

Letter From the Executive Director

It has been my pleasure serving as the Executive Director of the Atlanta Housing Association of Neighborhood-based Developers (AHAND). The last three-and-a-half years have been a tremendously positive experience for me personally and professionally. I have enjoyed getting to know the staff and leadership of each of our member organizations and will continue to build on these relationships.

During my tenure, I focused on strengthening AHAND's internal systems, expanding its programmatic activities, and increasing its visibility. As a result of these efforts, we can now boast of having three consecutive audits devoid of negative findings, hosting an annual conference, sponsoring an annual Community Economic Development Day, having an exciting calendar of monthly meetings, and possessing appointments to several City of



Sulé Carpenter
AHAND Executive Director

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Spotlight on Neighborhood Revitalization:

Community Alliance of Metropolitan Parkway: Crescent Hills Apartments

The Crescent Hills Apartment Complex is located at 532 Cleveland Avenue in Southwest Atlanta's Hammond Park neighborhood. The property was originally constructed in 1966 on 19-acres with 252 apartment units. In 2005, the Community Alliance of Metropolitan Parkway (CAMP) and the Cooperative Resource Cen-

ter jointly completed the two-year renovation of the complex. Its renovation focused on the needs of families by ensuring the provision of supportive services that enhance the well-being of residents and guarantee the long-term success of the complex.

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**AHAND thanks its
Sponsors:**



Affordable Housing Conference, 2005:

Sharpening the Focus—Building Resources Through Advocacy

The Atlanta Housing Association of Neighborhood-based Developers (AHAND) held its second annual conference in collaboration with the Georgia State Trade Association of Non-Profit Developers (GSTAND) and the Georgia Affordable Housing Corporation (GAHC) at the Cobb Galleria Centre in Atlanta, Georgia. Over 130 individuals from across the state participated in the conference and attended workshops on a wide range of topics including: Emerging Non-Profits, Community Development Corporations and Local Government, the Georgia Department of Community Affairs' (DCA) Single-Family Housing Development Program and many others.

The conference began with an engaging plenary session on resource development in which Hattie Dorsey of the Atlanta Neighborhood Development Partnership, Todd Pitman of the NeighborWorks Insurance Alliance, and Thomas Fitzgibbon of MB Financial Bank shared invaluable information on the subject. Judith Kennedy, President of the National Association for Affordable Housing Lenders (NAAHL) delivered the Conference's keynote address which empha-

sized the importance of affordable housing. Norreen Beatly, Director of State and Local Public Policy for the Enterprise Foundation led an engaging plenary session on developing effective strategies for public policy advocacy in rural and urban settings.

Among the conference's many highlights was the presentation of the second annual AHAND awards. Awards were presented in the categories of Affordable Housing Champion, Project of the Year, and Member of the Year. Dr. Larry Keating, Professor of City Planning at the Georgia Institute of Technology was recognized as the Affordable Housing Champion; the Community Alliance for Metropolitan Parkway's Crescent Hills Apartment Homes received the award for Project of the Year; and Kate Grace, Service Learning Coordinator of the Community Housing Resource Center earned top honors as AHAND's Member of the Year.

Sponsors included the Federal Home Loan Bank of Atlanta, BB&T, NetBank, Regions Bank, and SunTrust. With the overwhelming success of the 2005 conference, AHAND looks forward to next year's event with

great anticipation.



Judith Kennedy, President of the National Association for Affordable Housing Lenders delivered the conference's Keynote Address



2005 AHAND Award winners John Coleman, CAMP; Kate Grace, CHRC; Dr. Larry Keating, Georgia Tech pose with AHAND's Executive Director and President



Affordable Housing Conference Highlights



Hattie Dorsey, CEO of the Atlanta Neighborhood Development Partnership, addressed the conference participants during the plenary session on resource development.



Attorney George Howell, shared his knowledge on issues that Community Development Corporations face as non profit organizations during the morning sessions.



Conference goers enjoyed lunch and the opportunity to network with other professionals.



Norreen Beatty, Director of State and Local Public Policy for the Enterprise Foundation led the afternoon plenary session on advocacy.



John Grant, Housing Development Specialist for the Community Alliance of Metropolitan Parkway accepted the award for Project of the year for the Crescent Hills Apartment Complex.



The Crescent Hills Apartment Complex renovated by the Community Alliance of Metropolitan Parkway won AHAND's 2005 Project of the Year award.



Dr. Larry Keating of the Georgia Institute of Technology received AHAND's Affordable Housing Champion Award.



Kate Grace of the Community Housing Resource Center received AHAND's Member of the Year Award.



The conference concluded with a reception and live entertainment.

(Letter from the Executive Director
Continued from Page 1)

Atlanta Boards and Commissions.

Over the coming year, with new leadership in place, AHAND will continue to pursue activities and partnerships that improve the quality of life in under-served neighborhoods through the support of community economic development and affordable housing. In doing so, it should be noted that the continued support of our member organizations is now more important than ever. I encourage all of AHAND's members to take an

active role in the organization by attending monthly meetings and other AHAND sponsored events, serving on committees, and responding to forthcoming policy alerts. AHAND can only be successful with a fully engaged membership.

For me, the new year will be full of new and exciting challenges as I embark on a fellowship sponsored by the University of Pennsylvania's Center for Urban Redevelopment Excellence (CUREx). Retained by the Community Builders in Washington DC as a Project Manager, I will

be responsible for developing affordable housing and mixed-use projects throughout the Mid-Atlantic region.

I look forward to seeing the continued evolution of AHAND and wish you all the best in the future.

Sincerely,



Sule O. Carpenter
Executive Director
06/02—01/06

(Crescent Hills Apartments Continued from
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The rehabilitation of the complex included re-pointed exterior brickwork, new windows, new roofs, new water distribution/plumbing, an overhauled sewer, a new drainage system, updated electrical rewiring, the construction of a new community center, and a reduction in the total number of units from 252 to 244. Each unit received new appliances, cabinetry, carpeting, and paint. The complexes' new amenities include:

- Controlled Access;
- Sports Court;
- Walking path, equipped with seating;
- Large open playing field;
- Covered pavilion with picnic/barbecue facilities;
- Washer/dryer hookups in all units;
- Exercise/Fitness Center;
- Complete built-in fire sprinkler system; and
- Computer labs with high-speed internet access.

The newly renovated development contains an 80/20 mix of affordable and market-rate units. Rents currently start at \$400 for 1 bedroom, \$500 for 2 bedrooms, and \$600 for 3 bedrooms.

In addition to newly renovated units, extensive amenities, and affordable rents, residents of the Crescent Hills Apartment Complex also enjoy the benefit of having

on-site supportive services provided by the Cooperative Resource Center and the Catholic Social Services. These include the provision of :

- Job training;
- Preventive health care programs;
- Daycare subsidies;
- After-school programs;
- Summer enrichment;
- Financial literacy;
- Transportation to adult education seminars;
- Transportation to life skills training; and
- Transportation assistance to facilitate access to social services.

For additional information on the Crescent Hills Apartment Complex, please contact Donna Tyler, Executive Director of Community Alliance of Metropolitan Parkway at 404-765-2800 or [camp_inc@bellsouth.net].

AHAND 2006 Meeting Calendar: *January—March*

January	February	March
<ul style="list-style-type: none">01/19/06 AHAND Meeting Host: CHRC Location: Studioplex 659 Auburn Ave. Atlanta, GA 3031201/31/06 Last day for discounted membership dues!	<ul style="list-style-type: none">02/16/06 AHAND Meeting Host: CAMP Location: Atlanta Area Technical College	<ul style="list-style-type: none">03/16/06 AHAND Meeting Host: SUMMECH CDC Location: To Be Determined

Housing Impact Survey:

Measuring the Impact of AHAND's Member Organizations

By Dervin Spell

During the second part of the year, AHAND conducted a "Housing Impact" survey to measure the impact of housing development conducted by its member organizations. Thirteen organizations participated in the survey; highlights from this report are detailed below.

The oldest organization was 25-years old. The age of the youngest was 4-years old. The thirteen organizations that participated in the survey reported employing 96.5 full-time equivalents for an average of 7 employees per organization. The average operating budget is \$500,038. 5,731 units of housing have been constructed, rehabbed, or repaired by the participating organizations. In all, these AHAND members have invested \$273,389,000 in housing. This averages out to be \$47,703 spent per unit.

Of the 5,731 units of housing that were constructed, rehabbed, or repaired, 38% are subsidized. Fifty-nine percent are owner-occupied units. Out of the 3,377 units that are owner-occupied, 62% are rehab/repair units. Fifty-three percent out of the 2,354 rental units were rehab/repair units.

The estimated cost spent on single-family units (new construction and rehab) is \$130,098,000. The estimated average cost spent per unit is \$42,225. The total spent on multifamily (new construction and rehab) is an estimated \$143,291,000. The estimated average cost per multifamily unit is \$54,072.

Eight of the 13 survey participants responded to the survey questions regarding their building goals for 2005 and 2006.

Survey participants projected that they will complete 268 units of housing by the end of 2005. Eighty percent of these units are projected to be affordable. Seventy-two percent of the units projected in 2005 are rental units.

Survey participants anticipate building 817 units in 2006. Fifty-five percent are projected to be affordable. Approximately half of the units will be rental.

For an in-depth analysis, please go to the AHAND website to review a complete copy of the report. [www.ahand.org/index/reports].





Community Development Matters

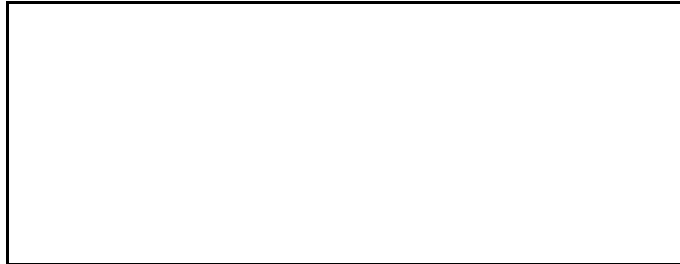
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AHAND

PO Box 11387 Atlanta, GA 30310

404-586-0808 404-586-0805 fax

www.ahand.org



Join AHAND Today !

The Atlanta Housing Association of Neighborhood-based Developers (AHAND) is a not-for-profit organization formed in 1988 as a network of inner-city Community Development Corporations committed to improving the quality of life in Atlanta's disenfranchised neighborhoods

Voting Members

Non-profit organizations engaged in community economic development and affordable housing production not serve as a funding intermediary.

Budget

< \$100k

100k— 199k

200k—499k

500k+

Annual Fee

\$100

\$200

\$350

\$500

Affiliates

Non-profit, for-profit, public agency, elected official, or individual with an interest in affordable housing and community economic development.

Budget

< \$100k

100k+

Annual Fee

\$100

\$500

Please print the following information:

Organization Name _____

Executive Director _____

Member Name & Title _____

Street Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Email _____

Web address _____

Signature _____

Payment Included _____