

## Decatur Housing Authority



The Housing Authority of the City of Decatur, Georgia (Decatur Housing Authority or DHA) was established in 1938 with a primary role of building and managing quality affordable housing for low to moderate income families. Over the years, the Housing Authority has expanded its focus to include the revitalization of the Decatur community as a whole through the renewal and redevelopment of substandard housing, as well as improving facilities in the downtown area.



### Trinity Walk

## A Revitalization of the Gateway Manor Community



Gateway Manor is a Section 8 Substantial Rehabilitation Project of 112 units on two separate sites located approximately a mile apart in Decatur, Georgia. Gateway Manor (circa 1969) is 88 units total with 87 subsidized units and one conventional rental on 5.84 acres. Oakview Apartments (circa 1961) are 24 subsidized units on .81 acres. The current apartments are physically and functionally obsolete. DHA continued to invest heavily in required unit repairs just to keep up the property to decent standards. A Housing Assistance Payment (HAP) Contract with HUD allows the rents to remain affordable as families pay thirty percent of their adjusted gross income towards rent and utilities.

Even with the limitations of the obsolete housing, the communities remain fully occupied because of the excellent location. The City of Decatur is an exceptional award-winning city with a focus on a vibrant downtown and walkability. Residents of Gateway have immediate access to a MARTA rail station and bus transit, proximity to shopping, and nearby employment opportunities. The City Schools of Decatur are also the highest ranked in the Atlanta metropolitan area with the highest graduation rate and SAT scores.

Recognizing the quality of the Decatur community and the abundant opportunities available here, DHA and the City of Decatur sought to maintain economic diversity within the city by preserving the affordable housing stock in Decatur. DHA worked with the residents in a series of public meetings to form a revitalization strategy to address the site conditions. A newly-constructed campus on the 5.84 acre site would enable the families under the HAP contract with HUD to live in the new Trinity Walk community. This approach would minimize relocation as none of the 24 elderly/disabled residents of Oakview would need to be temporarily relocated during the redevelopment process. After the new construction was completed, families from Oakview would be able to move directly into a new unit on the Gateway site. Development in three phases would enable some families to remain on the Gateway site during the revitalization process. Trinity Walk would be constructed as a sustainable community built to the Earthcraft Multifamily and Earthcraft Communities standards.

Trinity Walk Phase I consisting of 69 units is underway with move-ins planned for May of 2016. Trinity Walk Phase II will consist of 52 units bringing the total number of units at the 5.8 acre site to 121 units in 2017. As a part of the revitalization effort, HUD has agreed to extend the term of the HAP contract to 20 years for the 111 subsidized units.



- A EXTERIOR GATHERING AREA
- B COMMUNITY ROOM / ACTIVITY CENTER
- C EQUIPPED COMPUTER CENTER
- D ON-SITE LAUNDRY FACILITY
- E 5' WALKING PATH W/ SEATING AREAS
- F COVERED PATIO W/ PICNIC TABLES
- G EQUIPPED PLAYGROUND
- H FENCED COMMUNITY GARDEN
- I COVERED MAIL KIOSK
- J RAISED PEDESTRIAN CROSSING
- K LINEN BIO-SWALE
- L BIO-RETENTION
- M DUMPSTER AREA
- N RETAINING WALL
- O ENTRY SIGNAGE
- P SITE ENTRANCE
- Q EXISTING MARTA SITE WALL
- R EXISTING TREES TO BE SAVED
- S SANITARY SEWER BASEMENT (20')
- T WATER FLOOD BASIN (14')
- U 100-YEAR FLOOD PLAIN
- V 25' STATE STREET BUFFER
- W 50' CITY UNDISTURBED BUFFER
- X 75' CITY NON-IMPervIOUS BUFFER

NO ZONING VIOLATIONS OR RESTRICTIONS ON PROPERTY TO INCLINATE  
**EXISTING CONDITIONS:**  
 49% PERVIOUS  
**PROPOSED CONDITION:**  
 38% PERVIOUS



**GATEWAY MANOR APARTMENTS**



**ENGINEERED SITE PLAN**

03.12.2014



**LORD  
 AECK  
 SARGENT**

**TRINITY WALK MASTER PLAN**

## MASTER PLAN DESIGN PRINCIPLES

**Circulation** - A loop road provides connectivity within the site and enables future linkages to other city streets. Paths provide a 1/3 mile of walking trails that link the housing into a cohesive community. Essential street crossings include raised walkway tables for pedestrian greater safety.

**Stormwater Treatment** - Bio-swales will be placed on the northern and southern boundaries of the site address site stormwater runoff from non-permeable surfaces. A rainwater harvesting system will be used to minimize runoff and to capture rainwater water from roofs for irrigation of the landscape.

**Greenspace** – A robust vegetated stream buffer has been designed to provide a Greenspace that protects Peavine Creek and provides amenities for use by the residents. A children’s playground, community gathering area, and raised garden beds will line the pleasant pervious walking trails in the Greenspace.

**Greenway** – The central Greenway will allow residents the ability to traverse the site without interacting with automobiles at most street crossings. The central Greenway is programmed space with community gardens, seating and gathering areas, and a tot lot. The tree-lined curvilinear path will draw residents from their homes and encourage healthy outdoor activities including walking, gardening, and playing.

**Community Resource Center** - A community resource center with integrated management/maintenance space is centrally located on the Greenway to ensure easy access, visibility, and an active presence in the neighborhood. An equipped computer room, large resident recreational area, classrooms for resident services, a fully equipped kitchen, and laundry facilities will assure a vibrant space.

**Homes** - The apartments will be housed in six distinct contemporary two and three story buildings. All ground-floor units are visitable with no-step entrances and adaptable to handicap needs. There will be 32 apartments for elderly and disabled families and 89 apartments for families. All the units for elderly and disabled families will be located on the ground floor.



ENTRY VIEW INTO TRINITY WALK

## RELOCATION

DHA understands that the redevelopment of Gateway Manor and Oakview Apartments needs to be implemented in a manner to minimize disruption and relocation of current residents. During the construction, the current residents will be accommodated in other DHA apartments, provided with HUD-funded Pass Through housing assistance in private rental housing (similar to Housing Choice Vouchers), or provided DHA-controlled Housing Choice Vouchers under a carefully-monitored relocation plan. A total of 23 families will remain on-site at Gateway and 23 families will remain in Oakview. After the new units are constructed, then all families will move into the new Trinity Walk Phase I. Families that voluntarily determine to leave the Gateway site permanently will be issued a Housing Choice Voucher to support their long-term housing needs.



**VIEW OF TRINITY WALK GREENWAY**

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