



Housing Authority of the City of Decatur, Georgia

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September 29, 2015

Derek Boudreau and Tiffanie Starr
265 Maxwell Street
Decatur, Georgia 30030

RE: 1111 Oakview Road Revitalization Plans

Dear Derek Boudreau and Tiffanie Starr:

We wanted to contact you to let you know that the Decatur Housing Authority (DHA) is planning to revitalize the 24 unit affordable housing community at 1111 Oakview Road. These units were originally built in 1961 and are currently rented to elderly and disabled families. The housing is obsolete with very small units at about 550 square feet, and residents have to go through the bedroom to get to their bathrooms. There are no amenities on-site, and no elevator for the elderly/disabled residents to get to the third floor. The site design is not well laid out with the parking fronting the neighborhood. In other words, we really need to revitalize this site.

Fortunately, we have already begun that effort with the revitalization of Trinity Walk at 421 West Trinity Place. We are building sufficient housing to allow the moderate income families living in 1111 Oakview to move directly into a new unit in the spring of 2016 instead of having to relocate. A fact sheet on the Trinity Walk revitalization can be located at www.decaturhousing.org.

We plan to revitalize the 1111 Oakview Road community under the housing tax credit program. Families with incomes up to 60% of Area Median Income will rent units at affordable rates.

- Families in one bedroom units can have incomes of up to \$32,760 and pay rent of about \$660.
- Families in two bedroom units can have incomes of up to \$40,920 and pay rent of about \$790.
- These are affordable workforce rents for the Decatur market, and families would have to possess sufficient incomes to pay these rents.

We have two options for redevelopment:

1. Rehabilitate - We can rehabilitate the 24 units as-is without rezoning. We feel this is not the best use of the limited land in Decatur. Unit designs and sizes cannot be easily improved. Also, rehabilitation will not allow the reorientation of the building on

the site to create a more urban planning approach by bringing the building to the street and putting parking in the rear.

2. New Construction - We can secure new zoning and build new housing with a new design. This approach would allow for greater density on the limited land and allow for better urban planning and exceptional energy efficiency. We would propose to front the building along Oakview Road. Parking would be placed in the rear of the building and extensive planting buffers would be utilized to screen the parking instead of the current open parking lot visible from Oakview Road. We are proposing to build 34 units in place of the 24 obsolete units, thereby modestly increasing workforce housing options in Decatur.

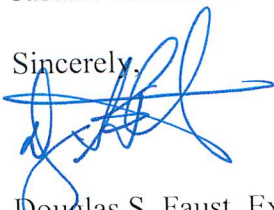
The Oakhurst Neighborhood Association will meet at the Solarium at 7 PM on October 12, 2015. DHA and its architect, Mike Riley of Martin Riley Associates, will make a short presentation about this revitalization effort. We hope that you can join us to give us your input.

As a reminder, DHA has a long history of working with the Oakhurst Neighborhood.

- DHA worked with the City of Decatur and brought Urban Homesteading into the neighborhood to enable the revitalization of 113 vacant/foreclosed homes between 1976 and 1982. These homes were sold for \$1 to homeowners who agreed to become urban homesteaders. DHA arranged for \$2.6 million of rehabilitation. This effort preserved housing and helped to stabilize the Oakhurst neighborhood.
- DHA bought the dilapidated 65 unit apartment community in Oakhurst. DHA, the City, and the County partnered to resolve this crime-ridden community and rehabilitate it in 1994 to create 65 quality Workforce Housing units with affordable rental rates for families, including many city staff and a Decatur police officer.
- A joint effort of DHA, the City, and the County between 2000 and 2002 allowed the development of 10 new homes in Oakhurst. DHA bought the land from Scottish Rite to help them with their financial needs. After the homes were constructed, a lottery system was used to make the homes available for sale to moderate income Decatur buyers. A variety of workforce families (including a Firefighter, City staff, a teacher, & a Decatur retiree) were able to purchase these new homes at affordable prices due to a DHA mortgage subsidy.

If you have questions, please feel free to give me a call at 404-270-2101 or send me an email at dsf@decaturha.org. We hope that you can join us and support this effort to sustain affordable housing in Decatur.

Sincerely,



Douglas S. Faust, Executive Director
Decatur Housing Authority