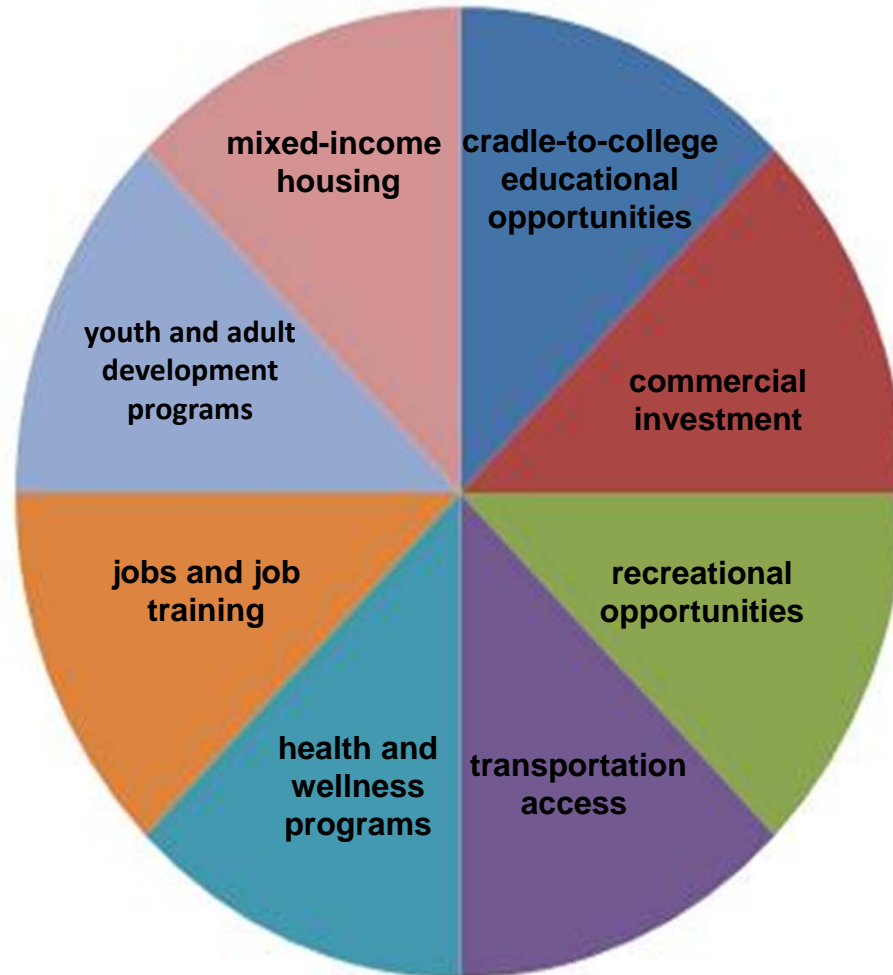


**Commissioner's Trip to
New Orleans and Atlanta
November 15, 2010 to
November 18, 2010**

Holistic Approach



Columbia Parc



[Columbia Parc](#) at the Bayou District, formerly St. Bernard, is the first step in the creation of a new community. Managed by Columbia Residential, an experienced apartment-management company, Columbia Parc townhomes and garden-style apartment homes are inspired by classic New Orleans architecture.

The St Bernard Redevelopment project contains everything from a swimming pool to a cyber café; it is a project designed to create a whole community.

New urbanism design principles are being applied to the site design, creating a walkable community with all of the necessary amenities at one's fingertips. An elementary charter school, YMCA, community library, and early learning center will also be included in future phases.

River Garden



River Garden, the former St. Thomas Housing Development sits on 48.9 acres.

St. Thomas was demolished in October 2001, with the exception of five buildings that were maintained for historic preservation. It has been redeveloped in phases under a HOPE VI Revitalization Grant and other sources of funding.

Construction Site (CS) I rental, the first phase of the St. Thomas Redevelopment Plan, closed in November 2003 and was completed in July 2005. It includes 296 rental units, with 122 public housing units and 174 market rate units that have been successfully leased.

River Garden Homeownership includes 15 affordable and 23 market rate homeownership units that were completed in December 2008. Another 35 market rate units will be completed upon market demand.

River Garden Historic includes 37 affordable rental units developed by the end of December 2007 in five historic buildings that were preserved on the site. River Garden Elderly includes 57 new project Based Section 8 units also completed in December 2007.

Construction Site II, (CS II), the last phase of onsite rental units, includes 310 rental units, of which 60 are ACC units, 64 Tax Credit units and 186 are Market Rate units. These were completed in December 2009.

Harmony Oaks



[Harmony Oaks](#) (formerly the C. J. Peete) is a park-like mixed-use community in Uptown, New Orleans. Comprised of 510 rental and homeownership homes to be constructed in phases on and off site, Harmony Oaks will offer brand new homes with modern amenities.

New Harmony's 460 townhouses and garden apartments will be a mixture of 193 public housing, 144 low income housing tax credit and 123 market rate rental housing units constructed on the original site. The development will also include 50 ["Harmony Homes"](#) homeownership units being developed as in-fill housing by the non-profit [NONDC](#) in the Harmony Oaks neighborhood. Twelve of these homes will be available to households earning between 60% - 80% of the area median income. The remaining 38 units will be available to households earning between 50% and 80% of the area median income (AMI).

Make it Right



More than 4,000 homes in New Orleans' Lower 9th Ward were destroyed by Hurricane Katrina. Two years later, when actor Brad Pitt toured the city, the neighborhood was still deserted and devastated. Pitt promised the families he met there, that he would help make it right. He founded Make It Right to build 150 affordable, green storm resistant homes for families living in the Lower 9th Ward when the storm hit.

Desire



New Desire is being developed in four stages – infrastructure, homeownership and rental housing, and community/recreational facilities. MDC was selected as the rental developer for the site. Phase I was constructed, leased and occupied prior to Hurricane Katrina and rebuilt solely with insurance proceeds. It reopened on August 29, 2007. Units are income-tied and include tax credit, Project-based Section 8 and public housing units. Approximately 98 pre-Katrina households returned after the storm. Post-Katrina, Phase II is being rebuilt in two construction sub-phases. New Savoy Phase I was completed in July 2009, while New Savoy Phase II is currently under construction and expected to be fully placed in service by December 2010. The entire rental component will be completed that same month. Under HANO, the approximately 110 homeownership lots will be developed at a later date as will the on-site community center, which will house all social services. HANO is responsible for all social services.

Villages of Eastlake



The new East Lake includes [The Villages of East Lake](#), a mixed-income apartment community with 542 townhouses, duplexes and garden apartments; [Charles R. Drew Charter School](#), Atlanta Public Schools' first charter school, which is managed by [Edison Schools, Inc.](#), and now serving more than 800 students in grades pre-K-8; the [East Lake Family YMCA](#); the [Sheltering Arms Early Education and Family Center](#) for children from birth to kindergarten; and the 18-hole, mid-length, public [Charlie Yates Golf Course](#), now home to [The First Tee® of East Lake](#).

The Foundation is beginning to break the cycle of poverty by creating and funding educational, recreational and self-sufficiency programs for community residents while providing amenities that attract mixed-income residents and private investment to the community.

Drew Charter School



Recognizing a quality school is the key to a healthy, vibrant neighborhood, the [East Lake Foundation](#), the Atlanta Board of Education and parents in the community of East Lake, opened Charles R. Drew Charter School – the city of Atlanta’s first charter school – in August 2000.

The school started with 240 children in grades K-5 and has since grown to serve more than 820 students in grades pre-K-8 with an average class size of 22 students. Drew now has one of the highest rates of improvement in both the city of Atlanta and the state of Georgia. With test scores rising and its alumni beginning to attend some of Atlanta’s best high schools, Drew now competes with some of the best public and private schools in Georgia.

Capital Gateway



Capitol Gateway is such a dream. Unveiled earlier this month, it is an ambitious Atlanta Housing Authority plan to transform what the authority itself calls a "dysfunctional and outdated" housing project for low-income families into a vibrant, mixed-income community along the lines of two previous AHA successes --- Centennial Place and the Villages of East Lake.

Mechanicsville



The McDaniel Glenn public housing development in Mechanicsville, just south of downtown, is a sprawling, 41-acre urban village of condos, townhomes and live/work lofts. It was 293 public housing units before it was demolished. It is now 833 mixed income units.

Centennial Place



Centennial Place opened in 1996 on the site of the former Techwood/Clark Howell Homes. Since that time, AHA has won national recognition for both its planning concept and site design. This is truly an award winning community. Within walking distance to retail, Georgia Tech, a state-of-the-art YMCA and a K-5 magnet school, Centennial Place is the core of a vibrant in-town neighborhood with all the quality-of-life amenities.

West Highlands – Columbia Heritage



The West Highlands revitalization is one of the AHA's largest community redevelopment. It is made up of 570 multifamily rental units, 130 affordable rental apartments for the elderly, 100 single-family homes on-site for sale

The redeveloped community offers the residents all the amenities, from swimming pools to fitness centers and even computer labs.

Observations

Success of the Mixed Income Model for Affordable Housing:

- Neighborhoods that were once abandoned are now thriving
- Significant reduction in crime in these neighborhoods
- Employment rates among low income families has increased
- The Holistic approach is improving families quality of life
- A commitment to social services for low income families is key
- A strong educational component is vital to the success of the mixed income neighborhood
- Partnerships are vital to community revitalization

Essential Partnerships

