

Strategies for Neighborhood Recovery: High Point, Joyland and Chosewood Park, Atlanta



December
2009

A Report Presented to the
City of Atlanta
and our Community Partners in
Southeast Atlanta

Final Report on Comprehensive Neighborhood Housing Assessments for Chosewood Park and Joyland/High Point Pursuant to the Atlanta Renewal Community Integrated Strategic Plan Priority 5.3, Pryor Road Corridor and Redevelopment of Southside Neighborhoods.

Submitted to the City of Atlanta, Department of Planning and Community Development

ACoRA -- The Atlanta Renewal Community Coordinating Responsible Authority, Inc. (ACoRA)

ACoRA was designated by the City of Atlanta as the non-profit corporation charged with facilitating the use of special federal business tax incentives and guiding the investment of more than \$53 million in Title XX funds remaining from the City's former 1994 Empowerment Zone (EZ) designation. ACoRA's seven-member board of directors retained Enterprise Community Partners as its management entity in February 2005.

The investment of the Title XX funds was guided by the Integrated Strategic Plan (ISP) whose specific goals were to work with Atlanta's most economically distressed and underserved neighborhoods so they could, "grow and become places where residents and business owners can live and flourish."

ACoRA offered services at no cost, encouraging community-based organizations to apply for the Title XX funds available for investments. It also facilitated business owners, developers and investors to use special tax incentives and funding opportunities for businesses.

On September 30, 2009, ACoRA ceased operations and all remaining responsibilities for the disbursement of remaining Title XX funds were turned over to the City of Atlanta.

Executive Summary

Response to ACoRA

This report is the work product of a Fall 2009 semester graduate studio course sponsored by the Georgia Institute of Technology's School of City and Regional Planning. The Atlanta Renewal Communities, Inc. (ACoRA) issued a Request For Proposals (RFP) in February 2009 to which Dr. Etienne responded with a Technical Proposal that proposed a scope of work that included:

- An assessment of housing conditions in the High Point, Joyland, and Chosewood Park neighborhoods;
- Detailed demographic profiles for each neighborhood;
- An inventory of neighborhood institutions and businesses;
- The gathering of community input through organized meetings.

Following this neighborhood analysis, we provide recommendations for the issues we identified, with a particular emphasis on potential opportunities for federal stimulus funding.

Community Development Strategy Rationale

Our strategy for this project aimed to identify neighborhood assets, issues, and potential linkages between them. To meet this objective, we took a broad approach. First, we conducted research and analyzed demographics, crime statistics, businesses, and other neighborhood features. In addition, we designed and conducted a parcel-by-parcel survey of housing and street conditions in each neighborhood. This analysis highlighted physical assets and issues in the neighborhood; however, resident input provided essential information on social issues and neighborhood perceptions missed in the physical survey of the neighborhood.

The recommendations included in this report do not attempt to address all of the issues raised in neighborhood assessments and by community residents. Instead, they build on existing assets and link some of the neighborhoods' most pressing issues with available funding opportunities. The recommendations in this report reflect a belief that community development is about striking a balance between the development of both physical and social assets in neighborhoods.

ARRA Funding Opportunities

The American Recovery and Reinvestment Act of 2009 (ARRA) offers potential funding sources for community development. However, many of the opportunities in the legislation are without precedent. In order to identify all possible funding opportunities, we conducted a survey of the bill itself. While many government offices provide information on current funding opportunities, this survey identifies funds allocated through the bill that have not yet been released, as well as those which are currently available. While recommendations highlight applicable funds for these neighborhoods, a full report of ARRA findings can be found in Appendices II and III.

Community Overview

This study encompasses three neighborhoods in the Pryor/Jonesboro Road Corridor of Southeast Atlanta - High Point, Joyland, and Chosewood Park.

Residents of the High Point and Joyland neighborhoods are predominantly non-white, working age, and have a median household income of \$26,291. The housing survey found the neighborhood housing stock to be in good condition overall. Residents identified the location of the neighborhood and its proximity to downtown Atlanta and other key attractions as significant assets during community visioning. We learned that gathering spaces such as the nearby Columbia Senior Center, and a sense of community cohesion were seen as significant assets. Important issues for both High Point and Joyland neighborhoods is the vacant land dividing the two neighborhoods, a lack of neighborhood retail and viable transportation for residents who lack access to cars.

The Chosewood Park neighborhood is located near two notable landmarks--a now closed General Motors Production Facility and the Federal Penitentiary. Demographically, the neighborhood is 27 percent white and 73 percent non-white. Like High Point and Joyland, Chosewood Park's residents are mostly working age; however, the median household income is slightly lower than High Point/Joyland at \$18,293. The housing survey found the neighborhood housing stock to be in good condition overall. Residents identified redevelopment sites and greenspace as major assets for the neighborhood. Crime arose as a significant issue in certain areas of the neighborhood, along with the desire to see the redevelopment of vacant properties and industrial sites.

Report Design

The Studio conducted a Housing Survey to gather data on housing and street conditions for use in mapping and analysis. In addition to demographic data, this provided information about the neighborhoods' assets and issues. Four community visioning events provided the opportunity to engage residents in identifying assets and issues. There were two events hosted in each neighborhood. The first event catered to a small group discussion that identified assets and issues, while the second event was larger and open to all members of the neighborhood intended to build on the existing lists of assets and issues and find linkages between them.

We then cross-referenced a list of identified funding ARRA-based funding opportunities against the results of the housing survey, neighborhood analysis, and results of the community visioning events. The result is a set of recommendations for each neighborhood that includes a discussion of programs, funding sources and links for further information.

Report Structure

This report is divided into two major sections that . Each section is dedicated to High Point/Joyland and Chosewoodsection contains One includes the analysis and recommendations for the High Point and Joyland neighborhoods, and the other includes analysis and recommendations for the Chosewood Park neighborhood. Though High Point and Joyland share a border, they represent two

American Recovery and Reinvestment Act (ARRA)

The American Recovery and Reinvestment Act of 2009 is an economic stimulus package worth \$787 billion, which was enacted by the 111th United States Congress on February, 13, 2009 and was signed into law on February 17 by President Obama.

The measures outlined in ARRA are intended to provide a stimulus to the U.S. economy in the wake of the economic downturn. The three immediate stated goals of the Recovery Act are to:

- Create new jobs as well as save existing ones
- Spur economic activity and invest in long-term economic growth
- Foster unprecedented levels of accountability and transparency in government spending

The Recovery Act intends to achieve those goals through federal tax cuts and benefits for millions of working families and businesses, expansion of unemployment benefits and other social welfare provisions, and domestic spending in education, health care, community reinvestment and infrastructure, including the energy sector.

While many of Recovery Act projects are focused more immediately on jumpstarting the economy, others, especially those involving infrastructure improvements, are expected to contribute to economic growth for many years.

Source: www.recovery.gov

distinctly different neighborhoods with unique issues and concerns. Because the ACoRa RFP combined the two neighborhoods, the studio's recommendations apply to both neighborhoods and they are combined in this report.

Each section includes a neighborhood analysis. This includes the neighborhood history, demographics, crime analysis, and housing inventory results followed by a description of community outreach and visioning sessions. Recommendations to address key issues follow the neighborhood analysis.

Recommendations

For High Point and Joyland, recommendations included potential ARRA funding for the development of retail, transportation services, senior employment, and rehabilitation of housing. We did not limit recommendations to ARRA funding, however. The recommendations also outline the process for the development of a community development corporation (CDC).

Our recommendations for Chosewood Park focus on the acquisition of ARRA funding to facilitate the purchase of the Union Hall as a Community Center as well as opportunities for the rehabilitation of housing. As is the case for High Point and Joyland, the Studio team's recommendations also offered non-ARRA funding opportunities, including strengthening neighborhood communication to improve access to social services and the potential development of community gardens.

The recommendations offered here are by no means exhaustive; they attempt to address some of the most pressing issues identified by residents as well as opportunities that appear most financially and logistically feasible. This report can serve as a resource for members of the neighborhood, the City of Atlanta, and other interested community members and organizations.

City and Regional Planning Studio Courses

“...the practical problem for planning education is to give content to the normally vague idea of generalist education as well as to provide specialist know-how and skill to students without turning them into “tools of technique...”¹

The curricula of many programs leading to a masters degree in city/urban/regional planning in the United States include practicum courses that require students to work on a collaborative project under the supervision of a planning faculty member.

In many cases, these courses involve performing work for external clients with actual needs. The final products of these courses can often be reports or data analysis projects that would have been otherwise unavailable to the client. Through the process, students gain valuable experience in their chosen field, while program faculty benefit from the opportunity to link applied research and teaching.

Georgia Tech’s School of City and Regional Planning has a strong tradition of sponsoring such courses and providing valuable technical assistance to various communities, clients and organizations in the state of Georgia and beyond.

¹ Perloff, Harvey S. with Frank Klett. “The Evolution of Planning Education,” In. Planning in America: Learning from Turbulence. Washington, DC: American Institute of Planners.

Preface

In February 2009, the Atlanta Renewal Communities CORA, Inc., also known as “ACoRA,” issued an RFP for a comprehensive assessment and study of three southside Atlanta neighborhoods for the investment of Social Service Block Grant Title XX Funds. In March 2009, Dr. Harley Etienne, a member of Georgia Tech’s City and Regional Planning faculty submitted a Technical Proposal to complete the project and was awarded a contract to do so in May 2009.

With ACoRA’s approval, this project was completed within the context of a Georgia Tech City and Regional Planning Applied Studio course (see description at left). The work product represented here is the combined effort of Dr. Harley F. Etienne, Ph.D. Student Yun Sang Lee and students enrolled in Dr. Etienne’s Fall 2009 Applied Planning Studio. The students participating in this studio were:

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Prof. Jennifer Clark, School of Public Policy

On the Cover: View Atlanta skyline at night from Climax Street, Chosewood Park, Atlanta. Photo Credit, Travis Grubb.

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& Lakita Cordova-Brooks, Office of Sponsored Programs



Georgia Tech's

College of Architecture (COA) & School of City and Regional Planning (SCaRP)

Connecting science, technology and the arts, the College of Architecture has a long and distinguished tradition at Georgia Tech. The extraordinary legacy of its one-hundred year history is evident around the globe—from the invention of the atrium hotel by alumnus John C. Portman to the design for the World Trade Center Memorial in New York by alumnus Michael Arad. The College produces leading edge research in the designed and built environment, championing advancements in assistive technology, accessibility, digital media, music technology, green design, smart growth, intelligent materials, integrated project delivery, and digital fabrication, to name a few. More at www.coa.gatech.edu.

The Georgia Tech School of City and Regional Planning is committed to the creation of sustainable cities and regions. Led by some of the nation's most recognizable experts in urban development, its students were the visionaries behind transformative projects such as Atlantic Station and the Atlanta Beltline. Set within the College of Architecture and one of the nation's premiere technological institutions, the School is affiliated with two interdisciplinary research centers—the Center for Geographic Information Systems and the Center for Quality Growth and Regional Development.

Read more at:
www.coa.gatech.edu/crp

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List of Acronyms

ACoRA	The Atlanta Renewal Community Coordinating Responsible Authority, Inc.
ADA	Atlanta Development Authority
AHA	Atlanta Housing Authority
AHAND	Atlanta Housing Association of Neighborhood-Based Developers
AMO	Annual Measurable Objective
ARC	America's Recovery Capital
ARRA	American Recovery and Reinvestment Act
CBA	Community Benefits Agreement
CDC	Community Development Corporation
CDE	Community Development Entities
CDFI	Community Development Financial Institutions Fund
CJCC	Community Justice
COA	City of Atlanta
CRCT	Criterion-Referenced Competency Test
CSO	Combined Sewer Overflow
CWSRF	Clean Water State Revolving Fund
DCA	Department of Community Affairs
DOC	U.S. Department of Commerce
DOE	U.S. Department of Energy
DOEd	U.S. Department of Education
DOJ	U.S. Department of Justice
DOL	U.S. Department of Labor
DOTr	U.S. Department of the Treasury
EPA	U.S. Environmental Protection Agency
EPD	Georgia Department of Environmental Protection
GEFA	Georgia Environmental Facilities Authority
GIS	Geographic Information Science/Software
GMEN	Georgia Micro-Enterprise Network
HHS	U.S. Department of Health and Human Services
HUD	U.S. Department of Housing and Urban Development
IRS	Internal Revenue Service
LEED	Leadership in Energy and Environmental Design
LIHEAP	Low-Income Home Energy Assistance Program
MSA	Metropolitan Statistical Area
NGO	Non-Governmental Organization
NMTC	New Markets Tax Credit
NSP2	Neighborhood Stabilization Program II
ODAP	Opportunity Downpayment Assistance Program
SAFE	Safe Atlanta for Everyone
SAND	South Atlantans for Neighborhood Development
SBA	Small Business Administration
SCSEP	Senior Community Service Employment Program
SSO	Sanitary Sewer Overflow
TAD	Tax Allocation District
UAW	United Auto Workers

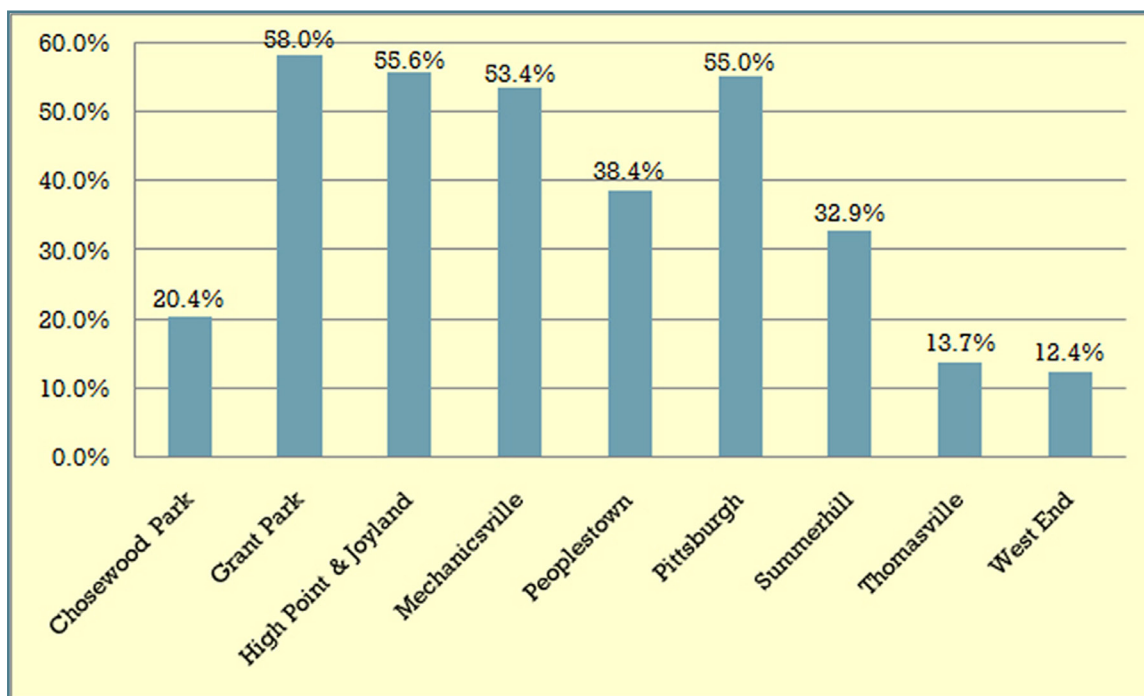
Part I. High Point and Joyland Community Analysis

Demographics

Population

From 2000 to 2009, the census tract containing the High Point and Joyland neighborhoods has seen a steady increase in population. Over the nine-year period, the area's population has increased by 56 percent for a total of 6,056 residents (7.15 people per square mile). Compared to its surrounding neighborhoods, the High Point/Joyland neighborhoods are close to the average for population change in the larger southeast Atlanta area. Figure 1 shows the percent change in population from 2000 to 2009 for various southeast Atlanta neighborhoods. The median percentage change in population for this area is 38 percent.

Figure 1: Population Change in Selected Atlanta Neighborhoods, 2000-2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data,

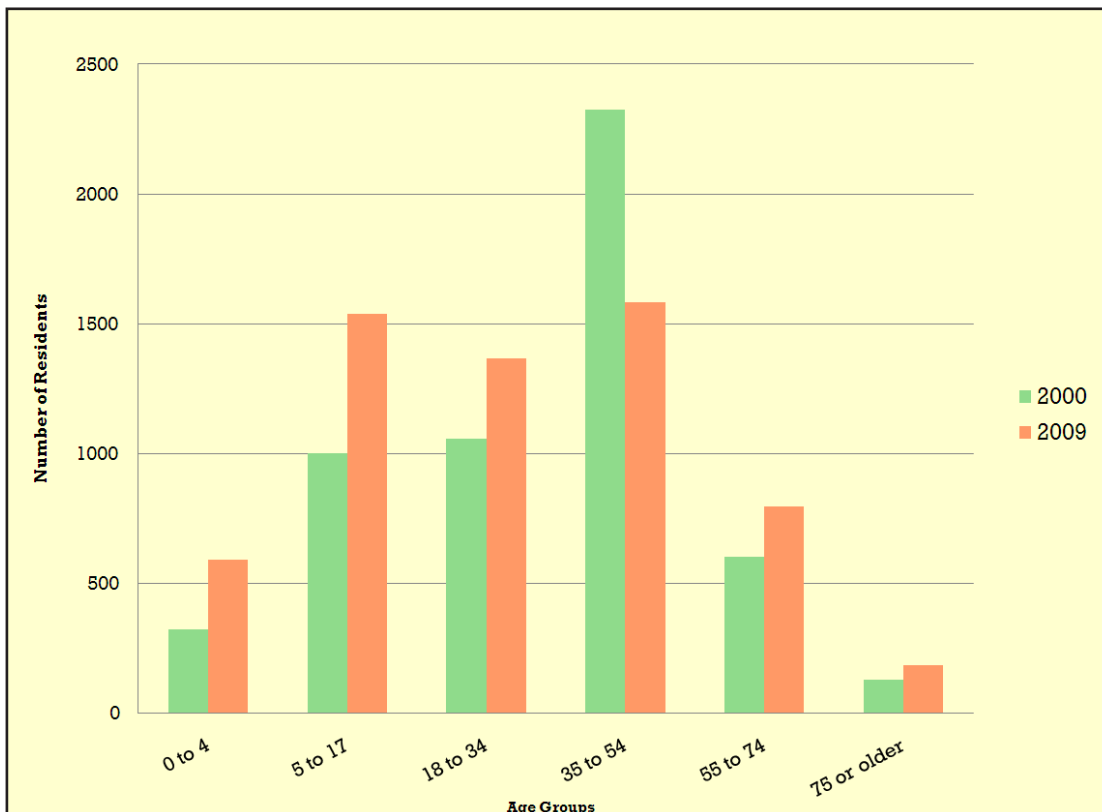
Race

A closer look at the characteristics of High Point/Joyland residents reveals little diversity in the population. Over the years, these two neighborhoods have predominantly been non-White. Between the years 2000 and 2009, the racial composition changed by 0.9 percent; resulting in 9 percent of the population being white and 91 percent being non-White.

Age

Currently, about 26 percent of the population ranges in age from 35 to 54 years old. It appears that these adults, as well as younger adults, help make up the 1,285 families residing in High Point/Joyland, with another 35.1 percent of the population being children under the age of 17 years. Figure 2 shows the total distribution of ages in 2000 and 2009. Approximately 57 percent of the population is of working age (18 to 64 years old).

Figure 2: Age Distribution for High Point/Joyland Neighborhoods: 2000, 2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_submenuId=&_lang=en&_ts=, (table name P12. Sex by Age; accessed September 1, 2009); Claritas, Inc., 2009 Population Estimates, <http://www.policymap.com/map>, (data layer name Demographics; variable name Age; accessed October 15, 2009).

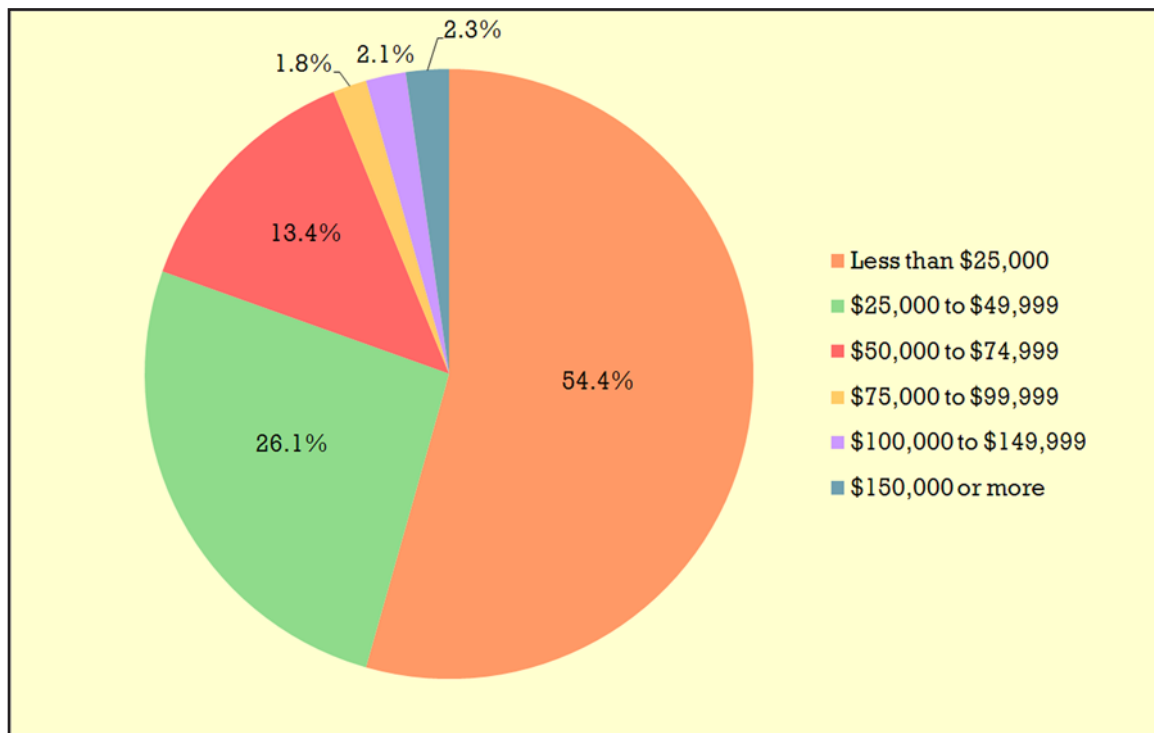
Employment

Historically, High Point and Joyland's residents have worked in a variety of industries. According to the United States Census, in 2000, the majority (17 percent) of the residents worked as in management with another 10 percent worked in educational, health, and social service industries. In 2009, though, 5.2 percent work in educational, health, and social service industries, 4.6 percent work in retail, and 4.4 percent work in transportation and warehousing.

Households

From 2000 to 2009, the average household size in High Point/Joyland grew 6 percent to a total of 3.2 people. Accompanying the increase in household size is an increase in household income. Figure 3 shows the distribution of household income. While per capita income is \$11,615, the median household income is \$26,291 (a 21 percent increase since 2000).

Figure 3: Household Incomes for High Point/Joyland Neighborhoods: 2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_submenuId=&_lang=en&_ts=, (table name P12. Sex by Age; accessed September 1, 2009); Claritas, Inc., 2009 Population Estimates, <http://www.policymap.com/map>, (data layer name Demographics; variable name Age; accessed October 15, 2009).

Education & Local Schools

Data collected on local schools shows that student enrollment at schools servicing High Point/Joyland is predominantly non-white and at the elementary and middle schools have high percentages of students eligible for free/reduced meals. An average of 93.3 percent of all students qualified for such meals, compared to an average of 49 percent eligible in the rest of the state. For the local high school, the percentage of students eligible for free or reduced lunch is significantly less 82.8 percent. (See Table 1 for more detail.)

Each year, Georgia law requires students to take the Criterion-Referenced Competency Test (CRCT) in order to assess “a sample of the knowledge and skills that educators agree comprise a complete curriculum for each grade level.” Each school and each student group with at least 40 members, must meet or exceed the State’s Annual Measurable Objective (AMO) of 59.5 percent in Mathematics and 73.3 percent in Reading/English Language Arts. In 2008, Atlanta Public Schools had an average of 72.9 percent of students meeting or exceeding the standards set for math and 88.4 percent meeting or exceeding the vocational standards. All of the schools servicing High Point/Joyland met or exceeded the required AMO percentages. Parks Middle School had the highest passing rates with 90.7 percent meeting or exceeding the standard for math and 95 percent for Reading/English Language Arts. The lowest passing rate is at Price Middle School, which had 59.6 percent meet or exceed the standard set for Math and 81.4 percent for vocational studies.

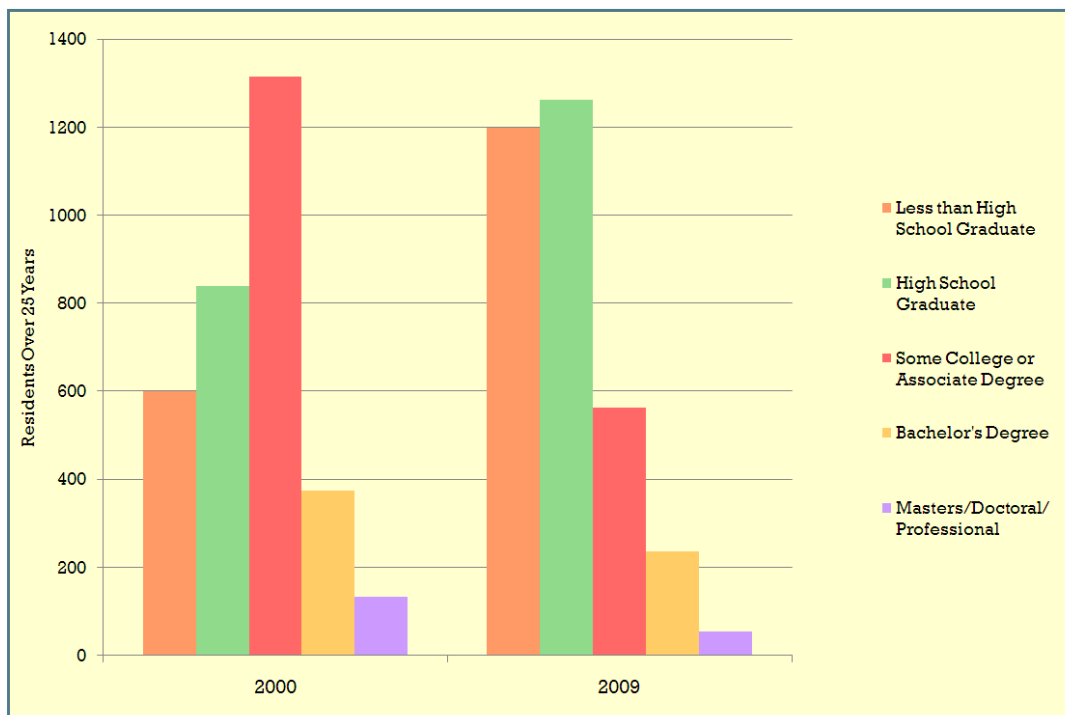
In 2000, 46.8 percent of the population attended some college or held an associate’s, bachelor’s, or post-graduate degree. As Figure 4 shows, only 14.1 percent of this population achieved similar levels of educational attainment in 2009. While the trend demonstrated by the table is discouraging, there have been notable successes in the schools that service these neighborhoods. For example, in 2009 the Early College at Carver experienced a 100 percent graduation rate in its first graduating class.

Table 1 : Demographics and Income Profiles for High Point/Joyland Area Schools, 2009

School	Percent Nonwhite	Eligibility for Free/Reduced Meals
Slater Elementary School	99.6%	94.0%
Parks Middle School	99.2%	91.0%
Price Middle School	99.2%	95.0%
New Schools at Carver		
School of the Arts	99.3%	81.0%
School of Health Sciences and Research	98.7%	88.0%
School of Technology	98.0%	84.0%
Early College	100.0%	78.0%

Source: Georgia Department of Education, 2008-2009 Report Card, <http://www.doe.k12.ga.us/Reporting-FW.aspx?PageReq=211&PID=61&PTID=67&CTID=217&SchoolId=ALL&T=0&RID=102>, (accessed October 15, 2009).

Figure 4: Educational Attainment for Adults Over 25 Years
in High Point/Joyland Neighborhoods: 2000 and 2009



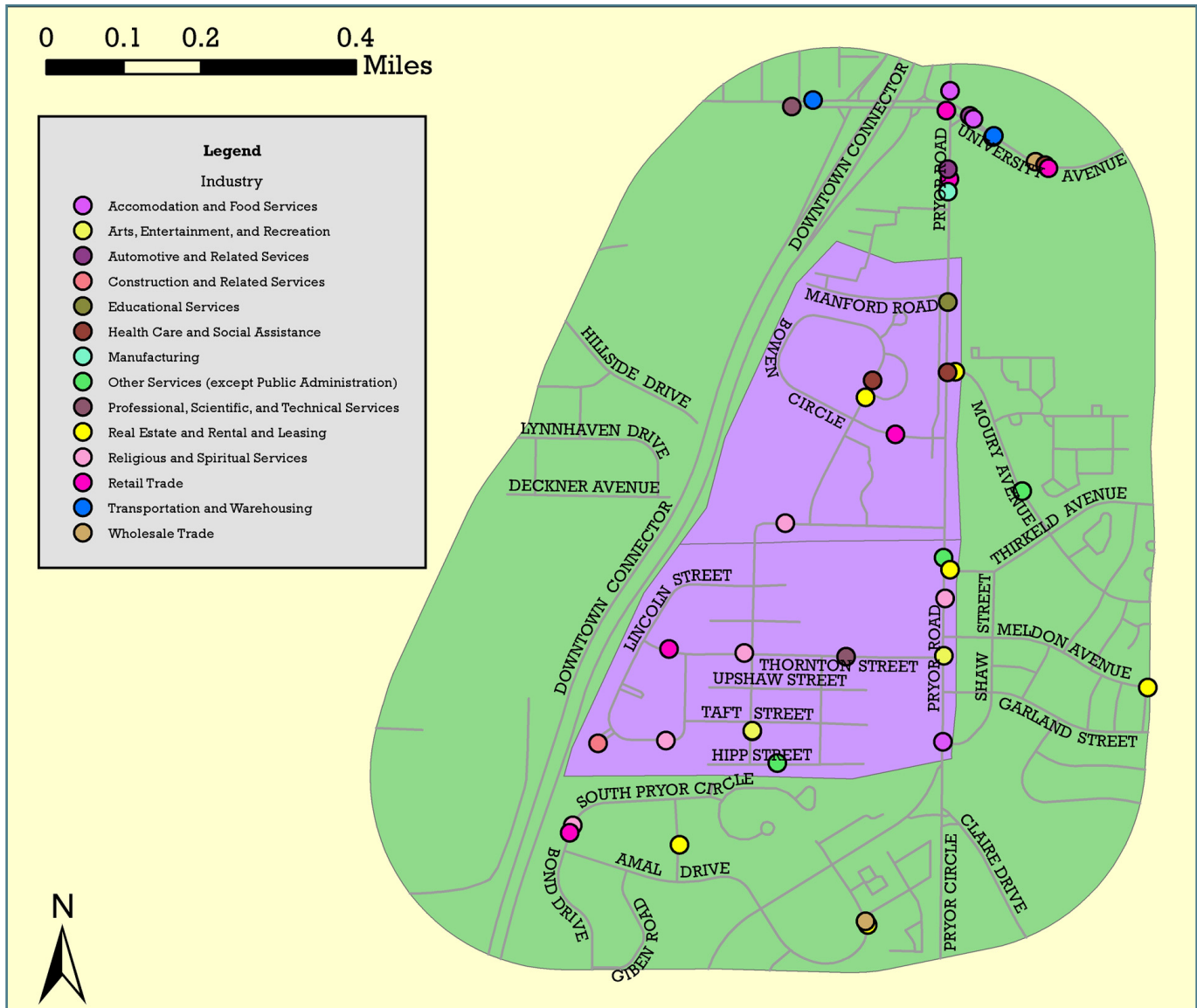
Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3) Sample Data,

Businesses

Successful neighborhoods require a healthy supply and mix of businesses within close proximity to provide jobs and basic services to residents. Our analysis reveals nine firms operating in High Point, 15 within Joyland, and another 27 establishments within a quarter-mile of both. Map 1 (next page) provides a map of these businesses. As the map shows, most of the businesses located outside of the neighborhoods' boundary are clustered around University Avenue. While there is a wide range of industries in the area, most of these businesses are small — roughly 63 percent employ less than four people each. Furthermore, a total of 80 percent of the businesses employ less than 20 people.

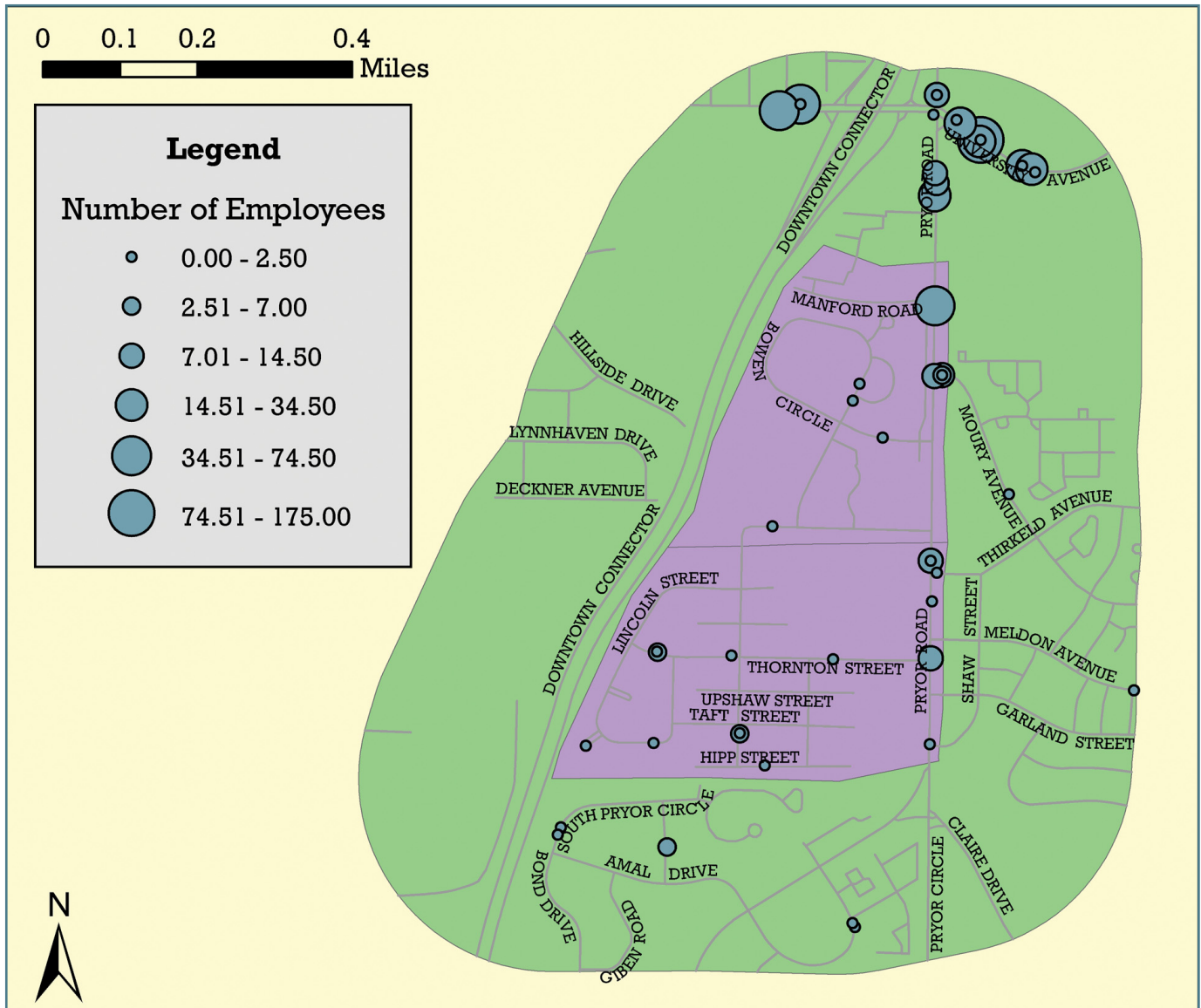
The real estate and rental and leasing industry has the most number (8) of businesses in the area. However, they bring in a small amount of revenue (\$500,000 to \$1 million). The largest company, Southern Freight, located in the Pittsburgh neighborhood, provides the highest number of jobs and brings in the most sales (\$20 - \$50 million). Map 3 shows the sales range for each industry. Of the businesses with sales information, 34.2% earn less than \$500,000. These businesses include restaurants, salons, cleaners, and convenience stores. The companies in Joyland's neighborhood boundary earn an average of less than \$500,000 while businesses in High Point earn an average of \$500,000 to \$1 million.

Map 1: Business Locations and Types, High Point/Joyland Neighborhood: 2009



Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b-659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Map 2: Business Locations by Number of Employees,
High Point/Joyland Neighborhood: 2009



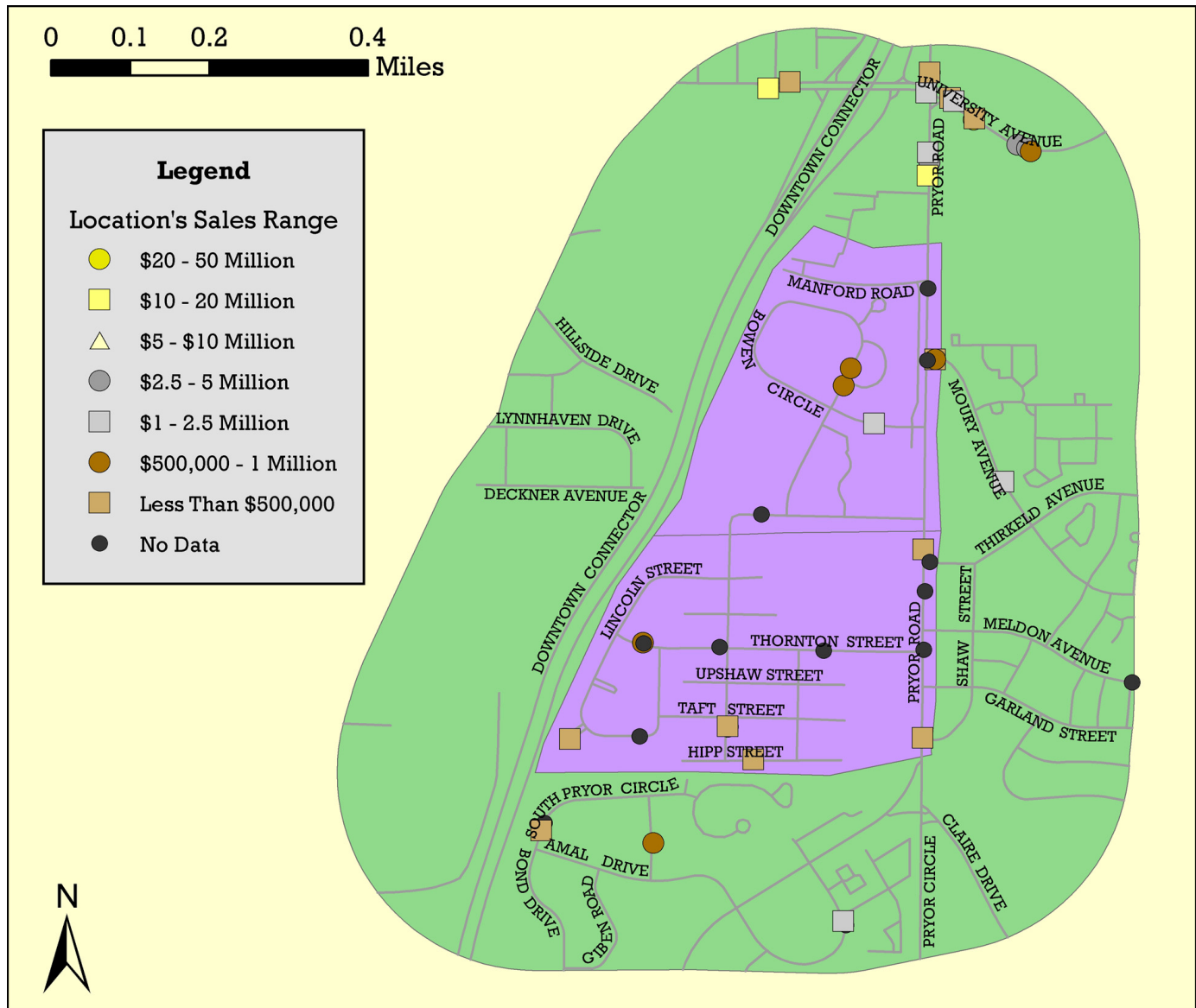
Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d-1b659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Table 2: High Point and Joyland Neighborhood Businesses by
Number of Employees and Industry Group: 2009

Industry	1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249
Accommodation and Food Services	2	0	1	1	0	0
Arts, Entertainment, and Recreation	1	1	1	0	0	0
Automotive and Related Services	1	0	1	0	0	0
Child Care Services	0	0	0	0	0	0
Construction and Related Services	1	0	0	0	0	0
Educational Services		0	0	0	1	0
Finance and Insurance	0	0	0	0	0	0
Government Services	0	0	0	0	0	0
Health Care and Social Assistance	1	0	1	1	0	0
Information Industry	0	0	0	0	0	0
Manufacturing		0	0	2	0	0
Other Services (except Public Administration)	4	0	0	0	1	0
Professional, Scientific, and Technical Services	1	0	1	0	1	0
Public Safety	0	0	0	0	0	0
Real Estate and Rental and Leasing	5	2	0	1	0	0
Religious and Spiritual Services	5	0	0	0	0	0
Retail Trade	6	0	1	0	0	0
Transportation and Warehousing	2	0	0	0	0	1
Utilities	0	0	0	0	0	0
Wholesale Trade	3	0	0	1	0	0

Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Map 3: Business Locations by Number of Employees,
High Point/Joyland Neighborhood: 2009



Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b-659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Housing Demand in High Point/Joyland

One important deliverable of this project is a projection of future demand for housing. Our analysis assumes that such a projection derive from three primary factors: 1) demand created by growth or decline in the number of households; 2) demand created by changes in the distribution of household incomes; and 3) demand created by a loss of existing housing structures. So, projections for each factor are simply estimates of how each will change in the coming years based on current figures. Our discussion of those projections and conclusions about future housing needs in Chosewood Park follow below.

Neighborhood Geography

To project future housing demand in the Joyland/High Point neighborhoods, we used U.S. Census Block Group 131210067007 which closely approximates the High Point and Joyland neighborhoods. It includes Amal Heights apartment complex, three single-family homes, 19 townhouse units, and five residential vacant parcels. We assume that demographic characteristics of residents living in the block group and High Point/Joyland are similar.

Housing Demand from Household Growth

Based on data available to us, we project that the combined neighborhood area will gain 228 households between 2000 and 2009 with an average annual gain was 25 households and annual growth rate was 5.3%. Between 2009 and 2014, the block group will gain 105 households with an annual growth rate is expected to be 3.2%. The remaining growth of 128 households will occur between 2009 and 2015.

Although the data on householder's age are only available in Census 2000, the age distribution of population is available both in 2000 and 2009. The most notable pattern is the decrease in the proportion of mature adults between 55 and 64 and young people between 15 and 24. Young people below age 45 still account for 65.3%. The share of mature adults between 45 and 64 increased up to 24.7% from 20.1% and that of seniors over 65 decreased to down to 10.1% from 13.7%. In absolute terms, 209 people between age 45-64 and 23 people over age 65 are added between 2000 and 2009. In the future, this area will primarily attract the mature adult population rather than seniors.

We estimate how much proportion of household growth will be owners and renters based on Census 2000 and 2008 homestead exemption filings. The ratio of owners to renters was 0.76 in 2000. Based on county parcel and homestead exemption data, this ratio was 1.50 in 2008. If we consider 148 units multi-family units as rental units based on Census 2000, the ratio will go down to 0.76. We assume that future ratio of owner to renter is same as the ratio in 2008. Thus, we project there would be 97 owner-occupied units and 31 renter-occupied units between 2009 and 2015.

In 1999, 74.3% of owner-occupiers had income below \$50,000 and 59.7% of them had income below \$35,000. Considering that MSA's median family income was \$59,313, high-income (above 120% of MSA's median family income) owner-occupiers are only 12.5%. Roughly, about 45% of owner-occupiers had low income (below 50% of MSA's median family income) and approximately 30% of them had moderate income (between 50 and 80% of MSA's median family income).

Middle income (between 80 and 120% of MSA's median family income) owner occupiers was about 13%. Using mortgage data, we can examine the incoming owner-occupiers' income, though it only covers new home purchasers buying with mortgage. Although there also were low and moderate income buyers between 2004 and 2007, the majority were middle and high income buyers with more than \$50,000 annual income. Thus, based on the recent buyers' income distribution, among 97 owner-occupied units expected that 4 owner occupied units for low income households, 27 units for moderate income households, 38 units for middle income households, and 28 units for high income households. Based on the sales data between 2005 and 2008, the price range for low and moderate income households is expected to be under \$100,000, that for middle income household be around \$200,000, and that for high income household be more than \$300,000.

Based on 2009 data, we expect 54% of renters can afford a monthly rent of less than \$625 (30% of household annual income), 26% of them can afford less than \$1,250 and the rest of them can afford more than \$1,250 of monthly rent. Thus, among 31 rental housing to be added between 2009 and 2015, there would be about 17 rental units at less than \$625, 8 units between \$625 and \$1,250, and 6 units above \$1,250.

Housing Demand from Loss of Housing

Highpoint/Joyland Neighborhood has some old housing units. In 2000, the proportion of housing units built before 1950 was 16.4%. The proportion of old housing units is higher in owner-occupied units (25.5%) than in renter-occupied units (11.2%). The actual numbers of old units of owner-occupied and renter-occupied units are 38 and 30 respectively. A total 68 of housing units were built before 1950.

Recent building permit data shows the demolition, new construction, and reinvestment in single-family residential units, none for multi-family units. From 2005 to 2008, two units were demolished, 24 units were newly erected, and 26 units were repaired, altered, or expanded. Two new residential subdivisions are also permitted. Since these data are building permit issuances, the actual activities may be lesser than those shown in these data. However, we can regard demolition and reinvestment activities as a sign of housing need due to obsolescence of housing units. If we consider the 136 units built in 1950s, we can expect the more than past trend in demolition or renovation in housing units in Highpoint/Joyland. Based on the trend, most residents deal with the housing obsolescence by reinvestment activities rather than by demolition. Since we do not have data tracking the demolished units, we do not know whether these units end up with vacant property or newly constructed units fill the parcel.

In sum, we expect that between 2009 and 2015, 97 owner-occupied units and 31 rental units would be added. Among 97 units owner-occupied units, 31 units at below \$100,000, 38 units around \$200,000, and 28 units at more than \$300,000 are expected. Among 31 rental units, approximately 17 units at below \$625, eight units between \$625 and \$1,250, and six units above \$1,250 might be afforded by incoming renters based on 30% affordability threshold. Also, there might be a loss of about three owner-occupied units and improvement need of more than 50 units because of the old age of housing stocks. Of course, this estimate should be considered as only guideline based on past trend. Unless there is a rapid restoration of housing market, which is unlikely, this estimate should be regarded as a maximum.

Crime Analysis and Trends

In order to provide a more complete view of neighborhood conditions in High Point/Joyland, we opted to include the following crime analysis. The figures presented here is based on Atlanta Police Department data for the High Point and Joyland neighborhoods, as well as a portion of their surrounding neighborhoods. Our overall goal was to investigate significant trends in crime related activities, as well as to identify areas that appear susceptible to criminal activities.

Our analysis indicates that crime in the High Point/Joyland neighborhoods has fluctuated based on the type of crime between relatively constant from 2004 to 2009, with the exception of a notable increase from 2007 to 2008, (Refer to Figure 5). From 2008 to 2009 a dip in the incidence of criminal acts appears, although the data used only extends to October 23, 2009.¹ The declaration of a true reduction can only be made after a follow up analysis of crime data for the entire 2009 year, which the schedule of this studio project does not allow for.

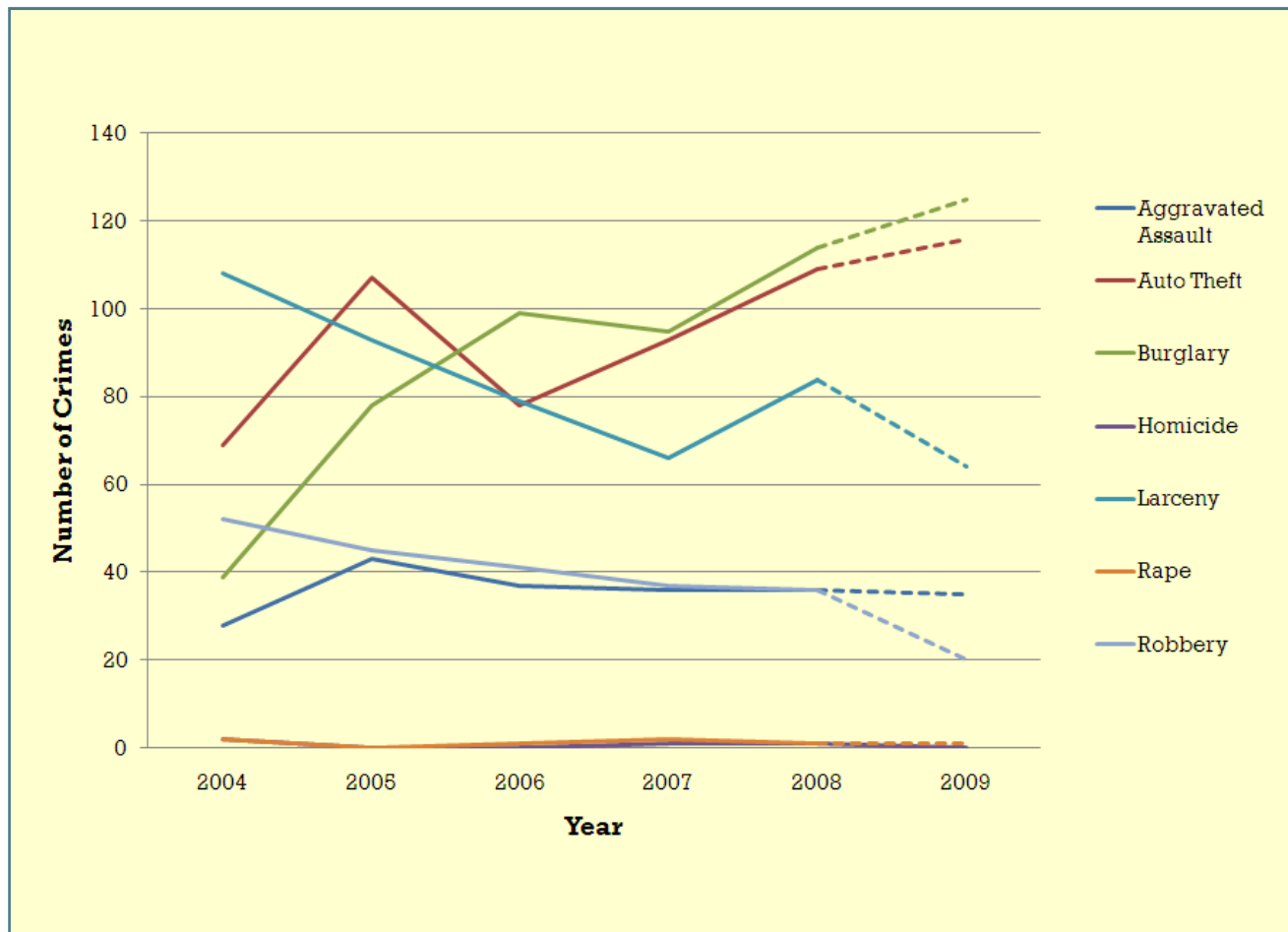
An average of 326 crimes occur each year (2009 being an exception, as the data ends on October 23, 2009). Within the neighborhood boundaries, there have been approximately 457 crimes. Within a ¼ mile radius of the neighborhood, 1,500 crimes have taken place --close to 100 of these crimes happened across Interstate 85. Between the neighborhoods of Joyland and High Point, most of the crime occurred in Joyland along Booker Street. Furthermore, most of the crime in the buffer occurred along Amal Street, which is directly south of the Joyland boundary (See Map 4 and 5 on pages 14 and 15 for more detail).

There were several notable phenomena in the crime data for the High Point/Joyland. There were 107 stolen car incidents in 2005 and 109 in 2008, indicating a peak in this sort of crime for these years, as a car was stolen every three days (on average) during these two time periods. Furthermore, 114 burglaries occurred in 2008, signifying the same phenomenon as auto thefts. Robberies and larceny decreased over the six year period, while burglary and auto theft increased. Most of the robberies occurred along Pryor Street, where all of the commercial businesses are located.

Overall, auto theft, burglary and larceny (all nonviolent crimes) were the most commonly occurring crimes. Among violent crimes instances of assault were more common than homicide and rape, which occurred rarely, with only one or two cases a year (See Figure 5, next page). These violent crimes occurred mostly in the Joyland neighborhood (See Map 4).

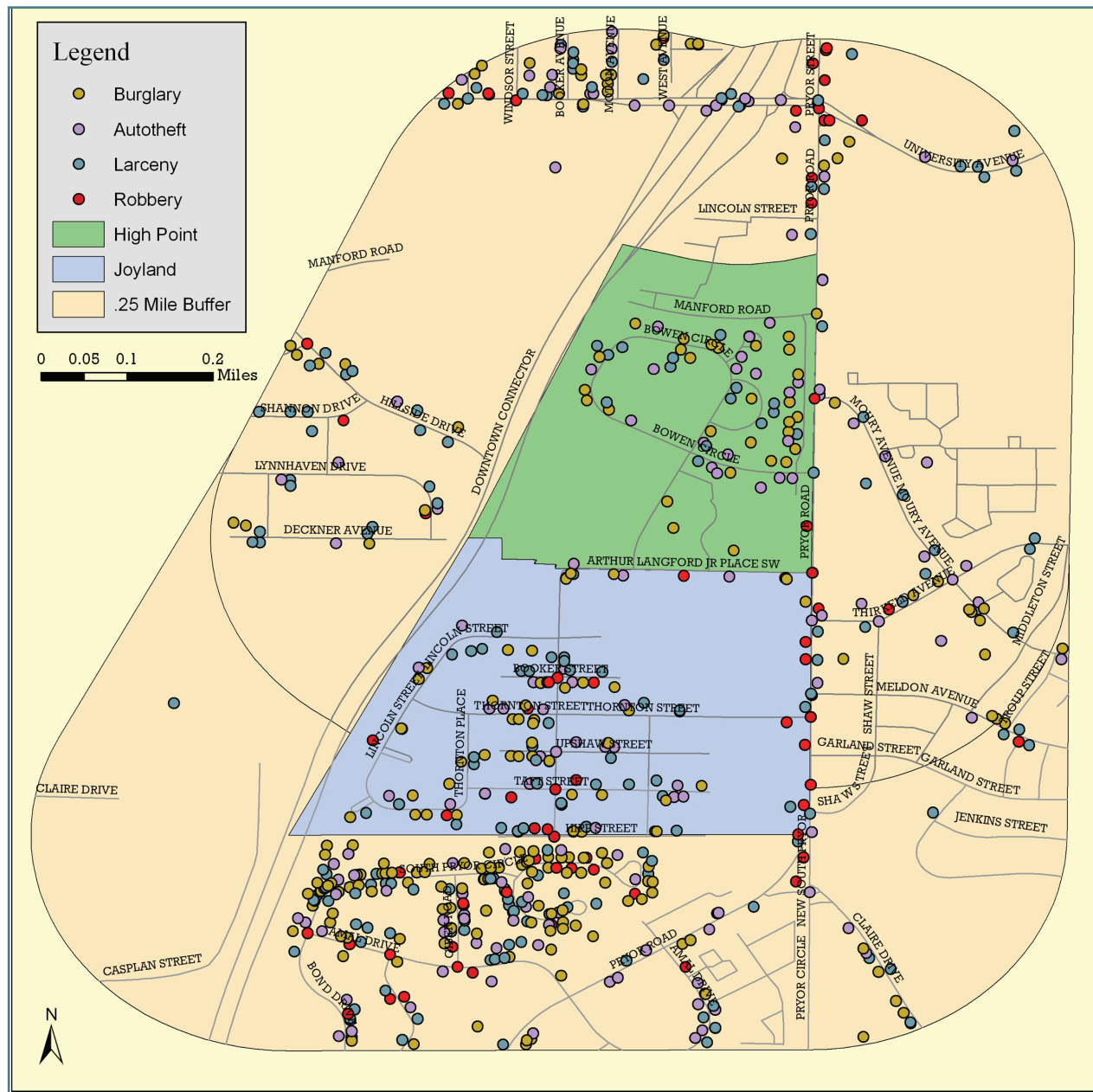
¹ All crime data presented in this report ends with crimes reported by the Atlanta Police Department before October 23, 2009.

Figure 5: Crime Trends, High Point/Joyland, Atlanta: 2004-2009*



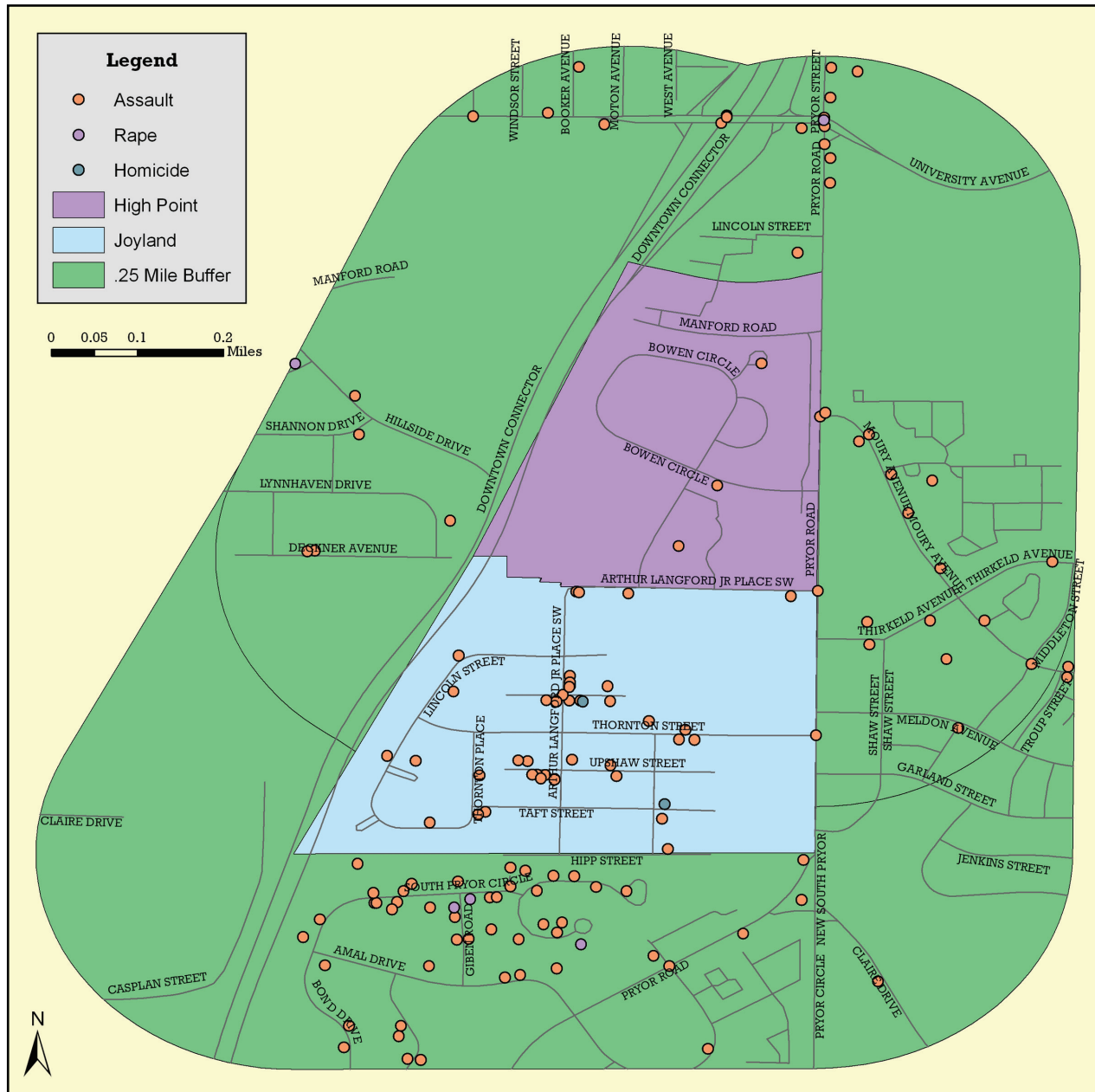
Source: Atlanta Police Department, Crime Data, <http://www.atlantapd.org/index.asp?nav=CrimeMapping>, (Accessed October 23, 2009). Crime data for 2009 is complete up to October 23, 2009.

Map 4: Non-Violent Crime by Location and Type, High Point/Joyland and Adjacent Neighborhoods: 2004-2009*



Source: Atlanta Police Department, Crime Data, <http://www.atlantapd.org/index.asp?nav=CrimeMapping>, (Accessed October 23, 2009). Crime data for 2009 is complete up to October 23, 2009.

Map 5: Violent Crime by Location and Type, High Point/Joyland and Adjacent Neighborhoods: 2004-2009



Source: Atlanta Police Department, Crime Data, <http://www.atlantapd.org/index.asp?nav=CrimeMapping>, (Accessed October 23, 2009). 2009 crime data is complete up to October 23, 2009.

Housing and Street Survey Results

In order to better understand the conditions of the housing stock within High Point and Joyland, we completed a comprehensive survey of neighborhood conditions. For the complete methodology of this survey, refer to Appendix I. The neighborhood parcel data obtained during this process aids in illustrating the current condition of the neighborhood, and serves as a vital source of information when considering the marketability of both communities. The housing survey was completed for only single-family residential parcels, thus excluding any multi-family residential or industrial parcels. For parcel conditions within the neighborhoods, see Map 6. The following discussion highlights a few significant results stemming from the housing survey.

Vacant Properties

The National Vacant Properties Campaign cites that “vacant properties rob surrounding homes and businesses of their value”. In a 2001 study, researchers from Philadelphia found that houses within 150 to 300 feet experienced a loss of \$6,819 and those within 300 to 450 experienced a loss of \$3,542. Comparable studies focusing on foreclosed homes have illustrated that a home’s market value expectedly decreases with the presence of a singular foreclosure in the neighborhood. In an analysis conducted in the city of Chicago, conservative test showed that for every one foreclosure within an eighth mile radius of a property, the value of that property decreased .9 percent; the more liberal test illustrated a 1.136 percent decrease for every nearby foreclosure. Similarly, a study on vacant or abandoned homes in Flint, Michigan found that properties within 500 feet of these structures lost an average of 2.26 percent of its value.

The completed housing survey reported a total of 414 parcels surveyed within the High Point/Joyland neighborhood boundaries. Parcels not included in the survey include the Arthur Langford Park and a number of overgrown, vacant lots. The results reflected 47 parcels (11.4 percent) of those surveyed as vacant lots. The housing survey highlights that only five (1.2 percent) of the parcels are in an “Unsatisfactory” condition. Furthermore, 58 (14 percent) of the parcels in High Point/Joyland are classified as a condition less than “Good”. The final results show that other than a few visually apparent “Unsatisfactory” parcels, the housing stock is in “Good” condition overall (refer to Table 3). Additionally, there are a few streets within both neighborhoods in need of sidewalks or sidewalk repairs, minor trash collection, and weed/grass control. (See Map 7 for street conditions and Map 8 for sidewalk conditions.)

The completed housing survey provides a perspective on the overall appearance and condition of the High Point and Joyland neighborhoods. The major housing stock and street concerns within the neighborhoods would require addressing the “Unsatisfactory” and “Needs Improvement” parcel structures, as well as the installation of sidewalks throughout the neighborhood. Improving the walkability of the neighborhood will help create safer roads for current residents, as well as improve overall marketability of the neighborhood to prospective residents.

Table 3: Parcel Conditions in High Point and Joyland Neighborhoods: October 2009

High Point / Joyland Park Parcel Conditions	Number of Parcels	Percent
Condition		
Good	309	74.64
Fair	36	8.7
Needs Improvement	17	4.11
Unsatisfactory	5	1.21
Vacant	47	11.35

Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Map 6: Parcel Conditions in High Point/Joyland Neighborhoods: October 2009



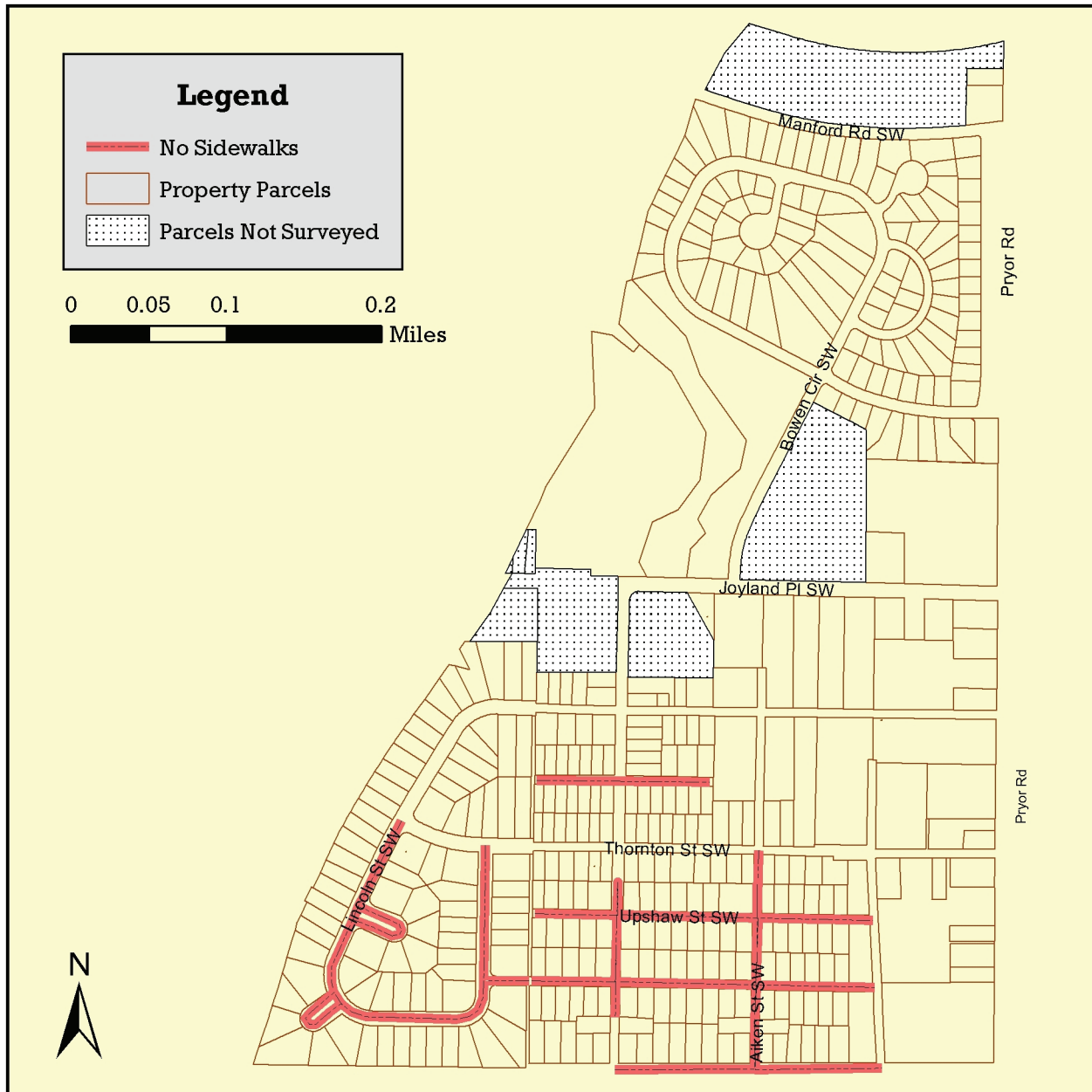
Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Map 7: Street Conditions, High Point/Joyland Neighborhoods: October 2009



Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Map 8: Sidewalk Conditions, High Point/Joyland Neighborhoods: October 2009



Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Foreclosure Analysis

The foreclosure data used for this report was obtained through the work of Dr. Dan Immergluck, a professor in the School of City and Regional Planning at the Georgia Institute of Technology, and was graciously shared for use in this analysis. The data was extracted from the Fulton County Tax Assessor database for the time frame of January 2006 to August 2008. The extraction process was designed to filter out possible foreclosures within the database; the results reported 3,904 foreclosures within this two-year time frame in the City of Atlanta, Fulton County. Refer to Figure 8 for a description of the increase in foreclosures in Fulton County over this two-year time frame. Year 1 represents 2006 and year 3 represents data collected through August 7, 2008. Vacant and foreclosed properties have great impacts on the status of a neighborhood. This is apparent in the overwhelming number of foreclosures in other South Atlanta neighborhoods such as:

- Pittsburg: 198 foreclosures or 12.51 percent of their single-family residential parcels,
- Peoplestown: 73 foreclosures or 9.16 percent of their single-family residential parcels, and;
- West End: 106 foreclosures or 7.56 percent of their single-family residential parcels.

These numbers constitute a much larger percentage of vacant and foreclosed properties than was observed in our study neighborhoods, and had a greater impact on the stability of these neighboring communities of Joyland, High Point, and Chosewood Park. A number of significant findings are described below.

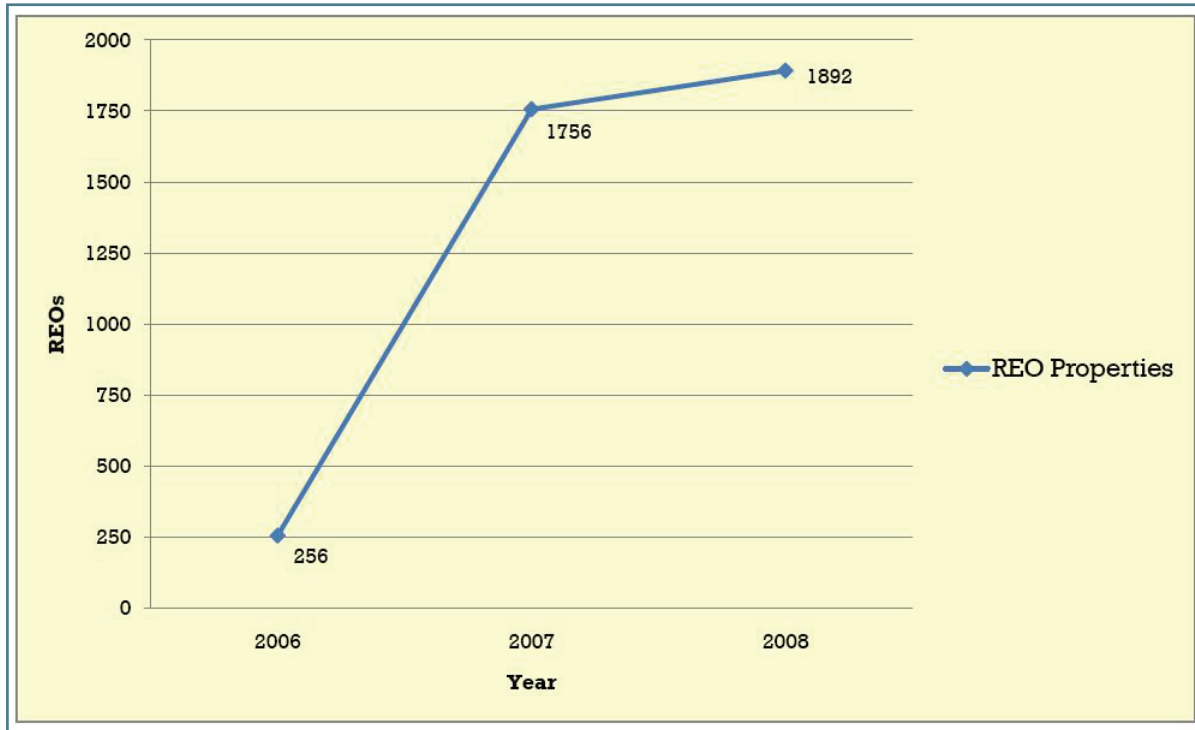
According to the foreclosure data obtained for the studio, there were 18 reported foreclosures within High Point and Joyland, up to August 2008. Based on a comparison of this foreclosure data and the data obtained through the housing survey, these foreclosures do not appear to significantly impact the neighborhood and their corresponding parcel conditions. When comparing the parcel conditions data to the location of the foreclosures, these parcels were rated in “Good” condition. The parcels rated “Unsatisfactory” were not typically foreclosures.

As the conditions in Map 9 indicates, of the 117 parcels surveyed in High Point, there was only one reported foreclosure, which accounts for .85 percent of the surveyed parcels in the neighborhood as of August 2008. Of the 297 parcels surveyed in Joyland, there were only 17 reported foreclosures, which is 5.72 percent of the surveyed parcels within the neighborhood boundary. The 18 foreclosed properties within the two neighborhoods accounts for 4.35 percent of the surveyed parcels within the neighborhood.

While the overall calculated conclusions of the housing stock conditions in High Point and Joyland determined the majority of the neighborhoods’ homes are in “Good” shape, it is important to recognize the significant impact that even one vacant or foreclosed property can have on a community.

So while the Joyland and High Point neighborhoods may not have experienced foreclosures at the rates of some of the city’s hardest hit neighborhoods, realizing the effect vacant properties and foreclosed homes can have on a community is vital in helping the community determine the role it should to play in order to maintain property values and stability within the neighborhood.

Figure 6: Number of Real-Estate Owned Properties,
Fulton County, Georgia: 2006-2008



Source: Fulton County Tax Commissioner's Office, *Assessors Tax Records Database*, (Accessed, August 20, 2009).

Impact of Foreclosures on Neighborhoods

The National Vacant Properties Campaign cites that “vacant properties rob surrounding homes and businesses of their value”. In a 2001 study, researchers from Philadelphia found that houses within 150 to 300 feet experienced a loss of \$6,819 and those within 300 to 450 experienced a loss of \$3,542.¹ Comparable studies focusing on foreclosed homes have illustrated that a home's market value expectedly decreases with the presence of a singular foreclosure in the neighborhood. In an analysis conducted in the city of Chicago, conservative test showed that for every one foreclosure within an eighth mile radius of a property, the value of that property decreased .9 percent; the more liberal test illustrated a 1.136 percent decrease for every nearby foreclosure.² Similarly, a study on vacant or abandoned homes in Flint, Michigan found that properties within 500 feet of these structures lost an average of 2.26 percent of its value.³

Foreclosed and vacant homes are also suspected to lead to increased crime rates. When these homes become vacant this can work to portray a neighborhood disinterest and lead to physical disorder, such as property vandalism. And while there has not been a significant amount of research done on the extent that foreclosures may be a predictor of crime rates, a 2006 study, also conducted on the city of Chicago, found that a neighborhood foreclosure rate of 1 in 100 properties yielded an increase in violent crime of 2.33 percent.⁴

1 Campaign, National Vacant Properties. 2005. *Vacant Properties: The True Costs to Communities*. Washington, DC.

2 Immergluck, D., & Smith, G. 2006. “The External Costs of Foreclosure: The Impact Single Family Foreclosures on Property Value,” *Housing Policy Debate*, Vol. 17(1).

3 Alexander, F. 2008. *Land Banking as Metropolitan Policy*. Washington D.C.: Metropolitan Policy Program at Brookings.

4 Immergluck, D., & Smith, G. 2006. “The Impact of Single Family Mortgage Foreclosures on Neighborhood Crime,” *Housing Studies*, Vol. 21(6): 851-866.

Map 9: Parcel Conditions and Real-Estate Owned Properties,
High Point and Joyland Neighborhoods: October 2009



Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Neighborhood Outreach and Visioning

The first outreach effort, small neighborhood meetings, was intended as an informal conversation, allowing the studio to obtain a preliminary idea of the main issues and opportunities existing within the community. Two separate meetings were scheduled, one for High Point and one for Joyland. A contact in each community was charged with gathering several interested neighbors and scheduling the meeting. Unfortunately, no residents attended the scheduled Joyland neighborhood meeting, and therefore no information garnered from this session can be reported. The input gathered from the High Point small group meeting is reported below.

High Point Small Group Session

Two members of the studio policy team facilitated the first small group meeting, held in a resident's home. Four community residents were in attendance. During the meeting a group exercise was initiated; this focused on a discussion of perceived strengths and weaknesses existing within the neighborhood. Residents located these strengths and weaknesses on a map and discussed them as a group.

A strength that was repeatedly brought up throughout the meeting was the location of the neighborhood. Its proximity to Downtown, East Atlanta Village and Grant Park, as well as other nearby public parks and dog parks were viewed as a strong point to the residents, and many agreed these factors were what initially attracted them to the neighborhood. Residents also voiced strength in how close-knit the neighborhood was; all attendees felt that High Point neighbors did an effective job of keeping watch in the neighborhood, and were quick to report any suspicious activity to their neighbors.

Some of the weaknesses that were discussed dealt with problems associated with vacant or underutilized commercial lots or buildings surrounding the neighborhood; residents suspected illegal activities may be occurring in some of these locations. Crime associated with the neighborhood's proximity to Mansford Rd. was also discussed, although it was noted that a barrier established between this street and the neighborhood to combat this crime had been effective in curbing neighborhood break-ins. However, the perception of crime was a reoccurring issue.

Attendees also discussed the vacant land separating the Joyland and High Point neighborhoods; all participants agreed that the space isolated them from their Joyland neighbors, and expressed a desire to see the land be put into some sort of public, productive use that both neighborhood's could enjoy. Overall, the main weakness discussed by these High Point residents was the lack of commercial uses near the neighborhood, in particular a grocery store. All residents expressed dissatisfaction in having to leave the area to do their daily errands and shopping and a strong desire to see more commercial uses in the area was voiced.

High Point – Joyland Visioning Session

The visioning event took place on October 17 from 11:00 am to about 1:00 pm at the YMCA on Pryor Road. Attendees included three residents from Joyland and five from High Point. The purpose of the large group visioning session for the High Point and Joyland neighborhoods was to build upon assets and issues identified in small group sessions and to identify linkages between events. These linkages could offer potential solutions for addressing identified issues. The visioning event was a large group session open to all residents of both neighborhoods and was advertised through flyers distributed during the housing survey. Additionally, yard signs were placed at strategic entrances to the neighborhood where they would be visible by pedestrians and drivers.

The session was organized around several activities including: the mapping of assets and issues through group discussion. Since there were no Joyland community residents at the small group meeting, the format allowed extra time for identifying assets and issues that were unique to that community at the start of the discussion.

In the discussion of assets and issues, several issues that were brought up in the small group meeting with High Point residents gathered significant additional attention. One was the land that divides the neighborhoods, which lies in a 100 year floodplain. Some participants expressed a belief that the creek was polluted, although no proof for this claim could be given. Others expressed frustration with this overgrown land as an impediment to development that might create a connection between the neighborhoods. The desire for commercial and retail development also dominated the conversation, but one resident raised the question of the neighborhood's ability to support that type of development. Currently, residents must travel two to three miles to buy groceries at Kroger, the nearest grocery store, which creates difficulties for residents who do not own cars. Residents also expressed frustration over the need for improvements at Joyland Park and the fact that churches don't offer services in the neighborhoods. Assets discussed included the availability of developable land surrounding the community, the block from Booker to Lincoln in Joyland (which is home to long-time residents who are active in the community), and Columbia Senior Housing.

After identifying assets and issues, participants looked for potential linkages between a list of clustered issues and identified assets. Residents brought up potential connections between the YMCA and the need for social services, developable land and the potential for commercial development, and gathering spaces for neighborhood events. The idea of involving seniors from nearby Columbia Senior Center was raised along with the observation that seniors would likely need some kind of monetary incentive to participate. Residents in High Point emphasized using the Lakewood area as a place for retail and as a potential transportation link.

At the end of the session, Studio team members gave participants information on how the results of their plan would be used for the formulation of the recommendations in this report and invited them to the final public presentation for this studio. While the list of solutions was by no means comprehensive, it provided a starting point for locating potential assets that could link to ARRA funding. It also provided the Studio team with an invaluable opportunity to hear the perspective of the residents of both communities.



Source: All Photos by Clayton Griffith, School of City and Regional Planning (October 17, 2009).

Community Development Financial Institutions (CDFIs)

CDFIs are financial institutions that have as their specific objective to help people and entities in low-income communities get access to financing and financial planning information. This assistance is given to small businesses, individuals and nonprofit organizations such as neighborhood associations and CDCs. As of fiscal year 2006, there were more than 1200 CDFIs operating in all 50 states as well as Washington, DC and Puerto Rico. They fall into four types (CDFI Data Project 2007):

Community Development Banks are typically for-profit institutions that provide loans to low-income communities. They can be spinoffs of major banks that do not have a specific focus on community development and often have community representation on their respective boards.

Community Development Credit Unions (CDCUs): these entities serve as retail banks in distressed communities and are organized as cooperatives. Historically, CDCUs have been very prevalent in the South, particularly in African-American communities (Benjamin, Rubin et al. 2003).

Community Development Loan Funds: nonprofit organizations that serve businesses and individuals with financing and development services, such as financial management training.

Policy Strategies for Neighborhood Recovery

Issue 1: Lack of Retail Amenities

During the visioning process it became clear that a major common concern of the neighborhoods was the lack of a broad retail base in the immediate vicinity, specifically the lack of nearby grocery stores and pharmacies. For many Joyland residents, this lack of nearby retail imposed a significant hardship, given the neighborhood's demographic profile and poor connectivity with the rest of the city. Due to these concerns, we invested time researching applicable funding sources in ARRA and other resources. Potential incentives for developers to supply these amenities to the neighborhoods can be found in the opportunities described below.

ARRA RESOURCES:

New Markets Tax Credit

As part of ARRA, Congress appropriated money to fund a new round of New Markets Tax Credit (NMTC) allocations. The NMTC was established in 2000 as part of the Community Renewal Tax Relief Act to improve the amount of investment directed towards low-income communities. The program is quite complicated to maneuver, even for seasoned professionals, but the basic premise is that the U.S. Treasury allocates a certain amount of tax credits to a number of certified institutions, known as Community Development Entities (CDE). CDEs are certified by the Community Development Financial Institutions Fund – an entity under the U.S. Treasury – under the following conditions:

“A CDE is any duly organized entity treated as a domestic corporation or partnership for federal income tax purposes that: (a) has a primary mission of serving, or providing investment capital for, low-income communities or low-income persons; (b) maintains accountability to residents of low-income communities through their representation on any governing board of the entity or any advisory board to the entity; and (c) has been certified as a CDE by the CDFI Fund of the US Department of Treasury” (Impact Seven N.D.). Importantly, the CDE cannot be a nonprofit corporation, which is why some CDEs are for-profit spinoffs of local community development corporations. Many are also affiliated with large banks.

In order to claim the tax credit, a CDE has to conduct qualified investments in a Qualified Active Low-income Community Business, either in the form of equity or a loan. The tax credit is then applied as a total of 39 percent of the investment value, applied over seven years. The investments often take the form of participation in real estate development projects, although there is no requirement for that.

A local example of application of the NMTC is the Villages at Carver project, which was constructed by Integral Group using this model. Unfortunately, the retail phase of the planned community has yet to be constructed, and at the visioning event it became clear that this is a point of contention between the High Point/Joyland neighborhoods and Integral. However, the zoning on the remaining parcels allows for new retail development, and Pryor Road can generally be considered a viable location for neighborhood retail. In this sense, the framework remains for possible retail development in this location.

The ARRA special allocation totaled \$5 billion nationwide, with \$270 million going to CDEs operating in Georgia. The Integral Group, who had been the primary developer on the Villages at Carver project as well as the adjacent senior housing called Veranda at Carver, did not receive any funding this time. Table III shows the agencies funded and their allocation.

This represents both a challenge and an opportunity: the failure of Integral to finish the Carver development has caused some resentment, and the opportunity to bring in a new CDE with a different plan might present itself. On the other hand, the real estate market is currently in a significant slump and any entities with NMTC credit may be reluctant to invest in a project where they would have to acquire property from Integral as part of the development process. Nevertheless, we recommend that the communities examine whether any CDE with local ties could be encouraged to complete the Carver project instead of Integral, especially since the NMTC model was successfully used to develop the first phases of the development. The most likely such CDEs might be Suntrust and Wells Fargo, primarily because they have a significant presence in Georgia, particularly Atlanta, and therefore have a greater stake in the community than the other credit recipients.

Recovery Zone Bonds

Recovery Zone Bonds were introduced as part of ARRA as a way for counties and large municipalities to issue bonds for community improvement projects at a very low cost to the borrower. A requirement for issuance is that the project funded using these bonds has to be substantially located in an area designated as a recovery zone by the borrowing municipality or county. The City of Atlanta has designated all of the three target neighborhoods for this report as part of the “recovery zone” for the city. Very importantly, the funded bonds must be committed by December 31, 2010. There are two types of bonds: Recovery Zone Economic Development Bonds and Recovery Zone Facility Bonds (Benesch Attorneys at Law 2009).

Recovery Zone Economic Development Bonds

These bonds will finance public projects within a recovery zone that are judged to promote development or other economic activity. The bonds are taxable from the perspective of the bond holder, which means that the city will likely have to assign a higher interest rate to them than tax-exempt bonds. This is offset by the fact that the federal government provides reimbursement for 45 percent of all interest paid by the municipality. This makes this form of financing significantly more favorable than, for example, TAD bonds, which are not federally subsidized. It is therefore likely that the city allocation will be coveted. The city of Atlanta allocation for this type is \$22,776,000.

CDFI's continued

They fall into four subtypes: microenterprise, small business, housing, and community service organizations.

Community Development Venture Capital (CDV Capital): These funds function much in the same way as private sector venture capital, investing in small “start-ups.” The distinguishing feature of CDV capital is the mission to serve specifically distressed communities, and that the venture fund often has community representation on its board.

Community Benefits Agreements (CBAs)

These agreements provide a way to guarantee that the benefits from development not only accrue to investors and outside benefactors, but also reach the hosting communities. The CBA is a legally binding private contract negotiated between community leaders and the developer in order to secure community support for the developer, and a number of benefits that the community receives in order to give this support.

Typical benefits may include greenspace and infrastructure improvements, a guarantee that a certain percentage of hires for construction and any continuing uses (retail, for example) are made locally, as well as living wage stipulations.

An example of a successful community benefits agreement is one made in San Diego for the construction of the baseball Padres' ballpark, PETCO Park. The negotiated benefits here included (among others):

- Environmental stipulations that ensured the project became LEED certified, and that local bird-life was protected
- \$1.5 million for job training for local residents;
- Affordable housing creation that exceeded city requirements;
- Commitment to attract a grocery store;
- \$100,000 for a study that examined the gentrification effects of the project

Recovery Zone Facility Bonds

The facility bonds are provided so that the issuing municipality may provide tax-exempt financing for facilities that would otherwise not qualify for this subsidy. Qualifying facilities may include manufacturing plants, research parks, and other large-scale commercial developments. The requirement for financing is that the use of the property originally occurred in the community, and that substantially all of the use of the property is in the active conduct of a "qualified business." The term "Qualified business" refers to any trade or business that does not function as a residential rental facility or other specifically listed "bad projects." These bad projects include golf courses, massage parlors, gambling facilities, etc. The city of Atlanta allocation for this type of bond is \$34,163,000.

Community Impact

The recovery zone bonds represent a significant opportunity for the neighborhood, especially due to their flexibility. The issuing agency in Atlanta is the Department of Planning and Community Development. The neighborhood should seriously consider exploring the opportunity for facilities that could be purchased or developed using this money.

ADDITIONAL RESOURCES:

Community Benefits Agreements

Regardless of which approach the community decides to pursue in addressing its vacant lots or the lack of good jobs in a reasonable distance, there is always the risk that outside entities, knowingly or otherwise, create a situation that runs counter to the best interests of the Joyland - High Point communities. Community Benefits Agreements (CBAs) represent a sometimes-viable way to address this potential issue.

For every major project undertaken within or on the edge of the communities, the local leadership should investigate the pros and cons of developing such a CBA with developers seeking to invest in High Point or Joyland. Having a binding agreement that details exactly what the developer is expected to do in order to receive community support might help avoid a repeat of the process that surrounded the Villages at Carver project.

A few important things to remember when developing a CBA: the legal enforceability of these agreements has not yet been fully established in courts, so they could potentially be significantly less beneficial than they currently are. Also, it is very important to negotiate a good agreement, and for this the community will need to define its goals and make sure that they have the necessary leverage to exact meaningful concessions from developers. This can be difficult in the current economic climate, as communities have limited leverage in setting terms with a developer. Lastly, CBAs are most useful when applied to large projects where a significant amount of public subsidy is at stake, as this situation carries the greatest opportunity for negotiating developer support. In the appendices section we have included a checklist that might be helpful when considering all the factors that shape a successful community benefits agreement.

Issue 2: Transportation Access for Seniors

As mentioned previously, commercial and retail access has been identified as a glaring problem in the Joyland neighborhood. The neighborhood has a relatively high elderly population, and a significant portion of the neighborhood is situated at an upper elevation from Pryor Road. Considering that many residents don't have cars, or access to cars, these factors make the two to three mile travel to buy groceries a very strenuous ordeal. In order to remedy this problem, two possible solutions were presented during discussions at the large visioning event. One was to bring commercial and/or retail into closer proximity to an easily accessible area near the neighborhood. The other was to set up a bus (or van) service that provided round-trip rides for elderly and disabled residents to and from groceries and shopping centers. While both possible solutions are viable options that the neighborhood may consider, the latter option may hold more appeal, as this solution could be pursued as either a community-driven NGO service model or a private business model. The private business model is considered here.

ARRA RESOURCES:

Small Business Administration Micro-Loan Program

In order to start and run a (micro) business, the initial most important factor is to find and gain funding for business start-up and up-keep for at least the first few months of operation. In the case of low-income populations, this factor proves to be the most significant hindrance from starting a business as most people in this income-bracket lack business capital or don't have the necessary credit ratings to apply for loans. While overcoming this barrier is difficult, there are existing public and private programs that provide funding and assistance for low-income populations.

Although the federal government does not provide direct funding and assistance, it is a primary source for funding those public and private programs that do. The main federal agency that disperses funds of this sort is the Small Business Administration (SBA). Among the several funding and loan programs administered by the SBA, the Micro-Loan program is the primary program that provides micro-loans to low-income and/or minority populations. This program has received a funding capital boost in 2009 through the ARRA, with an additional \$50 million that may be disbursed to non-profit lenders that provide funding for small and micro-businesses.

Administered by the U.S. Small Business Administration, the Micro-Loan Program provides small, short-term loans to small business concerns as well as not-for-profit child-care centers. Funds are made available to specially designated non-profit intermediary lenders, which also provide management and technical assistance besides micro-lending. Eligible borrowers may apply for a maximum amount of \$35,000, where the average loan is about \$13,000. Lending and credit requirements differ among each intermediary lender, however interest rates are generally between 8 and 13 percent, while credit requirements are relatively lax compared to general business loans. For people interested in starting a small business and reside in the city of Atlanta or Fulton County, the Atlanta Micro-fund is the SBA certified non-profit lender that should be contacted.

The Atlanta Microfund is a SBA certified non-profit lender and has been active in the city of Atlanta and Fulton County area since 1988. The Atlanta Microfund is a program within the financing arm of the not-for-profit organization Atlanta Housing Association of Neighborhood-based Developers (AHAND). Although the exact figure is yet unknown, AHAND has been appropriated regular fiscal and ARRA funding by the SBA.

There are also other sources for micro-loans besides the Atlanta Microfund, of which some lenders receive federal funding while others receive private (philanthropic) funding intended to be used for micro-lending purposes. One of these is the non-profit organization Georgia Micro Enterprise Network, otherwise known as GMEN, which provides both public (state and federal) and private funding to small businesses or other micro-intermediary lenders.

America's Recovery Capital (ARC) Loan Program

Besides the Micro-Loan program, there is another program administered by the SBA that came into existence solely due to the ARRA. The America's Recovery Capital (ARC) Loan Program, is designed to give viable small businesses facing immediate financial hardship some temporary financial relief. The uniqueness of this program is that it may supplement the Micro-loan as it is a loan to pay off other SBA-guaranteed loans. ARC funds are appropriated to SBA certified non-profit lenders, such as the Atlanta Microfund, through September 30, 2010 (or until the appropriated funds run out, whichever comes first).

The ARC loan may benefit small business owners, as the loans are interest-free and have deferred payments for 12 months, while the SBA will not extract additional fees associated with this loan. For small business owners who have outstanding SBA-guaranteed micro-loans received after the signing of the ARRA (which is February 17, 2009), the ARC loan could be used to cover micro-loan payments which would allow business owners to use their cash-flow solely for business operation. Eligibility and requirements for the ARC loan is relatively simple, as all small business owners who have already received SBA-guaranteed loans are instantly qualified to receive this loan type.

The one disadvantage with the private business model is that one may not apply for both private funding and non-profit funding. Therefore a for-profit business is not eligible for grants or subsidies through not-for-profit organizations. However, on the other hand, if a non-profit community service model were to be implemented, then this model would not be eligible for SBA-guaranteed loans unless the service is a child-care center.

There have been numerous initiatives of this van or bus community service practice throughout the United States. These initiatives have provided transportation services to get to work, school or libraries, and buy groceries or other amenities. One such initiative was organized by a non-profit called WorkLink, which provides "get-to-work" bus services for disadvantaged communities in East Pittsburgh and vicinities in Pennsylvania. Since this project was designed as a non-profit community service model a very broad coalition of public and private entities was formed in order to have sufficient funding for operations.

Therefore the information from this project may not be transferrable to the proposed business model for Joyland neighborhood, however the basic design and advantages of a van service should be considered. For more information please access the following website: <http://www.worklinkvan.org>.

Issue 3: Limited Presence of Formal Community-Based Organizations

The preference for awarding funding to established organizations has been a consistent limitation that encountered in the search for policy applications to the issues experienced by the Joyland and High Point communities. This is of course not the case for all funding sources (Recovery Zone bonds would be an example), but funding agencies, whether private or public, may tend to prefer established community partners with a track history of appropriately and professionally handling grants and contracts. This scenario would obviously put neighborhoods without such representation at a significant disadvantage as they seek resources.

ADDITIONAL RESOURCES:

Consider the Creation of a Community Development Corporation in Collaboration with Neighboring Areas High Point and Joyland do not currently have a formal stake in an organization that can advocate on these communities' behalf, as well as manage government and private philanthropic funding. A potential solution is the formation of an organization that can formally represent both neighborhoods. However, it may not be possible for neighborhoods as small as Joyland and High Point to do this alone. A larger coverage area would yield better economies of scale as well as more access to economic and community development resources in Southeast Atlanta.

The proposed organization could be a Community Development Corporation, which is a type of nonprofit that could both represent the neighborhoods and deliver services at the same time. If the neighborhood leaders do not find this desirable, a looser umbrella network could also be an option. As the box on this page explains, there is already one such organization, SAND, operating in Atlanta.

Issue 4: Employment Opportunities for Seniors

An issue that was addressed during the Joyland and High Point large visioning event was the possibility of involving senior citizens in the neighborhood in community development and community-related activities. However, as pointed out by several residents, senior citizens would request monetary incentives if they were to participate in their community. Also, with regards to this issue, one resident noted that many senior citizens in Joyland neighborhood were in need of jobs or sources of income. Demographic data collected by the housing group confirmed that a significant portion of Joyland's population were between 35 through 54 years old, with the average age of the neighborhood population increasing continually.

ARRA RESOURCES:

Senior Community Service Employment Program (SCSEP)**SAND, South Atlantans for Neighborhood Development**

SAND is a neighborhood organization representing six small communities in Southeast Atlanta: Benteen Park, Boulevard Heights, McDonough-Guice, North Ormewood Park, Ormewood Park, and Woodland Hills. Each of the participating neighborhoods have their own individual neighborhood associations or committees, but, realizing that they will not garner much attention on their own, they banded together to found SAND. This has enabled them to set up an impressive website and coordinate campaigns such as one to persuade commercial car sharing company Zipcar to come to their area. SAND was also one of 14 sponsors of the two Campaign for Atlanta mayoral forums held earlier in the year at the Carter Center. Finally, SAND also has a stake in a CDC, the SouthStar Community Development Corporation.

Links:

www.sandatlanta.org
www.southstarcdc.org

Latest job market trends show that it is becoming increasingly difficult for old workers to find new jobs once they become unemployed, and the recent economic recession has magnified this issue to the point where it is nearly impossible to gain re-employment, especially if one is in the low-income level bracket. In response to such employment difficulties of unemployed senior workers, the US Department of Labor administers the Senior Community Service Employment Program (SCSEP) to provide community service geared work for seniors aged 55 or older. SCSEP participants are usually placed in a wide variety of community service activities at non-profit and public facilities.

Through the ARRA, the SCSEP has received additional funding for the fiscal years of 2009 and 2010. The federal funds are dispersed to state and city departments, which both administer the funds to individuals directly and further disperse funds to in-state contractors. The US Department of Labor has also designated 18 national non-profit organizations which may administer the funds directly to individuals. In Atlanta, the Atlanta Regional Commission contracts with Careers@Work, a division of Jewish Family and Career Services, to administer the federal-to-state funded SCSEP positions, while two national non-profit organizations, AARP Foundation and the National Caucus and Center on Black Aged, provide SCSEP positions directly to individuals.

Besides the rule that eligible participants must be at least 55 years of age, the participant must also have a family income that does not exceed more than 25 percent of the Federal poverty level. Also, enrollment priority is given to persons over 60 years of age and/or military veterans. Furthermore, SCSEP officers are trained to give preference to eligible individuals who are minorities and have the greatest economic need. Although SCSEP participants are paid minimum wage, they gain the possibility to move into better paid similar jobs through work training services provided through the SCSEP.

For interested people, please see the appendix for contact information, application forms and detailed procedures.

Issue 5: Foreclosed, Vacant and Abandoned Homes

While housing was not the issue thought of as the most pressing by either neighborhood, both have been impacted by foreclosures and vacant homes. According to the data used for the report, there were 18 reported foreclosures within High Point and Joyland up to August 2008.

Acquisition, management and reuse strategies of vacant and foreclosed homes are critical in responding to a neighborhood's revitalization efforts. Without this, foreclosures can lead to long-term vacancies, and one deteriorating block can act as a predecessor of a neighborhood's decline. Strategies that work to counteract these compounding problems associated with foreclosed homes will be essential.

ARRA RESOURCES:

Neighborhood Stabilization Program II

This component of the ARRA is intended to provide assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The City of Atlanta Department of Planning and Community Development and Bureau of Housing (COA) selected Integral Development, LLC., and the Atlanta Neighborhood Development Partnership (in collaboration with MacCallan Group and NorSouth Companies) to be a part of the City's Consortium application for Neighborhood Stabilization Program II (NSP2). The city's NSP application was submitted in July of 2009; \$57,944,444 was requested. Funds are expected to be allocated December of 2009.

The consortium's targeted geography consists of 49 census tracts within the City of Atlanta. These tracts were selected based on Foreclosure Risk Score or Vacancy Risk Score, the marketability of potential homes and properties for sale or rent, previous federal investment in the area to support or be supported by NSP2 investment, and the ability to support leverage of additional funds or programs to support NSP2 investment. Both the High Point and Joyland neighborhoods are included in the consortium's application for funds, which included a map of targeted census tracts, and their corresponding foreclosure or vacancy risk score. This score fell between a 1 and 20, with 20 indicating the highest risk. Both neighborhoods risk score was 19.

Ideally the information and data contained in this report can speak directly to the City of Atlanta's consortium, illustrating the potential existing within these neighborhoods, and highlighting the asset and challenges making them appropriate to be a focus of NSP2 investment.

ADDITIONAL RESOURCES:

Aside from NSP2, homeownership programs that attract first time homeowners to the neighborhood can work to occupy vacant and foreclosed homes. The Atlanta Development Authority (ADA) has several programs offering mortgage or down payment assistance to first time homebuyers; two of these will be highlighted below.

Opportunity Downpayment Assistance Program (ODAP)

This program provides homebuyers with downpayment assistance of 10 percent of the sales price of a home at 0 percent interest rate as a soft second mortgage.

In order to qualify for the program, the home, which must be located within the City of Atlanta, cannot exceed the maximum purchase price limit of \$252,890. Borrowers must also meet the income limits of the program: for a one or two person household the income limit is \$71,700; for a three or more person household the income limit is \$82,455.

Senior Community Service Employment Program (SCSEP)

SCSEP is a community service and work-based training program for senior workers. First authorized by Congress in Title V of the Older Americans Act of 1965 to provide subsidized community service work for seniors aged 55 and older who have poor employment prospects, the program provides older workers to SCSEP services and other employment opportunities available through the workforce investment system, One-Stop Career Center, which is administered by each state's labor department or agency.

The goal of the SCSEP is to place about 30 percent of all subsidized participants into unsubsidized positions (i.e., not funded with federal funds) annually and provides work training to facilitate this endeavor. Program participants work an average of 20 hours a week, and are paid the highest of federal, state or local minimum wage, or the prevailing wage (SCSEP, 2009).

Job placements are at non-profit community service activities or public facilities, such as day-care centers, senior centers, schools and hospitals. While several public and private entities administer SCSEP funds directly to individuals, Georgia's Department of Human Resources monitors the operations of the SCSEP in the state of Georgia.

Atlanta Development Authority (ADA) Affordable Workforce Housing Homeownership Program

The Homeownership Program provides up to \$15,000 towards the down payment on a home. This is a loan that does not have to be paid back, unless the receiver of the grant moves out, sells, or refinances the home within five years from the purchase date. Therefore, this loan will be forgiven after the home has been lived in and owned for five years.

To be eligible for the program the borrower must be a first time home buyer, and able to personally contribute at least \$1,500 towards closing costs. Borrowers must also meet program income qualifications and normal lender mortgage underwriting requirements that demonstrate creditworthiness.

For information on these programs, or other Atlanta Development Authority programs:

Director of Housing Finance, Ernestine Garey, egarey@atlantada.com

Atlanta Development Authority
86 Pryor Street, Atlanta, GA 30303
404.880.4100
404.880.0863 fax

ADA Website:
<http://www.atlantada.com/buildDev/HomebuyersRenters.jsp>

Atlanta and NSP II

The City of Atlanta Consortium plans to purchase and rehabilitate foreclosed/abandoned or vacant properties to be later sold or rented; to develop new housing for rent or sale; to provide down payment assistance to eligible homebuyers; to demolish blighted structures impacting NSP2 projects; and to land bank properties for later development or disposition. All funds expended will benefit households earning less than 120 percent of Area Median Income with at least 25 percent of funds for households earning 50 percent of Area Median Income or less.

Issue 6: Maintenance of Older Homes

In additions to foreclosures, the majority of the homes in Joyland are older, and their occupying residents seniors. Several of these homes are experiencing natural deteriorations that accompany an older residence. However, many of these homeowners are not capable of repairing and improving their homes themselves, and may lack the funds it would require to pay an outside contractor for upkeep and repairs.

ARRA RESPONSE

Assisted Housing Stability and Energy and Green Retrofit Program

This is an existing program which provides grants and loans for the energy efficient modernization and renovation of HUD-sponsored housing for low income, elderly and disabled persons. In return for the added assistance, owners must agree to extend the affordability period of their residence for at least another 15 years. Through ARRA, the State of Georgia received an additional \$129 million in funding for this program.

There are many benefits to participating in this program, as weatherization reduces energy bills for a long time. Some measures, such as insulating a home's

walls or roof, can provide savings for the lifetime of a home. Others, such as making heating or cooling equipment more efficient, will provide savings for 10 to 15 years.

Interested homeowners should contact the local service agency, who will determine eligibility for the program by asking a small number of questions about the household. Proof of income for the year prior to application must be provided. If an applicant qualifies, a weatherization technician conducts an energy audit on the home. Diagnostic equipment is used to identify air filtration, pressure imbalances, and areas of heat loss. Technicians also evaluate energy-related health and safety conditions. After acceptance into the program and initial evaluations, weatherization crews will install the most cost-effective energy efficiency measures. Installation typically takes one-two days.

For more information contact the Georgia Environmental Facilities Authority, or visit the following website:

City of Atlanta's agency:
Southeast Energy Assistance
404-885-1877
Contact Name: Darren Maguire
<http://www.gefa.org/Index.aspx?page=70>

ADDITIONAL RESOURCES:

Low-Income Home Energy Assistance Program (LIHEAP)

If a homeowner is not eligible for Assisted Housing Stability and Energy and Green Retrofit Program assistance, they may still be eligible for short-term assistance on their utility bill from the LIHEAP program. Funded by the U.S. Department of Health and Human Services, and administered through Georgia's division of family and children services, the LIHEAP program consist of three components serving low-income families.

1. Energy Crisis

These resources are provided to low income households with disconnection notices or already disconnected utilities, and are available for eligible seniors, homebound, or households with life-threatening issues. Households are considered to be facing an energy crisis due to the lack of or the threat of loss of heating services in their homes. Eligible households will receive assistance to prevent their service from being interrupted or to restore service to the home.

2. Regular Home Energy Assistance

This component provides financial assistance for energy expenditures to Georgia families that have incomes below 150 percent of the federal poverty level. The 2009 federal poverty level for a family of four was \$22,050. The Winter-Heating Program began November 2, 2009, for the elderly (age 65 & over), homebound, and those with life-threatening circumstances, and opened December 1, 2009, for the general public with different income-eligibility criteria. Energy Program applicants are served in a first-come, first-serve basis by each agency.

3. Home Weatherization

The Weatherization Program provides low-cost home energy conservation improvements to eligible households. Improvements may include: installing ceiling insulation, caulking, weather-stripping, etc.

Atlanta's Administering Local Agency:
Fulton Atlanta Community Action Authority, Inc.
1690 Chantilly Drive N.E.
Atlanta, GA 30324
Phone: 404-320-0166
Fax: 404-320-9866
Joyce Dorsey, Executive Director
facao@aol.com
<http://www.facao.org>

Issue 7: Vacant Land and the Lack of Inter-neighborhood Connections

In both the individual small group meeting with the High Point and Joyland neighborhoods, as well as the larger, combined neighborhood visioning event, the issue of the vacant land separating the two neighborhoods was discussed. These parcels are shown in the map below.

Both neighborhoods felt this vacant, unused land created a barrier between the two neighborhoods and its residents. The discussion also included speculation over whether or not the stream running through the land was toxic. While no proof to this claim was supplied in the meetings, this impression had long been accepted as truth in the Joyland neighborhood. Several residents expressed concern, especially since neighborhood children are known to play in this area. The desire was also expressed by both neighborhoods to see this area cleared, and turned into some sort of public space, available for use by both neighborhoods.

Findings

In the late 1980's and 1990's, the federal government, through the Clean Water Act, called for the elimination of sanitary sewer overflows (SSOs) and a reduction of discharges from combined sewer overflows (CSOs). Increased scrutiny from the U.S. Department of Justice (DOJ) and U.S. Environmental Protection Agency (EPA) brought the issue to the forefront in the late 1990's as these government bodies began enforcing the ruling in large cities and leveling heavy penalties on those out of compliance.

As a result, in January 1999 the City of Atlanta embarked on a \$25 million Greenway Acquisition Project consisting of a program to acquire and maintain greenway areas along designated streams. This was a part of a legal settlement of an enforcement action taken against the City by the Environmental Protection Agency (EPA), the Georgia Department of Environmental Protection (EPD), and others, thus committing Atlanta to the implementation of actions to improve water quality.

As a part of implementation of the Greenway Acquisition Project, properties targeted for acquisition along designated streams were assigned a priority of 1, 2, or 3, with priority-1 areas being the most important segments to be acquired first. One of these priority-1 streams, a tributary to the South River corridor, is the stream extending through these parcels of unused land separating the Joyland and High Point neighborhoods. This land was acquired by the City of Atlanta in November 2003, as a part of this Greenway Acquisition Project.

What does this mean for the community?

Once these greenway properties are acquired by the City of Atlanta, these properties are designated to forever be maintained in a natural, undisturbed state. While this does limit the recommendations towards turning this land into a park or public open space, there are community and environmental benefits resulting from these properties.

The conservation of Greenway Properties will protect water quality in rivers and streams and will also protect animal habitats, plant habitats, and wetlands along Metro Atlanta rivers and streams. Through this South River Tributary acquisition in Joyland, 1,200 feet of stream are protected from erosion, flood damage, and clear-cutting. Thick vegetation in the undeveloped protected property “filters” sediments and pollutants from storm water runoff from the Interstate and nearby residential areas, which could otherwise be harmful to the South River ecosystem.

For all properties the City of Atlanta has acquired through the program, the city must maintain the land in a natural, vegetative state, inspect all properties at a minimum of twice a year to verify compliance with the guidelines established in the Greenway Acquisition Plan, as well take corrective care actions upon discovery of any prohibited activity during inspections. These protections indicate that this stream is most likely not toxic, as feared by residents, and the regulations associated with its acquisition will help ensure that its water quality only improves.

For further information on the City of Atlanta Greenway Acquisition Project:

Susan Rutherford
Project Manager
Department of Watershed Management
City of Atlanta
263 Decatur St, SE
Atlanta, Georgia 30312
(404) 546-1521
<http://www.atlantawatershed.org/greenway2/default.htm>

Issue 8: Transportation Improvements Needed

Residents of Joyland and High Point site transportation improvements as the primary infrastructure need in the area. One major concern of residents in Joyland is the poor connectivity of neighborhood streets to Pryor Road. There are currently only two access points to and from the neighborhood. Unintended foot trails have developed along Thornton Ave, which highlight the need for a better connection to Pryor Road.

Clean Water Act

Sanitary Sewer Overflows (SSO) – Unintentional discharges of raw sewage from municipal sanitary sewers, caused by things such as, but not limited to, severe weather, improper system operation and maintenance, and vandalism. The untreated sewage from these overflows can contaminate our waters, causing serious water quality problems. It can also back-up into basements, causing property damage and threatening public health.

Combined Sewer Overflows (CSO) – Combined sewer systems are designed to collect rainwater runoff, domestic sewage, and industrial wastewater in the same pipe. Most of the time, combined sewer systems transport all of their wastewater to a sewage treatment plant, where it is treated and then discharged to a water body. During periods of heavy rainfall or snowmelt, the wastewater volume in a combined sewer system can exceed the capacity of the sewer system or treatment plant. For this reason, combined sewer systems are designed to overflow occasionally and discharge excess wastewater directly to nearby streams, rivers, or other water bodies. These overflows, called combined sewer overflows (CSOs), contain not only stormwater but also untreated human and industrial waste, toxic materials, and debris.

They are a major water pollution concern for the approximately 772 cities in the U.S. that have combined sewer systems. (http://cfpub.epa.gov/npdes/home.cfm?program_id=4 – source of both definitions)

Georgia Environmental Facilities Authority (GEFA) - Clean Water State Revolving Fund Access to the Joyland and High Point neighborhood is found only from Pryor road via Arthur Langford Place and Thornton Ave. Possible increased connectivity could be found by implemented through the extension of Upshaw, Taft or Hipp Street, in order to connect with Pryor Road.

One possible barrier to these connections could be the need to “daylight” creek beds that block the connection to Pryor road. However, the Georgia Environmental Facilities Authority (GEFA) has recently received 5.7 million in finding for Water and Sewer Infrastructure (3 million of which was provided through ARRA). This authority administers low interest loans to the City of Atlanta through the Clean Water State Revolving Fund (CWSRF). This process would be eligible for these funds, and therefore GEFA is a primary resource that should be contacted to assist in the daylighting of this creek bed.

Georgia Environmental Facilities Authority
404-584-1000 233 Peachtree Street, NE
Harris Tower, Suite 900
Atlanta, Georgia 30303
www.gefa.org

Issue 9: Crime and Safety

Visioning event participants consistently referred to crime in the area as a major concern. Residents perceived the area surrounding the liquor stores along Pryor Road as unsafe, and expressed concern over late night gatherings occurring at the nearby NAPA auto store as becoming a hotspot for inappropriate, possibly illegal activity. In addition, the Mattress store along Pryor Road raised these same suspicions, and were of concern to several residents.

ADDITIONAL RESOURCES

Neighborhood Watch

One option the neighborhood can consider is the implementation of a neighborhood watch program and/or a security patrol. If of interest, the Atlanta Police Department will provide an officer to speak to the community about a Neighborhood Watch Program.

To contact the Community Services Unit for crime prevention information or a speaker, contact Director Juanita Smith at 404-853-4380, or e-mail: jusmith@atlanta.gov

Other Neighborhood Watch programs can serve as models for developing . Safe Atlanta for Everyone (SAFE) is an organization that promotes public safety in Southeast Atlanta neighborhoods. (SEE SIDEBAR) Access more information about SAFE Atlanta or schedule a seminar via the Safe Atlanta website: <http://safeatlanta.wordpress.com/about/>.

Security Patrol

A second step to the Neighborhood Watch program is the creation of a security patrol. This option hires an off duty police officer to patrol the neighborhood, on a pay per use service basis. Residents would pay a yearly fee (\$135-\$200) to be a member of the program, in return officers patrol the area, providing direct attention on households that are members of the service. While the officers are off-duty, they maintain all standard policing powers.

The Atlanta Police Department can provide more information on this service. In addition, Grant Park and East Atlanta have programs that could serve as a model. More information is available at:

<http://grantpark.org/core/item/page.aspx?s=8654.0.35.20>

<http://patrol.eaca.net/index/Home>

Chosewood Park

Neighborhood Analysis

Demographics

Population

Between 2000 and 2007, the Chosewood Park community had enjoyed a modest population increase reaching a total of 3,125 in 2007. That increase was accompanied by an increase in population density (9.68 people per square mile in 2000 to 10.18 in 2007). In 2008, the population dropped by 34 percent, due to the demolition of the Englewood Manor Apartments, a result of the Atlanta Housing Authority's HOPE IV Redevelopment Plan.

As a result, the neighborhood had 6.76 individuals per square mile. Currently, in 2009, the population in Chosewood Park's census tract has increased to 3,578 people. Despite these dramatic fluctuations in population, Chosewood Park's population change since 2000 has been modest and comparable to other Atlanta neighborhoods. Figure 9 shows the percent change in population from 2000 to 2009 for various southeast Atlanta neighborhoods.

Race

The racial composition of the neighborhood has been substantially non-white throughout the years. From 2000 to 2007, the nonwhite population increased by 3 percent. However, in 2009, the nonwhite population decreased by 12 percent; resulting in a current composition of 27 percent white and 73 percent nonwhite.

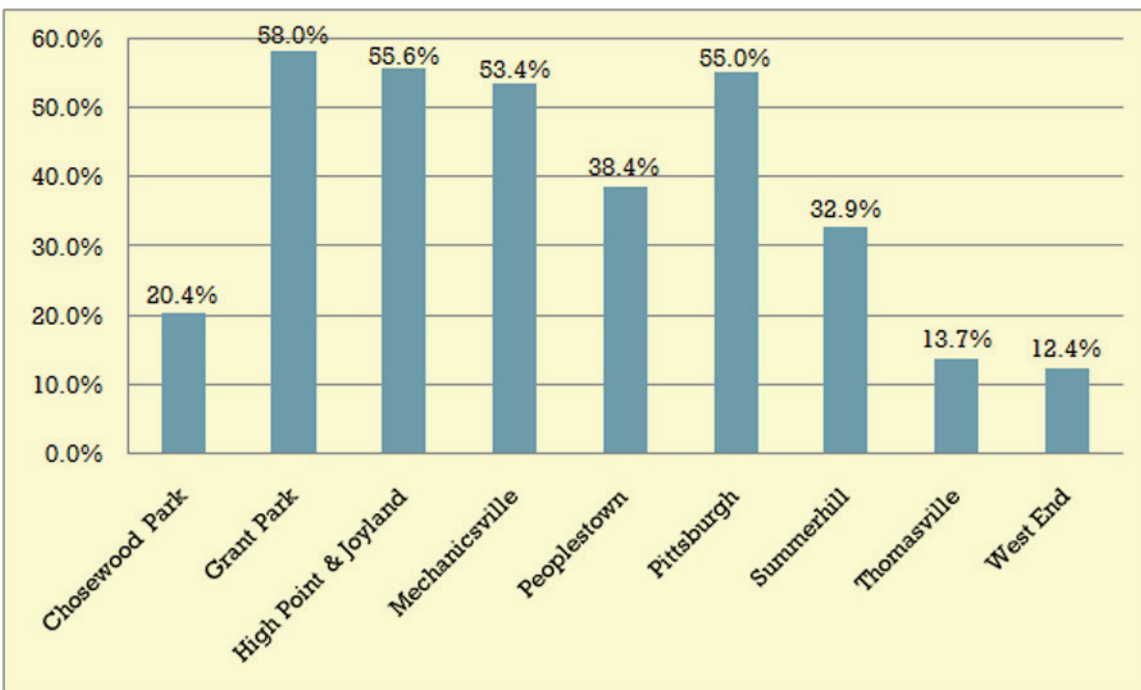
Age

Figure 2 shows the total distribution of ages in 2000 and 2009. In 2009, the majority of the population was 18 to 34 years old (28 percent). This is a change from 2000, where 56 percent of the neighborhood was middle-aged adults (35 to 54 years old). Approximately 57 percent of the population is currently of a working age (18 to 64 years old).

Employment

Historically, Chosewood Park's residents have worked in a variety of industries. However, the majority of people in each occupation continually changes. In 2000, according to the United States Census, 21 percent of the working-age residents were a manager for a company or enterprise and another 15 percent were in educational, health, and social service industries. In 2009, the majority, about 14 percent, work in the construction industry.

Figure 10: Population Change in Selected Atlanta Neighborhoods: 2000-2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_submenuId=&_lang=en&_ts=, (table name P1. Total Population; accessed September 1, 2009); Claritas, Inc., 2009 Population Estimates, <http://www.policymap.com/map>, (data layer name Demographics; variable name Total Population; accessed October 15, 2009).

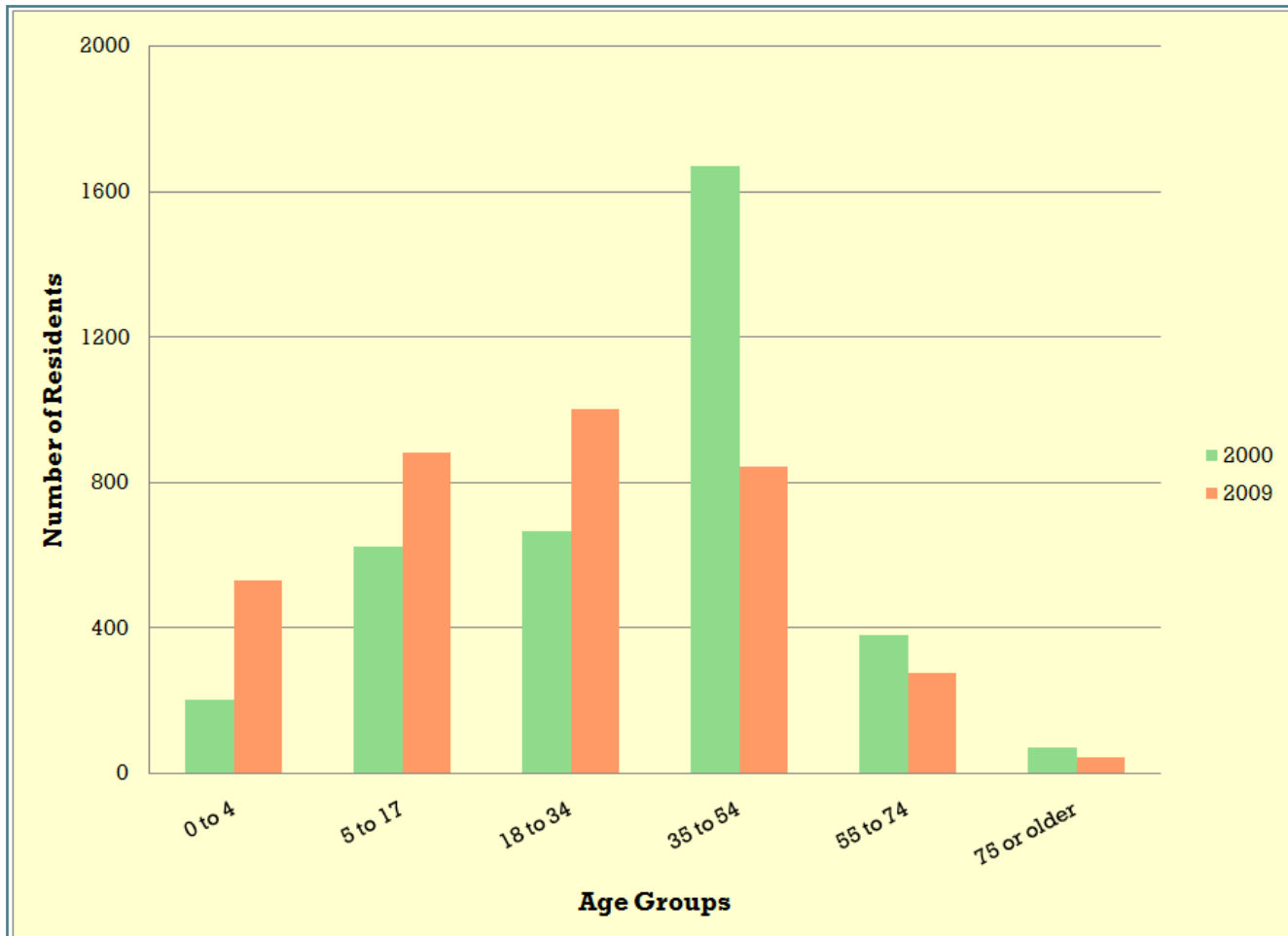
Households

From 2000 to 2009, the average household size in the census tract has grown by 5.8 percent to a total of 3.81 people. Along with increasing household size, incomes have also increased. Figure 3 shows the distribution of household income. While per capita income is \$7,870, the median household income is \$18,293 (a 19 percent increase since 2000).

Education and Local Schools

Figure 4 shows the neighborhood's level of educational attainment. As demonstrated through the table, in 2009, 28 percent of the residents in Chosewood Park did not complete high school. In the year 2000, 21 percent of the population held college experience or an Associate's Degree. Considering higher levels of education, only 50 residents received a bachelor's degree and no one received a post-graduate degree.

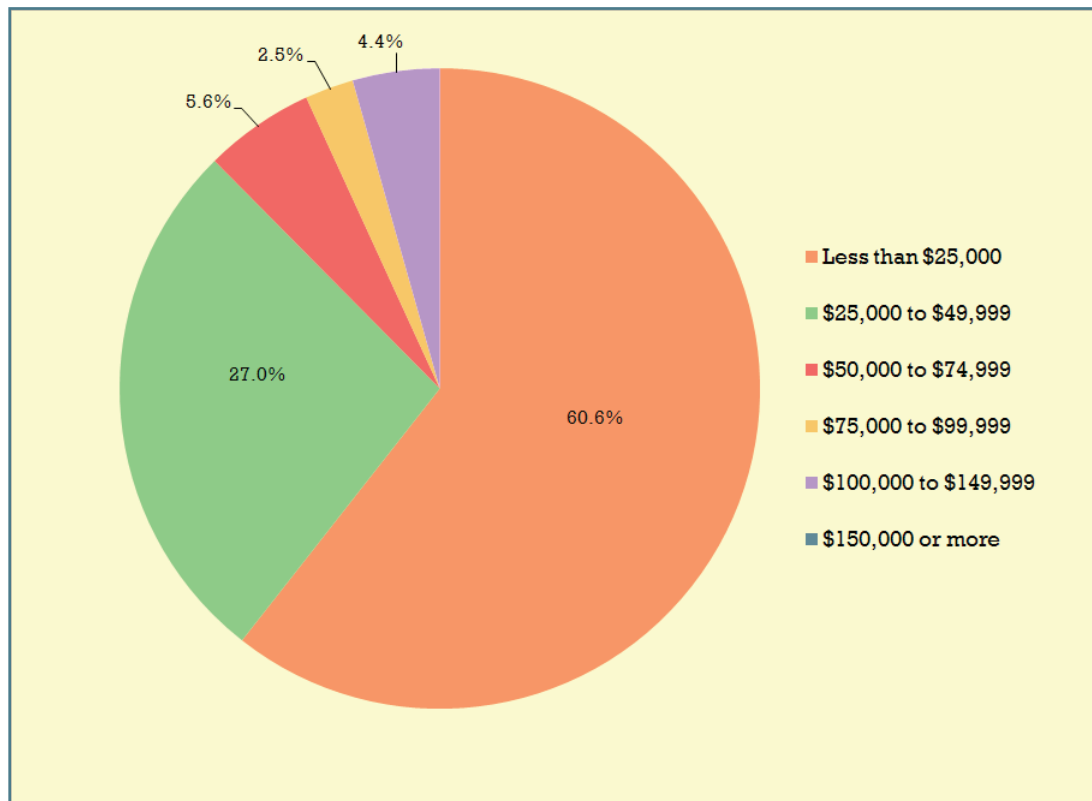
Figure 11: Age Distribution for Chosewood Park, Atlanta: 2000, 2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_submenuId=&_lang=en&_ts=, (table name P1. Total Population; accessed September 1, 2009); Claritas, Inc., 2009 Population Estimates, <http://www.policymap.com/map>, (data layer name Demographics; variable name Total Population; accessed October 15, 2009).

From 2003 to 2008, the average student-body was approximately 99 percent nonwhite. Elementary and middle schools had the highest percentage of students eligible for free/reduced meals, with an average of 95 percent qualified, compared to an average of 49 percent eligible in the state of Georgia. While still far above the state average for high school students, the share of students eligible at Carver High School drops to an average of 82 percent being eligible. Table 1 provides a breakdown of the various schools zoned for Chosewood Park.

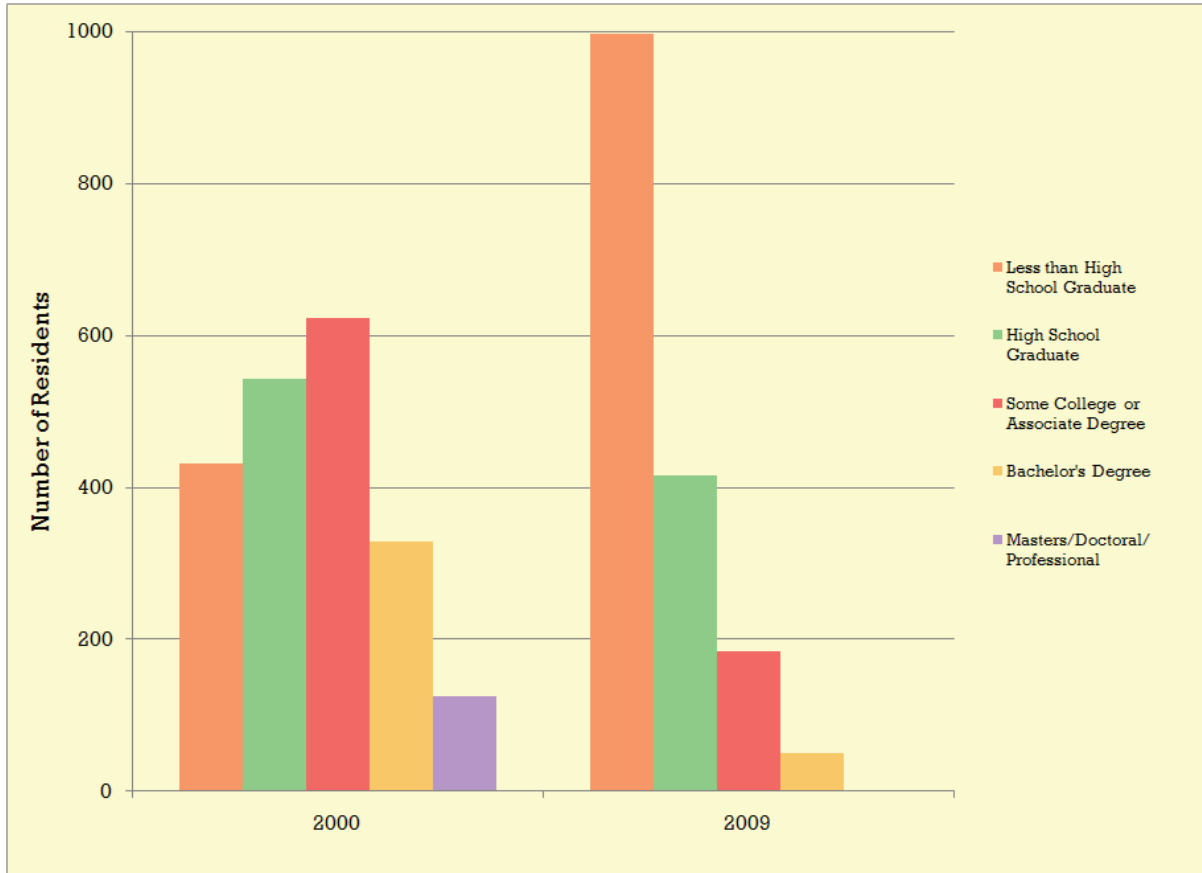
Figure 12: Household Income, Chosewood Park, Atlanta: 2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_submenuId=&_lang=en&_ts=, (table name P1. Total Population; accessed September 1, 2009); Claritas, Inc., 2009 Population Estimates, <http://www.policymap.com/map>, (data layer name Demographics; variable name Total Population; accessed October 15, 2009).

Each year, Georgia law requires students to take the Criterion-Referenced Competency Test (CRCT) in order to assess “a sample of the knowledge and skills that educators agree comprise a complete curriculum for each grade level.” Each school (or system) as a whole and each student group with at least 40 members must meet or exceed the State’s Annual Measurable Objective (AMO) of 59.5 percent in Mathematics and 73.3 percent in Reading/English Language Arts. In 2008, Atlanta public schools had an average of 72.9 percent of students meeting or exceeding the standards set for math and 88.4 percent meeting or exceeding the vocational standards. All of the schools servicing Chosewood Park met or exceeded the required AMO percentages. Parks Middle School had the highest passing rates with 90.7 percent meeting or exceeding the standard for math and 95 percent for Reading/English Language Arts. The lowest passing rate is at Price Middle School, which had 59.6 percent meet or exceed the standard set for Math and 81.4 percent for vocational studies.

Figure 13: Educational Attainment for Adults Over 25 Years,
Chosewood Park, Atlanta: 2000, 2009



Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_submenuId=&_lang=en&_ts=, (table name P1. Total Population; accessed September 1, 2009); Claritas, Inc., 2009 Population Estimates, <http://www.policy-map.com/map>, (data layer name Demographics; variable name Total Population; accessed October 15, 2009).

Table 4: Demographics and Income Profiles for Chosewood Park Area Schools, 2009

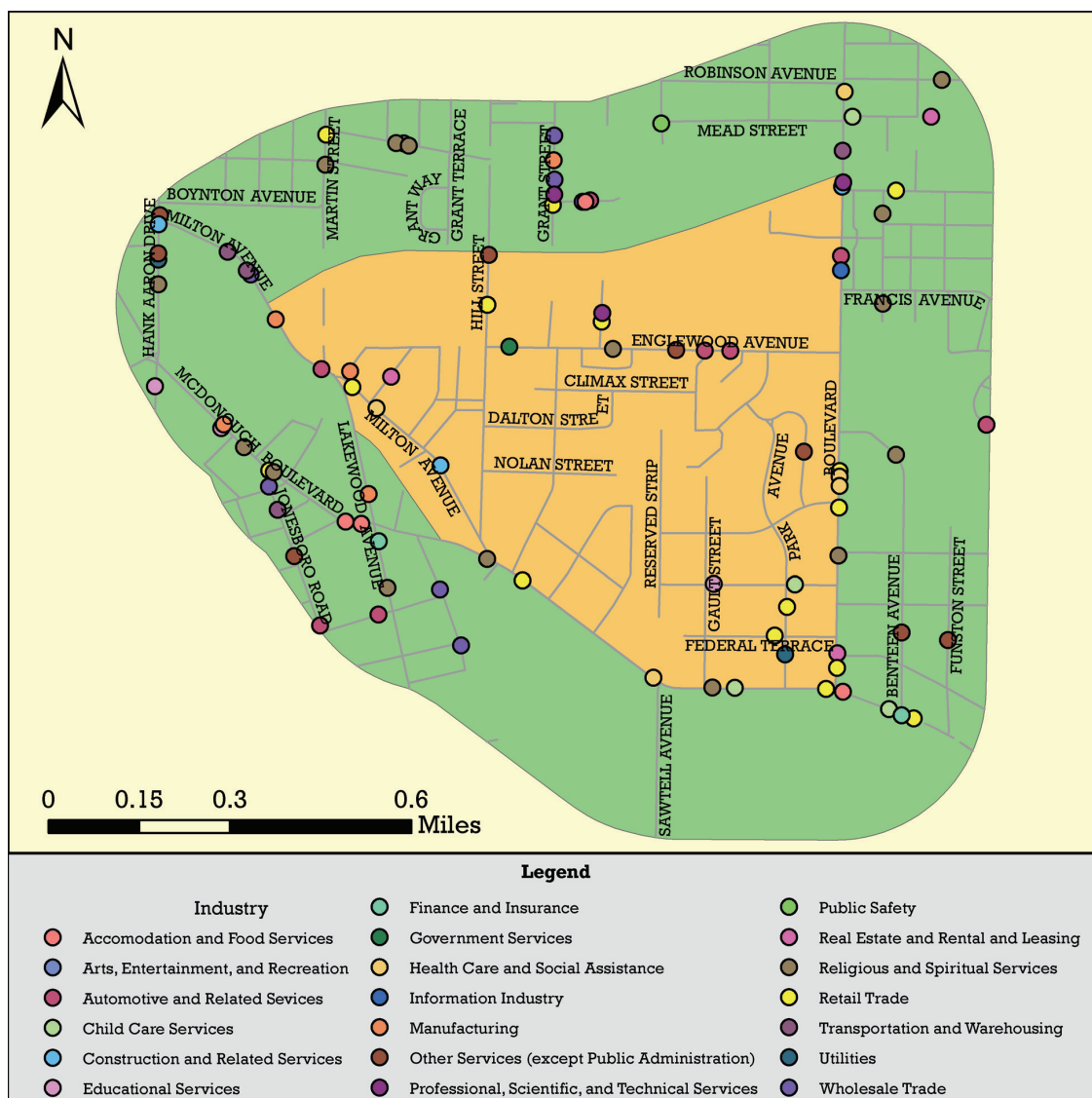
School	Percent Nonwhite	Eligibility for Free/Reduced Meals
Benteen Elementary School	99.2%	97.0%
D. H. Stanton Elementary School	100.0%	97.0%
Parks Middle School	99.2%	91.0%
Price Middle School	99.2%	95.0%
Maynard H. Jackson High School	97.8%	77.0%
New Schools at Carver		
School of the Arts	99.3%	81.0%
School of Health Sciences and Research	98.7%	88.0%
School of Technology	98.0%	84.0%
Early College	100.0%	78.0%

Source: Georgia Department of Education, 2008-2009 Report Card, <http://www.doe.k12.ga.us/ReportingFW.aspx?PageReq=211&PID=61&PTID=67&CTID=217&SchoolId=ALL&T=0&RID=102>, (accessed October 15, 2009).

Businesses

A healthy supply and mix of businesses within close proximity to Chosewood is important, as these can provide jobs for residents as well as access to basic services. There are 31 businesses within Chosewood Park's neighborhood boundary and another 96 establishments within a quarter-mile of its limits. Map 10 provides a map of these business' locations. In the neighborhood boundary, Chosewood Park is serviced by Benteen Elementary School, health care and social assistance facilities, apartment complexes, and various other services. While there is a broad assortment of businesses servicing the area, most (14.2 percent) are retail and include grocery stores, convenience stores, flower shops, and service stations.

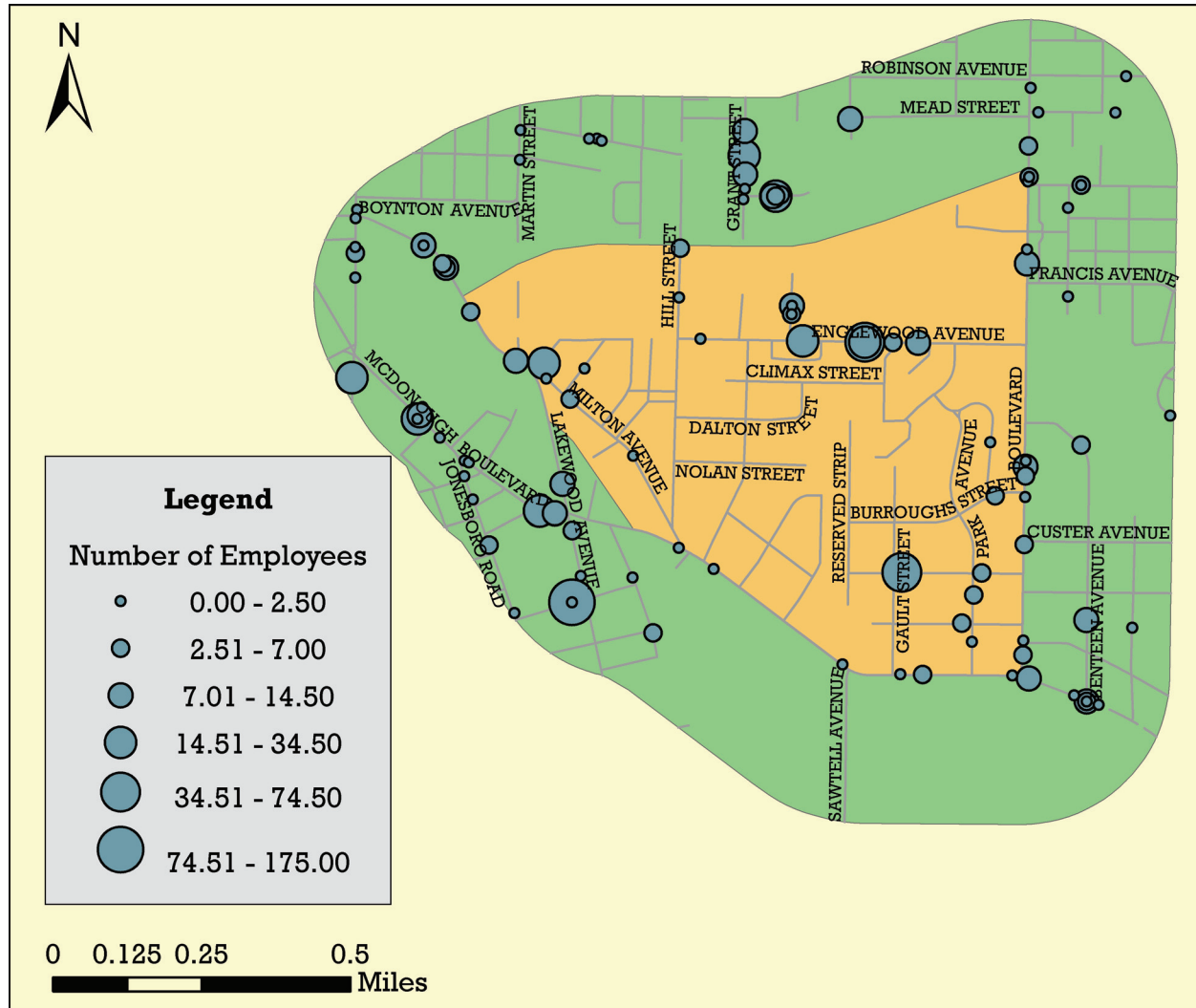
Map 10: Business Locations and Types, Chosewood Park, Atlanta: 2009



Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Most businesses in the area are small (Map 11) —79 percent contain less than ten employees. However, within the neighborhood boundary, about 13 percent have 20 to 49 employees and 6 percent have 50 to 99. Table 5 shows the number of employees for each industry category. Providing the most jobs are retailers, religious and spiritual affiliations, and other services such as beauty salons, linen suppliers, funeral homes, and maintenance/repair shops. Of the businesses with sales information, 36 percent earn between \$1 and \$2.5 million and 20 percent earn more than \$2.5 million.

Map 11: Businesses by Location and Number of Employees, Chosewood Park, Atlanta: 2009



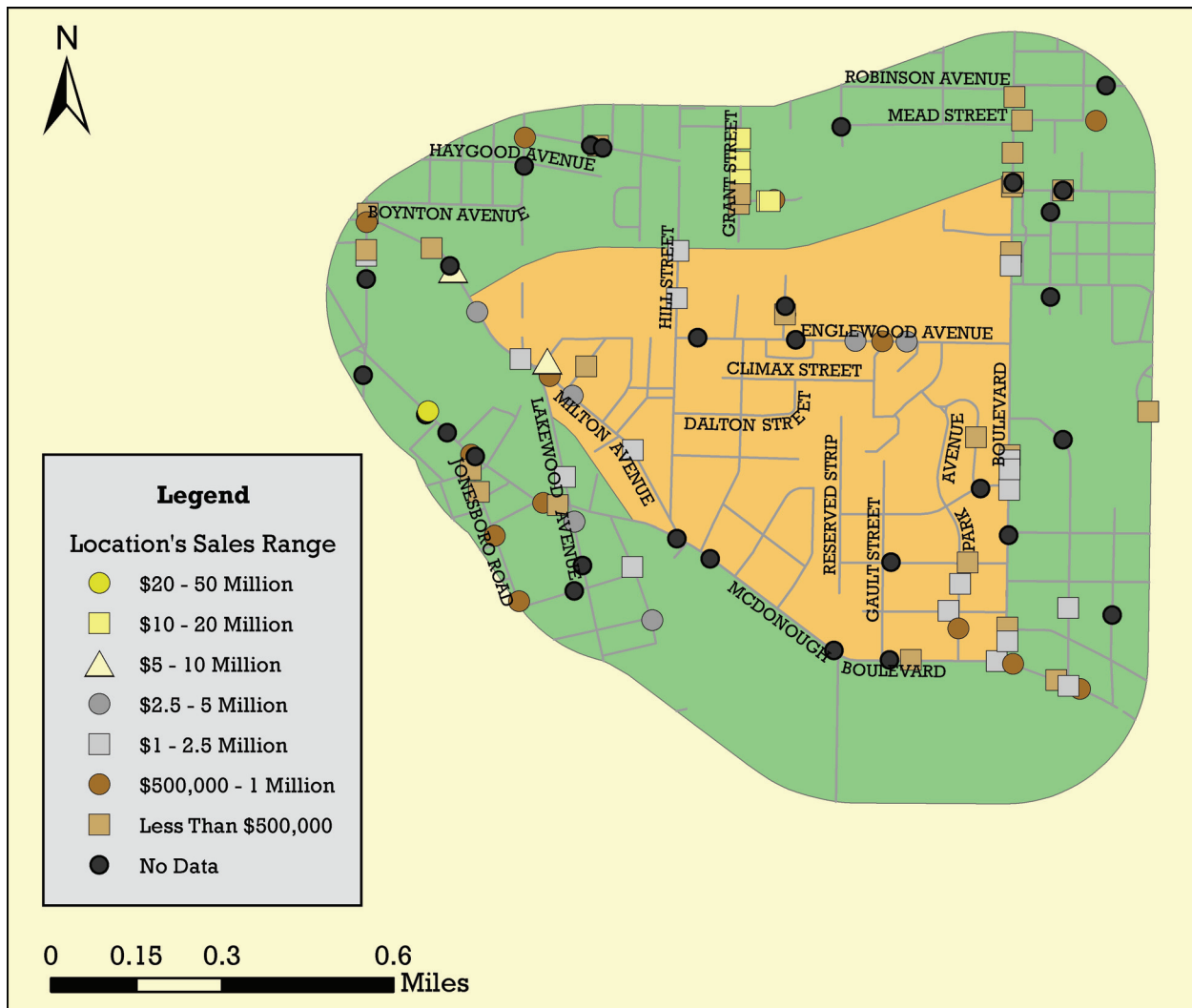
Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Table 5: Businesses by Industry and Number of Employees, Chosewood Park, Atlanta: 2009

Industry	1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249
Accommodation and Food Services	2	0	1	1	0	0
Arts, Entertainment, and Recreation	1	1	1	0	0	0
Automotive and Related Services	1	0	1	0	0	0
Child Care Services	0	0	0	0	0	0
Construction and Related Services	1	0	0	0	0	0
Educational Services		0	0	0	1	0
Finance and Insurance	0	0	0	0	0	0
Government Services	0	0	0	0	0	0
Health Care and Social Assistance	1	0	1	1	0	0
Information Industry	0	0	0	0	0	0
Manufacturing		0	0	2	0	0
Other Services (except Public Administration)	4	0	0	0	1	0
Professional, Scientific, and Technical Services	1	0	1	0	1	0
Public Safety	0	0	0	0	0	0
Real Estate and Rental and Leasing	5	2	0	1	0	0
Religious and Spiritual Services	5	0	0	0	0	0
Retail Trade	6	0	1	0	0	0
Transportation and Warehousing	2	0	0	0	0	1
Utilities	0	0	0	0	0	0
Wholesale Trade	3	0	0	1	0	0

Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Map 12: Businesses by Location and Sales Range, Chosewood Park, Atlanta: 2009



Source: ReferenceGroup, Inc., U.S. Businesses Database, <http://www.referenceusa.com/UsBusiness/Search/Custom/e904d1b659c843a088267f5a8261decc>, (Accessed October 15, 2009).

Housing Market Analysis and Trends

Over the past nine years, Chosewood Park experienced consistent increases, followed by a recent fall in households and occupied housing units. According to data provided by the Atlanta Regional Commission from 2000 to 2007, Chosewood Park and the surrounding census tract increased in their number of households; however, from 2007 to 2008, there was a 36 percent decrease—falling from 866 units to 566 units single family homes within the census tract(s). Multi-family housing reflects a similar pattern, as multi-family housing found within the census tract(s) decreased by 320 units between 2007 and 2008 (a 64 percent decrease). This sharp decrease is most likely due to the demolition of Englewood Manor Apartment complex. The neighborhood and surrounding area also observed a fall in occupancy rates from 2000 to 2008, but current rates remains high, at 91 percent occupancy. For additional information on housing market trends, contact the Atlanta Regional Commission at www.atlantaregional.com.

Housing Demand in Chosewood Park (64001 Block Group)

One important deliverable of this project is a projection of future demand for housing. Our analysis assumes that such a projection derive from three primary factors: 1) demand created by growth or decline in the number of households; 2) demand created by changes in the distribution of household incomes; and 3) demand created by a loss of existing housing structures. So, projections for each factor are simply estimates of how each will change in the coming years based on current figures. Our discussion of those projections and conclusions about future housing needs in Chosewood Park follow below.

Neighborhood Geography

Unlike our analysis in previous sections, the demographics used here are based on U.S. Census Block Group “131210064001” closely approximates Chosewood Park. This geographic area includes Englewood Manor, a public housing project vacated and to be demolished in 2009. This area also excludes about 40 single-family units of Chosewood Park. Without data at a smaller scale, we must assume that demographic characteristics of residents living in the block group and Chosewood Park are similar, although the data before 2008 reflect the characteristics of public housing residents.

Housing Demand from Household Growth

Applying a 1.3% annual household growth rate to ARC household estimate in 2008, which is based on the field survey, we project about 7 households increase annually from 2009 and 2015. Starting with a base population of 2972 residents and 821 households in 2000, the ARC projected that Chosewood Park’s population grew to 3,125 before dropping

to 2,077 after the closure of the Englewood Manor complex. The neighborhood will return to its 2005 level in 2020 but with more and smaller households.

Although the data on householders' age are only available in Census 2000, the age distribution of population is available both in 2000 and 2009 (Claritas estimates). The age distribution of Chosewood Park has not been changed substantially between 2000 and 2009. The most notable pattern is the decrease in the proportion of young adults between 15 and 34 and the increase in the share of mature adults between 35 and 64. Despite the change, young people below age 45 still account for 82.0%. The share of mature adults between 45 and 64 increased up to 14.4% and that of seniors over 65 slightly increased up to 3.5% from 3.4%.

We estimate how much proportion of household growth will be owners and renters based on Census 2000 and homestead exemption in 2008. The ratio of owners to renters was 0.18 in 2000. Based on county parcel and homestead exemption data, this ratio is 0.15 in 2008, excluding multi-family units. If we consider the 180 multi-family units as rental units based on ARC data, the ratio goes down to 0.09. We assume that future ratio of owners to renters is same as the ratio in 2008. Thus, we project there would be 1 owner-occupied unit and 6 rental unit will be added annually from 2009 to 2015. In total, we expect that 7 owner-occupied units and 42 rental units will be added between 2009 and 2015.

In 1999, 92.2% of owner-occupiers had income below \$50,000 and 77.6% of them had income below \$35,000. Considering that MSA median family income was \$59,313, high-income (above 120% of MSA's median family income) owner-occupiers are only 7.8%. Roughly, more than 50% of owner-occupiers had low income (below 50% of MSA's median family income) and approximately 30% of them had moderate income (between 50 and 80% of MSA's median family income). Middle income (between 80 and 120% of MSA's median family income) owner occupier was not found in Census 2000. Based on recent HMDA data, we can examine the incoming owner-occupiers income, though it only covers new home purchasers buying with mortgage. The data show that incoming owner-occupiers' income level was largely middle and high income, 46.6% and 30.1% respectively. Although there also were low and moderate income buyers between 2004 and 2007, the majority were middle and high income buyers with more than \$50,000 annual income. Thus, based on recent buyers' income distribution, among 7 owner-occupied units expected added between 2009 and 2015, we expect that 2 owner occupied units for moderate income households, 3 units for middle income households, and 2 units for high income households. Based on the sales between 2005 and 2008, the housing price range for moderate income households is expected to be under \$100,000, that for middle income household be around \$200,000, and that for high income household be more than \$300,000.

Data on renters' income are not available, but those on entire household are available for 1999 (Census) and 2009 (Claritas). However, their distri

bution is almost identical. Based on 2009 data, we expect 61% of renters can afford a monthly rent of less than \$625 (30% of household annual income), 27% of them can afford less than \$1,250, and the rest of them can afford more than \$1,250 of monthly rent. Thus, among 42 rental housing to be added between 2009 and 2015, there would be about 26 rental units at less than \$625, 11 units between \$625 and \$1,250, and 5 units above \$1,250.

Housing Demand from Loss of Housing

Chosewood Park Neighborhood has many old housing units. In 2000, the proportion of housing units built before 1950 was 21.4%. The proportion of old housing units is higher in owner-occupied units (58.9%) than in renter-occupied units (15.8%). Since the proportion of renter-occupied units are higher in total occupied units, the actual numbers of old units of owner-occupied and renter-occupied units are 73 and 110 respectively. Total 183 of housing units were built before 1950.

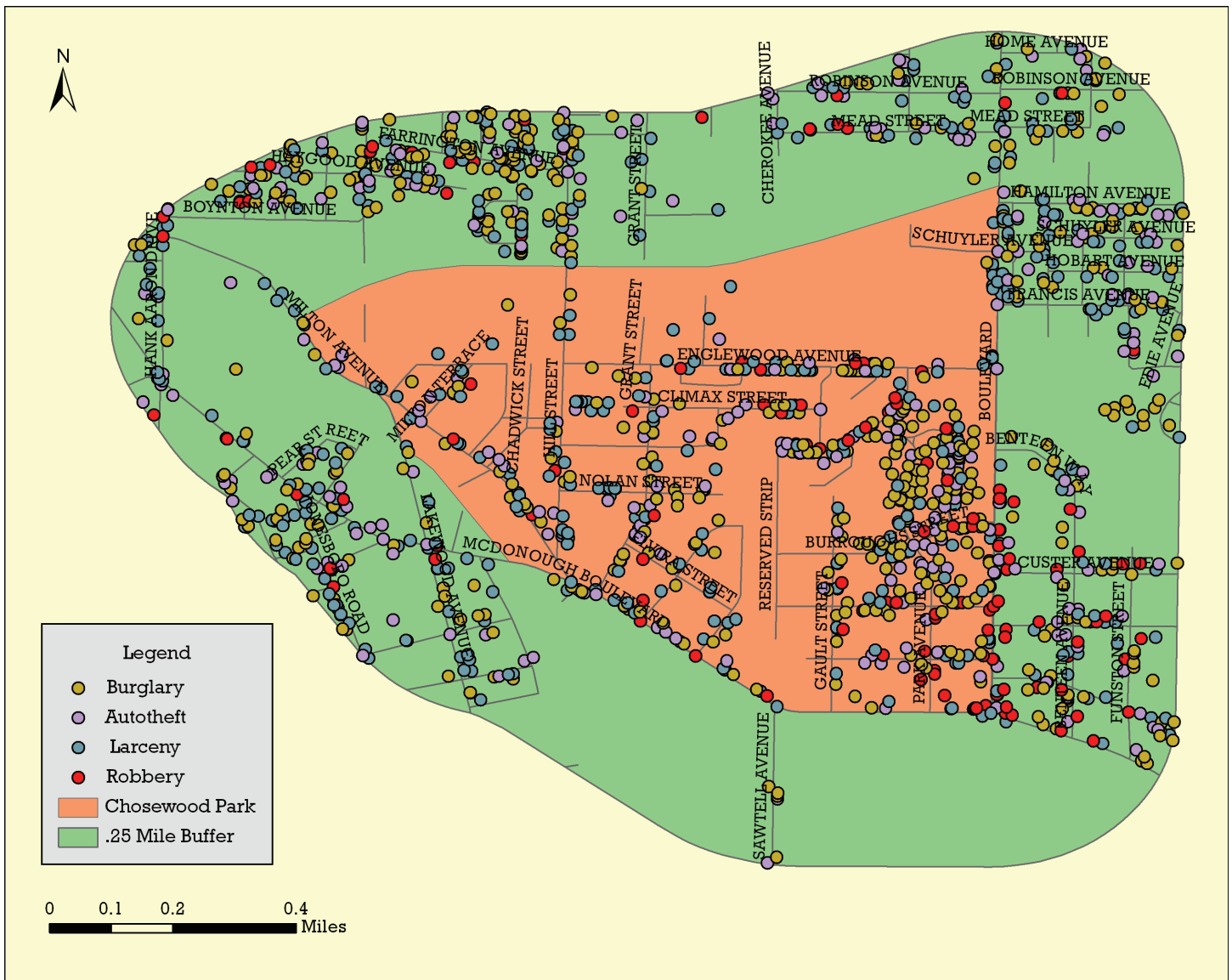
Recent building permit data shows the demolition, new construction, and reinvestment in residential units. From 2005 to 2008, 3 units were demolished, 59 units were erected, and 56 units were repaired, altered, or expanded. 59 new construction activities are in line with the growth of single-family housing units (86 units) between 2000 and 2008 shown in ARC data. Since these data are building permit issuances, the actual activities may be lesser than those shown in these data. However, we can regard demolition and reinvestment activities as a sign of housing need due to the obsolescence of housing units. If we consider the 117 units built in 1950s, we can expect the similar trend in demolition or renovation activities in housing market in Chosewood Park. Based on the trend, most residents deal with the housing obsolescence through reinvestment and not demolition and new construction. Since we do not have data tracking the demolished units, we do not know whether these units end up with vacant property or newly constructed units fill the parcel.

In sum, we expect that between 2009 and 2015, 7 owner-occupied units and 42 rental units would be added. Among 7 units owner-occupied units, two units at below \$100,000, three units around \$200,000, and two units at more than \$300,000 are expected. Among 42 rental units, approximately 27 units at below \$625, 11 units between \$625 and \$1,250, and 4 units above \$1,250 might be afforded by incoming renters based on 30% affordability threshold. Also, there might be a loss of about two owner-occupied units and three rental units and improvement need of more than 100 units because of the old age of housing stocks. Of course, this estimate should be considered as only guideline. Unless there is a rapid restoration of housing market, which is unlikely, this estimate should be regarded as a maximum.

Crime Analysis and Trends

The crime analysis for Chosewood Park utilized Atlanta Police Department data to identify areas experiencing high numbers of criminal activity. These instances were distinguished according to the types of crime committed within the neighborhood. Ideally, the neighborhood can further use this data to strategically combat future crime. Chosewood Park, including a quarter (¼) mile neighborhood boundary buffer, has more crime than any other neighborhood analyzed, with the exception of the Pittsburg neighborhood refer to Figure 13).

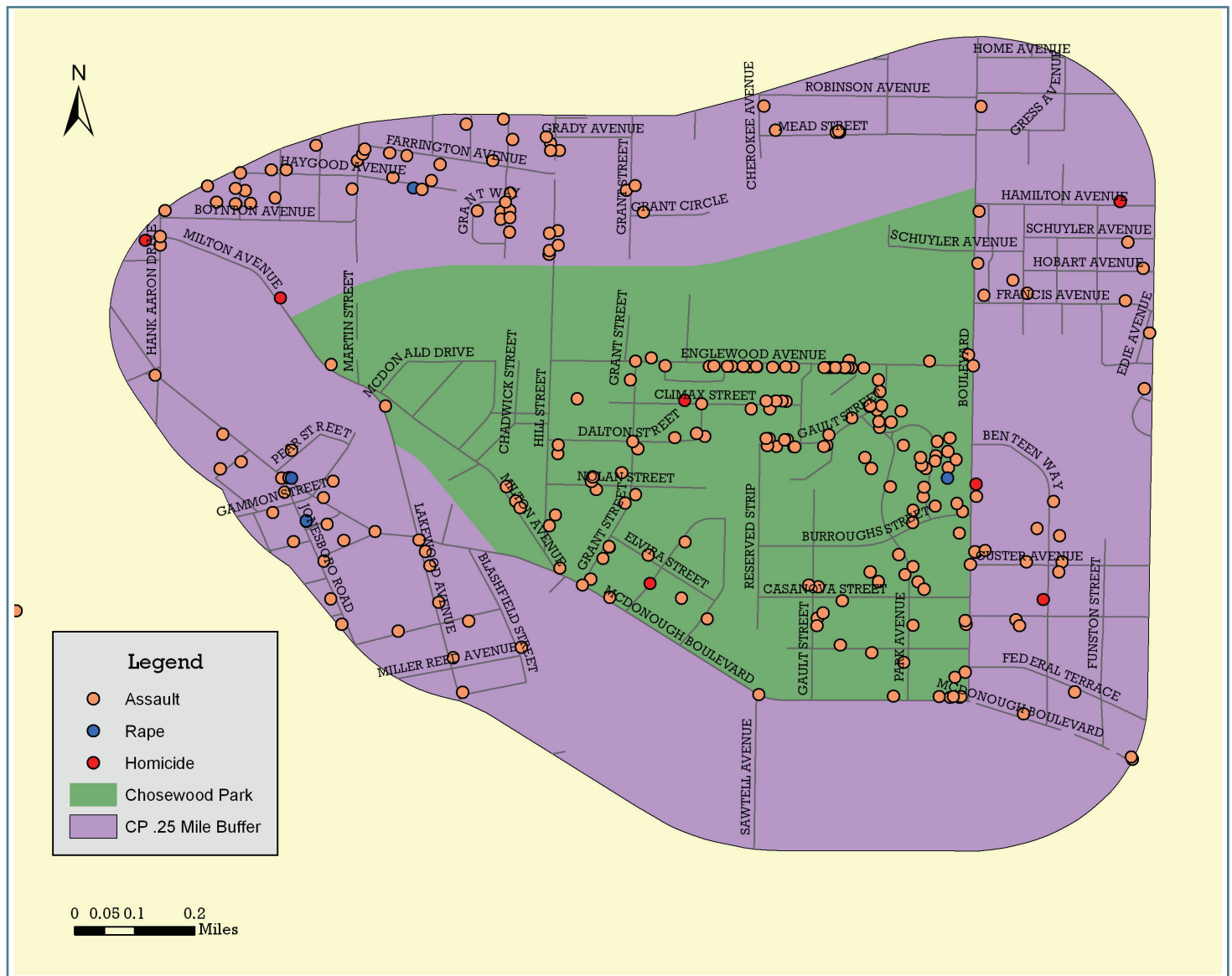
Map 13: Non-Violent Crimes by Location and Type, Chosewood Park, Atlanta: 2004-2009*



Source: Atlanta Police Department, Crime Data, <http://www.atlantapd.org/index.asp?nav=CrimeMapping>, (Accessed October 23, 2009).

Most incidences occurred on the eastern side of the neighborhood, in the Gladstone Apartment complex and along Boulevard Drive. Additionally, there was a high prevalence of crime along Dalton Street. Only a minimal number of crimes were reported in the park located inside the neighborhood (refer to Map 13 and 14) .

Map 14: Non-Violent Crimes by Location and Type, Chosewood Park, Atlanta: 2004-2009*

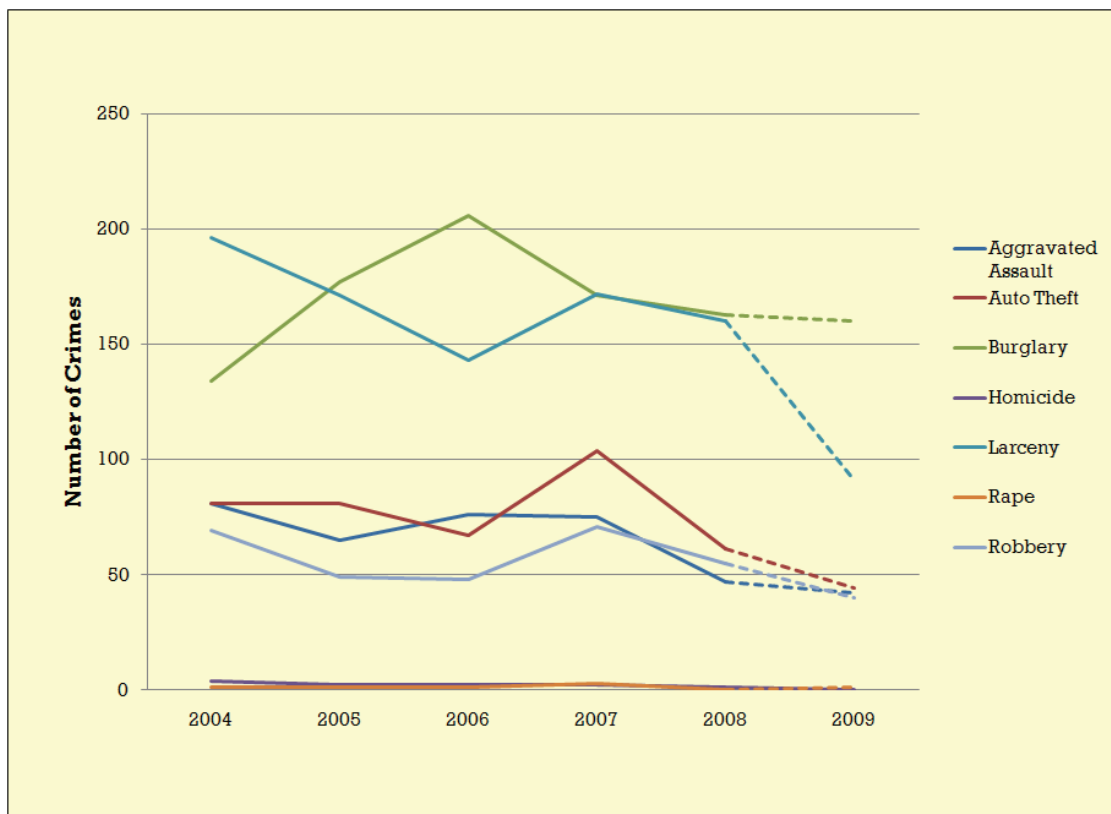


Source: Atlanta Police Department, Crime Data, <http://www.atlantapd.org/index.asp?nav=CrimeMapping>, (Accessed October 23, 2009).

A buffer of $\frac{1}{4}$ mile allows for the examination crime that occurs on commercial corridors surrounding the neighborhood. From 2004 to 2009, there were a total of 966 crimes within the neighborhood boundary and 2,074 crimes within the neighborhood boundary and established $\frac{1}{4}$ mile buffer. From this, there were, on average, 507 crimes per year occurring within this boundary (refer to Maps 4 and 5).

Even with the high incidence of crime, the neighborhood experienced a downward trend in reported occurrences over the six-year period, with the exception of 2007, which showed an increase (refer to Figure 6). In 2004, there were four homicides. In 2006, with a total of 206 burglaries, a burglary occurred, on average, at least once every other day. Aggravated assault and auto theft decreased over the six-year period, with the exception of automotive thefts in 2007 (refer to Figure 14). Finally, rape and homicide occur infrequently within the neighborhood.

Figure 14: Crime Trends, Chosewood Park, Atlanta: 2004-2009*

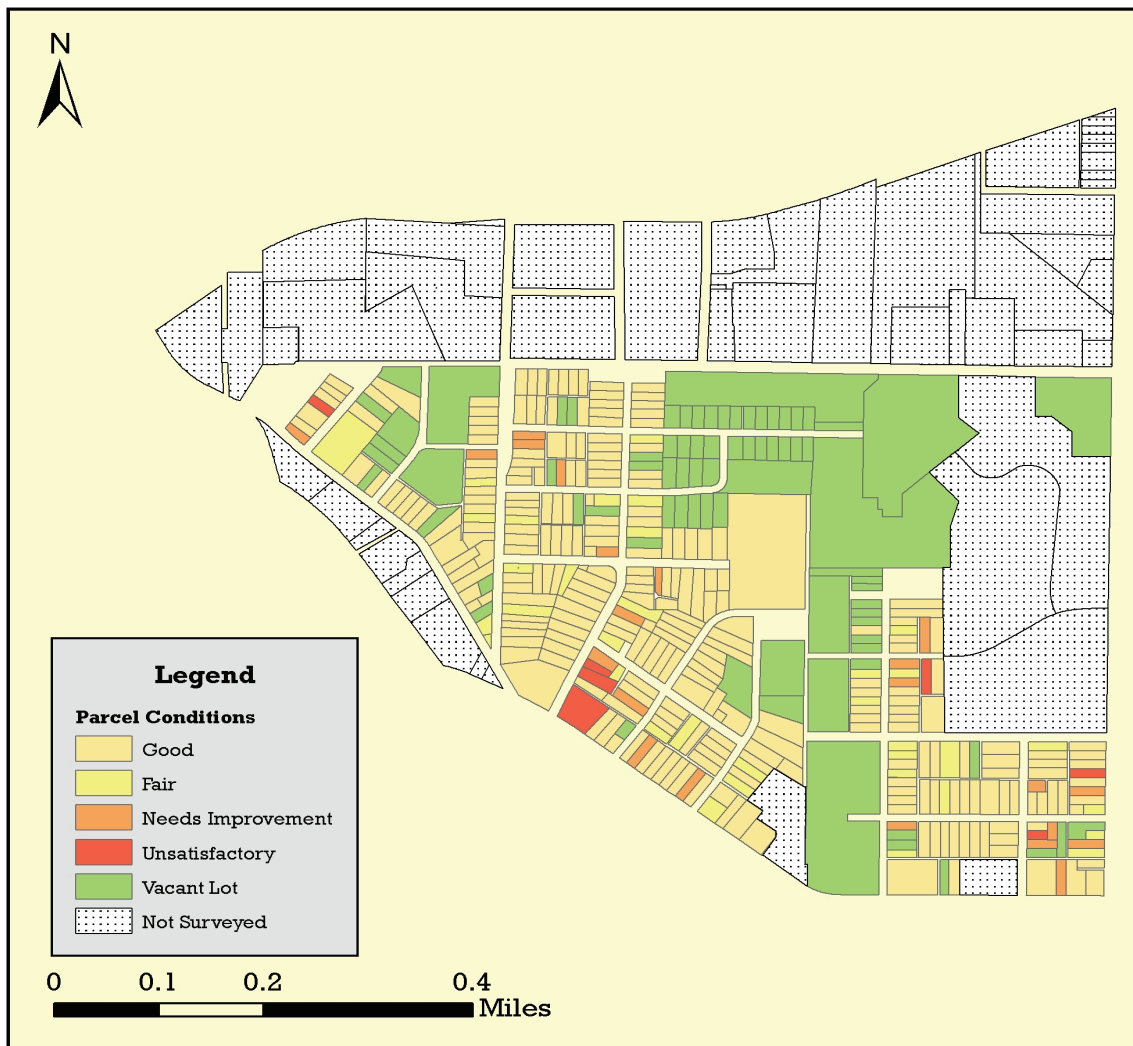


Source: Atlanta Police Department, Crime Data, <http://www.atlantapd.org/index.asp?nav=CrimeMapping>, (Accessed October 23, 2009). Crime data for 2009 is complete up to October 23, 2009.

Housing and Street Survey Results

In order to better understand the conditions of the housing stock within the Chosewood Park neighborhood, we completed a comprehensive assessment of each residential property in the area. For the complete methodology of this survey, refer to Appendix I. The neighborhood parcel data obtained during this process aids in illustrating the current condition of the neighborhood and serves as a vital source of information when considering the marketability of the community. The housing survey was completed for only single-family residential parcels, thus excluding any multi-family residential or industrial parcels. For parcel conditions within the neighborhoods, refer to Map 15. The following discussion highlights a few significant results stemming from the housing survey.

Map 15: Parcel Conditions, Chosewood Park, Atlanta: October 2009



Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

The completed housing survey reported a total of 405 parcels surveyed within the neighborhood boundary. Chosewood Park experienced a recent influx of new development, although the current economic recession has resulted in the abandonment of unfinished residential parcels by developers. Our results reflect 78 parcels (19.3 percent) of the surveyed parcels as vacant lots. The housing survey highlights that only 7 parcels (1.7 percent) of the parcels are in “Unsatisfactory” condition. Furthermore, only 64 parcels (15.8 percent) of the parcels in Chosewood Park are classified as a condition less than “Good”. The final results conclude that other than a few visually apparent unsatisfactory parcels, the housing stock is in good condition (refer to Table 7).

Table 3: Parcel Conditions, Chosewood Park, Atlanta: October 2009

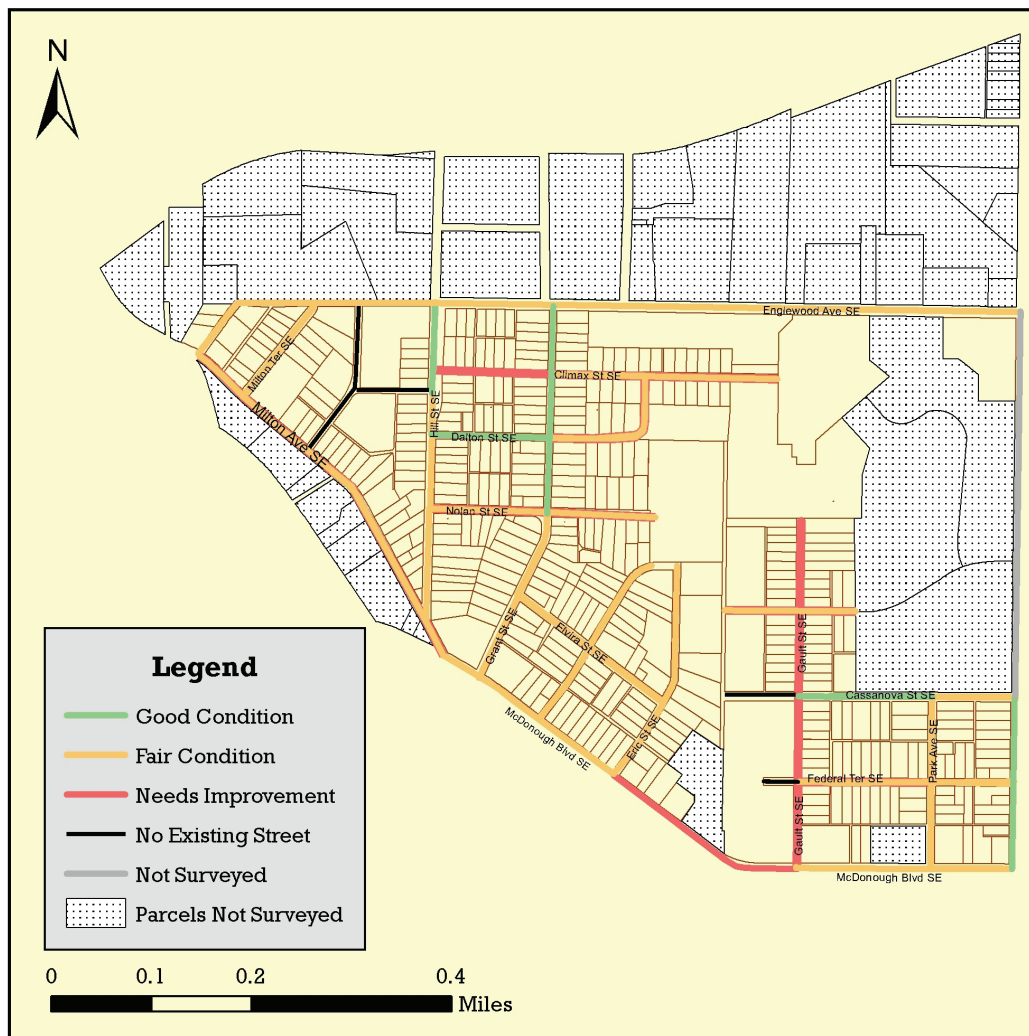
Chosewood Park Parcel Conditions	Number of Parcels	Percent
Condition		
Good	263	64.94
Fair	35	8.64
Needs Improvement	22	5.43
Unsatisfactory	7	1.73
Vacant	78	19.26

Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Additionally, there are a few streets within the neighborhood that are in need of sidewalks or sidewalk repairs, minor trash collection, and weed/grass control (refer to Map 7 for street conditions and Map 8 for sidewalk conditions).

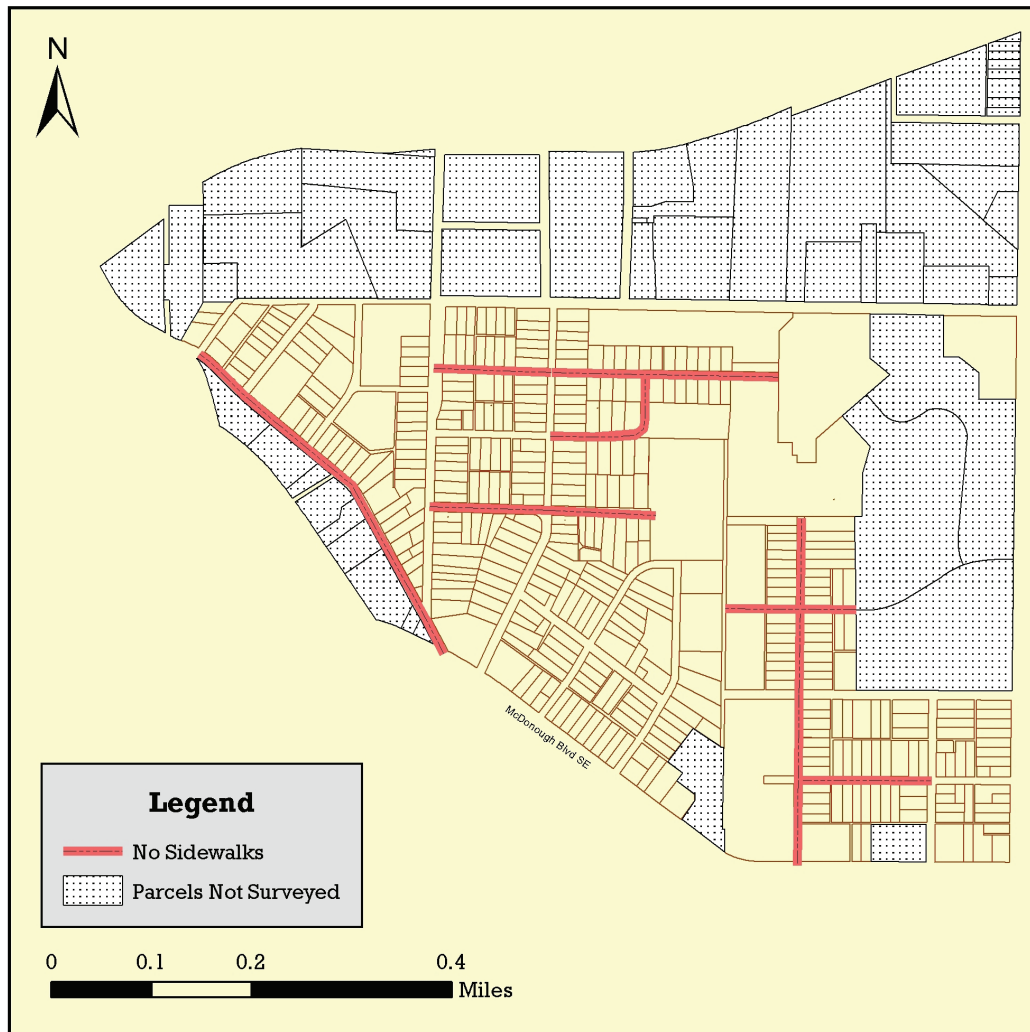
The completed housing survey provides a perspective on the overall appearance and condition of the Chosewood Park neighborhood. Addressing the major housing stock and street concerns within the neighborhoods would require improvements to the “Unsatisfactory” and “Needs Improvement” parcel structures, as well as the installation of sidewalks throughout the neighborhood. Improving the walkability of the neighborhood will help create safer roads for current residents, as well as improve overall marketability of the neighborhood to prospective residents.

Map 16: Street Conditions, Chosewood Park, Atlanta: October 2009



Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Map 17: Sidewalk Conditions, Chosewood Park, Atlanta: October 2009

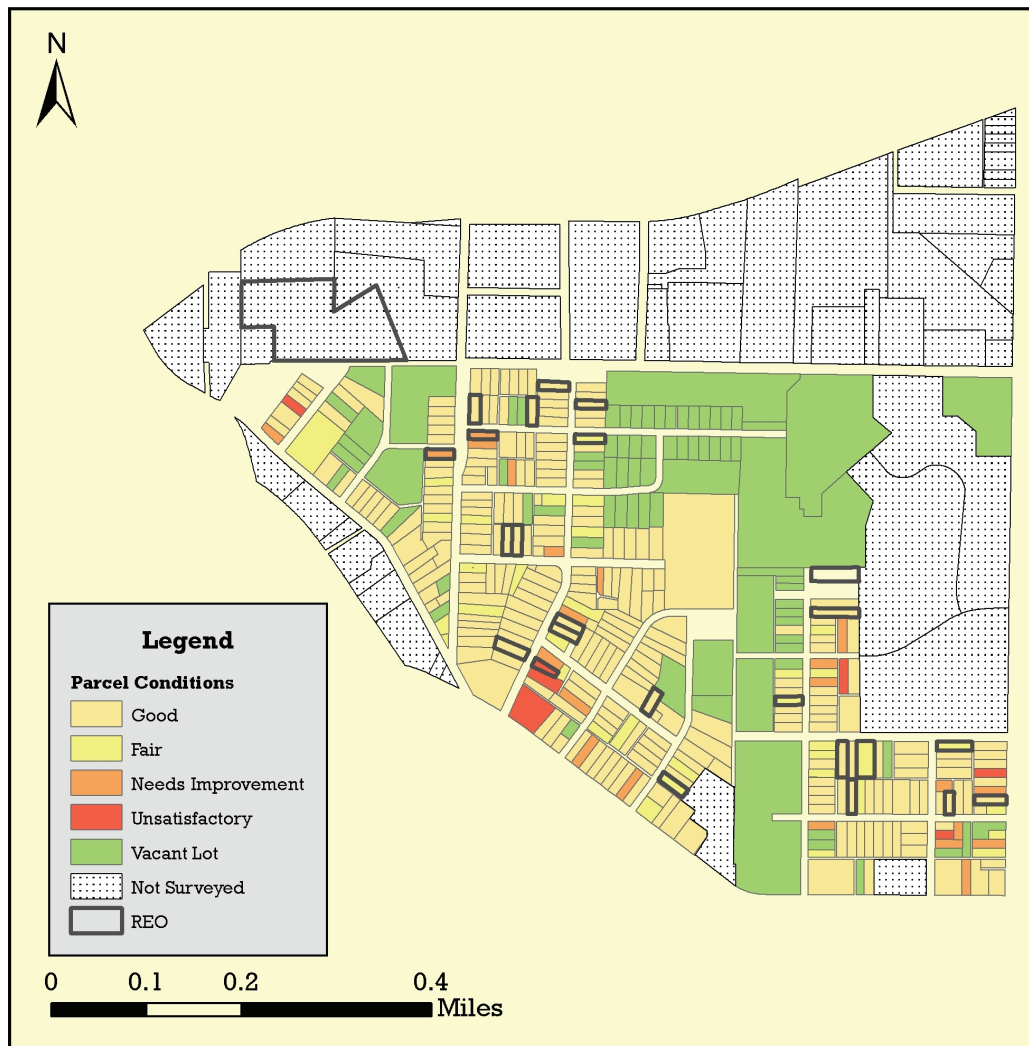


Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

Foreclosures

Currently, there are 25 reported foreclosures within Chosewood Park, according to foreclosure data collected from Dr. Immergluck, a professor of City and Regional Planning at the Georgia Institute of Technology. This data was extracted from the Fulton County Tax Assessor database for the time frame of January 2006 to August 2008, and therefore foreclosures occurring since this time are not captured within this 25. Regardless, this accounts for 6.17 percent of the surveyed parcels within the neighborhood (refer to Map 9). Based on a comparison of this foreclosure data and the data obtained through the housing survey, these foreclosures do not appear to significantly impact the neighborhood and the corresponding parcel conditions. When comparing the parcel conditions data to the location of the foreclosures, many of these parcels were rated in "Good" condition. There was only one foreclosure rated "Unsatisfactory" and two rated as "Needs Improvement".

Map 18: Parcel Conditions and Real-Estate Owned Properties, Chosewood Park, Atlanta



Source: School of City and Regional Planning Program, Field Survey (Conducted August – October, 2009).

While the overall calculated conditions of the housing stock in the Chosewood neighborhood is in “Good” shape, it is important to recognize the significant impact that even one vacant or foreclosed property can have on a community.

As cited in the preceding discussion of the High Point and Joyland neighborhoods, 2001 research undertaken by the National Vacant Properties Campaign in Philadelphia found that houses within 150 to 300 feet of a foreclosed home experienced a loss of \$6,819, and those within 300 to 450 experienced a loss of \$3,542. In an comparable analysis conducted in the city of Chicago, conservative test showed that for every one foreclosure within an eighth mile radius of a property, the value of that property decreased .9 percent; the more liberal test illustrated a 1.136 percent decrease for every nearby foreclosure. Similarly, a study on vacant or abandoned homes in Flint, Michigan found that properties within 500 feet of these structures lost an average of 2.26 percent of its value.

Foreclosed and vacant homes are also suspected to lead to increased crime rates. And while there has not been a significant amount of research done on the extent that foreclosures may be a predictor of crime rates, a 2006 study, also conducted on the city of Chicago, found that a neighborhood foreclosure rate of 1 in 100 properties yielded an increase in violent crime of 2.33 percent.

So while the Chosewood community has not experienced foreclosures at the rates of some of the city’s hardest hit neighborhoods, realizing the effect vacant properties and foreclosed homes can have on a community is vital in helping the community determine the role it should to play in order to maintain property values and stability within the neighborhood.

Neighborhood Outreach and Visioning

Chosewood Park Small Visioning Event

Twelve Chosewood Park neighborhood residents attended the small visioning event, which was held in a resident's home. Two members of the team facilitated this meeting, where one member primarily led the discussion, while the other took notes. The session mainly consisted of a group exercise designed to receive input from residents regarding perceived strengths and weaknesses existing within their neighborhood. Residents located these strengths and weaknesses on a map layout and discussed them as a group.

Three strengths were repeatedly brought up in one form or another during the course of the meeting. The strength brought up with most frequency was the amount of vacant old industrial buildings which have been rezoned and planned for mixed-residential and retail development projects. Another strength discussed on numerous occasions was the neighborhoods proximity to downtown Atlanta and major centers of activity such as Hartfield-Jackson International Airport and Turner Field, as well as major transportation corridors such as I-20 and the Downtown Connector (I-75/85). Finally another strength mentioned multiple times was that the green canopy area in the neighborhood is substantial (relative to other neighborhoods similarly close to downtown Atlanta) with many mature trees and considerable green space.

Regarding weaknesses, two stood out to be the most prominent. One was the issue of crime and safety within the neighborhood, where a significant portion of the eastern side of the neighborhood was considered dangerous and unsafe (i.e., Federal Terrace St. area and Gladstone Apartments). The intersection of Grant St. and Nolan St. was also considered unsafe and a hotspot for drug dealing and loitering. The other weakness the residents perceived as important was that not many people outside of their neighborhood knew anything about their neighborhood. In other words, the residents felt that they needed to publicize their neighborhood by strategically marketing the positive aspects of their community, with the intent to possibly attract new homebuyers into the neighborhood.

The group discussion was very constructive in that for every strength or weakness that was presented, it was backed with examples which gave the facilitators insight on how the strength or weakness was derived. However, the group discussion was not without limitations. Of the 12 residents who participated in the session, none were residents who either resided in Gladstone Apartments or in the Federal Terrace St. area. Therefore this seemingly "dangerous" area was not represented at the group session. Furthermore, all of the participating residents were homeowners and therefore had relatively negative comments regarding renters residing in the neighborhood. Since only homeowners were present at the group session, it may be difficult to ascertain whether the participating group's perceived strengths and weaknesses are indeed the true issues of the Chosewood Park neighborhood, as the neighborhood is made up of a substantial portion of renters.

Chosewood Park Visioning Session

After identifying a list of assets and issues during the small group sessions, we hosted a large visioning event for the Chosewood Park community. The goal of the event was to add and/or edit the list of assets and issues developed during the small group session and to find linkages between them. These linkages could provide solutions to the identified issues.

The visioning event was a large group session open to all residents of the neighborhood. The event was advertised by passing out flyers during the housing inventory survey. In addition, signs were placed at strategic entrances to the neighborhood. The methodology for this session involved mapping of assets and issues through group discussion. Because the small group session was well attended by neighborhood residents, the session began with a significant list of issues and assets to build upon.

The visioning event took place on October 31 from 11:00am-2:00pm at the Masjid-Al-Qur'an Mosque of Atlanta located at 500S McDonough Blvd. This location was chosen because the neighborhood currently uses the facility for community meetings. Attendance to the meeting consisted of eleven residents, including two teenagers. Participants were enthusiastic and vocal during the event, and began by discussing the assets in the community. One of these assets was the number of service providing facilities existing in the neighborhood. Those locations include the Mosque, the Antioch Baptist Church, the homeless shelter/rehab center, the food bank on Northside Dr and the Lighthouse Church. The Union Hall was also mentioned as a potential future community gathering spot, although it is currently not in use.

Participants also identified the neighborhood's green space as an asset. This included the usable green space of Chosewood Park, which was recently expanded by 13 acres through the City of Atlanta. Areas of vacant land at the convergence of Milton Street and McDonough Boulevard were also discussed as areas of future potential green space. Participants considered many areas of vacant or abandoned land as assets, as they realized the potential future advantage these held. For instance, the neighborhood was able to advocate for and successfully rezone the GM plant site from industrial to commercial (C-1) zoning. This greatly reduced the incidences of dumping and other environmentally hazardous activities from taking place on that site.

After the discussion of assets, participants were asked to discuss areas of concern for the neighborhood. The small group event had provided a strong starting point and yet a number of concerns were added and emphasized during the event. The list included crime and prostitution around Federal Terrace and the Gladstone Apartments, as well as a lack of services for prisoners re-entering society from the Federal Penitentiary. There was some disagreement over whether or not these services attracted homelessness and criminal activity to the area.

Many felt the parks had poor access, and therefore street lights could make a difference, as these problems cater to criminal activity. Besides crime, specifically at the intersection of Nolan and Grant Streets, perhaps the most significant concerns of the event were the increased need for jobs and job training for the community residents, as well as a plan for the vacant industrial land that surrounds the community. Finally, one participant expressed a concern of the neighborhood's lack of marketing to draw residents, specifically homeowners.

The information extended during this meeting was extremely thorough and provided a solid base to create linkages between the discussed issues and assets once the meeting adjourned.

At the end of the session, facilitators gave participants information on how the results of their input would be used for the formulation of the recommendations in this report and invited them to the final public presentation. While the list of solutions was by no means comprehensive, it provided a starting point for locating potential assets that could link to ARRA funding. It also provided an invaluable opportunity to hear the perspective of the residents of both communities.



Source: All Photos by Clayton Griffith, School of City and Regional Planning (October 17, 2009).

Policy Strategies for Neighborhood Recovery in Chosewood Park

Issue 1: Lack of Retail Amenities

During the visioning process it became clear that a major common concern of the residents was the lack of a broad retail base in the immediate vicinity, specifically the lack of nearby grocery stores and pharmacies. Chosewood Park residents also mentioned the desire to attract other forms of neighborhood retail, such as restaurants, to the area.

Because of these concerns, we invested time researching applicable funding sources in ARRA and other opportunities to provide incentives for developers to supply these amenities to the neighborhood.

Issue 2: Need for a Community Center

Chosewood Park suffers from a lack of community gathering places and facilities that can host locally-beneficial functions such as social service agencies, job training programs and meeting space. To address this need, the community has been working to purchase an old Union Hall on Hill Street. Unfortunately, the purchase has been prevented by a high asking price. In our research, we identified two options that could prove useful as neighborhood leaders search for additional financing to complete this important acquisition.

The following recommendations will apply to both of the two preceding issues.

ARRA RESOURCES:

New Markets Tax Credit (NMTC)

As part of ARRA, Congress appropriated money to fund a new round of New Markets Tax Credit (NMTC) allocations. The NMTC was established in 2000 as part of the Community Renewal Tax Relief Act to improve the amount of investment directed towards low-income communities. The program is quite complicated to maneuver, even for seasoned professionals, but the basic premise is that the U.S. Treasury allocates a certain amount of tax credits to a number of certified institutions, known as Community Development Entities (CDE). CDEs are certified by the Community

Development Financial Institutions Fund – an entity under the U.S. Treasury – under the following conditions:

“A CDE is any duly organized entity treated as a domestic corporation or partnership for federal income tax purposes that: (a) has a primary mission of serving, or providing investment capital for, low-income communities or low-income persons; (b) maintains accountability to residents of low-income communities through their representation on any governing board of the entity or any advisory board to the entity; and (c) has been certified as a CDE by the CDFI Fund of the US Department of Treasury” (Impact Seven N.D.).

Importantly, the CDE cannot be a nonprofit corporation, which is why some CDEs are for-profit spinoffs of local community development corporations. Many are also affiliated with large banks. In order to claim the tax credit, a CDE has to conduct qualified investments in a Qualified Active Low-income Community Business, either in the form of equity or a loan. The tax credit is then applied as a total of 39 percent of the investment value, applied over seven years. The investments often take the form of participation in real estate development projects, although there is no requirement for that.

The complexity of this program prevents us from delivering a detailed description of all eligibility requirements and other procedures on these pages. We have, however, provided a number of links below that can be utilized to seek more information on the program.

The NMTC program represents a real opportunity for Chosewood Park. Very few communities in Atlanta likely have the amount of property zoned and fully available for development that is present in the immediate vicinity of Chosewood Park. This makes the community attractive to developers because availability and favorable zoning lowers the risk of development in an otherwise very risky real estate climate. Companies who command gap financing tools such as NMTC dollars will also find this attractive: Chosewood Park development might not be profitable on market terms in the current climate, but with public subsidies successful projects could be undertaken within a reasonable timeframe, although a five-year horizon is probably the most optimistic we can offer at the moment. Nevertheless, the community would do well to examine if any of the locally-operating entities that received tax credits are interested in engaging with the neighborhood.

The ARRA special allocation totaled \$5 billion nationwide, with \$270 million going to CDEs operating in Georgia. Table 7 (see next page) shows the agencies funded and their allocation.

Table 7: ARRA New Market Tax Credits Special Allocations

Recipient	Allocation	Website
SunTrust Community Development Enterprises, LLC	\$70 million	https://www.suntrust.com/portal/server.pt?space=CommunityPage&control=SetCommunity&PageID=0&CommunityID=873
Wells Fargo Community Development Enterprises	\$90 million	https://www.wellsfargo.com/about/community/wfcra/
Mercy Loan Fund	\$20 million	http://www.mercyhousing.org/serv_loan.aspx
Hampton Roads Ventures	\$60 million	http://www.hamptonroadsventures.com/About_HRV.html
CAHEC New Markets	\$30 million	http://www.cahec.com/

The CDEs with the highest willingness to engage might be Suntrust and Wells Fargo, primarily because they have a significant presence in Georgia, particularly Atlanta, and therefore have a greater stake in the community than the other credit recipients.

Recovery Zone Bonds

Recovery Zone Bonds were introduced as part of ARRA as a way for counties and large municipalities to issue bonds for community improvement projects at a very low cost to the borrower. A requirement for issuance is that the project funded using these bonds has to be substantially located in an area designated as a recovery zone by the borrowing municipality or county. The City of Atlanta has designated all of the three target neighborhoods for this report as part of the “recovery zone” for the city. Very importantly, the funded bonds must be committed by December 31, 2010. There are two types of bonds: Recovery Zone Economic Development Bonds and Recovery Zone Facility Bonds (Benesch Attorneys at Law 2009).

Recovery Zone Economic Development Bonds

These bonds will finance public projects within a recovery zone that are judged to promote development or other economic activity. The bonds are taxable from the perspective of the bond holder, which means that the city will likely have to assign a higher interest rate to them than tax-exempt bonds. This is however offset by the fact that the federal government provides reimbursement for 45 percent of all interest paid by the municipality. This makes this form of financing significantly more favorable than, for example, TAD bonds, which are not federally subsidized. It is therefore likely that the city allocation will be coveted (Benesch Attorneys at Law 2009). The city of Atlanta allocation for this type is \$22,776,000.

Recovery Zone Facility Bonds

The facility bonds are provided so that the issuing municipality may provide tax-exempt financing for facilities that would otherwise not qualify for this subsidy. Qualifying facilities include manufacturing plants, research parks, and other large-scale commercial developments. The requirement for financing is that the use of the property originally occurred in the community, and that substantially all of the use of the property is in the active conduct of a “qualified business.” The term “Qualified business” refers to any trade or business that does not function as a residential rental facility or other specifically listed “bad projects.” These bad projects include golf courses, massage parlors, gambling facilities, etc. The city of Atlanta allocation for this type of bond is \$34,163,000.

Community Impact

The recovery zone bonds represent a significant opportunity for the neighborhood, especially due to their flexibility. The issuing agency in Atlanta is the Department of Planning and Community Development. The neighborhood should seriously consider exploring if there are any facilities that could be purchased or developed using this money.

The Union Hall plans for Chosewood Park would be an obvious candidate for this type of funding.

ADDITIONAL RESOURCES:

Community Benefits Agreements

Regardless of which approach the community decides to pursue in addressing its vacant lots or the lack of good jobs in a reasonable distance, there is always the risk that outside entities, knowingly or otherwise, create a situation that runs counter to the best interests of Chosewood Park. Community Benefits Agreements (CBAs) represent a potential solution to address this issue.

For every major project undertaken within or on the edge of the community, the local leadership should investigate the pros and cons of developing such a CBA with developers seeking to invest in Chosewood Park. Having a binding agreement that details exactly what the developer is expected to do in order to receive community support might help avoid a repeat of the process that surrounded the Villages at Carver project.

A few important things to remember when developing a CBA: the legal enforceability of these agreements has not yet been fully established in courts, so they could potentially be significantly less

beneficial than they currently are. Also, it is very important to negotiate a good agreement, and for this the community will need to define its goals and make sure that they have the necessary leverage to exact meaningful concessions from developers. This can be difficult in the current economic climate, as communities have limited leverage in setting terms with a developer. Lastly, CBAs are most useful when applied to large projects where a significant amount of public subsidy is at stake, as this situation carries the greatest opportunity for negotiating developer support. In the appendices section we have included a checklist that might be helpful when considering all the factors that shape a successful community benefits agreement.

Issue 3: Need for Social Service Offices/Hub

One significant issue in regards to social services that came up during Neighborhood Visioning was that available services in the community are not well known to residents. In addition, the neighborhood lacks youth centers.

Once the neighborhood has implemented its plans to establish the Union Hall as a community center, this can serve as a central point for accessing information about neighborhood resources and other opportunities. Community organizations such as a community garden or neighborhood watch program could organize from this central location. A dedicated building for the neighborhood would also offer space for other meetings and programs. These might include after school programs, youth and adult education classes, family programs, and other social services.

Some community organizing activities can begin before a community center opens. The neighborhood can begin organizing around activities to build investment in the community. To improve “community hardware,” or the physical appearance of the neighborhood, neighbors can gather to rehabilitate homes and public spaces. Such activities can foster neighborhood collaboration, cooperation, and civic pride. One option is the organization of community clean up days to bring neighbors together to improve the appearance of the

neighborhood. Another option is to create a community garden on vacant property or in existing park space.

In addition to physical projects, residents can also come together to improve “community software,” – the social fabric of the neighborhood. This could begin with the creation of a neighborhood resource map that pinpoints locations to access social services, businesses, and other neighborhood amenities to distribute to residents. Neighbors could also create flyers and utilize a website to publicize information on programs available at local social service organizations. By identifying and advertising existing resources in the neighborhood, residents can take advantage of what is already there. In addition, having an idea of what resources already exist will make it easier to identify what services the Community Center should offer.

ARRA RESOURCES:

ARRA contains nothing that would directly relate to this issue.

ADDITIONAL RESOURCES:

The Community Foundation for Greater Atlanta offers Neighborhood Fund Grants worth up to \$10,000. These grants are designated for organizations trying to build capacity. Chosewood Park could apply for funds for projects to organize a community clean up day, create and distribute a neighborhood resource map, or to facilitate another form of neighborhood communication.

More information on these grants can be found at the link provided below: <http://www.cfgreateratlanta.org/Community-Initiatives/Current-Initiatives/Neighborhood-Fund.aspx>.

Issue 4: Vacant Land and Park Spaces

During Neighborhood Visioning, the issue of access to park spaces and the desire to make use of vacant land were raised by several residents. Residents also pointed out that the neighborhood lacks youth centers. While the neighborhood values its existing greenspace, residents expressed the desire to see more park spaces in the neighborhood. Creating a community garden on vacant property would provide the neighborhood an alternative to simply adding more park space. A community garden can act as a social gathering area and provide residents with an opportunity to grow fresh fruits and vegetables. It also provides potential opportunities for youth activities. A thorough description of how to start a community garden can be found at the American Community Gardening Association’s website: <http://www.communitygarden.org/learn/starting-a-community-garden.php>.

While community gardens offer an ideal use for vacant lots, they can also function well in existing park space. The City of Atlanta has allowed the creation of community gardens in city parks since 2007. Park Pride, a non-profit organization for Atlanta’s parks, offers assistance with the construction of gardens in parks.

Park Pride provides information and resources online at <http://www.parkpride.org/get-involved/community-programs/adopt-a-community-garden>.

ARRA RESOURCES:

ARRA contains nothing that would directly relate to this issue.

ADDITIONAL RESOURCES:

The Community Foundation for Greater Atlanta offers Neighborhood Fund Grants worth up to \$10,000. These grants are designated for organizations trying to build capacity. Chosewood Park could apply for funds for projects to create a community garden. See the following website for more information: <http://www.cfgreateratlanta.org/Community-Initiatives/Current-Initiatives/Neighborhood-Fund.aspx>.

Issue 5: Foreclosed, Vacant and Abandoned Homes

While residents did not raise the issue of housing as the most pressing concern facing the neighborhood, Chosewood Park has been impacted by foreclosures and vacant homes. According to the data used for the report, there were 25 known foreclosures within the neighborhood. The majority of the foreclosure properties now sit vacant, affecting their neighbors and the entire neighborhood in negative ways.

Acquisition, management and reuse strategies of vacant and foreclosed homes are critical in responding to a neighborhood's revitalization efforts. Without this, foreclosures can lead to long-term vacancies, and one deteriorating block can act as a predecessor of a neighborhood's decline. Strategies that work to counteract these compounding problems associated with foreclosed homes will be essential in attracting new homeowners to the neighborhood.

ARRA RESOURCES:

Neighborhood Stabilization Program II

This component of the ARRA is intended to provide assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The City of Atlanta Department of Planning and Community Development and Bureau of Housing (COA) selected Integral Development, LLC., and the Atlanta Neighborhood Development Partnership (in collaboration with MacCallan Group and NorSouth Companies) to be a part of the City's consortium application for Neighborhood Stabilization Program II (NSP2). The application was submitted in July of 2009; \$57,944,444 was requested. Funds are expected to be allocated December of 2009.

The consortium's targeted geography consists of 49 census tracts within the City of Atlanta. These tracts were selected based on Foreclosure Risk Score or Vacancy Risk Score, the marketability of potential homes and properties for \

Mother Clyde Memorial West End Garden

A Community Garden is a low cost way to make use of vacant land and/or park space, bring neighbors together, and encourage healthy eating. In 1997, the West End neighborhood of Atlanta converted an abandoned lot once frequented by drug dealers and prostitutes into a community garden. This project acts as more than just a simple garden, however. It involves a food membership co-op, owned and operated by senior citizens, that sells food to neighborhood residents. The "Redeeming our Youth" program involves youth in learning agribusiness and leadership development. In the future, the Mother Clyde Memorial Garden has plans to develop a "chef kitchen" to can, bottle, and preserve foods and create a Farmers Market in cooperation with other community gardens. This extension will potentially create jobs for neighborhood residents. The project is sponsored by the Atlanta Urban Gardening Program (<http://www.ugaextension.com/fulton/anr/AtlantaUrbanGardeningProgram.html>).

More information on the Mother Clyde Memorial Garden can be found at the following link:

<http://acga.localharvest.org/garden/M2114>.

sale or rent, previous federal investment in the area to support or be supported by NSP2 investment, and ability to support leverage of additional funds or programs to support NSP2 investment. The Chosewood Park neighborhood is included in the consortium's application for funds, which included a map of targeted census tracts, and their corresponding foreclosure or vacancy risk score. This score fell between a 1 and 20, with 20 indicating the highest risk. Chosewood Park's risk score was 20.

Ideally, the information and data contained in this report can speak directly to the City of Atlanta's consortium, illustrating the potential existing within this neighborhood, and highlighting the assets and challenges making Chosewood Park appropriate for a focus of NSP2 investment.

ADDITIONAL RESOURCES:

Aside from NSP2, homeownership programs that attract first time homeowners to the neighborhood can work to occupy vacant and foreclosed homes and increase the community's stability. The Atlanta Development Authority (ADA) has several programs offering mortgage or down payment assistance to first time homebuyers. These programs, as well as resources identifying available homes for sale in the neighborhood, could be utilized as a potential marketing tool included on the Chosewood Park website.

Opportunity Downpayment Assistance Program (ODAP)

This program provides homebuyers with downpayment assistance of 10 percent of the sales price of a home at 0 percent interest rate as a soft second mortgage.

In order to qualify for the program, the home, which must be located within the City of Atlanta, cannot exceed the maximum purchase price limit of \$252,890. Borrowers must also meet the income limits of the program: for a one or two person household the income limit is \$71,700; for a three or more person household the income limit is \$82,455.

Atlanta Development Authority Affordable Workforce Housing Homeownership Program

The Homeownership Program provides up to \$15,000 towards the down payment on a home. This is a loan that does not have to be paid back, unless the receiver of the grant moves out, sells, or refinances the home within five years from the purchase date. Therefore, this loan will be forgiven after the home has been lived in and owned for five years.

To be eligible for the program the borrower must be a first time home buyer, and able to personally contribute at least \$1,500 towards closing costs. Borrowers must also meet program income qualifications and normal lender mortgage underwriting requirements that demonstrate creditworthiness.

For information on these programs, or other Atlanta Development Authority programs:

Atlanta Development Authority
86 Pryor Street, Atlanta, GA 30303
404.880.4100
404.880.0863 fax

Director of Housing Finance, Ernestine Garey, egarey@atlantada.com

ADA Website: <http://www.atlantada.com/buildDev/HomebuyersRenters.jsp>

Issue 6: Maintenance of Older Homes

In additions to foreclosures, a substantial amount of homes in Chosewood are older and occupied by senior residents. Several of these homes are experiencing natural deteriorations that accompany an older residence. However, many of these homeowners are not capable of repairing and improving their homes themselves and may lack the funds it would require to pay an outside contractor for upkeep and repairs.

ARRA RESOURCES:

Assisted Housing Stability and Energy and Green Retrofit Program

This is an existing program which provides grants and loans for the energy efficient modernization and renovation of HUD-sponsored housing for low income, elderly and disabled persons. In return for the added assistance, owners must agree to extend the affordability period of their residence for at least another 15 years. Through ARRA, the State of Georgia received an additional \$129 million in funding for this program.

There are many benefits to participating in this program, as weatherization reduces energy bills for a long time. Some measures, such as insulating a home's walls or roof, can provide savings for the lifetime of a home. Others, such as making heating or cooling equipment more efficient, will provide savings for 10 to 15 years.

To qualify for funds, homeowners should contact the local service agency who will determine eligibility for the program by asking a small number of questions about the household. Proof of income for the year prior to application must be provided. If an applicant qualifies, a weatherization technician conducts an energy audit on the home. Diagnostic equipment is used to identify air filtration, pressure imbalances, and areas of heat loss. Technicians also evaluate energy-related health and safety conditions. After acceptance into the program and initial evaluations, weatherization crews will install the most cost-effective energy efficiency measures. Installation typically takes one-two days.

For more information contact the Georgia Environmental Facilities Authority, or visit the following website: <http://www.gefa.org/Index.aspx?page=70>

City of Atlanta's agency:

Southeast Energy Assistance
404-885-1877
Contact Name: Darren Maguire

ADDITIONAL RESOURCES:

Low-Income Home Energy Assistance Program (LIHEAP)

If a homeowner is not eligible for Assisted Housing Stability and Energy and Green Retrofit Program assistance, they may still be eligible for short-term assistance on their utility bill from the LIHEAP program. Funded by the U.S. Department of Health and Human Services, and administered through Georgia's Division of Family and Children Services, the LIHEAP program consists of three components serving low-income families.

(1) Energy Crisis

These resources are provided to low income households with disconnection notices or already disconnected utilities, and are available for eligible seniors, homebound, or households with life-threatening issues. Households are considered to be facing an energy crisis due to the lack of or the threat of loss of heating services in their homes. Eligible households will receive assistance to prevent their service from being interrupted or to restore service to the home.

(2) Regular Home Energy Assistance

This component provides financial assistance for energy expenditures to Georgia families that have incomes below 150 percent of the federal poverty level. The 2009 federal poverty level for a family of four was \$22,050. (<http://aspe.hhs.gov/poverty/figures-fed-reg.shtml>)

The Winter-Heating Program began November 2, 2009, for the elderly (age 65 & over), homebound, and those with life-threatening circumstances, and opened December 1, 2009, for the general public with different income-eligibility criteria. Energy Program applicants are served in a first-come, first-serve basis by each agency.

(3) Home Weatherization

The Weatherization Program provides low-cost home energy conservation improvements to eligible households. Improvements may include: installing ceiling insulation, caulking, weather-stripping, etc.

City of Atlanta's Administering Local Agency:
Fulton Atlanta Community Action Authority, Inc.
1690 Chantilly Drive N.E.
Atlanta, GA 30324
Phone: 404-320-0166
Fax: 404-320-9866
Joyce Dorsey, Executive Director
facaa@aol.com
<http://www.facaa.org>

Issue 7: Infrastructure Enhancements

Chosewood Park residents expressed concern over widespread flooding that occurs during heavy rains and poor lighting from a lack of streetlights. They also noted the need for a sidewalk along McDonough Boulevard and better public transit options. The latter two issues are closely tied to the redevelopment of the GM Plant and the pending development of the Atlanta Beltline. An attainable short-term goal would be to focus on the flooding and streetlight concerns.

ARRA RESPONSE

ARRA contains no funding sources appropriate for these concerns.

ADDITIONAL RESOURCES:

Street Lights Program

Georgia Power can provide streetlights for a reasonable fee. Residents should pinpoint areas needing more light and contact Georgia Power to schedule a lighting analysis. A technician's analysis will determine if there is a need for an additional streetlight. Chosewood Neighborhood Association can coordinate with Georgia Power and provide funding to address lighting issues throughout the neighborhood.

For more information and pricing, contact:
Georgia Power at 1-888-660-5890.

Flood Management Program

Atlanta Watershed Management is currently repairing storm water and sewer issues throughout the city. While this ongoing project will provide relief to the neighborhood, contact Atlanta Watershed to evaluate storm drains and check for blockages at 404-954-6340.

Issue 8: Crime and Safety

Residents of Chosewood Park voiced widespread concern over neighborhood crime. Residents reported loitering and prostitution near Federal Terrace and near the Gladstone Apartments as well as frequent drug and gang activity at the intersection of Grant Street and Nolan Street. The package store at Park St and McDonough Boulevard is also known to be a gathering point for criminal activity. While some solutions to crime will take more time, some attainable short run solutions can be found below.

ARRA RESOURCES:

There are no known ARRA funding sources appropriate for these concerns

Crime and Neighborhood Satisfaction

The prevalence or perception of crime in a neighborhood is often closely related to a self-reinforcing spiral of population loss, property devaluation, and economic decline. While a myriad of outside factors undoubtedly play significant roles in neighborhood health, an area's reputation for safety has been linked to its attractiveness and economic stability. Studies have shown that increased crime is often associated with population decline, and the propensity for out-migration tends to be strongest amongst residents with the highest levels of education (Cullen and Levitt, 1999). This loss of skilled workers (along with their tax dollars and economic muscle) by already-struggling neighborhoods is of particular concern.

In addition to encouraging out-migration, crime has been shown to help depress property values (Gibbons, 2004). This is especially true in areas with a prevalence of highly visible crimes, such as those involving property damage. Visible crimes work to increase the overall perception of danger and disorder in a neighborhood, leading in turn to its diminished reputation in the eyes of current and potential residents, the flight of migrants to safer locales, and the downturn of population and property values.¹

¹ Cullen, Julie Berry, and Steven D. Levitt. "Urban Flight, and the Consequences for Cities." *The Review of Economics and Statistics* 82.2 (1999): 159-69.

Gibbons, Steve. "The Costs of Urban Property Crime." *The Economic Journal* 114.499 (2004): 441-63.

ADDITIONAL RESOURCES:

Neighborhood Watch

One option the neighborhood can consider is the implementation of a neighborhood watch program and/or a security patrol. If of interest, the Atlanta Police Department will provide an officer to speak to the community about a Neighborhood Watch Program. (See Appendix _ for a brochure that explains the program).

To contact the Community Services Unit for crime prevention information or a speaker, contact Director Juanita Smith at 404-853-4380, or e-mail: jusmith@atlanta.gov

Safe Atlanta for Everyone

The program started in East Atlanta and Ormewood Park, and now includes parts of unincorporated DeKalb and all of the neighborhoods in the South Atlanta Neighborhood Development district. What began as a meeting in the summer of 2008 has grown to include five programs – SAFE Watch, Flyer Program, Graffiti Removal Program, Cookies for Cops/Food for Firefighters, and Refuse To Be A Victim.

SAFE Watch is a Neighborhood Watch program that covers multiple neighborhoods. Approximately 50 volunteers serve as monitors and contact neighbors. These volunteers patrol on foot, bikes, or cars, and report any suspicious behavior, criminal activity, graffiti, or other safety issues. They report these with a BOLO post, text, or a call to 911, depending on the severity of the issue.

Other Neighborhood Watch programs can serve as models for developing. Safe Atlanta for Everyone (SAFE) is an organization that promotes public safety in Southeast Atlanta neighborhoods.

Access more information about SAFE Atlanta or schedule a seminar via the Safe Atlanta website: <http://safeatlanta.wordpress.com/about/>.

Security Patrol

A second step to the Neighborhood Watch program is the creation of a security patrol. This option hires an off duty police officer to patrol the neighborhood, on a pay per use service basis. Residents would pay a yearly fee (\$135-\$200) to be a member of the program, in return officers patrol the area, providing direct attention on households that are members of the service. While the officers are off-duty, they maintain all standard policing powers.

The Atlanta Police Department can provide more information on this service. In addition, Grant Park and East Atlanta have programs that could serve as a model. More information is available at:

<http://grantpark.org/core/item/page.aspx?s=8654.0.35.20>

<http://patrol.eaca.net/index/Home>

Summary

The three neighborhoods analyzed for this report, High Point, Joyland and Chosewood Park, have substantially different assets and challenges. The common challenges to all three is leveraging existing assets to stabilize each neighborhood and to create and sustain organizations that can manage redevelopment. Community development in many Atlanta neighborhoods is inhibited by a lack of formal community-based organizations that can apply and manage public or private funds, organize residents and local stakeholders, and interact with city leaders and offices. Our position is that a significant reason for this is the scale at which many neighborhoods focus their work. Most Atlanta neighborhoods, including the three we worked with to prepare this report, are too small or lacking in population to attract significant investment from private foundations and federal programs.

The solution to this challenge is to partner with other neighborhoods, local developers, planners and others to move local neighborhood redevelopment forward. The pairing of High Point and Joyland as one analytical unit may seem untenable but it is only through the “scaling-up” of common issues such as housing affordability, crime, access to retail amenities, social services for seniors and the unemployed will these issues be effectively dealt with. Atlanta’s historical response to this has been the Neighborhood Planning Unit (NPU) system. Our position is that while this the NPUs present neighborhoods with a valuable forum from which to plan, they often lack widespread support from a broad constituency. NPUs are also often not in possession of short-term or long-term visions for community development. This most often happens at the level of a community-based organization, community development corporation or neighborhood association.

Lastly, overcoming these barriers to neighborhood stabilization in current times will require financial resources from the public sector—at the municipal, state and federal level—and private sector. Neighborhoods that successfully weather the current mix of housing abandonment, devaluation, population loss, crime and other problems will be organized and nimble enough to take advantage of any and all opportunities that might come along. We hope that the analysis and resources presented here provide High Point, Joyland and Chosewood Park with the means to do just that.

Housing Survey Form

Date: _____		Survey Completed By: _____		Address: _____	
Property Type <input type="checkbox"/> Institutional <input type="checkbox"/> Vacant <input type="checkbox"/> Other: _____				Additional Information	
Residential: <input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-family _____				Name of structure: _____	
Status <input type="checkbox"/> Occupied <input type="checkbox"/> Partially Occupied <input type="checkbox"/> Vacant <input type="checkbox"/> No Structure				# of structures (if > 1, i.e. "1 of 3"): _____	
Attributes <input type="checkbox"/> Fire Damage <input type="checkbox"/> Vandalism <input type="checkbox"/> Posted Notice <input type="checkbox"/> Collapsed					

Mark appropriate box		Minor	Major	None	Comments
Land:					
Yard Minor: some trash, broken fence, overgrown Major: driveway deterioration, unnecessary debris					
Structure:					
Foundation/Exterior Minor: some missing material, not leaning, some paint peeling Major: house is leaning, foundation buckling, major repairs needed, siding is rotting, excessive paint peeling					
Stairs, Rails, Porch, Minor: paint needed, some separation from house, some paint peeling Major: missing steps, sagging porch, rotted supports, major deterioration					
Roof Minor: missing shingles, debris in gutters Major: holes, buckling, collapsed					
Windows/Doors Minor: one boarded or broken Major: more than one boarded, broken or missing					
Overall Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Vacant Lot					
Good Building is structurally sound. Minor repairs needed. No MAJOR repairs.	Fair Building is structurally sound. Some rehabilitation needed. ONE MAJOR repair.	Needs Improvement Building is NOT structurally sound. Extensive rehabilitation needed. TWO MAJOR repairs.	Unsatisfactory Building is NOT structurally sound. Extensive fire damage or leaning. More than THREE MAJOR repairs.		

Notes: _____

Street/Sidewalk Survey Form

Date: _____ Survey Completed By: _____		Street Name: _____ Block #: _____	
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<i>Mark appropriate box</i>	Minor	Major	None	Comments
Levelness of Street/Conditions Minor: small potholes, small cracks, grass and weed growing through the concrete, overgrown trees, shrubs, etc. Major: large potholes, uneven surface, broken sections,				
Street Obstructions Minor: uncollected trash Major: broken down cars, furniture,				
Sidewalk Conditions Minor: small cracks, grass and weeds, uneven surface Major: Absence of a sidewalk, broken sections				

Overall Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Unsatisfactory	Good Building is structurally sound. Minor repairs needed. No MAJOR repairs.	Fair Building is structurally sound. Some rehabilitation needed. ONE MAJOR repair.	Needs Improvement Building is NOT structurally sound. Extensive rehabilitation needed. TWO MAJOR repairs.	Unsatisfactory Building is NOT structurally sound. Extensive fire damage or leaning. More than THREE MAJOR repairs.
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Notes: _____

JOYLAND & HIGH POINT – COMMUNITY VISIONING EVENT

Date: Saturday, October 17, 2009
Time: 11 a.m. – 2 p.m.
Location: The Villages at Carver Family YMCA
Address: 1600 Pryor Road, Atlanta, GA 30315

Neighborhood Attendance: (Total: 8)

Moderator: Troels Adrian
Facilitators: Alyssa Sinclair, Beth Hawes, Travis Grubb
Reporter: (Sang) Won Lee

VISIONING EVENT AGENDA

Welcome & Introductions

Report on Small Group Sessions in Joyland & High Point Neighborhoods

Review Neighborhood Maps & “Assets and Issues”

Discussion of Additional Assets and Issues

Lunch Break

Finding Solutions (Clustering Issues and Assets Exercise)

Session Summary & Closure

ISSUES identified by Neighborhood Residents	
Loitering around liquor Stores / NAPA Auto Parts Store at Pryor/University	Langford Park needs to be reopened
Robinson Auto-Tow Lot is unattractive	Columbia Senior Housing complex is gated/closed off from neighborhood
High Crime along Manford Rd. / No barrier from neighborhood	Lack of retail (grocery, restaurants, pharmacy)
Traffic congestion at Pryor Road (mornings/Lakewood events)	Frustration with poor City of Atlanta services
Developers never fulfill promises (e.g. Integral Group/supermarket)	Lacking safe areas for youth
Carver School Complex not providing best K-12 Education	Lack of transportation options to shopping centers
Churches don't offer services to neighborhoods	Lack of workforce development opportunities
Overgrown land barrier between Joyland and High Point	Social services needed (e.g. workforce training, healthcare)
Polluted creek (Joyland in floodplain) Toxic waste dangerous for children	Renters don't take care of their housing units
Toxic creek is connected to underground sewage system	Loitering and dumping along Pryor Road
ASSETS identified by Neighborhood Residents	
Arthur Langford Park (if repaired, redeveloped and reopened)	Columbia Senior Housing (lonely seniors wish to socialize?)
YMCA at Villages at Carver - Social Services Provided	Busy traffic on Pryor Road (e.g. economic development opportunity/coffee shop)
In close proximity to South Bend Park near Lakewood Fairgrounds	Many cul-de-sacs facilitate community socializing
Proximity to I-85, Downtown, Int'l Airport, Turner Field	CVS Lot could be developed for other venture
Close-knit neighbors	Lakewood Fairgrounds & Amphitheatre
Large commercially zones lots along Pryor Road	Block from Booker St. to Lincoln St. is well maintained

CHOSEWOOD PARK – COMMUNITY VISIONING EVENT

Date: October 31, 2009
Time: 11 a.m. – 2 p.m.
Location: Masjid Al-Qur'an of Atlanta
Address: 500 McDonough Blvd, Atlanta, GA 30315

Neighborhood Attendance (Total: 11)

Moderator: Travis Grubb
Facilitators: Alyssa Sinclair, Beth Hawes, Troels Adrian, Kirsten Berry
Recorder: (Sang) Won Lee

VISIONING EVENT AGENDA

Welcome & Introductions

Report on Small Group Session in Chosewood Park Neighborhood

Review Neighborhood Maps, Assets and Issues

Discussion of Additional Assets and Issues

Lunch Break

Finding Solutions (Clustering Issues and Assets Exercise)

Session Summary & Closure

ISSUES identified by Neighborhood Residents	
MARTA bus frequency	Distressed homes (many occupied by seniors)
Lack of youth centers/playgrounds	Stormwater Issues/Flooding
Unemployment	No sidewalks on McDonough Boulevard
Home foreclosures/Vacant property	Loitering across from Gladstone Apartments
Too much rental housing/transient residents	Lack of retail (grocery, restaurants, pharmacy)
Lack of code enforcement	Residents unaware of services available locally
Dumping at vacant property on Gault Street	Chosewood Park not utilized/appears unsafe
Constant loitering on Federal Terrace Street & surrounding area	Limited access to Chosewood Park
Gang and drug activity around Grant & Nolan Streets	Overgrown lots on Milton & Hill Streets
Community feels unsafe at night/Limited street lights	Homelessness/Loitering on Eric Street at McDonough Boulevard
Gladstone Apartments appear to be in decline/Apartments walled off from rest of Chosewood	Prostitution near Federal Terrace area/CITGO gas station
Poor connectivity>many dead-end streets	Lack of workforce development services
Chosewood Park not well known beyond its borders	Lack of jobs access for unemployed residents
Unightly industrial site at eastside/unattractive gateway to Chosewood Park	Lack of Services to help ex-prisoners with re-entry
Industrial sites surrounding neighborhood	Lack of Atlanta Police patrols in neighborhood
ASSETS identified by Neighborhood Residents	
Proximity to Downtown Atlanta, Turner Field, Airport	Developable land (on closed industrial sites)
Mature trees and abundant greenspace	Harold's BBQ (well-known restaurant)
Local manufacturing	Two parks adjacent to Hill Street,
Church on Milton Avenue	Land at Milton Street and McDonough Boulevard could be developed into a park
City skyline views of Downtown Atlanta from Climax Street	Neighborhood website (currently under construction)
Proximity to proposed Atlanta BeltLine Rail/Greenway	Federal Penitentiary
Union Hall on McDonough Boulevard	Boulevard crossing new park at proposed Beltline
Hill Street Lofts	Masjid al-Qu'ran (often used for community meetings)
Historic Cemetery at Antioch Baptist Church	Antioch Baptist Church (offers Social Services)
Rescue Mission on Englewood Ave.	Re-zoning of industrial sites to commercial/retail
GM Plant Site on McDonough Boulevard	Medical clinic on Boulevard Avenue

ARRA LEGISLATION PROGRAM DESCRIPTION MATRIX		
ADMINISTERING AGENCIES	PROGRAM NAME	PROGRAM DESCRIPTIONS
HUD > AHA	Public Housing Capital Fund	<p>*Money available public housing authorities for the Public Housing Capital Fund - this fund provides funds annually to PHAs for capital and management activities, including modernization and development of public housing.</p> <p>*Secretary will obligate competitive funding by 9/30/09</p> <p>*the rest of \$ is allocated according to same formula that allocated 2008 public housing capital fund money.</p> <p>*Grantees must obligate all funding in one year; then spend 60 percent of funds within two years and 100 percent of the funds in three years.</p> <p>*Funds must be used to supplement, not supplant, other funding sources.</p> <p>*Priority is given to projects that can award contracts in 120 days.</p> <p>*In the competitive grant program, priority is given to rehabilitation of vacant rental units, projects within five-year capital improvement plans, and capital projects that can be awarded in 120 days from receipt of funding.</p>
HUD	Assisted Housing Energy Retrofit & Project-Based Rental Assistance	<p><u>Project Based Rental Assistance</u>: For assistance to owners of properties receiving project-based assistance pursuant to section 202 of the Housing Act of 1959 (12 U.S.C. 17012), section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013), or Section 8 of the United States Housing Act of 1937 as amended (42 U.S.C 1437f) <u>Assisted Housing Energy Retrofit</u>: Energy efficient modernization and renovation of housing of HUD-sponsored housing for low-income, elderly, and disabled person.</p>
HUD	Lead Hazard Reduction	<p>*Additional funds for the 'Lead Hazard Reduction Program', as authorized by section 1011 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and by sections 501 & 502 of the HUD Act of 1974</p> <p>*Competitive grants to local governments and nonprofit organizations for lead paint removal related to older and low income housing</p>
HUD > State Housing Credit Agencies	Tax Credit Assistance Program (HOME Investment Partnership Program)	<p>*Apportioned to states based on amount in 2008, states distribute funds to owners of projects who have received an award of low income housing tax credits</p> <p>*Provides an additional amount for capital investments in low-income housing tax credit projects</p>
HUD	Neighborhood Stabilization Program	<p>Funding appropriated to mitigate the impact of foreclosures through the purchase and rehabilitation of foreclosed and vacant properties by developers, in order to create more affordable housing and revitalize poor neighborhoods especially hard hit by the economic recession.</p>
HUD > DCA	Homelessness Prevention Fund	<p>*For homeless prevention and rapid rehousing activities</p> <p>*Specifically, the funds must be used for short term or medium term rental assistance, housing relocations, and stabilization services (including housing search, mediation, outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at location, moving cost assistance, and case management) for homelessness prevention or re-housing to recently homeless.</p> <p>*Funding can be accessed per the Emergency Shelter Grant program to grantees under formula authorized by Section 413 of the McKinney-Vento Homeless Assistance Act</p>

ARRA LEGISLATION PROGRAM DESCRIPTION MATRIX		
ADMINISTERING AGENCIES	PROGRAM NAME	PROGRAM DESCRIPTIONS
HUD, COA	Community Development Block Grant (CDBG) Fund	<p>*HUD determines the amount of each grant by using a formula comprised of several measures of community need.</p> <p>*Not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following objectives: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available</p>
DOC	Trade Adjustment Assistance for Communities	<p>*Amends Chapter 4 of Title II of the Trade Act of 1974 to reestablish the Trade Adjustment Assistance for Communities program.</p> <p>*Requires the Secretary of Commerce to provide technical assistance to communities impacted by trade to facilitate the economic adjustment of those communities, and to award grants to communities impacted by trade to develop and carry out strategic plans for the community's economic adjustment to the impact of trade.</p>
DOC	Broadband Technology Opportunities Program	The grant program is designed to increase broadband penetration and adoption in unserved and underserved areas of the United States; provide broadband training and support to schools, libraries, healthcare providers and other organizations; improve broadband access to public safety agencies; and stimulate demand for broadband and economic growth. In addition, the program is intended to create jobs and stimulate economic growth.
DOTr - IRS > DCA	Recovery Zone Bonds: (1) Recovery Zone Economic Development Bonds (RZEDBs)	<p><u>Two bonds that can be issued by state and local governments for areas designated as Recovery Zones:</u></p> <p>(1) RZEDBs operate similar to Build America Bonds (Direct Payment), but provide a deeper subsidy; RZEDBs are taxable bonds that provide state and local government issuers with a direct federal subsidy payment equal to a percentage of the interest paid to investors on such bonds. RZEDBs provide a direct payment equal to 45 percent of the interest payable on the bonds. RZEDBs generally can be used to finance capital and working capital expenditures that promote development or other economic activity in a Recovery Zone (including (1) capital expenditures paid or incurred with respect to property in the Recovery Zone, (2) expenditures for public infrastructure and construction of public facilities, and (3) expenditures for job training and educational programs.)</p>
DOTr - IRS > DCA	Recovery Zone Bonds:(2) Recovery Zone Facility Bonds (RZFBs)	(2) RZFBs are a new category of tax-exempt private activity bonds. Generally, property eligible for depreciation that is actively used in a business in a Recovery Zone may be financed with the proceeds of RZFBs, provided the property is acquired after the date on which a Recovery Zone designation took effect.
DOTr - CDFI Fund	New Markets Tax Credit	New Markets Tax Credit (NMTC) Program provides an allocation of tax credits to community development entities (CDEs) which enable them to attract investment from the private-sector and reinvest these amounts in low-income communities; ARRA amends section 45D(f)(1) of the NMTC statute of 2000

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DOTr - CDFI Fund	Community Development Financial Institutions (CDFI) Program	The Community Development Financial Institutions (CDFI) Program was established by the Reigle Community Development and Regulatory Improvement Act of 1994 to use federal resources to invest in and build the capacity of CDFIs to serve low-income people and communities lacking adequate access to affordable financial products and services. Since its inception, the Fund has made more than \$500 million in awards to loan funds, banks, credit unions, and community development venture capital funds. Start-up and existing CDFIs use Technical Assistance grants to build their capacity to serve their Target Market through the acquisition of goods and services such as consulting services, technology purchases, and staff or board training.
DOL	Workforce Investment Act (of 1998)	<p>Adult and Dislocated Worker Program: Designed to provide quality employment and training services to assist eligible individuals in finding and qualifying for meaningful employment, and to help employers find the skilled workers they need to compete and succeed in business.</p> <p>Services are provided through One-Stop Career Centers. There are three levels of service:</p> <ul style="list-style-type: none"> • Core services - includes outreach, job search and placement assistance, and labor market information available to all job seekers; • Intensive services - Includes more comprehensive assessments, development of individual employment plans and counseling and career planning; and • Training services - Customers are linked to job opportunities in their communities, including both occupational training and training in basic skills. Participants use an "individual training account" to select an appropriate training program from a qualified training provider. <p>Youth Activities: To prepare youth for the 21st century workforce, WIA investments are demand-driven. A demand-driven system focuses on developing those skills regarded as essential to be successful in careers in high-growth, high-demand industries. To effectively prepare youth in the 21st century economy, close collaboration must occur with employer and educational partners. Areas of skill shortages, particularly in the Science, Technology, Engineering, and Math (STEM) fields must become focal points of education and training programs.</p>
DOL	Wagner-Peyser Act (of 1933) - Employment Service	The Wagner-Peyser Act of 1933 established a nationwide system of public employment offices known as the Employment Service. The Act was amended in 1998 to make the Employment Service part of the One-Stop services delivery system. The One Stop delivery system provides universal access to an integrated array of labor exchange services so that workers, job seekers and businesses can find the services they need in one stop and frequently under one roof in easy-to-find locations. The Employment Service focuses on providing a variety of employment related labor exchange services including but not limited to job search assistance, job referral, and placement assistance for job seekers, re-employment services to unemployment insurance claimants, and recruitment services to employers with job openings. Services are delivered in one of three modes including self-service, facilitated self-help services and staff assisted service delivery approaches. Depending on the needs of the labor market other services such as job seeker assessment of skill levels, abilities and aptitudes, career guidance when appropriate, job search workshops and referral to training may be available.

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ADMINISTERING AGENCIES	PROGRAM NAME	PROGRAM DESCRIPTIONS
DOL	Emergency Unemployment Compensation Act (of 2008)	The EUC program was created on June 30, 2008, by the Supplemental Appropriations Act of 2008 (P.L. 110-252). It made up to 13 additional weeks of federally-funded unemployment benefits available to unemployed individuals nationwide who had already collected all regular state benefits for which they were eligible and who met other eligibility requirements. On November 21, 2008, the Unemployment Compensation Extension Act of 2008 (P.L. 110-449) expanded EUC to 20 weeks nationwide and created a second tier of 13 more weeks of EUC for individuals in States with high unemployment rates. On February 17, 2009, the President signed the American Recovery and Reinvestment Act of 2009 which extends the period of time during which claims for EUC can be filed and benefits paid, until December 31, 2009.
DOL	Senior Community Service Employment Program (SCSEP) - Additional Funding	The Senior Community Service Employment Program (SCSEP) is a community service and work based training program for older workers. It was authorized by Congress in Title V of the Older Americans Act of 1965 to provide subsidized, part-time, community service work based training for low-income persons age 55 or older who have poor employment prospects. Through this program, older workers have access to the SCSEP services as well as other employment assistance available through the One-Stop Career Centers of the workforce investment system. In addition to providing community services and part-time work based training, the program has a goal of placing into unsubsidized jobs the number of participants equal to 30 percent of the authorized positions. Program participants work an average of 20 hours a week, and are paid the highest of Federal, State or local minimum wage, or the prevailing wage. They are placed in a wide variety of community service activities at non-profit and public facilities, including day-care centers, senior centers, schools and hospitals. It is intended that these community service experiences serve as a bridge to other employment positions that are not supported with Federal funds.
DOL	Special Transfers for Unemployment Compensation Modernization	This special transfer is an "incentive payment" to encourage states to enact specific reforms, such as coverage of part-time workers. States must comply to rules and regulations as provided in Section 903 of the Social Security Act (42 U.S.C. 1103).
DOL	Trade Adjustment Assistance Program	The Trade Adjustment Assistance (TAA) is a federal program established under the Trade Act of 1974 that assists individuals who have become unemployed as a result of increased imports from, or shifts in production to, foreign countries. The goal of the Trade Act programs is to help trade-affected workers return to suitable employment as quickly as possible. To facilitate this goal, TAA certified workers may access a menu of services that include income support, relocation allowances job search allowances, and a health coverage tax credit. TAA participants that require retraining in order to obtain suitable employment may receive occupational training. The TAA program offers a variety of benefits and reemployment services to help unemployed workers prepare for and obtain suitable employment. Workers may be eligible for training, job search and relocation allowances, income support, and other reemployment services. The new TAA Program amended through the ARRA expands eligibility for workers and also increases unemployment benefits beyond prior levels, and has a particular focus on service-sector workers. The program has also reinstated the Community TAA Program, which is designed to serve high-poverty neighborhoods throughout the country.

ARRA LEGISLATION PROGRAM DESCRIPTION MATRIX		
ADMINISTERING AGENCIES	PROGRAM NAME	PROGRAM DESCRIPTIONS
DOL	Community College & Career Training Grant Program	Authorizes the Secretary of Labor to award grants of up to \$1 million to eligible institutions to enable them to develop, offer, or improve educational or career training programs for workers eligible to receive training under TAA. Establishes criteria to be used for grant awards, including an evaluation of likely employment opportunities available to workers completing the programs and an evaluation of prior demand for training programs by TAA training-eligible workers and the capacity of existing training programs to meet future demand for training programs. Gives priority to eligible institutions serving communities that have been determined by the Secretary of Commerce to be eligible to apply for assistance under Subchapter A within the five years prior to the grant application.
DOL	Industry or Sector Partnership Grant Program	<p>Authorizes the Secretary of Labor to award grants of not more than 3 years to eligible partnerships to strengthen and revitalize industries and create employment opportunities for workers in communities impacted by trade.</p> <p>Establishes that funds may be used to carry out any project that furthers the purpose of the program, including by (but not limited to) identifying skill gaps of the targeted industry or sector and any gaps in the available supply of skilled workers; analyzing the skills and education levels of dislocated and incumbent workers and developing training to help such workers obtain jobs in the targeted industry or sector; and identifying additional public and private resources to support activities.</p> <p>Requires that applicants submit grant proposals that (among other things) describe the goals that the partnership intends to achieve to promote the targeted industry or sector and the projects that the partnership will undertake to achieve such goals, and include performance measures and a timeline for achieving such goals.</p>
DOE	Workforce Training for the Electric Power Sector	<p>The objective of this grant is to facilitate the development of a well-trained, highly skilled electric power sector workforce which is vital to implementing a national clean-energy smart grid. These workforce development efforts are critical to achieving the nation's ambitions for renewable energy development, electric vehicle adoption, and energy efficiency improvements. Building and maintaining an adequate, knowledgeable workforce to keep pace with this demand, especially given existing skills shortages in the power sector, requires an increased commitment to training and workforce development.</p> <p>This grant covers two broad topics. Topic A is Developing and Enhancing Workforce Training Programs for the Electric Power Sector. Topic B is Smart Grid Workforce Training. In Topic A, applications are sought that develop new training strategies and programs for the electric power sector, with focus on achieving a national, clean-energy smart grid. In Topic B, applications are sought that provide training for electric power sector personnel, necessary for successful achievement of a national, clean-energy smart grid.</p>

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ADMINISTERING AGENCIES	PROGRAM NAME	PROGRAM DESCRIPTIONS
DOE	Weatherization Assistance Program	The WAP is the primary energy conservation organization for low-income individuals, which provides free energy conservation measures to income eligible households. The WAP is administered according to U.S. Department of Energy (USDOE) guidelines, and it operates in all of Georgia's 159 counties. The ARRA provides a significant increase in funding for weatherization services and it increases the maximum amount that may be spent to \$6500 (from \$2500) per household. Weatherization services are provided throughout the state of Georgia by 22 local providers. The 22 local providers include local community action agencies, city and county govt entities, as well as other nonprofit agencies.
DOEd	Race to the Top Program	A competitive grant program designed to assist public schools in areas of high poverty in order to improve graduation rates and ensure student preparation for success in college and careers.
DOEd	Investing in Innovation Fund	Provide competitive grants to expand innovation and evidence-based practices and programs in public and charter schools. Details of the grant have yet to be specified.
DOEd	McKinney-Vento Homeless Children and Youth Fund	The fund is an additional provision for the existing McKinney-Vento Act. The MKV Act was to provide funds to schools with high numbers of homeless students to provide assistance programs for the students.
HHS	Public Health Service Act (of 1966)	Public health service as described in the Public Health Service Act is health service for typically underserved populations. The additional funding received from the ARRA is to be spent to build new public health service centers and increase health services at already existing sites.
HHS	Child Care and Development Fund	Additional funding to already existing program. The fund is used by states to provide vouchers to families for child care and access to child care centers. Families are usually around or under poverty line and need additional child support while they work, seek employment, or receive job training and education.
DOD	Homeowners Assistance Fund	The Homeowners Assistance Program is authorized in Section 1013 of the Demonstration Cities and Metropolitan Development Act of 1966. ARRA expanded the Program to provide benefits to Wounded, Ill or Injured members of the Armed Forces, Surviving Spouses of Fallen Warriors, BRAC 05 Impacted Personnel (noncausal), and PCSing Service Members.
DOJ > CJCC	Edward Byrne Memorial Justice Assistance Grant (Program)	The ARRA – Edward Byrne Memorial Competitive Grant Program provides resources to improve the capacity of state and local criminal justice systems. The Recovery Act funding will focus on job creation and retention in support of evidence-based and data-driven programs in the following areas: 1) preventing and reducing violent crime; 2) providing funding for neighborhood-based probation and parole officers, as a compliment to the COPS program; 3) reducing mortgage fraud and crime related to vacant properties; 3) hiring of civilian support personnel in law enforcement; 5) enhancing forensic and crime scene investigations; 6) improving resources and services for victims of crime; 7) supporting problem-solving courts; and 8) national training and technical assistance partnerships. Applications for these grants must be received by Apr. 9, 2009 (State Solicitations) and May 18, 2009 (Local Solicitations).
SBA	Business Loans Program Account	Reimbursements, loan subsidies and modifications to small business authorized in sect 501 and loan subsidies and modifications to small business authorized in section 506

ARRA LEGISLATION AND PROGRAM MATRIX

Administrating Agencies	Program Name	Amount Appropriated	Amount for GA, if provided	Timeline	Eligibility Information	Do implementation procedures exist?	Links to forms and procedures	Link to program website
HUD > AHA	Public Housing Capital Fund	\$4B Total \$3B distributed under same formula as 2008 \$1B Competitive		Funding has already been allocated *Application Date was 8/20/09	Federal --> State Direct Appropriation, Additional funding appropriated to already existing program.	NO		http://portal.hud.gov/portal/page/portal/RECOVERY
HUD	Assisted Housing Energy Retrofit & Project-Based Rental Assistance	\$2,250,000,000 Total \$2B - Rental Assistance \$250M - Energy Retrofit		N/A	The project-ready rental assistance is provided to those projects that are shovel-ready, and therefore new applicants are not eligible. Eligibility information for the energy retrofit are unavailable at this time.	N/A		
HUD	Lead Hazard Reduction	\$100,000,000		Available until Sept. 30, 2011	* Funds to be awarded first to applicants that applied under the Lead Hazard Reduction Program Notices of Funding Availability for fiscal year 2008 but were not awarded due to funding limitations. * Remaining funds will be added to the Lead Hazard program announced in the 2009 NOFA.	YES	See 2009 Notice of Funding Availability, Lead Hazard Reduction Program	http://www.hud.gov/offices/lead/lbp/lhc.cfm
HUD > State Housing Credit Agencies	Tax Credit Assistance Program (HOME Investment Partnership Program)	\$2,250,000,000		*Housing credit agencies must commit 25% of funds w/in one year of enactment, 75% in two years, all in three years. *Available until 09/30/2011	*Projects awarded low-income housing tax credits in fy 07, 08, and 09 are eligible for funding. In addition, projects that were awarded low income housing tax credits under section 42(h) of the Internal Revenue Code in FY 2008, 2009, and 2010 are specifically eligible.	N/A		
HUD	Neighborhood Stabilization Program	\$2,000,000,000		*Funding should already be obligated *50% spent w/in 2 years, 100% w/in 3 years	Competitive funding, eligible entities states, local governments, non-profits	YES		
HUD > DCA	Homelessness Prevention Fund	\$1,500,000,000		*Available until 09/30/2011 *Recipients must spend 50 percent of funding within two years, and all funding within three years.	Funding made available under this heading shall be allocated to eligible grantees (as defined and designated in sections 411 and 412 of subtitle B of title IV of the McKinney-Vento Homeless Assistance Act, (the 'Act')) pursuant to the formula authorized by section 413 of the Act	YES		http://www.hud.gov/offices/cpd/homeless/programs/esg/
HUD, COA	Community Development Block Grant Fund	\$1,000,000,000	Georgia - \$10,866,994 (CDBG non-entitlement program)	Available until 09/30/2010	Funds will be distributed under same CDBG formula as used in 2008.	YES		
DOC	Trade Adjustment Assistance for Communities	\$337,500,000		\$150 m for each FY 2009 and 2010, and \$37.5 m for Oct. 1-Dec. 31, 2010. Not more than \$25 m in each of FY 2009 and 2010, and \$6.25 m for Oct. 1-Dec. 31, 2010, may be used to award grants to develop strategic plans	Defines a community impacted by trade as a community that has received one or more certifications that a group of workers, a firm, or a group of agricultural producers within the community are eligible for adjustment assistance, and where the Secretary of Commerce determines that the community is significantly affected by the threat to, or loss of, jobs associated with the certification(s).	YES		http://www.progressinvestates.org/node/22747
DOC	Broadband Technology Opportunities Program	\$4,700,000,000		Next rounds at end of 2009 and Spring 2010; all awards made by September 2010	Schools, libraries, medical, public safety, community support organizations; agencies that serve low-income, unemployed, aged, vulnerable populations; job-creating facilities	YES	http://www.broadbandusa.gov/apply.htm	http://www.ntia.doc.gov/broadbandgrant/s/

ARRA LEGISLATION AND PROGRAM MATRIX								
Administrating Agencies	Program Name	Amount Appropriated	Amount for GA, if provided	Timeline	Eligibility Information	Do implementation procedures exist?	Links to forms and procedures	Link to program website
DOTr - IRS > DCA	Recovery Zone Bonds: (1) Recovery Zone Economic Development Bonds (RZEDBs) (2) Recovery Zone Facility Bonds (RZFBs)	RZEDB: \$10,000,000,000 RZFB: \$15,000,000,000	RZEDB: \$355,785,000 (Atlanta: \$22,776,000) RZFB: \$533,677,000 (Atlanta: \$34,163,000)	must be issued before January 1, 2011	Recovery Zones are areas designated as having significant poverty, unemployment, rate of home foreclosures, or general distress. Areas currently designated as enterprise zone or renewal community areas, or areas experiencing economic distress by reason of military base closure pursuant to the Defense Base Closure and Realignment Act of 1990, also may be designated as Recovery Zones.	YES	http://www.dca.state.ga.us/economic/financing/programs/rzb.asp	http://www.dca.state.ga.us/economic/financing/programs/rzb.asp
DOTr - CDFI Fund	New Markets Tax Credit	Tax credit limitation for 2009 is \$5,000,000,000		TBD	Need to be a CDE (community development entities) - organization that serves and is accountable to low-income communities and low-income persons as certified by the CDFI fund	YES	http://www.cdfifund.gov/how_to_apply/	http://www.cdfifund.gov/
DOTr - CDFI Fund	Community Development Financial Institutions (CDFI) Program	\$90,000,000		NOFA Published: September 23, 2009 FA Certification Application Due: October 12, 2009 Application Due: November 18, 2009 Final Award Announcement: Early Summer 2010 Available until (statutory): September 30, 2010 *TA Funds duration: within 2 years of receipt date.	For-profit or non-profit agency (legal existing entity and financing entity) Must be non-governmental entity, and not be controlled by any governmental entities	YES	Forms: http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=7#2	Application Guidelines: http://www.cdfifund.gov/how_to_apply/docs/2010%20FA%20TA%20Training%20Presentation.pdf
DOL	Workforce Investment Act (of 1998)	\$3,950,000,000	\$88,282,510	Funds Available until: June 30, 2010 (statutory deadline)	Federal --> State: Direct Appropriation From the State level: Adults, 18 years and older / Youth Services: Youth aged 16-24, must be U.S. Citizen	YES	http://www.atlantaworkforce.org/index.asp http://hs.co.flton.ga.us/wia.htm	http://www.dol.state.ga.us/js/education_and_training.htm
DOL	Wagner-Peyser Act (of 1933) - Employment Service	\$396,000,000	\$11,711,489	Funds Available until: June 30, 2010 (statutory deadline)	Adult and Dislocated Workers: All adults, 18 years and older / Youth: ages 16 ~ 24, US Citizen	YES	http://www.atlantaworkforce.org/index.asp	http://www.world.org/wwwwebhelp/wagner_peyser_act.htm
DOL	Emergency Unemployment Compensation Act (of 2008)	\$500,000,000	\$15,734,725	Funds Available until: September 30, 2010 (statutory deadline)	the full guide on rules at: http://www.dol.state.ga.us/ui_rules.htm But, only for those recently unemployed (less than 6 weeks). Unemployed also has to be an union member	YES	http://www.dol.state.ga.us/pdf/forms/dol414.pdf	http://www.dol.state.ga.us/js/unemployment_benefits_individuals.htm

ARRA LEGISLATION AND PROGRAM MATRIX

Administrating Agencies	Program Name	Amount Appropriated	Amount for GA, if provided	Timeline	Eligibility Information	Do implementation procedures exist?	Links to forms and procedures	Link to program website
DOL	Senior Community Service Employment Program (SCSEP) - Additional Funding	\$120,000,000	\$526,680	Funds Available until: June 30, 2010 (statutory deadline)	Program participants must be at least 55 and have a family income of no more than 25% over the Federal poverty level. Enrollment priority is given to persons over age 60, veterans, and qualified spouses of veterans. Preference is given to minority, limited English-speaking, and Indian eligible individuals. Preference is also given to eligible individuals who have the greatest economic need.	YES	http://aging.dhr.georgia.gov/portal/site/DHS-DAS/menuitem.9e91405d0e424e248e738510da1010a0/?vgnnextoid=16cc9bfbdb26c2010VgnVCM100000b01010aRCRD	
DOL	Special Transfers for Unemployment Compensation Modernization	\$7,000,000,000	\$220,286,144	Incentive Payments expire: October 1, 2011	Federal --> State: Direct Appropriation	NO		
DOL	Trade Adjustment Assistance Program	\$1,293,750,000		Reauthorized through December 31, 2010	Workers must be enrolled in training 26 weeks after certification or layoff, whichever is later, in order to receive Trade Readjustment Allowances (TRA).	YES	http://wdr.dol.gov/directives/corr_doc.cfm?DOCN=2804	
DOL	Community College & Career Training Grant Program	\$90,000,000		Funds available until: December 31, 2010 (statutory deadline)	Eligible institutions are defined as institutions of higher education as defined under section 102 of the Higher Education Act of 1965, but only with respect to programs that can be completed within two years. Eligible institutions may receive no more than one award at any given time.	N/A		
DOL	Industry or Sector Partnership Grant Program	\$90,000,000		Funds available until: December 31, 2010 Duration of Grants: 3 Years from grant receipt date Funds available until: December 31, 2010 Duration of Grants: 3 Years from grant receipt date	Defines eligible partnerships as voluntary partnerships including representatives of an industry or sector; multiple firms within that industry or sector; local, county, or State government; local workforce boards; labor organizations, including State labor federations and labor-management initiatives; and educational institutions and other training providers.	N/A		
DOE	Workforce Training for the Electric Power Sector	\$100,000,000		Issue Date: September 21, 2009, Application Due Date: November 30, 2009	All types of domestic entities are eligible to apply, except other Federal agencies, Federally Funded Research and Development Center (FFRDC) Contractors, and nonprofit organizations that engaged in lobbying activities after December 31, 1995. Federal agencies, DOE's national laboratories, and all Federally Funded Research and Development Centers (FFRDCs) are eligible only for supporting roles.	YES	Go to: https://www.fedconnect.net/FedConnect/?doc=DE-FOA-0000152&agency=DOE (forms not available yet)	For more application information: http://www.ene.gov/DocumentandMedia/DE-FOA-0000152.pdf

ARRA LEGISLATION AND PROGRAM MATRIX								
Administering Agencies	Program Name	Amount Appropriated	Amount for GA, if provided	Timeline	Eligibility Information	Do implementation procedures exist?	Links to forms and procedures	Link to program website
DOE	Weatherization Assistance Program	\$5,000,000,000	\$124,756,312	Application Due Date: September 8, 2009 (Closed)	Families whose annual income is 200 percent (from 150 percent) above the federal poverty level are eligible for weatherization assistance. Families of four with an annual income of \$40,000 are eligible.	YES	Forms for Individual Households: http://www.southeastenergy.org/App4Service.pdf	http://www.gefa.org/Index.aspx?page=68 http://apps1.eere.energy.gov/weatherization/recovery_act.cfm
DOEd	Race to the Top Program	\$4,350,000,000	TBD	Phase 1 Application Due: January 19, 2010 Phase 1 Awards Announced: April, 2010 Phase 2 Application Due: June 1, 2010 Phase 2 Awards Announced: Sept. 2010	The State will apply for funds and eventually disperse funds appropriated to its respective counties, cities, and local governments. Selection priority will be given to applications that show strong education reform agendas and have specific plans to turn around the lowest-achieving public schools (i.e., the population size of the State is not considered, but the quality of application).	YES	http://www.ed.gov/programs/racetothetop/index.html	http://www.ed.gov/programs/racetothetop/index.html
DOEd	Investing in Innovation Fund	\$650,000,000	TBD	Application process begins in early 2010 Tentative application due date: Spring, 2010 All funds dispersed by: September 30, 2010	States (Governors) will apply for funds. Funds appropriated to states will be dispersed to public and charter schools according to State-identified criteria or application process.	NOT YET		http://www.ed.gov/programs/innovation/factsheet.html
DOEd	McKinney-Vento Homeless Children and Youth Fund	\$70,000,000	\$1,873,212	Funds for FY 2009 have already been dispersed to respective States (April 10, 2009). State dispersal is not	Funds are provided to States based on the number of homeless students identified by each State during the 2007-2008 school year.	NO		http://www.ed.gov/policy/gen/leg/recovery/guidance/homeless.pdf
HHS	Public Health Service Act (of 1966)	\$2,000,000,000	Services: \$4,936,690 / Capital funds not awarded yet.	Awards are closed.	Private and public non-profit organizations and institutions / Beneficiaries are medically underserved populations	NO, Federal-to-State Direct Appropriations		
HHS	Child Care and Development Fund	\$2,000,000,000	\$82,847,053	Funds have already been appropriated to respective States.	States are awarded funds on a formula basis. Dispersal from State to individual follows guidelines specified at State's human services website.	YES	http://ocss.dhr.georgia.gov/portal/site/DHS-OCSE/	http://www.hhs.gov/recovery/programs/act/childcare.html
DOD	Homeowners Assistance Fund	\$555,000,000		Available until expended	Program to provide benefits to Wounded, Ill or Injured members of the Armed Forces, Surviving Spouses of Fallen Warriors, BRAC 05 Impacted Personnel (base closing), and PCSing Service Members (permanently reassigned).	YES	http://hap.usace.army.mil/	http://hap.usace.army.mil/

Granting Organizations	Contact Person	Street Address	City	State	ZIP Code	Telephone	Fax	E-mail
ADC Foundation	William Linder-Scholer, Exec. Dir.	P.O. Box 1101	Minneapolis	MN	55440-1101			
AEC Trust, The	Julia Beisel, Trust Off., Atlantic Trust Co.	501 Silverside Rd., Ste. 123	Wilmington	DE	19809-1377			
Aetna Foundation, Inc.	Lynn B. Ferdman, Prog. Consultant	151 Farmington Ave., RC31	Hartford	CT	06156-3180	(860) 273-6382	(860) 273-4784	aetnafoundation@aetna.com
Aflac Foundation, Inc., The	Francine Medley, Admin.	1932 Wynnott Rd.	Columbus	GA	31999-0001		(706) 320-2288	fmedley@aflac.com
AGL Resources Private Foundation, Inc.	Melanie Platt, Pres.	P.O. Box 4569, Location 1601	Atlanta	GA	30302-4569	(404) 584-3791		
Allstate Foundation, The	Jan Epstein, Exec. Dir.	2775 Sanders Rd., Ste. F4	Northbrook	IL	60062-6127	(847) 402-5502	(847) 326-7517	allfound@allstate.com
AMERIGROUP Foundation		4425 Corporation Ln.	Virginia Beach	VA	23462-3103	(757) 490-6900	(757) 222-2360	
Anderson Foundation, Inc., Peyton, The	Juanita T. Jordan, Exec. Dir.	577 Mulberry St., Ste. 830	Macon	GA	31201-8223	(478) 743-5359	(478) 742-5201	grants@peytonanderson.org
Anheuser-Busch Foundation	Judy Vonder Haar, Asst. Mgr.	1 Busch Pl.	St. Louis	MO	63118-1849			
Archbold Charitable Trust, Adrian & Jessie	Arthur J. Mahon, Tr.	401 E. 60th St., Ste. 36B	New York	NY	10022-1988			
Atlanta Foundation	Alice Sheets; Lydia Whitman	100 Terminus Building, Ste. 400	Atlanta	GA	30305-2422			grantinquiries@wachovia.com
Babcock Foundation, Inc., Mary Reynolds	Gayle Williams, Exec. Dir.	2920 Reynolds Rd.	Winston-Salem	NC	27106-3016	(336) 748-9222	(336) 777-0095	info@mrbf.org
Bingham Foundation, William, The	Laura H. Gilbertson, Dir.	20325 Center Ridge Rd., Ste. 629	Rocky River	OH	44116-3954	(440) 331-6350		info@WBinghamFoundation.org
Bradley-Turner Foundation, Inc.	Tom B. Black, Admin.	P.O. Box 140	Columbus	GA	31902-0140	(706) 871-6040		
Brain Foundation, Inc., Frances Hollis	Diane Bryant, Secy.	1219 Clifton Rd.	Atlanta	GA	30307-1231	(404) 371-9389	(404) 377-1754	diane@hbfoundation.org
Briggs & Stratton Corporation Foundation, Inc.	Robert F. Heath, Secy.-Treas.	12301 W. Wirth St.	Wauwatosa	WI	53222-2110	(414) 259-5496		
Buisson Foundation, Inc., The	Robert T. Buisson, Dir.	6354 J.F. Jay Rd.	Gainesville	GA	30506-3420	(770) 536-7422		
Callaway Foundation, Fuller E.	H. Speer Burdette III, Genl. Mgr.	209 Broome St. (P.O. Box 790)	LaGrange	GA	30241-0014	(706) 884-7348	(706) 884-0201	
Callaway Foundation, Inc.	H. Speer Burdette, III, Pres.	P.O. Box 790	LaGrange	GA	30241-0014	(706) 884-7348	(706) 884-0201	
Campbell Foundation, J. Bulow	John W. Stephenson, Exec. Dir.	3050 Peachtree Rd., N.W., Ste. 270	Atlanta	GA	30305-2212	(404) 658-9066	(404) 659-4802	
Casey Foundation, Annie E., The	John Kim, Grants Mgr.	701 St. Paul St.	Baltimore	MD	21202-2311	(410) 547-6600	(410) 547-6624	webmail@aecf.org
Cobb Educational Fund, Ty	Cathy Scott, Schol. Coord.	P.O. Box 937	Sharpsburg	GA	30277-0937			tycobb@mindspring.com
Coca-Cola Foundation, Inc., The	Helen Smith Price, Exec. Dir.	P.O. Box 1734	Atlanta	GA	30301-1734	(404) 676-2568	(404) 676-8804	cocacolacommunityrequest@na.ks.com
Community Foundation for Greater Atlanta, Inc., The	Alicia Philipp, Pres.	50 Hurt Plz., Ste. 449	Atlanta	GA	30303-2915	(404) 688-5525	(404) 688-3060	info@atlcf.org
Community Foundation for Northeast Georgia	Beverly Estefan, Dir., Finance	6500 Sugarloaf Pkwy., Ste. 220	Duluth	GA	30097	(770) 813-3380	(770) 813-3375	beverly@cfneeg.org
Community Foundation of Central Georgia, Inc.	Kathryn H. Dennis, Pres.	277 Martin Luther King, Jr. Blvd., Ste. 303	Macon	GA	31201-3489	(478) 750-9338	(478) 738-9214	info@cfcga.org
Community Foundation of Northwest Georgia, Inc.	David Aft, Pres.	714 S. Thornton Ave., Ste. 5 (P.O. Box 942)	Dalton	GA	30722-0942	(706) 275-9117	(706) 275-9118	
Community Foundation of West Georgia	Kim B. Jones, Pres.	200 Northside Dr.	Carrollton	GA	30117-1832	(770) 832-1462	(770) 832-1300	info@ctwg.net
Coulter Foundation, Wallace H.	Wayne A. Barlin, V.P. and Counsel	790 N.W. 107th Ave., Ste. 215	Miami	FL	33172-3158	(305) 859-2991	(305) 859-5490	
Courts Foundation, Inc.	John W. Stephenson, Exec. Dir.	3050 Peachtree Rd., N.W., Ste. 270	Atlanta	GA	30305-2212	(404) 658-9066	(404) 659-4802	
Cox Foundation of Georgia, Inc., James M., The	Leigh Ann Launius, Asst. Secy.	P.O. Box 108357	Atlanta	GA	30348-5720	(678) 645-0000	(678) 645-1706	
Day Foundation, Inc., Cecil B.	Edward L. White, Jr., Pres.	4725 Peachtree Corners Cir., Ste. 300	Norcross	GA	30092-2574	(770) 446-1500	(770) 447-4457	
Deere Foundation, John	John W. Bustle, V.P.	1 John Deere Pl.	Moline	IL	61265-8010	(309) 748-7960	(309) 748-7953	bustlejohnw@ohndeere.com
Dobbs, Jr. Foundation, Inc., R. Howard		50 Hurt Plz., Ste. 1212	Atlanta	GA	30303-2916	(404) 574-2970	(404) 574-2971	dgray@rhdobbs.net
Dunn Foundation, Inc., Robert and Polly	Karen C. Wilbanks, Exec. Dir.	P.O. Box 723194	Atlanta	GA	31139-0194	(770) 444-0071		kwilbanks@lawnet.org
Ecolab Foundation	Kris J. Taylor, V.P.	370 Wabasha St.	St. Paul	MN	55102-1323	(651) 293-2658		ecolabfoundation@ecolab.com
English Memorial Fund, Florence C. and Harry L., The	Raymond B. King, Sr. V.P., SunTrust	P.O. Box 4418, MC041	Atlanta	GA	30302-4655	(404) 588-8250	(404) 724-3082	
Equifax Foundation	R. W. Kamerschen, V.P.; Ann Chakales	1550 Peachtree St. N.W.	Atlanta	GA	30309		(404) 885-8215	ann.chakales@equifax.com
EZ Agape Foundation	Nancy Walker	12850 Hwy. 9, Ste. 600, PMB 328	Alpharetta	GA	30004-4248	(404) 633-9360		ez_agape@bellsouth.net
Food Lion Charitable Foundation, Inc.	Kyna S. Foster	P.O. Box 1330	Salisbury	NC	28145-1330	(704) 633-8250	(704) 633-9724	fclcf@foodlion.com
Franklin Foundation, Inc., John and Mary	Marilu H. McCarty, Exec. Secy.	3282 Northside Pkwy. N.W., Ste. 100	Atlanta	GA	30327-2276	(404) 279-5244		lbw3@NTRS.com
Fraser-Parker Foundation, The	John Stephenson, Exec. Dir.	3050 Peachtree Rd. N.W., Ste. 270	Atlanta	GA	30305-2212	(404) 658-9066	(404) 659-4802	
Frueauff Foundation, Inc., Charles A.	Alma Willett, Admin. Asst.; Anna Williams	200 S. Commerce St., Ste. 100	Little Rock	AR	72201	(501) 324-2233		
Fuller Company Foundation, H. B.	Christine Meyer, Admin.	P.O. Box 64863	St. Paul	MN	55164-0683	(651) 236-5217	(651) 236-5096	
GEICO Philanthropic Foundation	Donald R. Lyons, Chair.	8260 Western Ave.	Chevy Chase	MD	20815-3701	(301) 966-3705		
Georgia Health Foundation, Inc.	Robert L. Zwald, Dir.	3050 Peachtree Rd., Ste. 270	Atlanta	GA	30305-2283	(404) 636-2525	(404) 659-4802	gahealthfdn@bellsouth.net
Georgia Power Foundation, Inc.	Susan M. Carter, Secy. and Exec. Dir.	241 Ralph McGill Blvd., N.E., Bin 10131	Atlanta	GA	30308-3374	(404) 906-6784	(404) 906-1485	gpfoundation@southernco.com
Georgia-Pacific Foundation, Inc.	Curley M. Dossman, Jr., Chair. and Pres.	133 Peachtree St. N.E., 39th Fl.	Atlanta	GA	30303-1808	(404) 652-4581	(404) 749-2754	
Glenn Charitable Foundation, Jack and Anne	Allen Mast, 1st V.P., SunTrust Bank	P.O. Box 4655, MC221	Atlanta	GA	30302-4655	(404) 688-7347		
Goizueta Foundation, The	Amanda Smith, Assoc. Dir.	4401 Northside Pkwy., Ste. 520	Atlanta	GA	30327-3057	(404) 239-0390	(404) 239-0018	info@goizufoundation.org
Gordy Foundation, Evelyn and Frank, The	Steven H. Simms, Exec. Dir.	3330 Cumberland Blvd., Ste. T-40	Atlanta	GA	30339-5985			stevesimms@thevarsity.com
Greene-Sawtell Foundation, The	Raymond King, Sr. V.P., SunTrust Bank	P.O. Box 4418, MC041	Atlanta	GA	30302-4655	(404) 588-8250		
GSF Foundation		18301 Von Karman Ave., Ste. 1100	Irvine	CA	92612-0133	(949) 929-1103		helpkids@gsfoundation.org
Hallmark Corporate Foundation	Carol Hallquist	P.O. Box 419580, M.D. 323	Kansas City	MO	64141-6580			
Hannon Foundation, Inc., Tom and Linda, The	Linda S. Hannon, Pres.	1851 Collingsworth Rd.	Palmetto	GA	30268-9407	(770) 487-5647		
Harland Charitable Foundation, Inc.	Jane G. Hardesty	2 Piedmont Cir., Ste. 710	Atlanta	GA	30305-1567	(404) 264-9912		
Harris Foundation, James J. Harris and Angela M.	Sherri Harrell	P.O. Box 220427	Charlotte	NC	28222-0427	(704) 364-6046		
Harrison Foundation, Inc., Luther & Susie, The	Larry B. Hooks, Mgr.	3414 Peachtree Rd., Ste. 722	Atlanta	GA	30326-1166	(404) 842-1870	(404) 842-1869	
Hartley Family Foundation, Fred L.	Margaret A. Hartley, Tr.	26463 Rancho Pkwy. S.	Lake Forest	CA	92630-8326	(949) 851-0500		
Healthcare Georgia Foundation, Inc.	Gary D. Nelson Ph.D., Pres.	50 Hurt Plz., Ste. 1100	Atlanta	GA	30303-2957	(404) 653-0990	(404) 577-8386	info@healthcaregeorgia.org
Herr Foundation, J. S.	James S. Herr, Pres.	P.O. Box 300	Nottingham	PA	19362-0300	(610) 932-9330		
Holder Construction Foundation, The	J.C. Pendrey, Jr., Tr.	3333 Riverwood Pkwy., Ste. 400	Atlanta	GA	30339-3304	(770) 988-3280		
Hooters Community Endowment Fund, Inc.		1815 The Exchange	Atlanta	GA	30339-2027	(770) 951-2040		
Humana Foundation, Inc., The	Barbara Wright; Virginia K. Judd, Exec. Dir.	500 W. Main St., Ste. 208	Louisville	KY	40202-2946	(502) 890-4140	(502) 890-1256	bwright@humana.com
Huston Charitable Trust, Stewart, The	Scott G. Huston, Exec. Dir.	80 S. 1st Ave.	Coatesville	PA	19320-3418	(610) 384-2666	(610) 384-3396	admin@stewarthuston.org
Illges Foundation, Inc., John P. and Dorothy S.	John P. Illges III, Pres.	P.O. Box 1673	Columbus	GA	31902-1673	(706) 576-6625		
Keith Foundation, Greg and India, The	India Keith, Secy.	5201 Gortham Dr.	Charlotte	NC	28226-6407	(704) 364-6105		
Kirbo Charitable Trust, Thomas M. and Irene B., The	R. Murray Jenks, Pres.	550 Water St., Ste. 1327	Jacksonville	FL	32202-5113	(904) 354-7212		
Knight Foundation, John S. and James L.	Attn: Grant Admin.	Wachovia Financial Ctr., Ste. 3300	Miami	FL	33131-2349	(305) 908-2600	(305) 908-2698	
Knox Foundation, The	Boone A. Knox, Tr.	3133 Washington Rd. N.W.	Thomson	GA	30824-5451	(706) 595-1907		
Kroger Co. Foundation, The	Lynn Marmer, Pres.	1014 Vine St.	Cincinnati	OH	45202-1148	(513) 762-4449 3	(513) 762-1295	
Lanier Family Foundation, Inc., Sertain, The	Mark Riley, Dir.; Patricia Lummus, Ass. Dir.	25 Puritan Mill; 950 Lowery Blvd. N.W.	Atlanta	GA	30318-5279	(404) 564-1259	(404) 564-1251	plummus@lanierfamilyfoundation.org
Lanier Goodman Foundation	J. Allen Mast, Jr.	P.O. Box 4655, MC 221	Atlanta	GA	30302-4655	(404) 588-7347		
Lattner Family Foundation, Inc.	Patty Gerhart, Fund Mgr.	777 E. Atlantic Ave., Ste. 317	Delray Beach	FL	33483-5352	(561) 278-3781		lattnr@bellsouth.net
Lattner Foundation, Forrest C. & Frances H.	Susan L. Lloyd, Chair.	198 N.E. 6th Ave.	Delray Beach	FL	33483-5423	(561) 266-9494		fcflattner@bellsouth.net
Lee Foundation, Inc., Ray M. and Mary Elizabeth, The	Larry B. Hooks, Admin. Mgr.	3414 Peachtree Rd., Ste. 722	Atlanta	GA	30326-1166	(404) 842-1870	(404) 842-1869	
Lewis Foundation, Inc., Dorothy V. & Logan	Cubbedge Snow, Jr., Secy.	240 3rd St.	Macon	GA	31201-3310	(478) 749-1727		
Loridans Foundation, Inc., Charles	W. Marshall Sanders, Secy.-Treas.	1201 W. Peachtree St., Ste. 4200	Atlanta	GA	30309-3424			marshall.sanders@alston.com
Macy's Foundation	Dixie Barker, Mgr., Corp. Contribs.	7 W. 7th St.	Cincinnati	OH	45202-2424	(513) 579-7000	(513) 579-7185	foundationapps@macys.com
Majestic Realty Foundation	Frances L. Inman, Pres.	13191 Crossroads Pkwy. N., 6th Fl.	City of Industry	CA	91746-3497	(662) 564-2725	(662) 692-4131	majesticfoundation@majesticcrealty.com
Malone Family Foundation, The		P.O. Box 531085	Birmingham	AL	35253-1085	(205) 423-0901		info@thelonefamilyfoundation.org
MARTA Charity Club	Warren McMichael, C.E.O.	2424 Piedmont Rd. N.E.	Atlanta	GA	30324-3311	(404) 848-4649		
Mason Fund, Carlos and Marguerite, The	Alice Sheets; Lydia Whitman	3280 Peachtree Rd., N.W., Ste. 400, MC GA8023	Atlanta	GA	30305-2449			grantinquiries@wachovia.com
Merancas Foundation, Inc.	Cornelis A.M. Mermans, Pres.	14051 Island Dr.	Huntersville	NC	28078-8954	(704) 992-0705	(704) 992-0706	cmermans@merancas.org

Granting Organizations	URL	Total Assets	Total Giving
ADC Foundation	http://www.adc.com/aboutadc/adcfoundation/	\$11,250,693	\$1,999,603
AEC Trust, The	http://www.sarequests.com/aec	\$23,466,146	\$1,898,000
Aetna Foundation, Inc.	http://www.aetna.com/foundation	\$34,784,563	\$13,621,848
Aflac Foundation, Inc., The	http://www.aflac.com/us/en/aboutaflac/communityinvolvement.aspx	\$3,514,689	\$5,885,105
AGL Resources Private Foundation, Inc.	http://www.aglresources.com/community/guidelines.aspx	\$15,141,905	\$2,589,955
Allstate Foundation, The	http://www.allstate.com/citizenship/Allstate-foundation.aspx	\$33,473,181	\$20,763,015
AMERIGROUP Foundation	http://www.amerigroupcorp.com/Foundation/	\$3,259,426	\$1,313,161
Anderson Foundation, Inc., Peyton, The	http://www.peytonanderson.org/	\$66,230,685	\$2,270,837
Anheuser-Busch Foundation	http://www.anheuser-busch.com/CharitableGivingIndex.html	\$39,869,940	\$11,301,886
Archbold Charitable Trust, Adrian & Jessie		\$28,766,480	\$2,182,200
Atlanta Foundation	http://www.wachovia.com/privatefoundations	\$29,050,345	\$1,128,600
Babcock Foundation, Inc., Mary Reynolds	http://www.mrbf.org	\$188,770,776	\$14,587,709
Bingham Foundation, William, The	http://foundationcenter.org/grantmaker/ingham/	\$17,537,577	\$807,000
Bradley-Turner Foundation, Inc.		\$145,394,825	\$19,165,100
Brain Foundation, Inc., Frances Hollis	http://www.fhbfoundation.org	\$10,932,661	\$825,125
Briggs & Stratton Corporation Foundation, Inc.	http://www.briggsandstratton.com/corp/about_us/community.aspx	\$10,355,121	\$1,544,530
Buisson Foundation, Inc., The		\$9,176,301	\$692,700
Callaway Foundation, Fuller E.	http://www.callawayfoundation.org/fecf_entry.php	\$61,626,065	\$1,465,469
Callaway Foundation, Inc.	http://www.callawayfoundation.org	\$189,417,098	\$8,614,088
Campbell Foundation, J. Bulow	http://www.jbcf.org	\$643,929,564	\$35,087,597
Casey Foundation, Annie E., The	http://www.aecf.org	\$2,392,536,020	\$190,875,097
Cobb Educational Fund, Ty	http://www.tycobbfoundation.com	\$9,907,149	\$520,181
Coca-Cola Foundation, Inc., The	http://www2.coca-cola.com/citizenship/foundation_coke.html	\$112,677,510	\$37,029,530
Community Foundation for Greater Atlanta, Inc., The	http://www.atlcf.org	\$771,651,441	\$74,491,445
Community Foundation for Northeast Georgia	http://www.ctneg.org	\$34,964,271	\$1,806,125
Community Foundation of Central Georgia, Inc.	http://www.cfoga.org	\$55,659,568	\$7,325,924
Community Foundation of Northwest Georgia, Inc.	http://www.communityfoundationnwg.org	\$26,178,511	\$2,323,509
Community Foundation of West Georgia	http://www.cfwg.net	\$21,835,898	\$870,028
Coulter Foundation, Wallace H.	http://www.whcf.org	\$354,801,131	\$21,059,549
Courts Foundation, Inc.		\$138,330,893	\$7,000,387
Cox Foundation of Georgia, Inc., James M., The		\$120,943,837	\$8,903,500
Day Foundation, Inc., Cecil B.		\$16,953,169	\$1,967,097
Deere Foundation, John	http://www.deere.com/en_US/compinfo/csr/community/found.html	\$75,738,593	\$11,721,606
Dobbs, Jr. Foundation, Inc., R. Howard	http://www.dobbsfoundation.org	\$68,511,220	\$4,315,454
Dunn Foundation, Inc., Robert and Polly		\$16,775,152	\$670,280
Ecolab Foundation	http://www.ecolab.com/CompanyProfile/Foundation/default.asp	\$11,860,321	\$5,223,695
English Memorial Fund, Florence C. and Harry L., The	http://www.suntrustatlantafoundation.org	\$16,978,460	\$802,986
Equifax Foundation		\$8,027,915	\$1,142,328
EZ Agape Foundation		\$13,417,868	\$685,100
Food Lion Charitable Foundation, Inc.	http://charitablefoundation.foodlion.org	\$570,654	\$1,205,115
Franklin Foundation, Inc., John and Mary		\$39,720,091	\$1,935,025
Fraser-Parker Foundation, The		\$18,994,599	\$684,288
Frueauff Foundation, Inc., Charles A.	http://www.frueauffoundation.com	\$123,427,973	\$5,549,290
Fuller Company Foundation, H. B.	http://phx.corporate-ir.net/phoenix.zhtml?c=203756&p=irol-community	\$2,354,131	\$638,255
GEICO Philanthropic Foundation	http://www.geico.com/information/federal/service-awards/	\$50,561,027	\$4,407,772
Georgia Health Foundation, Inc.	http://www.gahealthfndn.org	\$6,811,133	\$471,201
Georgia Power Foundation, Inc.	http://www.georgiapower.com/community/charitable_home.asp#a	\$111,354,738	\$6,600,178
Georgia-Pacific Foundation, Inc.	http://www.gp.com/gpfoundation/index.html	\$339,091	\$3,656,342
Glenn Charitable Foundation, Jack and Anne		\$13,238,444	\$582,000
Goizueta Foundation, The	http://www.goizuetafoundation.org	\$395,680,183	\$5,868,407
Gordy Foundation, Evelyn and Frank, The		\$11,917,790	\$625,000
Greene-Sawtell Foundation, The	http://www.suntrust.com/Microsites/foundation/funds.htm	\$6,649,212	\$653,500
GSF Foundation	http://www.gsfoundation.org	\$876,659	\$946,214
Hallmark Corporate Foundation	http://corporate.hallmark.com/Community/Charitable-Giving	\$1,619,234	\$2,548,583
Hannon Foundation, Inc., Tom and Linda, The		\$1,858,738	\$1,275,000
Harland Charitable Foundation, Inc.		\$33,947,671	\$1,569,250
Harris Foundation, James J. Harris and Angela M.		\$13,420,893	\$1,783,194
Harrison Foundation, Inc., Luther & Susie, The		\$63,148,713	\$3,560,001
Hartley Family Foundation, Fred L.		\$15,555,100	\$862,685
Healthcare Georgia Foundation, Inc.	http://www.healthcaregeorgia.org/	\$140,014,545	\$5,711,680
Herr Foundation, J. S.		\$1,460,110	\$622,617
Holder Construction Foundation, The		\$2,526,934	\$969,627
Hooters Community Endowment Fund, Inc.		\$174,330	\$744,377
Humana Foundation, Inc., The	http://www.humanafoundation.org	\$66,013,934	\$4,807,682
Huston Charitable Trust, Stewart, The	http://www.stewarthuston.org	\$26,853,283	\$1,068,117
Illges Foundation, Inc., John P. and Dorothy S.		\$5,945,295	\$605,619
Keith Foundation, Greg and India, The		\$617,158	\$861,881
Kirbo Charitable Trust, Thomas M. and Irene B., The		\$33,383,456	\$2,203,584
Knight Foundation, John S. and James L.	http://www.knightfoundation.org	\$2,618,700,006	\$121,267,122
Knox Foundation, The		\$68,225,611	\$3,354,163
Kroger Co. Foundation, The	http://www.thekrogerco.com/corpnews/corpnewsinfo_charitablegiving_foundation.ht	\$45,116,669	\$3,714,636
Lanier Family Foundation, Inc., Sartain, The	http://www.lanierfamilyfoundation.org	\$110,275,618	\$4,692,645
Lanier Goodman Foundation		\$5,142,601	\$403,850
Lattner Family Foundation, Inc.	http://www.lattnerfoundation.org	\$98,951,725	\$4,414,200
Lattner Foundation, Forrest C. & Frances H.		\$106,263,036	\$5,329,800
Lee Foundation, Inc., Ray M. and Mary Elizabeth, The		\$12,876,070	\$515,000
Lewis Foundation, Inc., Dorothy V. & Logan		\$82,886,750	\$3,075,519
Loridans Foundation, Inc., Charles		\$11,247,411	\$531,496
Macy's Foundation	http://www.federated-fds.com/community/	\$6,417,158	\$27,350,566
Majestic Realty Foundation	http://www.majesticrealty.com/company/majestic_foundation.asp	\$76,144	\$1,742,290
Malone Family Foundation, The	http://www.themalonefamilyfoundation.org	\$32,660,378	\$2,007,305
MARTA Charity Club		\$339,721	\$467,588
Mason Fund, Carlos and Marguerite, The	http://www.wachovia.com/privatefoundations	\$115,637,863	\$3,970,587
Merancas Foundation, Inc.		\$64,354,862	\$4,260,402

Granting Organizations	Contact Person	Street Address	City	State	ZIP Code	Telephone	Fax	E-mail
Millner Foundation, Inc., Ginny	Ginny Wright Millner, Pres.	3640 Tuxedo Rd. N.W.	Atlanta	GA	30305-1068			
Mohawk Carpet Foundation, Inc.	Jerry L. Melton, Pres.	P.O. Box 12069	Calhoun	GA	30703-7002	(706) 624-2895		
Monsanto Fund	Deborah J. Patterson, Pres.	800 N. Lindbergh Blvd.	St. Louis	MO	63167-7843	(314) 694-4391	(314) 694-7658	monsanto.fund@monsanto.com
Moore Foundation, Sara Giles, The	Lisa B. Williams, Exec. Dir.	50 Hurt Plz., Ste. 1210	Atlanta	GA	30303-2946	(404) 677-1401		lwilliams@thesragilesmoorefoundation.org
NEC Foundation of America	Sylvia Clark, Exec. Dir.	2850 Expressway Dr. S., Ste. 102	Islandia	NY	11749-1412	(631) 232-2212		foundation@necfoundation.org
Nestle Purina PetCare Trust Fund	Kasey Bergh, Mgr., Comm. Affairs	Checkerboard Sq., 1C	St. Louis	MO	63164-0001	(314) 982-1607		donations@purina.com
New York Life Foundation	Christine Park, Pres.	51 Madison Ave.	New York	NY	10010-1655	(212) 576-7341		NYLFfoundation@newyorklife.com
Nordson Corporation Foundation, The	Cecilia H. Render, Dir.	26801 Clemens Rd.	Westlake	OH	44145-1119	(440) 892-1880 5172		crender@nordson.com
Norfolk Southern Foundation	Deborah H. Wyld, Exec. Dir.	P.O. Box 3040	Norfolk	VA	23514-3040	(757) 629-2881		deborah.wyld@nscorp.com
North Georgia Community Foundation	Janice P. Ward, Sr. V.P., Progs.	615F Oak St., Ste. 1300	Gainesville	GA	30501-8562	(770) 535-7880	(770) 503-0439	info@ngcf.org
Oak Hill Fund	Jeff Adams, C.F.O.	P.O. Box 1624	Charlottesville	VA	22902-1624			info@oakhillfund.org
OMNOVA Solutions Foundation Inc.	Theresa Carter, Pres.	175 Ghent Rd.	Fairlawn	OH	44333-3300	(330) 869-4289	(330) 869-4272	theresa.carter@omnova.com
Pepsi Bottling Group Foundation, Inc., The	Simon Vukelj, Asst. Vice-Chair.	1 Pepsi Way	Somers	NY	10589-2201	(914) 767-1303		PBGWINS@pepsi.com
Pine Tree Foundation	Ruth W. Williams, Pres.	120 Righters Mill Rd.	Gladwyne	PA	19035-1831	(610) 649-4601		
Pioneer Fund, Inc., The	J. Philippe Rushton, Pres.	954 Lexington Ave., Ste. 211	New York	NY	10021-5055	(212) 459-4084		info@pioneerfund.org
Pitts Foundation, William I. H. and Lula E.	Allen Mast, Secy.	P.O. Box 4655, MC221	Atlanta	GA	30302-4655	(404) 586-7347		
PMI Foundation, The	Laura Kinney, Mgr.	3003 Oak Rd.	Walnut Creek	CA	94597-4541	(800) 288-1970		
Porter Testamentary Trust, James Hyde		P.O. Box 4248	Macon	GA	31208-4248	(478) 741-2865	(478) 755-5290	
Publix Super Markets Charities	Sharon Miller, Exec. Dir.	3300 Publix Corporate Pkwy.	Lakeland	FL	33811-3311			
Reiman Foundation, Inc.	Michael J. Hipp, Secy.	115 S. 84th St., No. 221	Milwaukee	WI	53214-1474	(414) 456-0600	(414) 456-0606	reimanfoundation@hexagoninc.com
Rich Foundation, Inc., The	Anne Poland Berg, Grant Consultant	11 Piedmont Ctr., Ste. 204	Atlanta	GA	30305-1738	(404) 262-2266	(404) 266-2123	
Richards Foundation, Inc., The	Judy W. Windom	P.O. Box 800	Carrollton	GA	30112-0015	(770) 832-4097	(770) 832-5265	Judy_Windom@southwire.com
Ryder System Charitable Foundation, Inc., The		11690 N.W. 105th St.	Miami	FL	33178-1103	(305) 900-3031	(305) 900-4579	foundation@ryder.com
Asapelo Foundation, Inc., The	Phyllis Bowen, Exec. Dir.	1712 Ellis St., 2nd Fl.	Brunswick	GA	31520-6417	(912) 265-0520	(912) 265-1888	asapelo@foundation@mindspring.com
Savannah Community Foundation, The	K. Russell Simpson, Pres.	7393 Hodgson Memorial Dr., Ste. 204	Savannah	GA	31406-1807	(912) 921-7700	(912) 921-3230	info@savfoundation.org
Scientific-Atlanta Foundation, Inc.	William F. McCargo, V.P. and Secy.	5030 Sugarloaf Pkwy (P.O. Box 465447)	Lawrenceville	GA	30042-5447			safoundation@sciatl.com
Sea Island Foundation, Inc.	Merry Tipton	P.O. Box 30351	Sea Island	GA	31561-0351	(912) 638-3611		
Seaman Family Foundation, Inc., The	Lewis Stein, Treas.	11540 Highway 92 E.	Seffner	FL	33584-7346	(813) 623-5400		
Selig Foundation, The	S. Stephen Selig III, Pres.	1100 Spring St. N.W., Ste. 550	Atlanta	GA	30309-2857	(404) 876-5511		
Shaheen Foundation, Inc., David and Linda, The	David M. Shaheen, Chair.	P.O. Box 973	Crystal Bay	NV	89402-0973			s@eatyourpeas.org
Shaw Charitable Foundation, Seyfarth	Marisa Williams	131 S. Dearborn St., Ste. 2400	Chicago	IL	60603-5577	(312) 460-5000		
Siemens Foundation		170 Wood Ave. S.	Iselin	NJ	08830-2704	(877) 822-5233	(732) 603-5890	foundation.us@siemens.com
Singletary Foundation, Inc., Lewis Hall & Mildred Sasser	Nina Jones	P.O. Box 1095	Thomasville	GA	31799-1095		(229) 226-2474	njones@broadstreetoffices.com
Southern Company Charitable Foundation, Inc.	Susan M. Carter, Secy.	241 Ralph McGill Blvd., N.E., BIN 10131	Atlanta	GA	30308-3374	(404) 506-6784	(404) 506-1485	
Speedwell Foundation, The	Michael G. & Jenny K. Messner, Tr.	34 Locust Dr.	Summit	NJ	07901-2418			
Sprint Foundation	Ralph Reid, Secy. and Exec. Dir.	6220 Sprint Pkwy.	Overland Park	KS	66251-6118	(913) 762-3767	(913) 624-3490	
Synovus Foundation, The	Fray McCormick, Treas.	P.O. Box 23024	Columbus	GA	31902-3024	(706) 644-3496	(706) 649-5986	
Thorne Foundation, Inc., Daniel K., The	Tara Mains	180 Maiden Ln.	New York	NY	10038-4925	(212) 752-4888		
Timken Company Charitable Trust, The	Junaita Robinson, Admin.	1835 Duerber Ave. SW (P.O. Box 6928)	Canton	OH	44706-2798	(330) 471-3821		timken.trust@timken.com
Tull Charitable Foundation, The	Barbara Cleveland, Treas. & Exec. Dir.	50 Hurt Plz., Ste. 1245	Atlanta	GA	30303-2916	(404) 659-7079		
U.S. Poultry & Egg/Harold E. Ford Foundation, Inc.	Donald Dalton, Pres.	1530 Cooleedge Rd.	Tucker	GA	30084-7303	(770) 493-9401		
Van Dyke Charitable Foundation	Lois T. Van Dyke, V.P.	25480 Van Dyke Rd.	Athens	AL	35613-4245	(256) 651-0262		
Wachovia Foundation, Inc., The		100 N. Main St., NC 8755	Winston-Salem	NC	27150-6755	(336) 732-6138		communityaffairs@wachovia.com
Watson-Brown Foundation, Inc.	Thomas W. Brown, Jr., Pres.	310 Tom Watson Way	Thomson	GA	30824-0037	(706) 595-8886	(706) 595-3948	twbjr@bellsouth.net
WellPoint Foundation, Inc.	Caz Mathews, Pres.	120 Monument Circle	Indianapolis	IN	46204-4906			wellpoint.foundation@wellpoint.com
Weyerhaeuser Company Foundation	Bruce Amundson, Pres.	P.O. Box 9777 (CH 3E22)	Federal Way	WA	98063-9777	(253) 924-3159	(253) 924-3658	
Williams Family Foundation of Georgia, Inc.	Mrs. Alston P. Watt, Exec. Dir.	P.O. Box 1011	Thomasville	GA	31799-1011		(229) 228-7780	
Williams, Jr. Family Foundation, Inc., A. L.	James E. Kelly, Exec. V.P.	3473 Satellite Blvd., Ste. 211	Duluth	GA	30096-8691	(770) 813-0090		
Wilson Foundation, Inc., Frances Wood, The	Ms. Blitch Ann Bird, Pres.	4500 Hugh Howell Rd., Ste. 370	Tucker	GA	30084-4729	(770) 270-9083	(770) 270-9829	fwf@bellsouth.net
Winn-Dixie Stores Foundation	Terry Derreberry	5050 Edgewood Ct.	Jacksonville	FL	32254-3601	(904) 783-5000		
WinShape Foundation, Inc.		5200 Buffington Rd.	Atlanta	GA	30349-2998		(706) 238-7742	rskelton@winshape.org
Woodruff Foundation, Inc., Robert W.		600 Hurt Plz., Ste. 1200	Atlanta	GA	30303-2951	(404) 522-6755	(404) 522-7026	fdns@woodruff.org
Woodward Fund, David, Helen, and Marian	Lydia Whitman; Alice Sheets	3280 Peachtree Rd., N.W., Ste. 400, MCGA8023	Atlanta	GA	30305-2422			grantinquiries@wachovia.com
Woolford Charitable Trust, Thomas Guy	Ray B. King, Sr. V.P., SunTrust Bank	P.O. Box 4418, MC 041	Atlanta	GA	30302-4418	(404) 588-8250	(404) 724-3062	
Young Foundation, Inc., Andrew J.		303 Peachtree St. N.E., Ste. 4420	Atlanta	GA	30308-3264			

Granting Organizations	URL	Total Assets	Total Giving
Millner Foundation, Inc., Ginny		\$3,999,391	\$427,892
Mohawk Carpet Foundation, Inc.		\$416,388	\$883,090
Monsanto Fund	http://www.monsantofund.org/	\$8,996,425	\$14,179,936
Moore Foundation, Sara Giles, The	http://www.thesaragilesmoorefoundation.org	\$46,162,368	\$1,386,666
NEC Foundation of America	http://www.necus.com/NECFoundation/	\$10,928,231	\$455,636
Nestle Purina PetCare Trust Fund	http://www.purina.com/company/Giving.aspx	\$17,754,035	\$859,303
New York Life Foundation	http://www.newyorklifefoundation.org	\$90,821,483	\$11,609,691
Nordson Corporation Foundation, The	http://www.nordson.com/Corporate/Community/Foundation	\$4,131,266	\$2,354,511
Norfolk Southern Foundation	http://www.nscorp.com/nscportal/nscorp/Community/NS%20Foundation/	\$2,349,011	\$4,912,632
North Georgia Community Foundation	http://www.ngcf.org	\$33,114,351	\$4,628,268
Oak Hill Fund	http://www.oakhillfund.org	\$91,727,236	\$6,632,983
OMNOVA Solutions Foundation Inc.	http://www.omnova.com/about/community/community.aspx	\$21,280,471	\$1,958,475
Pepsi Bottling Group Foundation, Inc., The	http://www.pbg.com/about/community/community_outreach.html	\$4,357,796	\$2,551,249
Pine Tree Foundation		\$32,646,959	\$2,193,697
Pioneer Fund, Inc., The	http://www.pioneerfund.org	\$3,150,568	\$489,427
Pitts Foundation, William I. H. and Lula E.	http://www.pittsfoundation.org	\$94,563,516	\$3,609,741
PMI Foundation, The	http://www.pmfoundation.org/	\$534,846	\$2,292,874
Porter Testamentary Trust, James Hyde		\$0	\$693,200
Publix Super Markets Charities		\$654,247,907	\$32,172,727
Reiman Foundation, Inc.	http://www.reimanfoundation.org	\$256,128,564	\$11,422,459
Rich Foundation, Inc., The		\$51,492,398	\$2,512,000
Richards Foundation, Inc., The		\$7,852,585	\$524,695
Ryder System Charitable Foundation, Inc., The		\$200,350	\$1,045,046
Sapelo Foundation, Inc., The	http://www.sapelofoundation.org	\$34,636,146	\$1,015,986
Savannah Community Foundation, The	http://www.savfoundation.org	\$16,537,433	\$2,538,372
Scientific-Atlanta Foundation, Inc.	http://www.sciatl.com/aboutus/SAFoundation.htm	\$21,354,888	\$1,049,218
Sea Island Foundation, Inc.		\$1,009,672	\$410,312
Seaman Family Foundation, Inc., The		\$3,200,332	\$2,456,667
Selig Foundation, The		\$79,604	\$913,652
Shaheen Foundation, Inc., David and Linda, The	http://www.eatyourpeas.org	\$12,026,899	\$595,873
Shaw Charitable Foundation, Seyfarth		\$24,951	\$469,450
Siemens Foundation	http://www.siemens-foundation.org	\$7,056,124	\$2,129,155
Singletary Foundation, Inc., Lewis Hall & Mildred Sasser		\$24,228,322	\$1,714,500
Southern Company Charitable Foundation, Inc.		\$6,423,473	\$698,000
Speedwell Foundation, The		\$29,307,835	\$1,437,350
Sprint Foundation	http://www.sprint.com/responsibility/sprint_foundation/index.html	\$6,213,163	\$7,518,179
Synovus Foundation, The		\$1,282,279	\$1,931,000
Thorne Foundation, Inc., Daniel K., The		\$9,879,760	\$800,800
Timken Company Charitable Trust, The	http://www.timkentrust.org/	\$2,649,178	\$1,012,310
Tull Charitable Foundation, The	http://www.tullfoundation.org	\$95,721,806	\$3,450,030
U.S. Poultry & Egg/Harold E. Ford Foundation, Inc.		\$5,985,457	\$483,106
Van Dyke Charitable Foundation		\$2,320,296	\$677,267
Wachovia Foundation, Inc., The	http://www.wachovia.com/inside/page/0,139_414_430,00.html	\$174,919,961	\$93,233,111
Watson-Brown Foundation, Inc.	http://www.watson-brown.org/	\$139,523,166	\$3,367,644
WellPoint Foundation, Inc.	http://www.wellpointfoundation.org/home.html	\$164,982,380	\$17,763,558
Weyerhaeuser Company Foundation	http://www.weyerhaeuser.com/Sustainability/Foundation	\$19,754,618	\$8,055,286
Williams Family Foundation of Georgia, Inc.		\$68,081,508	\$2,830,603
Williams, Jr. Family Foundation, Inc., A. L.		\$76,618,195	\$3,572,942
Wilson Foundation, Inc., Frances Wood, The		\$44,305,567	\$1,962,200
Winn-Dixie Stores Foundation	http://winndixiegrocerystores.com/	\$854,358	\$1,453,183
WinShape Foundation, Inc.	http://www.winshape.org	\$53,822,851	\$1,325,294
Woodruff Foundation, Inc., Robert W.	http://www.woodruff.org	\$2,013,371,188	\$116,867,936
Woodward Fund, David, Helen, and Marian	http://www.wachovia.com/charitable_services/woodward_overview.asp	\$57,401,973	\$2,437,176
Woolford Charitable Trust, Thomas Guy	https://www.suntrust.com/Microsites/foundation/funds.htm	\$14,854,811	\$721,150
Young Foundation, Inc., Andrew J.		\$230,473	\$501,275

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