



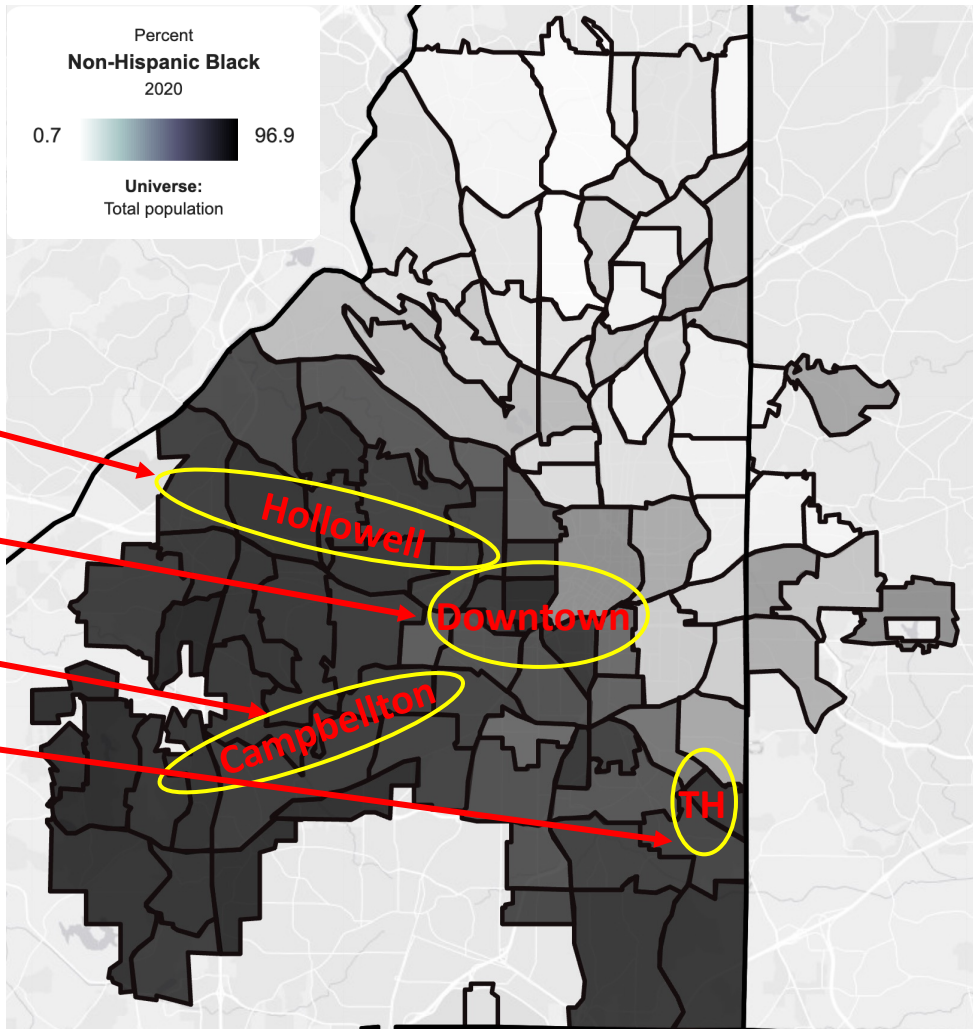
# Neighborhood Revitalization Plan Summary

## Thomasville Heights

City of Atlanta  
Office of the Chief Policy Advisor

# We have developed seven neighborhood revitalization plans

- Three distressed corridors that comprise six neighborhood clusters and the Downtown district
  - English Avenue/Vine City
  - Grove Park/Westside Park
  - West Hollowell
  - Downtown
  - East Campbellton Road
  - West Campbellton Road
  - Thomasville Heights
- Chosen because they **transect the most distressed regions of the city and yet have significant public and private assets** that can be leveraged as part of a transformation strategy



# Within the 15 year planning period, the plan calls for \$880M in total investment

- Plan is a consequence of neighborhood planning effort that identified key priorities for the community
  - Replacement of vacant prosperities with healthy mix of housing and commercial uses
  - Improved educational facilities
  - Improved recreational assets
  - Complementary investments in public infrastructure
- Primary investments are in housing and commercial property development, leveraging existing publicly-owned vacant properties

**Summary of Thomasville Heights Neighborhood Revitalization Investments**

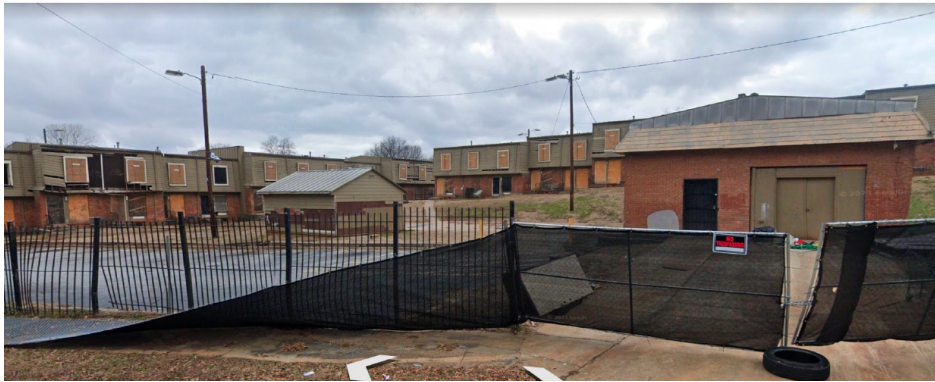
Project	Estimated Cost
<b>Capital</b>	
Housing and Commercial Infrastructure Buildout	819,420,000
New K-5 Elementary school	40,000,000
Early Learning Center	7,000,000
Thomasville Creek Multi-use Trail	2,500,000
Recreation Assets	2,500,000
Streets , Sidewalks and other Transportation Improvements	6,385,000
<b>Programs</b>	
Down Payment Assistance Program	1,600,000
Homeowner Rehab Program	644,490
Property Tax Assistance	662,775
Commerical subsidies (start-up)	2,000,000
<b>Total</b>	<b>880,712,265</b>



# Thomasville Heights has been a distressed neighborhood for several decades

- The 350-unit Thomasville Heights Public Housing project was built in 1967 but fell into deep disrepair
  - Demolished in 2010
- Forest Cove apartments was a project-based Section 8 project that was mismanaged, under-invested in, and is now under a pending court order to be demolished
- Thomasville Heights elementary school has been among the lowest (often the lowest) performing elementary school in the APS system

Forest Cove Apartments



Thomasville Heights Elementary



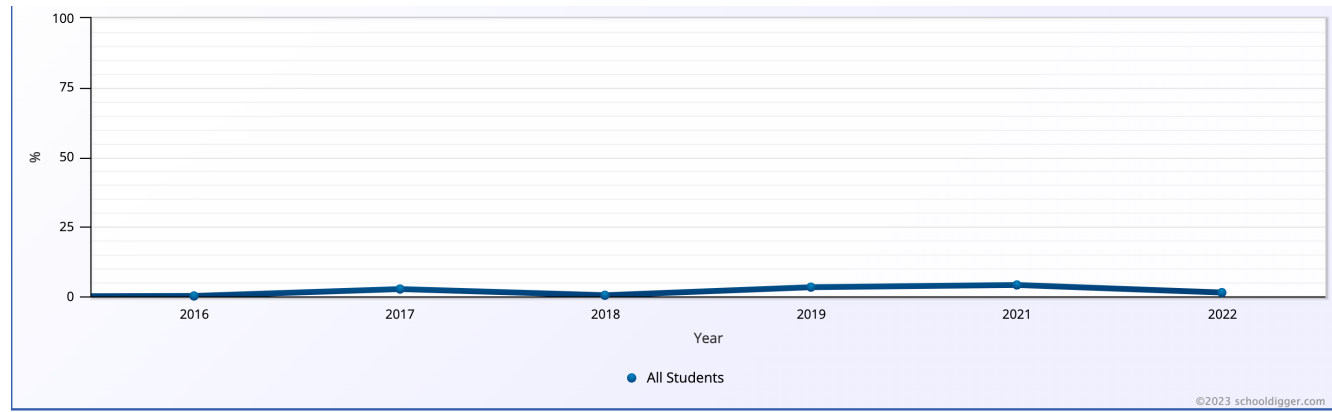


# Thomasville Heights includes the lowest income Census tract in the state

- Combination of the former public housing complex and Forest Cove apartments concentrated poverty in a relatively small neighborhood
- A relatively large section if the neighborhood is comprised of stable single-family homes
- Thomasville Heights elementary school is a low performer (ranked 1,227 out of 1,244 elementary schools statewide)

Demographic Category	City of Atlanta	Thomasville Heights
<b>Population Characteristics</b>		
Total Population (2000)	425,469	4,104
Total Population (2010)	429,144	2,851
Total Population (2020)	511,326	2,840
Total Households	228,671	826
Median Age	35	23
Below 18 Years of Age	18%	43%
Above 65 Years of Age	13%	10%
Average Household Size	2	3.4
<b>Income</b>		
Median Household Income	\$68,886	\$17,176
Average Household Income	\$111,376	\$46,651
Poverty Rate	17%	57%
<b>Housing</b>		
Median Homeowner Property Value	\$290,400	\$84,762
Average Household Rent	\$1,216	\$755
Renters paying more than 30% of income in rent	47%	58%
Renters paying more than 50% of income in rent	24%	44%
Ownership Rate	35%	33%
Vacancy Rate	15%	12%
Access to Internet	87%	66%
<b>Education and Employment</b>		
At least High School Diploma	90%	75%
At least Bachelor's Degree	30%	6%
At least Graduate/Professional Degree	25%	2%
Unemployment Rate	6.5%	26%

Thomasville Heights Elementary Statewide Ranking



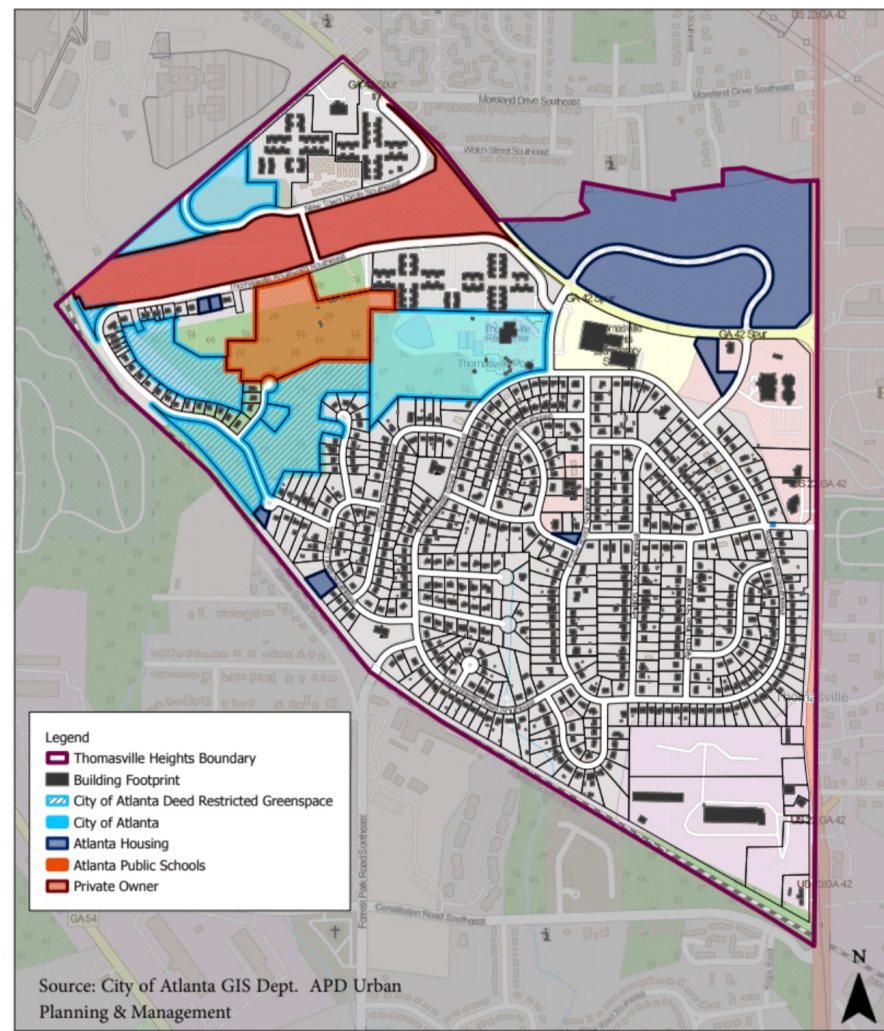
# But the neighborhood has significant assets

- Occupies land just south of revitalizing neighborhoods
- Adjacent to important arterials (Moreland Avenue and McDonough Boulevard)
- Active recreation center and park space
- Across Moreland from future park of regional significance
- Has significant, publicly-held, undeveloped property
- Home values are increasingly rapidly, which suggests that new housing investments are financially viable:

Median Home Sales Price in Thomasville Heights

Topic	2015	2016	2017	2018	2019	2020	2021	2022
Number of Homes Sold	8	13	19	28	22	23	21	8
Median Sale Price	\$22,600	\$42,000	\$49,500	\$65,000	\$107,000	\$145,000	\$179,000	\$203,750

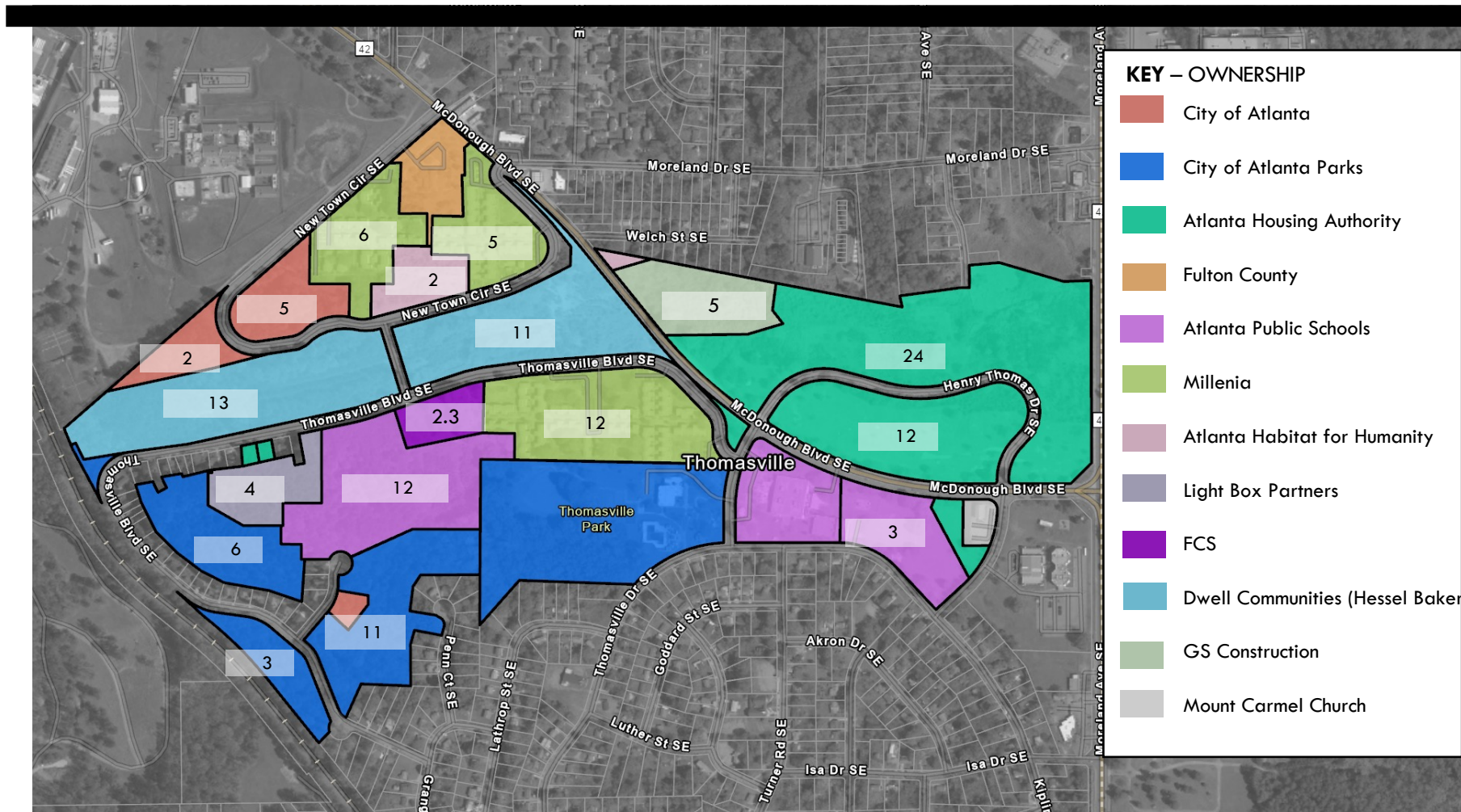
Existing Ownership of Vacant Land





# There are 120 acres of undeveloped land, 89 of it is publicly owned

### Existing Ownership of Vacant Land (in acres)



# In 2022, the City partnered with the Community Foundation to develop a transformation plan

- Hire APD Urban to work with neighborhood leaders to develop a plan for the neighborhood
  - Housing
  - Education
  - Greenspace and trails
  - Public Infrastructure
  - Economic Development



**THOMASVILLE HEIGHTS**  
NEIGHBORHOOD PLAN

May 2023

**Prepared for:**

Community Foundation For Greater Atlanta,  
City of Atlanta  
Atlanta Housing

**Prepared By:**

APD Urban Planning and Management and Kimley Horn

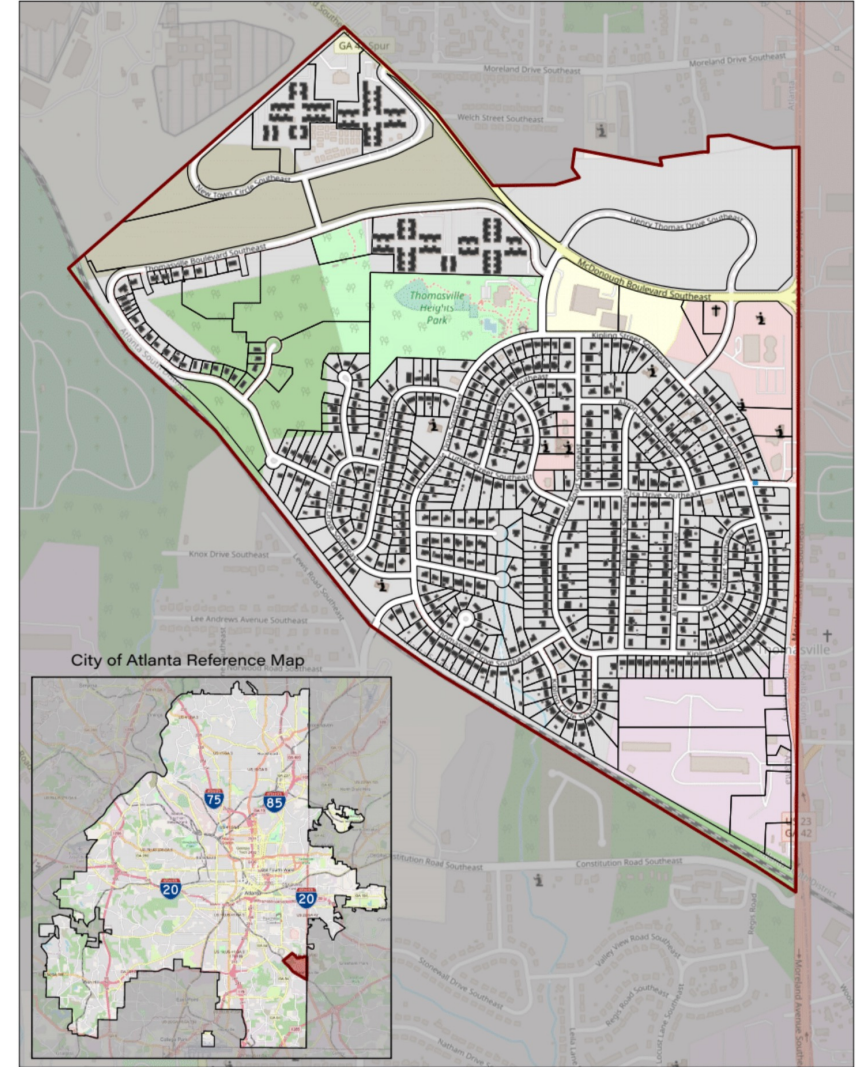




# The goal is to transform Thomasville Heights into a neighborhood that is healthy, thriving and accessible

- Develop a shared vision and an implementable and financeable plan
- Create a mixed-income, self-sustaining neighborhood that remains accessible to people of all incomes and races
- Preserve and respect the history of the neighborhood
- Ensure that the residents “own” the transformation effort
- Ensure that legacy residents can remain as the transformation unfolds

STUDY AREA



# Nine community meetings were held over the year-long planning process

- Several dozen residents participated in the sessions, including residents of the former Thomasville Heights public housing complex
- Strong participation from the neighborhood association and place-based nonprofits



## What do you like least about your neighborhood?





# The plan that emerged is to leverage the public land to create a healthy, mixed-income neighborhood

- Build 2,800 new housing units with at least 850 affordable at 80% AMI or better
  - Introduce a range of housing types to support households at different incomes and stages of life
  - Locate higher density uses along Moreland Avenue and McDonough Boulevard, while transitioning to lower densities with proximity to the existing single-family neighborhood
- Build 106,500 SQFT of commercial space to attract neighborhood-serving retail and provide fresh food access
  - Include commercial properties in development fronting Moreland and McDonough
- Create a better connected, walkable community
  - Introduce multi-use trail, sustainable practices and greenspace amenities
  - Improve streetscapes to encourage multi-modal transit options, particularly focused on pedestrians
- Add high-quality educational facilities
  - New early learning center
  - Rehabbed or new elementary school
- Invest in existing residents
  - Homeowner rehab
  - Anti-displacement fund



# The plan includes proposed uses and housing densities





# Public land investments will include a mix of housing and commercial development

**Atlanta Housing Site**



- 36 acres
- 758 multi-family units
- 64 town homes, 16 condominiums
- 22 single family detached
- 106,500 square feet of commercial space

**City of Atlanta Site**



- 7 acres
- 119 multi-family units

# Although the former Forest Cove apartments property is in private hands, it could support significant housing

- Forest Cove North is a large site that could support ~400 multifamily units
  - Site concept design creates a series of blocks and walkable streets to support future development while forging new connections to the developed areas of the neighborhood and the park.
  - The new street network connects adjacent properties to the Forest Cove sites.
  - Development intensity is highest along McDonough and gradually transitions to townhomes and garden apartments as it nears the existing single-family heart of the neighborhood
  - New perpendicular intersections of Newtown Circle and McDonough improve connectivity
- Forest Cove South could support 356 multifamily units, 34 townhomes, 30 stacked flats and 30 accessory dwelling units
  - Site concept improves the connection to McDonough by reconfiguring a perpendicular intersection with Thomasville Boulevard
  - A system of streets and blocks create walkable development parcels that directly connect to Thomasville Heights Park, the Recreation Center and the proposed South River Forest multi-use path
  - Development intensity is mixed use/multifamily at McDonough and gradually transitions to stacked flats and townhomes to the west





# Plan envisions over 106,500 SQFT of retail and commercial development, with 20k SQFT of neighborhood-scale retail in Phase I

- Thomasville Heights is in a food desert and currently has no neighborhood serving retail
- Plan will turn McDonough Boulevard into a main street corridor
- Goal is to create a transit accessible and affordable retail destinations containing fresh food access and other amenities for local residents

A commercial corridor on McDonough ...



... modeled on that in Glenwood Park



... delivering neighborhood serving retail





# The housing plan will deliver a mix of housing types

- Projecting over 2,800 new housing units
- Over 500 ownership townhomes and single-family detached homes
- Creation of a “15-minute community”, where majority of commercial and community needs are accessible within a 15-minute walk

	<b>Multifamily</b>	<b>Townhomes</b>	<b>Quadplex</b>	<b>SFD</b>	<b>ADU</b>	<b>Commercial SF</b>	<b>Total Cost</b>
Thomasville Heights - Atlanta Housing	734	64	16	22	16	106,500	\$256,090,000
City of Atlanta	119						\$29,750,000
Forest Cove - North	400						\$100,000,000
Forest Cove - South	356	34	30		30		\$115,050,000
Atlanta Public Schools		34		25	25		\$28,975,000
Mt Nebo Baptist Church (Not Acquired)	258	20				84,000	\$97,700,000
Hessel Baker	240	142	124	56			\$173,000,000
FCS I (Not Acquired)		21					\$8,400,000
FCS II				17	17		\$10,455,000
<b>Total</b>	<b>2107</b>	<b>315</b>	<b>170</b>	<b>120</b>	<b>88</b>	<b>190,500</b>	<b>\$819,420,000</b>

# We anticipate a 15-year build out financed through a combination of public, private, and social impact capital

- City anticipates contributing over \$100M in local subsidized grants and loans to develop affordable multifamily rentals over 15 years
- City’s goal is for all projects to maintain at least 30% of all units as affordable for households earning less than 80% AMI, with some projects containing more and deeper affordability depending on the availability of additional concessionary capital
  - For example, a \$10M grant would finance 170 affordable homeownership units at 120% of AMI

## Thomasville Heights Housing Plan

	7-Year	15+ Year
Total Units	1,000	2,800
<u>Total Affordable Units</u>	<u>300</u>	<u>850</u>
<i>Total Affordable: Rental</i>	240	680
<i>Total Affordable: Ownership</i>	60	150
<b>Total Cost:</b>	<b>\$295M</b>	<b>\$820M</b>
CoA Housing Production Fund Contribution	\$30M	\$80M
Public/Partner Land Contribution	35 Acres	100 Acres

# We are seeking both philanthropic and social impact capital to achieve our targeted outcomes

## GRANT CAPITAL

- Deep ownership subsidy
  - \$10M to realize goal of 170 NEW affordable homeownership units at 80% AMI
- Land acquisition
  - \$8M grant dollars to complete acquisition of remaining 25 acres of land to complete development vision
- Education infrastructure
  - \$7M for early learning center
  - \$20M for partial funding of new k-5 elementary school
- Health and Recreation
  - \$2.5M for multiuse trail
  - \$400k for recreation center improvements

## SOCIAL IMPACT CAPITAL

- Fresh Food & Commercial Development
  - \$1M in subsidy necessary to attract a local grocer and another \$1M to support local retailers
- Land Acquisition
  - \$8M in land acquisition could also be funded through interest-bearing loans
- Multifamily affordability
  - \$20M in low-cost capital to realize all affordable MF rental goal