

INVEST ATLANTA
\$500,000 Westside TAD Grant
584 Lindsay Street

PURPOSE: To approve an amount up to \$500,000 from the Westside TAD Community Improvement Fund to finance the renovation of 15 multifamily apartment units in English Avenue.

LOCATION: 584 Lindsay Street NW 30314
Council District: 3 **NPU:** L **APS District:** 2

OWNERSHIP ENTITY: oaksATL Community Development Inc.

DEVELOPER: oaksATL Community Development Inc.

TYPE: Multifamily

SET ASIDE UNITS: 8 units @ or below 50% AMI

7 units @ or below 80% AMI

DESCRIPTION: oaksAtl Community Development, Inc. (oaksATL), a non-profit development entity associated with Peace Preparatory Academy, Inc., seeks to redevelop school-adjacent, multifamily housing in an effort to address the relationship between housing stability and community wellbeing. oaksATL has acquired and plans to renovate a vacant, blighted apartment building to provide quality, affordable rental units to Peace Prep families and the residents of English Avenue. Once renovated, 584 Lindsay Street will provide fifteen 2-bedroom apartment units. The renovations will include new mechanical, electrical, plumbing, exterior doors and windows, and interior finishes. It will also include exterior façade and site improvements.

Peace Preparatory Academy currently operates out of Heritage Hall, within Lindsay Street Baptist Church, which is directly across the street from both properties. Currently, the school has 60 students serving English Avenue, Vine City, and adjacent neighborhood families with pre-kindergarten through fourth grade classes, with plans to add a grade each year until grades K-12 are offered at full enrollment. Families pay tuition on a sliding scale through the assistance of individual, foundation and corporate donors.

Under the terms of the Westside TAD Community Improvement Fund, oaksATL will offer rental units at a deep level of affordability, not to exceed 50% AMI for at least half of the units, and no more than 80% AMI for the remaining units. The compliance period for maintaining this affordability is twenty (20) years. Through this project and their other English Avenue projects, the Developer proposes to offer all units below the required levels of affordability, and they intend to provide affordability for all units in perpetuity. Together, oaksATL and Peace Preparatory Academy aim to

support low-income families holistically through access to quality education, safe and affordable housing, and proximity to parks and employment.

UNIT MIX:

<u># Units</u>	<u>Type</u>	<u>Apartment Size (SF)</u>	<u>Unit Rental*</u>
15	2 bdrm	650	\$625
15			

*HUD’s 2019 maximum rent for a 2-bedroom unit is \$897 at 50% AMI and \$1,436 at 80% AMI

DEVELOPMENT BUDGET:

Sources

Construction Loan	\$625,860
WTAD Grant	\$500,000
Equity	\$125,860
Total Construction Sources	\$1,251,720

Permanent Debt	\$640,587
Developer Equity	\$611,133
Total Permanent Sources	\$1,251,720

Uses

Acquisition	\$369,440
Hard Costs	\$780,956
Architecture & Engineering	\$39,550
Soft Costs	\$34,800
Financing	\$12,247
Construction Interest	\$14,727
Total Uses	\$1,251,720

PROJECT TIMELINE:

Invest Atlanta Award	February 2020
Begin Construction	March 2020
End Construction	December 2020
Stabilized Occupancy	February 2021

BENEFITS:

1. Reduces housing vacancy rate and redevelops dilapidated housing stock;
2. Improves access to quality, affordable multi-family housing; and
3. Stabilizes educational experiences and communities by providing housing for families and staff at the adjacent school.

FISCAL IMPACT:

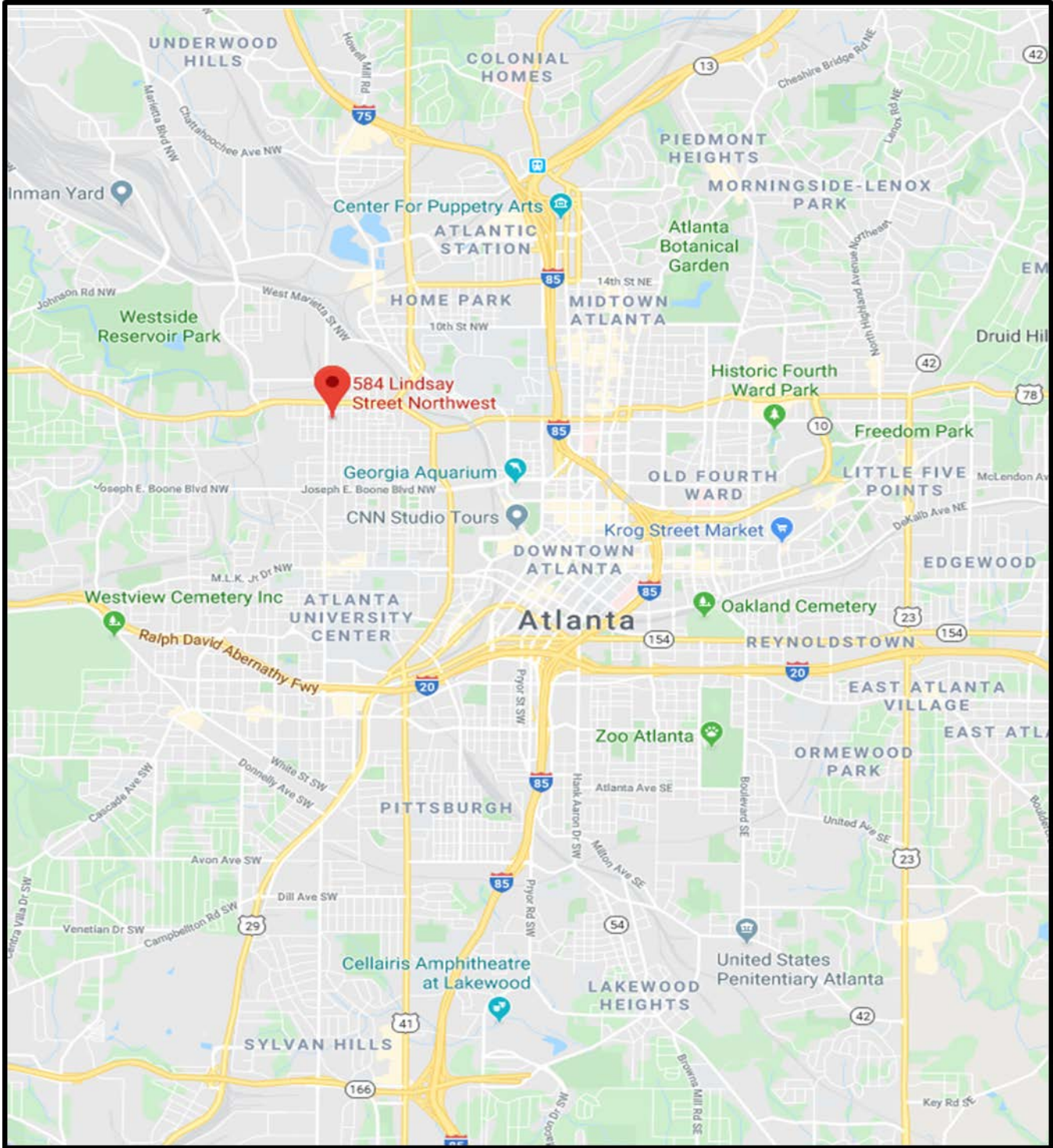
Direct Capital Investment	\$1,251,720
Total Net Economic Impact*	\$640,264
Current Atlanta Property Taxes	\$5,556.04
Projected Atlanta Property Taxes	\$16,078.00

* Based on IMPLAN analysis

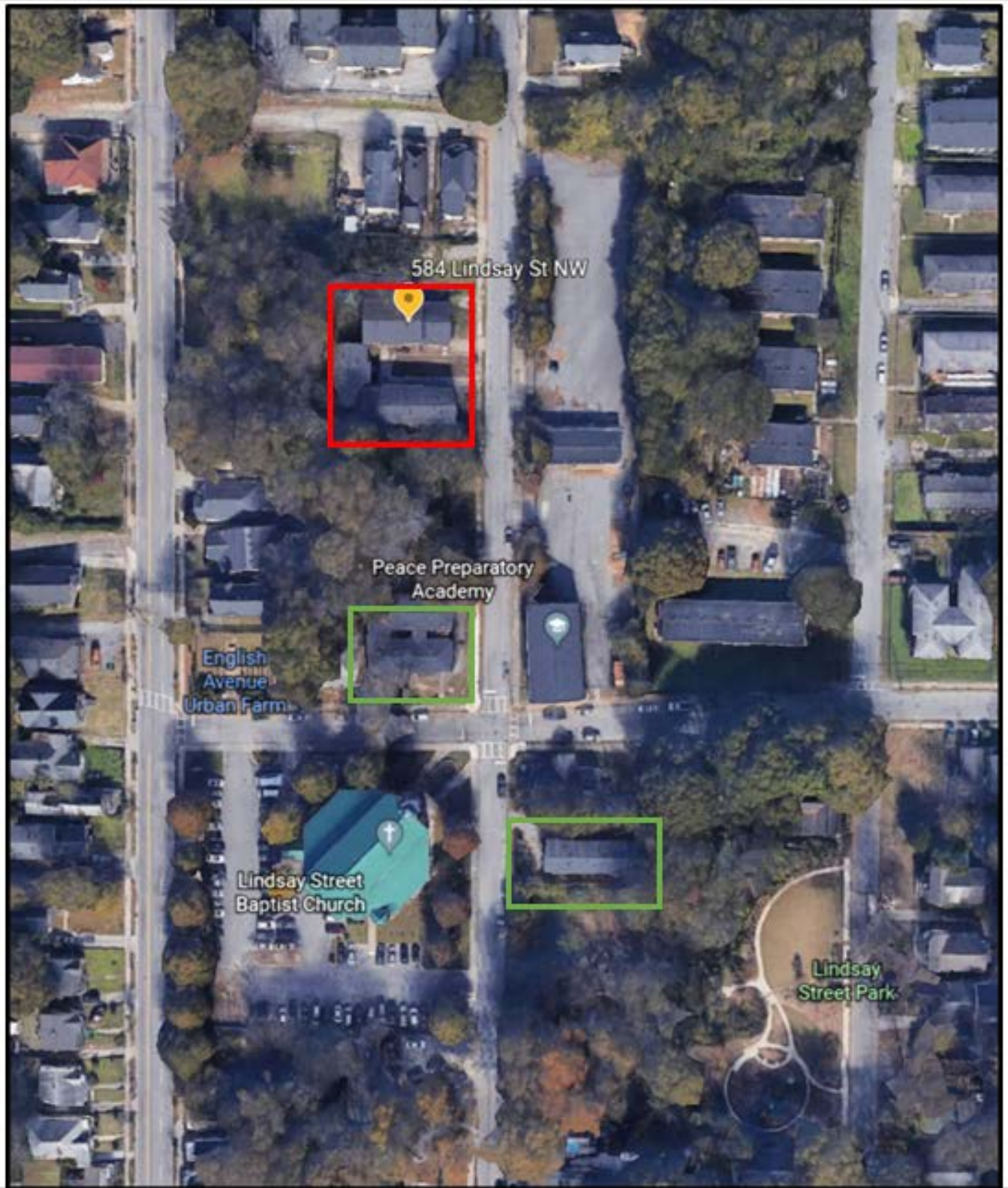
RELATIONSHIP SUMMARY:

In January 2020, oaksATL was awarded a \$500,000 Westside TAD Community Improvement Fund Grant to finance the renovation of sixteen multifamily units in two buildings in English Avenue.

PROJECT LOCATION MAP



PROJECT LOCATION



CURRENT CONDITION:



PROJECT RENDERING:

