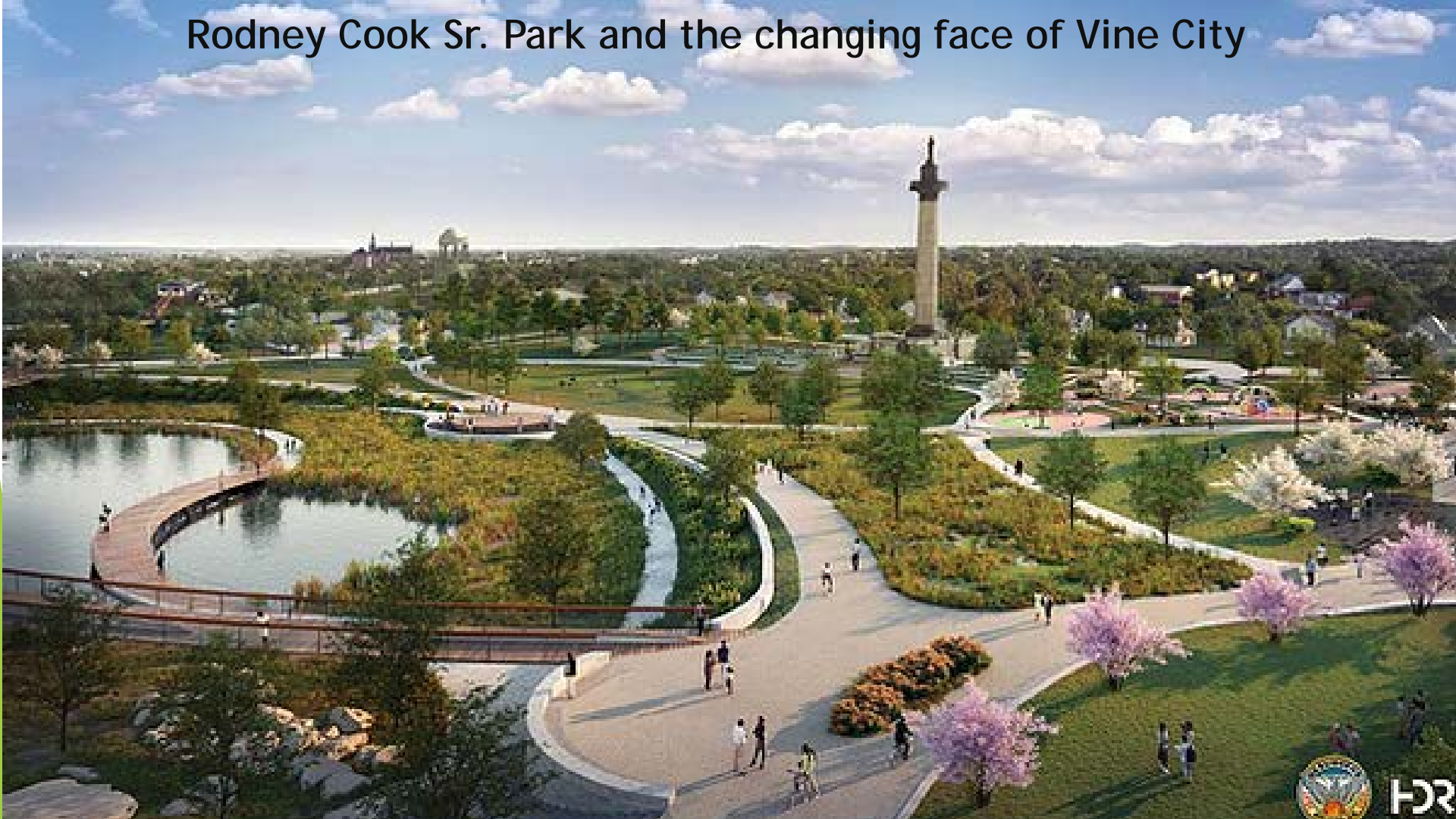
## SAP Zoning Process

- The leaders at the church worked with the City of Atlanta during the Special Administrative Permit process to designate zoning of our site to address the plan crafted by the church and community.

## Engaging the Searles Foundation

- The church engaged the Searles Foundation through mutual business contacts and began working on putting together a LIHTC plan.

# Rodney Cook Sr. Park and the changing face of Vine City



# The Legacy at Vine City

## and a legacy for Higher Ground Empowerment Center

- ▶ Crafting the relationship with the church took time, patience, and commitment from both groups.
- ▶ We had to ensure that not only were our visions aligned but also to ensure that the goals of the City, State, and other financial partners are achieved.
- ▶ The LIHTC compliance sets expectations for most investors and state agencies as it relates to affordable commitments of housing developments.
- ▶ The City wanted a longer commitment of affordability, the church and BJS Foundation agreed to a 65 year commitment of affordability as the neighborhood was beginning to see significant changes.
- ▶ The goal for the church was to not only provide wonderful affordable housing but to also provide the tools to empower the residents to live their best lives. This includes a social service contract with the church that will enable the church to provide wrap-around services that involve food security, public safety, and healthcare.
- ▶ This social service contract will also provide essential funding for the church to maintain their position within the community to be a community driven organization.
- ▶ The Foundation has committed to sell our economic interest to the church at the expiration of our guarantees for \$10.
- ▶ Overall compensation to the church is estimated to be in excess of \$7 million, more than half of this will come at re-syndication in 15 years.



# Total Capital Stack

- ▶ Total Development Cost of over \$20,500,000
- ▶ Federal Tax Credit Equity of \$6,500,000 purchased by PNC Bank and \$4,000,000 of State Tax Credit Equity by Cabretta Capital.
- ▶ The Georgia Department of Community Affairs contributed \$3,000,000 in the form of a HOME Loan
- ▶ The City of Atlanta committed \$1,000,000 from the Vine City Trust Fund.
- ▶ Community Development Trust will be the mortgage holder with \$6,000,000 of permanent debt.



# History & Business – Searles Foundation

Beverly J. Searles Foundation, Inc. (“Searles Foundation”) is a 501(c)(3) not-for-profit corporation.

Rick and David Searles founded Searles Foundation in 2007 to honor their late mother.



**Goals.** We strengthen and transform communities by providing high-quality mixed income housing & resident service.



**Results.** Today more than 2,000 people awake in bedrooms we helped develop.



**Future.** Philip Searles is continuing and expanding the missions for community development and transformation.

Searles Foundation 2017-2020 development below and on the next page



### **McEachern Senior Village Phase 1**

Powder Springs, GA. This photo is from July 2020. The Searles Foundation team found the land, arranged entitlements, arranged the financing and JV partner, coordinated planning, oversaw construction in a COVID-19 complicated environment. Occupancy started in September 2020.

### **Stonepointe**

City of Stonecrest, GA. This photo is from August 2020.

Dominium Construction and Architecture Services on behalf of the Dominion-Searles Joint Venture retained McShane Construction to build this 238-unit senior apartment community.







# LEGAL PERSPECTIVES

Developing Affordable Housing and Community Facilities in  
Partnerships with Faith Communities



# CREATING THE FRAMEWORK

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- MDA or MOU
- What are the parties expecting of each other?
- What resources/benefits/examples are the parties bringing?
- What are the economic expectations?

# UNDERSTANDING CHURCH RULES

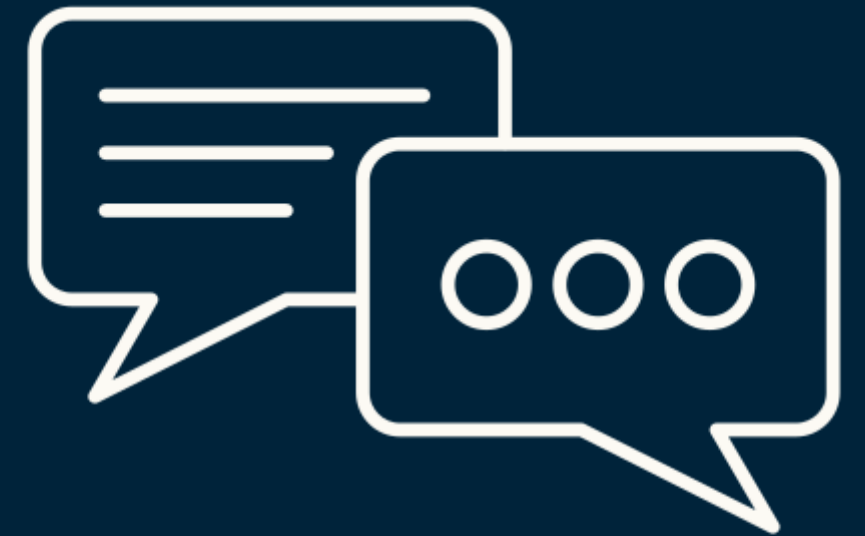
## Timing



## Approvals



## Communication Structures



# FINANCING/DEAL STRUCTURE QUESTIONS AND ISSUES

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- Sale or Ground Lease
- Co-Developer
- Co-Owner
- Management
- Exit Strategy/Unwinding





# Development Team Structure



Roles:

- A. Master Planning
- B. Mixed Income / Mixed Use Development
  - Condo Lofts
  - Retail
  - Hospitality / Executive Apartments
  - Office / Studio

Roles:

- o Central CDC:
  - Economic Development
  - Community Engagement
  - Federal & State Funding/Grants
    - CCDBG, HUD, ETC.
- o Push Push Theater
  - Artists & youth programing
  - Green Space Activation

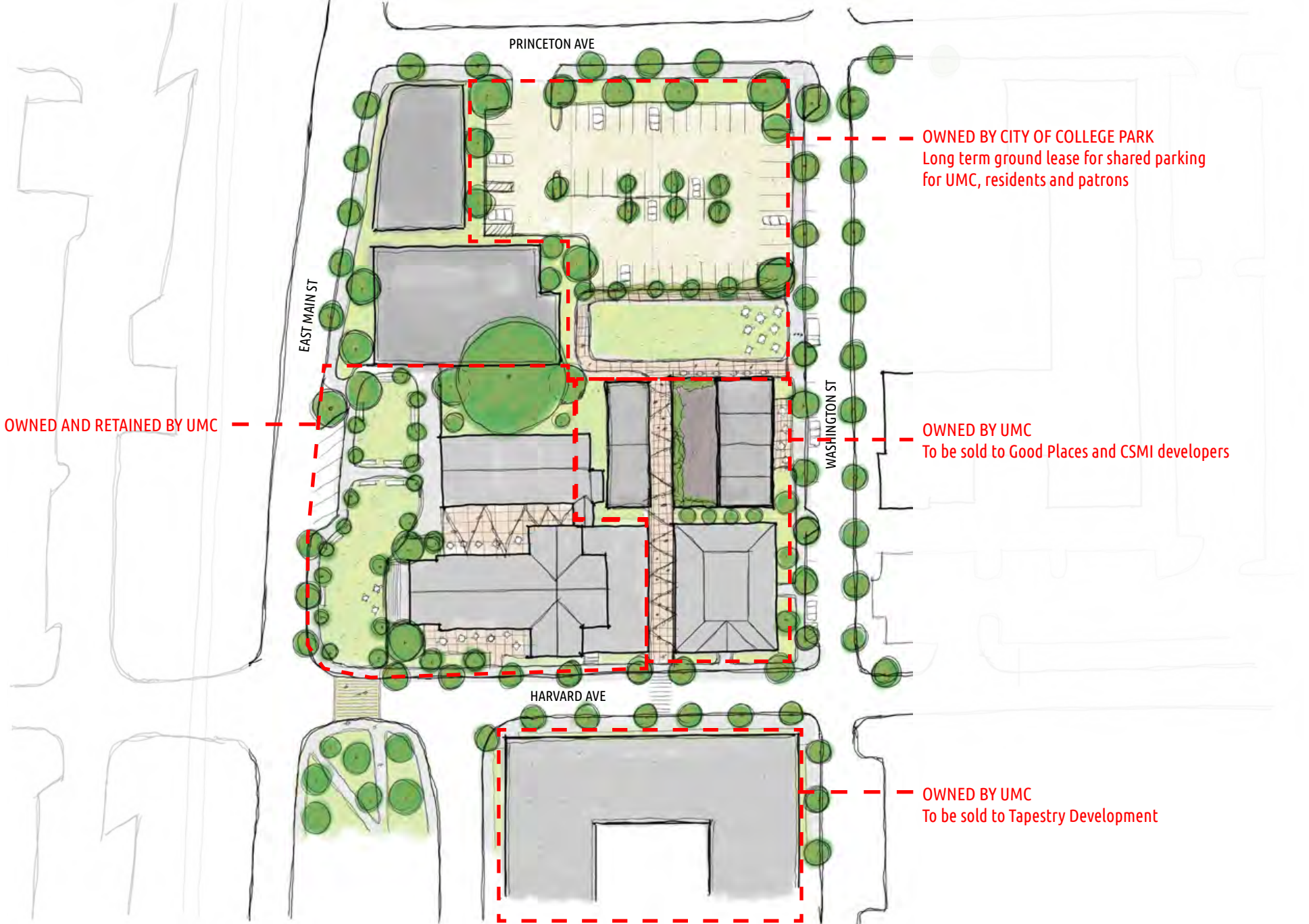
Roles:

- A. Affordable Housing

# REPOSITIONING COLLEGE PARK FIRST UMC: A DEMONSTRATION PROJECT FOR THE UMC CONFERENCE

CREATING A NEW MISSION-ALIGNED PARTNERSHIP  
DEVELOPMENT MODEL FOR SUSTAINABLE IMPACT

# PROPOSED REPOSITIONING PLAN



# FUTURE CAMPUS PLAN



# HOUSING AND RETAIL STRATEGY



# THE DIAMOND: AFFORDABLE HOUSING MULTI-FAMILY (LIHTC) (ON EX-MARTA LOT)

61 TOTAL AFFORDABLE RENTAL UNITS:

1 THREE-BEDROOM PARSONAGE WHICH  
WILL BE PROVIDED FREE  
TO CPUMC/CONFERENCE

34 TWO BEDROOM UNITS

26 ONE BEDROOM UNITS



# TARGET HOUSEHOLD INCOME RANGE: \$28K TO \$56K MAX



22 UNITS FOR SINGLES EARNING MAX \$28,000 OR FAMILIES OF 4 EARNING MAX \$40,000

28 UNITS FOR SINGLES EARNING MAX \$34,000 OR FAMILIES OF 4 EARNING MAX \$48,000

10 UNITS FOR SINGLES EARNING MAX \$39,000 OR FAMILIES OF 4 EARNING MAX \$56,000

# TOTAL DEVELOPMENT BUDGET: APPROX. \$15 MILLION

FUNDED PRIMARILY BY STATE  
AND FEDERAL 9% LOW INCOME  
HOUSING TAX CREDITS

3 STORIES OVER PODIUM AND  
48 PARKING AT GRADE

3,000 SQFT OF COMMERCIAL  
STOREFRONT





# ANTHOLOGY LOFTS: MIXED-INCOME ARTIST CONDOS (ON OLD PARSONAGE LOT)

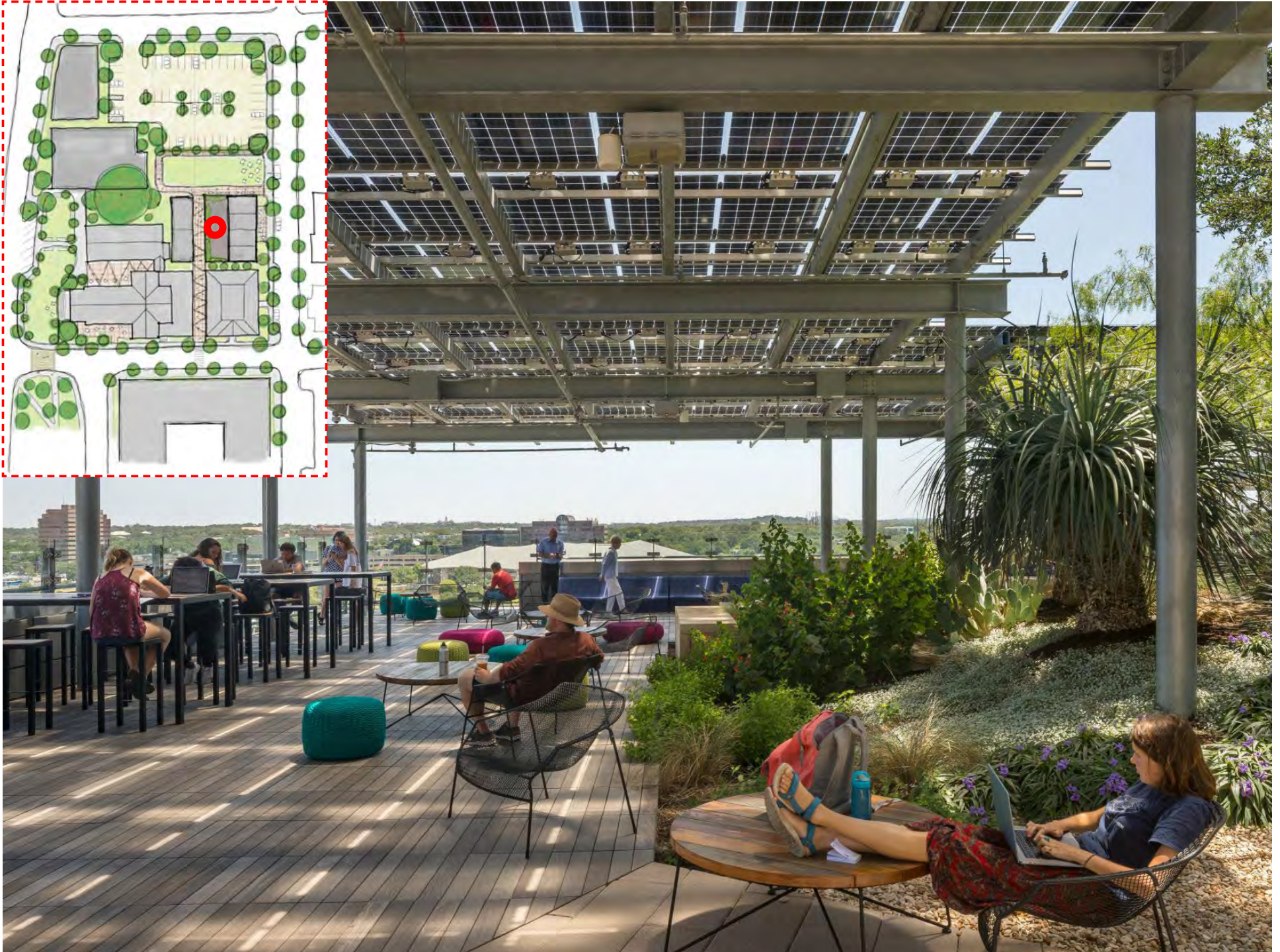
STACKED TOWNHOMES AND SHOPHOUSES:  
16-18 CONDOS FOR SALE (ONE & TWO BEDROOM UNITS)

4-6 CONDOS WILL BE PRE-SOLD AT AN AFFORDABLE PRICE TO PUSH PUSH ARTS AS A CO-OPERATIVE TO PRESERVE AFFORDABILITY FOR ARTISTS AND CONTROL ON-SITE COMMUNITY PROGRAMMING FOR CAMPUS

INCLUDES 2-4 SHOPHOUSE UNITS AT STREET LEVEL FOR ARTISTS/ SMALL BUSINESS OWNER WHO WANTS TO LIVE AND OPERATE RETAIL

ESTIMATED TOTAL COST: (EX PARKING): \$2.5M+





Anthology College Park



Anthology College Park

# ANTHOLOGY HOUSE: MIXED INCOME SHORT AND LONG TERM RENTAL (OLD EDUCATION BUILDING REHAB)

## GROUND FLOOR:

UP TO 3,000 SF OF NEW RETAIL INCL. GALLERY AND SHARED OFFICE

2 GROUND FLOOR ACCESSIBLE RESIDENTIAL UNITS

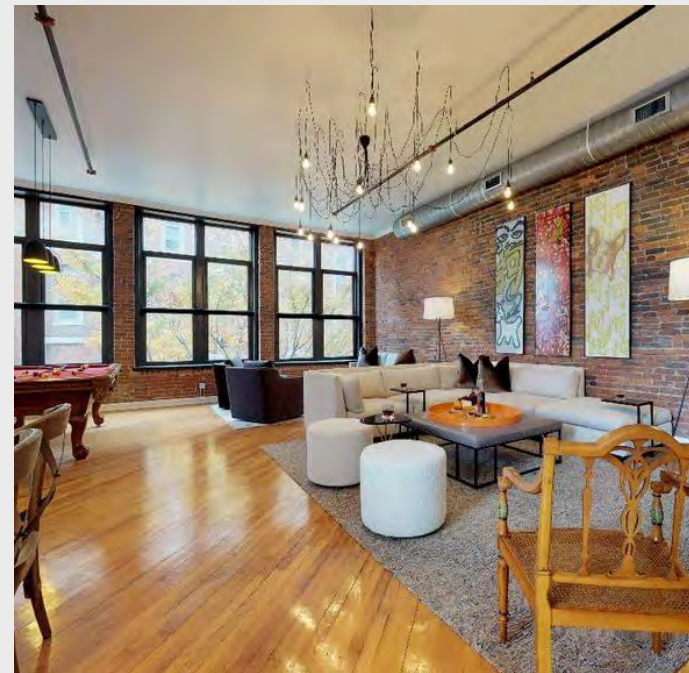
## UPPER FLOORS:

UP TO 14 RENTAL LIVE/WORK ARTIST STUDIOS

MIX OF UNFINISHED TO FULLY FURNISHED EXECUTIVE LOFTS

MIX OF AFFORDABLE + MARKET RATE APARTMENTS

ESTIMATED TOTAL COST (EX PARKING): \$2M + INCL. UP TO \$1M IN FEDERAL & STATE HISTORIC TAX CREDITS





PRINCETON AVE

EAST MAIN ST

WASHINGTON ST

HARVARD AVE

**Cafe**

- Retail fronts park, alley and Washington St
- Lobby as a public living room

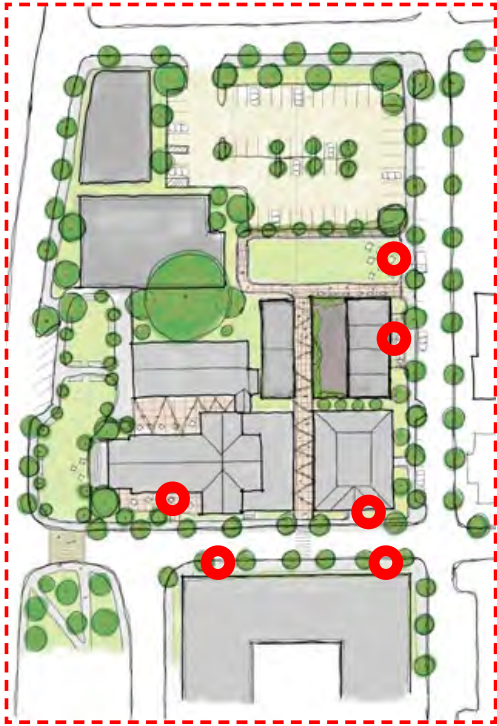
**Art Store and Gallery**

- Retail fronts Harvard Ave
- Complimentary to artist programming

**To be determined retail**

- Retail fronts Harvard Ave
- Potential for coffee shop, cafe, grab+go

Potential Retail Locations



Anthology College Park

# COMMUNITY OUTREACH + GREENSPACE STRATEGY









## COMMUNITY DEVELOPMENT AND OUTREACH: LONG TERM PARTNERSHIP OPPORTUNITIES WITH FIRST UMC

**PROJECTS AND LOCATIONS FOR NONPROFIT  
DEDICATED TO ADVANCING LOW-INCOME FEMALE FOOD  
ENTREPRENEURS**

May 1, 2019 / by Sarah Henry /



### SHARED KITCHEN FACILITIES AND HOSPITALITY:

- SMALL BUSINESS INCUBATOR FOR LOCAL CATERERS
- JOB TRAINING OPPORTUNITIES FOR UNEMPLOYED
- FOOD BANK DISTRIBUTION FOR LOW INCOME FAMILIES
- NUTRITION EDUCATION AND COOKING CLASSES FOR LOCAL FAMILIES OF ALL INCOMES



# LONG TERM PARTNERSHIP OPPORTUNITIES WITH COLLEGE PARK FIRST UMC

## ARTS AND CULTURAL PROGRAMMING

- 24/7 USE OF SANCTUARY AND MULTIPURPOSE SPACES FOR PERFORMANCES INCL SENIOR AND YOUTH PROGRAMMING FOR CHURCH MEMBERS AND RESIDENTS
- HEALTH AND WELLBEING PROGRAMS INCLUDING YOGA, ART THERAPY AND LOCAL ART EXHIBITIONS
- COMMUNITY/ NEIGHBORHOOD MEETINGS AND TOWN HALL GATHERINGS
- AFTERSCHOOL TUITION AND ARTS/ MUSIC CLASSES FOR FAMILIES OF ALL INCOMES



PLANNING GRANT ALREADY PROVIDED BY LOCAL INITIATIVES SUPPORT CORPORATION (LISC) AND ESPN

UP TO \$75K FUNDING FOR BUILD OUT AVAILABLE THROUGH LISC AND ATLANTA UNITED FOUNDATION

OUTDOOR WEEKLY ARTS, SPORTS AND RECREATIONAL PROGRAMMING FOR:

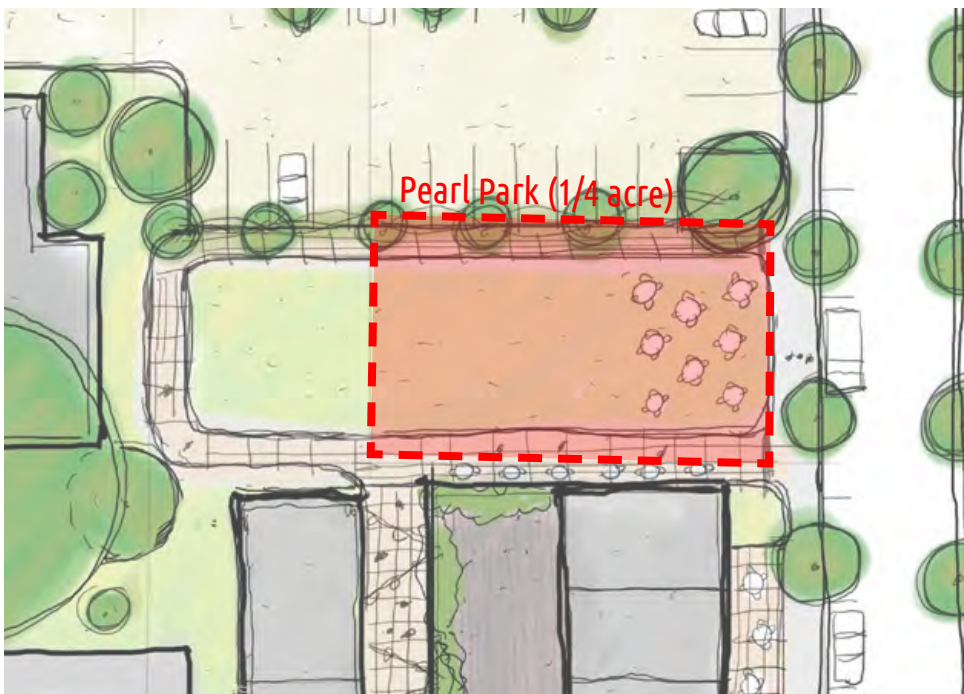
- CHURCH MEMBERS, RESIDENTS AND LOCAL NEIGHBORHOOD COMMUNITY
- INTERNATIONAL VISITORS STAYING AT SURROUNDING HOTELS/AIRPORT

# INFINITE GAMES ART PARK





Anthology College Park



Anthology College Park



Anthology College Park



Anthology College Park

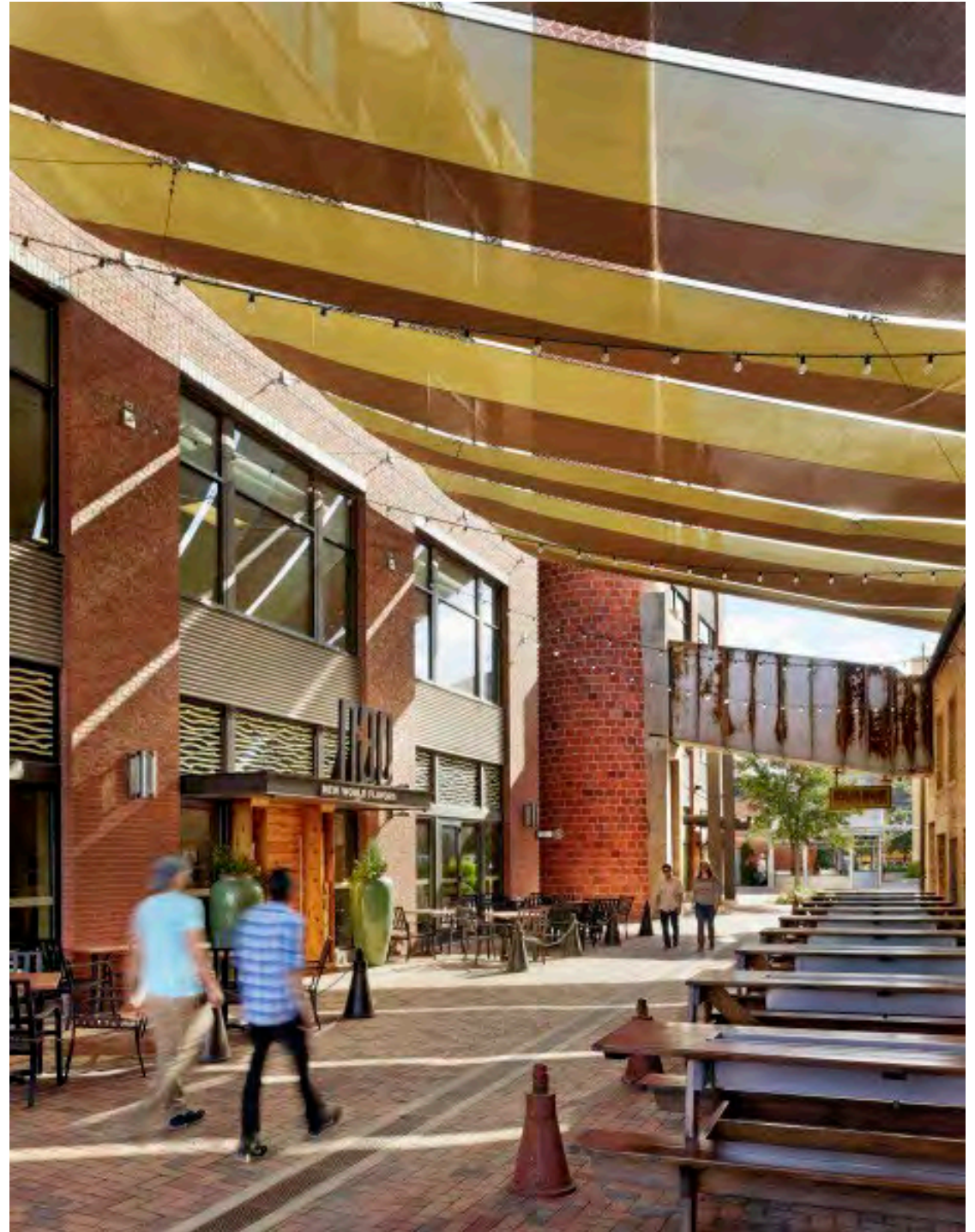


**Outdoor Event Space**  
 - Lawn and experience for events and public programming

**Beautified Crosswalk**  
 - Connects UMC linear park to MARTA green space

**Anthology Walk**  
 - Art-alley connecting park to MARTA  
 - Opportunities for public events, art programming





Anthology College Park



Anthology College Park



**Shared Parking**  
 - Parking for UMC, residents and patrons

**Anthology Lofts**  
 - Stacked townhomes  
 - Up to 18 units  
 - Up to shophouse units at street level

**Anthology House**  
 - Mix of live/work rental and executive apartments  
 - Up to 14 units  
 - Includes street level retail

**Affordable Housing**  
 - 61 units of long term affordable housing  
 - Mix of street level retail and housing

Artist and Community Outreach Spaces

UMC Sanctuary, Fellowship Hall and Shared Kitchen



**Overflow Parking and Greenspace**  
 - Potential for City-owned lots on north side of Princeton to provide additional parking and greenspace for events

**Parking (50-60 spaces)**  
 - Serves UMC, residents and patrons  
 - Spaces can be used for food trucks and market stands for events

**Infinite Games Art Park**  
 - 1/4 acre city park  
 - Lawn for public programming  
 - Seating for coffee/retail and food trucks  
 - Sculpture art, art events, childrens programming  
 - Spin classes, yoga

**Anthology Walk**  
 - Art-alley connecting park to MARTA  
 - Opportunities for public events, art programming

**Outdoor Event Space**  
 - Lawn and experience for events and public programming

**Beautified Crosswalk**  
 - Connects UMC linear park to MARTA green space