

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 was 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) was 88 units total with 87 subsidized units and one conventional rental on 5.84 acres. Oakview Apartments (circa 1961) were 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 allowed 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 remained 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 had 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 at affordable rental rates.

This approach minimized relocation as none of the elderly/disabled residents of Oakview needed 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 was completed in 2016. Trinity Walk Phase II is under construction and is being completed in the summer of 2017. It consists 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.

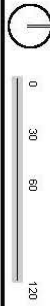


- A EXTERIOR GATHERING AREA
- B COMMUNITY ROOM / ACTIVITY CENTER
- C EQUIPPED COMPUTER CENTER
- D ON-SITE LAUNDRY FACILITY
- E 5' WALKING PATH W/ SEATING AREAS
- F COVERED PATIO W/ PLOIC TABLES
- G EQUIPPED PLAYGROUND
- H FENCED COMMUNITY GARDEN
- I COVERED MAIL KIOSK
- J RAISED PEDESTRIAN CROSSING
- K LINEN BIO-SWALE
- L BIO-RETENTION
- M BIOWASTER 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 FLOODING BASEMENT (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
 Project: 10031-01



ENGINEERED SITE PLAN
 03.12.2014



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 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.



RELOCATION

DHA understood that the redevelopment of Gateway Manor and Oakview Apartments needed to be implemented in a manner to minimize disruption and relocation of current residents. During the construction, the current residents were 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.

TRINITY WALK III

Trinity Walk Phase III is planned for construction at 1111 Oakview Road, Decatur. DHA is competing for tax credit equity to develop this project of 34 units. DHA applied in May of 2017 and hopes to be awarded tax credits in November of 2017. If successful, DHA will begin development of the 7 two-bedroom and 27 one-bedroom units in 2018. These homes would be 34 new affordable housing units in Decatur. DHA is undertaking the demolition now.



TRINITY WALK III PERSPECTIVE

Decatur Housing Authority
750 Commerce Drive Suite 400, Decatur,
GA 30030

Phone: 404-270-2100
TTD/TTY: 1-800-545-1833, ext. 852

DHA website – www.decaturhousing.org

- DHA Board of Commissioners:**
- Melissa Heffner, Chair
 - Jon Abercrombie, Vice Chair
 - Bill W. Markert, Commissioner
 - Haywood Curry, Jr., Commissioner
 - Melissa Heffner, Commissioner
 - Belinda Seats, Resident
Commissioner
 - Douglas S. Faust, Executive Director
- Secretary/Treasurer