

2nd Annual
HOUSTON HOUSING CONFERENCE
**DEVELOPING A
FRAMEWORK
FOR A LOCAL COMPREHENSIVE
HOUSING PLAN**
NOVEMBER 17, 2023



Welcome!

Trail-Oriented Affordable Housing

Houston Housing
Conference 2023



FRIENDS OF
COLUMBIA TAP



1. Understanding Affordable Housing Options and Tools in Houston (Neal Rackleff):

- Gain insights into the various affordable housing options available in Houston.
- Understand the tools and strategies employed in affordable housing development.

2. Learning from the Emancipation Community Development Partnership (Curtis Davis):

- Explore lessons learned from the Emancipation Community Development Partnership.
- Understand successful strategies and challenges faced in community development.

3. Insights into the Third Ward Cuney Homes Choice Neighborhood Initiative (Sasha Mashall Smith):

- Gain an understanding of the Third Ward Cuney Homes Choice Neighborhood Initiative.
- Explore the impact of the initiative on the community and its residents.

4. Columbia Tap Affordable Housing GIS Mapping Overview & Next Steps (Dr. Ryan Ramphul):

- Learn about the Columbia Tap Affordable Housing GIS Mapping project.
- Understand the role of GIS mapping in affordable housing development and its implications for the community.

5. From Vision to Reality (Carolyn Fahey):

- Understand the process of translating a vision for affordable housing into actionable plans.
- Explore the challenges and successes in turning a vision into a reality.

6. Atlanta BeltLine Case Study & Next Steps for Friends of Columbia Tap (Ed Pettitt):

- Delve into the case study of the Atlanta BeltLine Affordable Housing Dashboard.
- Learn about the next steps for Friends of Columbia Tap based on the lessons from the Atlanta BeltLine.

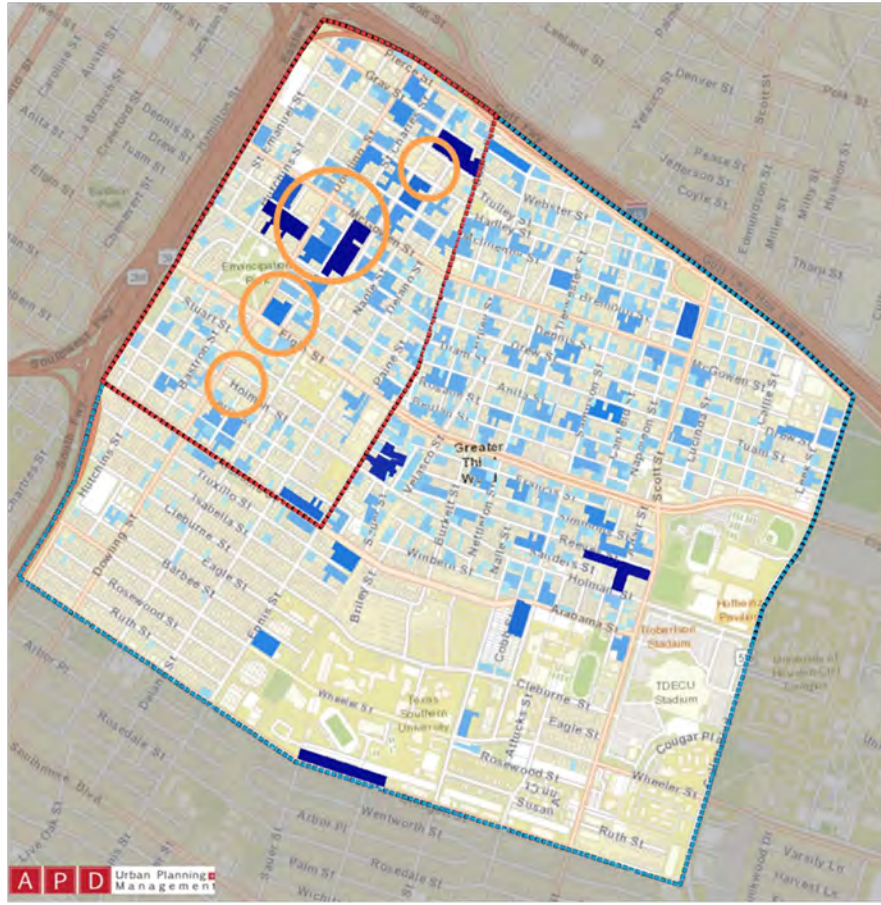


- Neal Rackleff boasts 29 years of experience, with a balanced tenure of 14 years in government and 15 in the private sector.
- As a dedicated advocate, he has testified before various legislative bodies, earning trust for his commitment to honesty, transparency, and a focused approach to addressing community needs.
- Rackleff's notable roles include HUD Assistant Secretary, managing billions of dollars of funding; Director of Houston Housing and Community Development, achieving significant reductions in homelessness; and as Founder of Rackleff LLP, managing legal matters and contributing to community development initiatives.

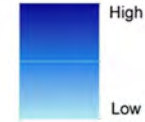





- Curtis M. Davis is an architect and urban planner with expertise in regional planning, urban design,, and community development. He is the founding principal of ReBuildit Collaborative, a city building advisory service.
- Davis served as Project Executive for the Smithsonian's National Museum of African American History and Culture, Project Director for MetroFuture in Boston and Development Architect for the Massachusetts Department of Housing and Community Development.
- Currently an Adjunct Professor at the University of Houston, Davis holds a Master's Degree in Architecture from Harvard and a Bachelor of Arts in Architecture from Rice University.

Rationale



Potential Developments based on Land Availability



-  EEDC / ECDP Target Area
-  Historic Northern Third Ward
-  Current ECDP Supported Projects

Roadmap for Neighborhood Stabilization & Redevelopment;

- **Preserves** history, culture and people of the community,
- **Creates** established process for implementation through a shared vision, and
- **Guides** strategic use of public and private funding.

Framework Guide Map

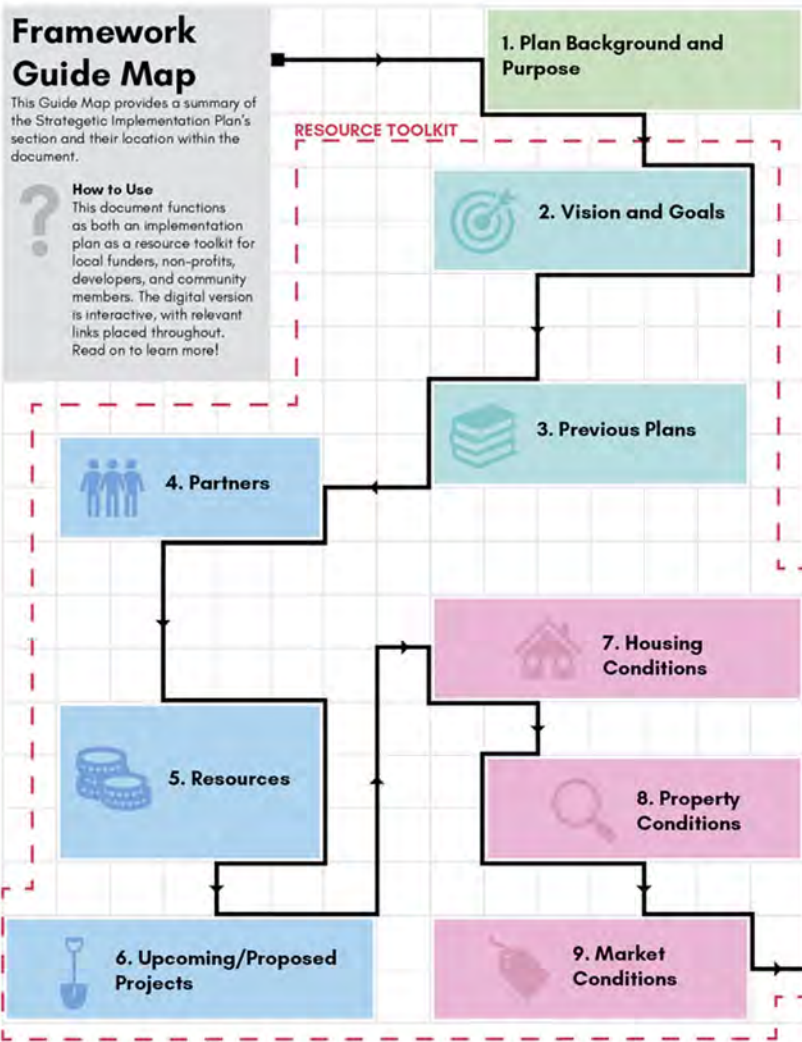
This Guide Map provides a summary of the Strategic Implementation Plan's section and their location within the document.



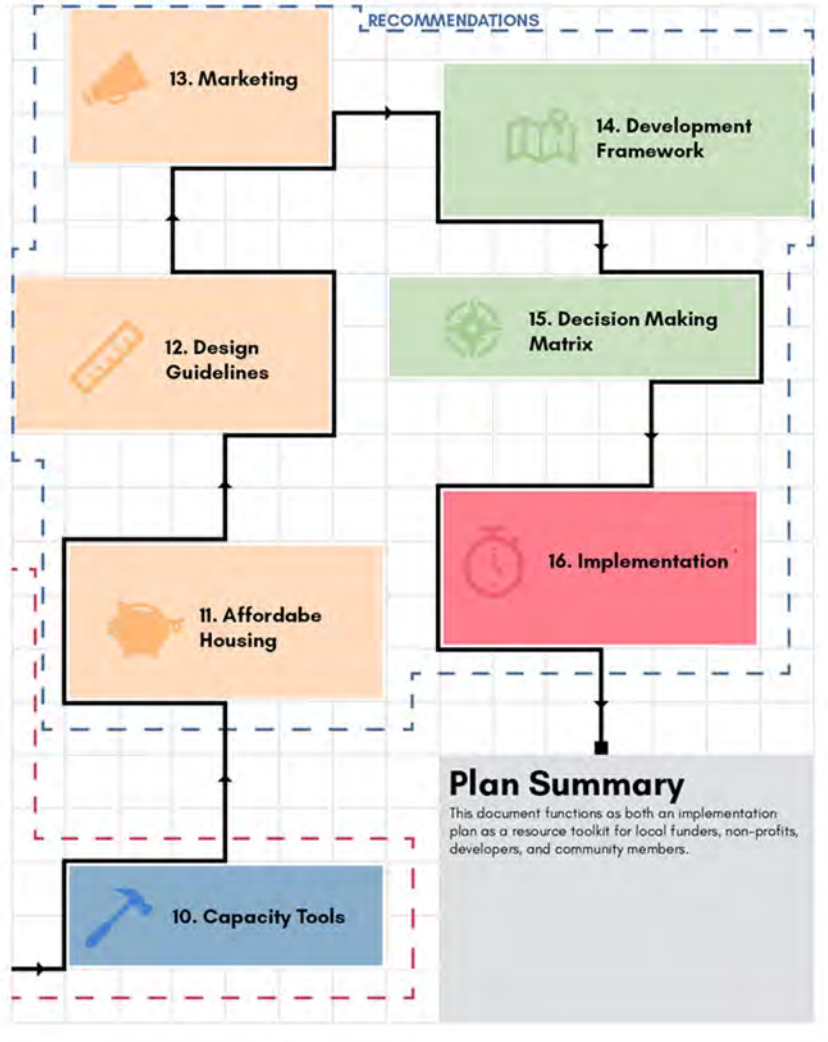
How to Use

This document functions as both an implementation plan as a resource toolkit for local funders, non-profits, developers, and community members. The digital version is interactive, with relevant links placed throughout. Read on to learn more!

RESOURCE TOOLKIT



RECOMMENDATIONS



Plan Summary

This document functions as both an implementation plan as a resource toolkit for local funders, non-profits, developers, and community members.

Local Philanthropy*Philanthropic Funding*

Summary: Local endowments targeting urban housing, planning, and recreational issues.

Goals: To expand affordable housing options, either through preservation or new construction.

National Philanthropy*Philanthropic Funding*

Summary: National endowments would

Goals: To expand affordable housing options, either through preservation or new construction.

Department of Housing and Community Development*Public Funding*

Summary: Federal CDBG and Hurricane Harvey-related funds managed by Houston.

Goals: To identify and support new local affordable housing developers and construction.

Capital Plan TIRZ*Public Funding*

Summary: Distributed by the State of Texas or the City, these Tax Increment Financing funds fund about 1/3 of Houston's affordable housing.

Goals: Inject gap funding into local housing development.

Low Income Housing Tax Credit (LIHTC)*Public Funding*

Summary: This Federal funding source is distributed as either 9% or 4% tax credit-based equity.

Goals: Exclusive to new affordable housing development.

[Click Here to Learn More](#)

Opportunity Zone Equity*Private Funding*

Summary: This newly created private funding source consists of equity with a reduction in capital gains taxes.

Goals: Used to both preserve and develop affordable housing.

[Click Here to Learn More](#)

Private Landholder Contributions*Private Funding*

Summary: A number of local land holders have expressed interest contributing their land as part of a partner deal structure.

Goals: Some are willing to accept smaller returns for affordability.

Community Reinvestment Act Funding*Private Funding*

Summary: A variety of programs from major corporate financial backers focused on community development.

Goals: To improve local quality of life.

[Click Here to Learn More](#)

Private Debt Financing*Private Funding*

Summary: A crucial component of gap financing for many affordable housing projects.

Goals: Return a reasonable profit under a variety of risk profiles.

Walkable Places*Regulatory Relief*

Summary: This initiative allows a reduction in the set-back requirements in exchange for walkable site design.

Goals: To improve local development design and walkability.

Department of Housing and Community Development*Capacity Building*

Summary: Provide training and operational resources to local community developers.

Goals: Improve the capacity of local community developers.

[Click Here to Learn More](#)

Local Partners*Capacity Building*

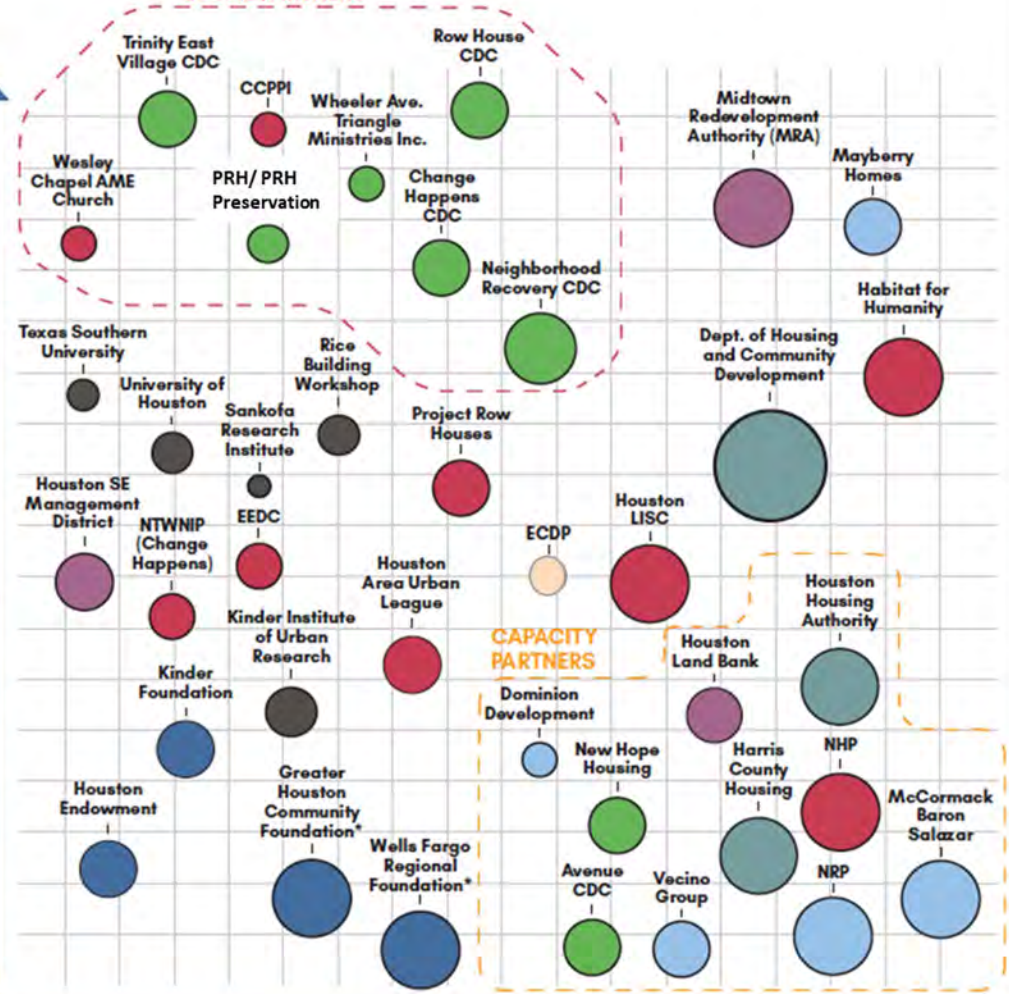
Summary: A variety of local partners are available to provide development and capacity building assistance.

Goals: Improve local community development infrastructure.

[Click Here to Learn More](#)

HISTORIC 3RD WARD HOUSING INVOLVEMENT

LOCAL PARTNERS



HOUSING PROJECT EXPERIENCE

LEGEND

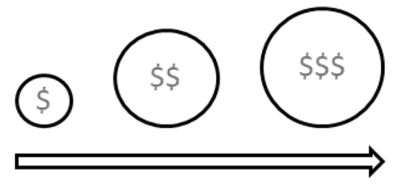
Organization Types

- Community Dev. Corps. (CDCs)
- Non-Profits
- Philanthropic Organizations
- Management Districts / Redevelopment Authorities / TIRZs
- Private Developers
- Local Government
- Research Institutions

Organizational Group

- LOCAL PARTNERS
- CAPACITY PARTNERS

Available Resources



RECOMMENDATIONS

The Framework's recommendation sections are organized into five areas, with the first four forming the criteria for the fifth, Decision Making. These recommendations are intended to provide the Historic Third Ward a clear route to implement new development that retains the character, history, and people of the community. Recommendation summaries are included in the Implementation Table.



1. AFFORDABLE HOUSING

Establishes metrics for current and future housing need, suggests production targets to meet that need, and recommends goals and related policies to achieve production.

Local Need

- 1 Current rents are pressuring rental households today
- 2 This pressure is likely to grow worse in the next 5 years
- 3 Populations threatened by displacement are identified

Goals

- 1 Reduce the housing-cost burden
- 2 Retain existing residents by minimizing displacement
- 3 Create a resilient, mixed-income community of choice

Strategies

- 1 Recommend policy actions and strategies targeted towards homeowners or renters
- 2 Strategies are centered around new construction, acquisition and rehabilitation, and blight reduction.



2. CAPACITY BUILDING

Examples and recommendations for strengthening local capacity through tools and resources are provided.

- 1 Local Development Partner development and project capacity is examined and scored
- 2 Focus areas for improvement are summarized for organizations seeking to improve their capacity potential
- 3 Examples of available capacity building resources are provided with links and descriptions where applicable
- 4 Capacity building program recommendations are provided for funders

3. DEVELOPMENT FRAMEWORK

This section recommends the formal adoption of Land Use and Design Guidelines as part of a Development Framework to guide new development in the Historic Third Ward.

Building a Development Framework

- 1 Established vision, existing conditions, and upcoming projects were analyzed to create a guiding framework
- 2 Land Use Guidelines are created using connectivity, compatibility, and preservation concepts to guide scale, location, and types of future development
- 3 The creation of Design Guidelines is recommended to improve the design quality and consistency of new developments

Enforcing a Development Framework

- 1 Enforcement mechanisms and related processes are recommended to encourage cooperation and success
- 2 A development team and associated reference material are recommended to build community buy-in
- 3 A Development Framework review process is proposed and outlined to be incorporated into variance approval

4. MARKETING & BRANDING

A marketing and branding plan is recommended to maintain the historic culture and neighborhood fabric of Historic Third Ward.

- 1 Create positive identity for Historic Third Ward
- 2 Develop brand image for revitalization vision
- 3 Coordinate housing product and program marketing and define success through the creation of metrics
- 4 Develop pipeline of qualified homebuyers for affordable housing



5. DECISION MAKING

This section recommends the coordinated adoption of a Decision Making Matrix tool to facilitate the selection of projects for funding by both public and private partners.

Decision Making Matrix

- 1 Location Suitability and Project Suitability criteria form the basis for a Decision Making Matrix funding suitability score used to guide the funding of projects
- 2 A Location Suitability map scores the displacement effect of future projects using socioeconomic, environmental, and social factors
- 3 Project Suitability scores consider organizational and project-related criteria. Criteria are related to a project's affordability, organizational capacity, Development Framework compatibility, and marketing

Coordinated Adoption

- 1 Matrix scoring criteria rewards projects and developers that adopt the Framework Plan's recommendations and values
- 2 The adoption of the matrix by key public and private funding partners is crucial in tying funding to the Framework Plan's recommendations



IMPLEMENTATION TABLE SUMMARY

This table matches the previously established goals and strategies with partners for implementation over a five to ten-year period.

Goals

- 1 Organizes and prioritizes overall goals and strategies for a coordinated implementation strategy
- 2 Matches strategic implementation goals and strategies with partners
- 3 Provides metrics to evaluate goals and strategies

KEY TAKEAWAYS

- 1 A clear vision is necessary to guide successful redevelopment and mitigate displacement
- 2 A significant number of interested and active partners creates synergy
- 3 Funding decision making must be coordinated to avoid project overlap, leverage resources, and promote Framework recommendations

Goals

1. Retain Existing Residents
2. Reduce Cost Burden
3. Promote a Mixed-Income Resilient Community of Choice

Strategies

1. New Construction
2. Target Naturally Occurring Affordable Housing for acquisition and rehabilitation
3. Reduce Rent Burden
4. Promote Homeownership

Design Guidelines:

Current Permit & Review Process



Proposed Design Review Process



2023 UPDATE

The City of Houston's Planning Department led a multi-year process, through the "Livable Places Action Committee", to update "Chapter 42", Houston Real Estate Development Regulatory Guidance. It also guided the development of a "Conservation District Ordinance". Further, the City's Building Inspection Department updated the Building Code. These municipal policy actions will have an impact on the production of affordable housing in Houston.

Affordable Housing

10-Year Period



- 5-year likely too short
- Entire neighborhood likely to be threatened within next 5-years ([2018 - 2023](#))

Production Targets



- Production targeting 1175 households (HHs) “Extremely Threatened” by displacement
- Requires ~120 units/year to meet target

Mix Recommendations

- **50/50** New Construction/Rehabilitation
- **25/75** Single Family/Multifamily Mix
- **80/20** Family/Senior Mix



10-Year Mixed-Income Community Goals

- 35% / 65% Owner/Renter Mix
- 45% / 55% Single Family/Multifamily Mix
- 40% / 60% Income-Controlled/Market Mix
- 40%/30%/30% for 30%/60%/80% Area Median Income (AMI) Mix for Income-Controlled Units*



10-year Market Rate Growth Assumptions

- 2.3% annual unit growth
- 15% vacancy
- All new market units priced above 120% AMI



*Highly dependent on funding constraints

Affordable Housing

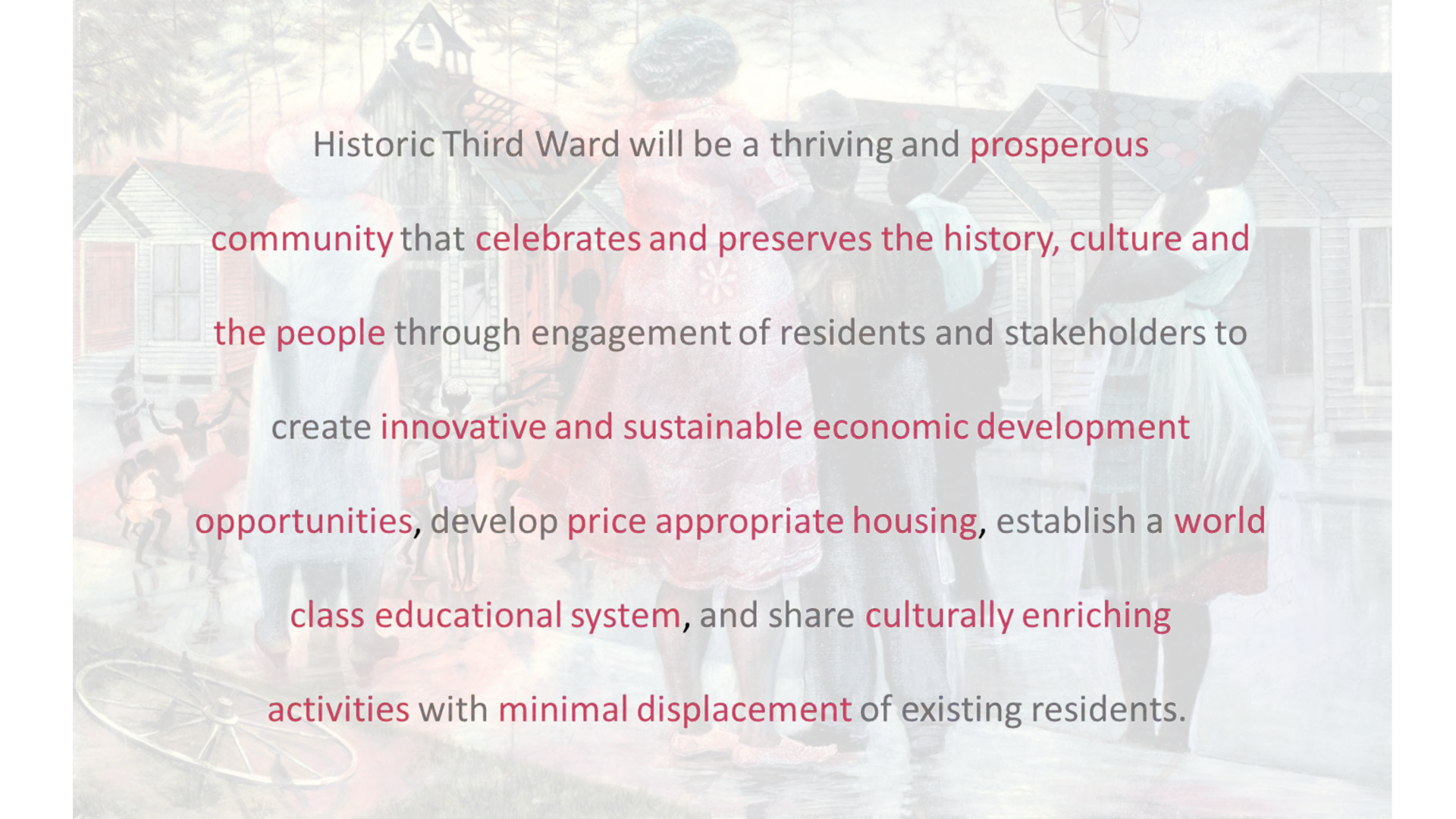
	New Construction	Rehabilitation	Total
Single Family	100 units	200 units	300 units
Multifamily + 2 to 4_{unit} bldgs.			
Senior	240 units	0 units	240 units
Family	260 units	400 units	660 units
Total	600 units	600 units	<u>1200 units</u>

New Construction

- Will correspond with recommended land uses within the Development Framework section
- Will require the acquisition of about 35 acres of land

Rehabilitation

- Would require the purchase of about ~20% of total single-family stock and ~40% of 2-4 units and multifamily stock



Historic Third Ward will be a thriving and **prosperous** community that **celebrates and preserves the history, culture and the people** through engagement of residents and stakeholders to create **innovative and sustainable economic development opportunities**, develop **price appropriate housing**, establish a **world class educational system**, and share **culturally enriching activities** with **minimal displacement** of existing residents.

Sasha Marshall Smith



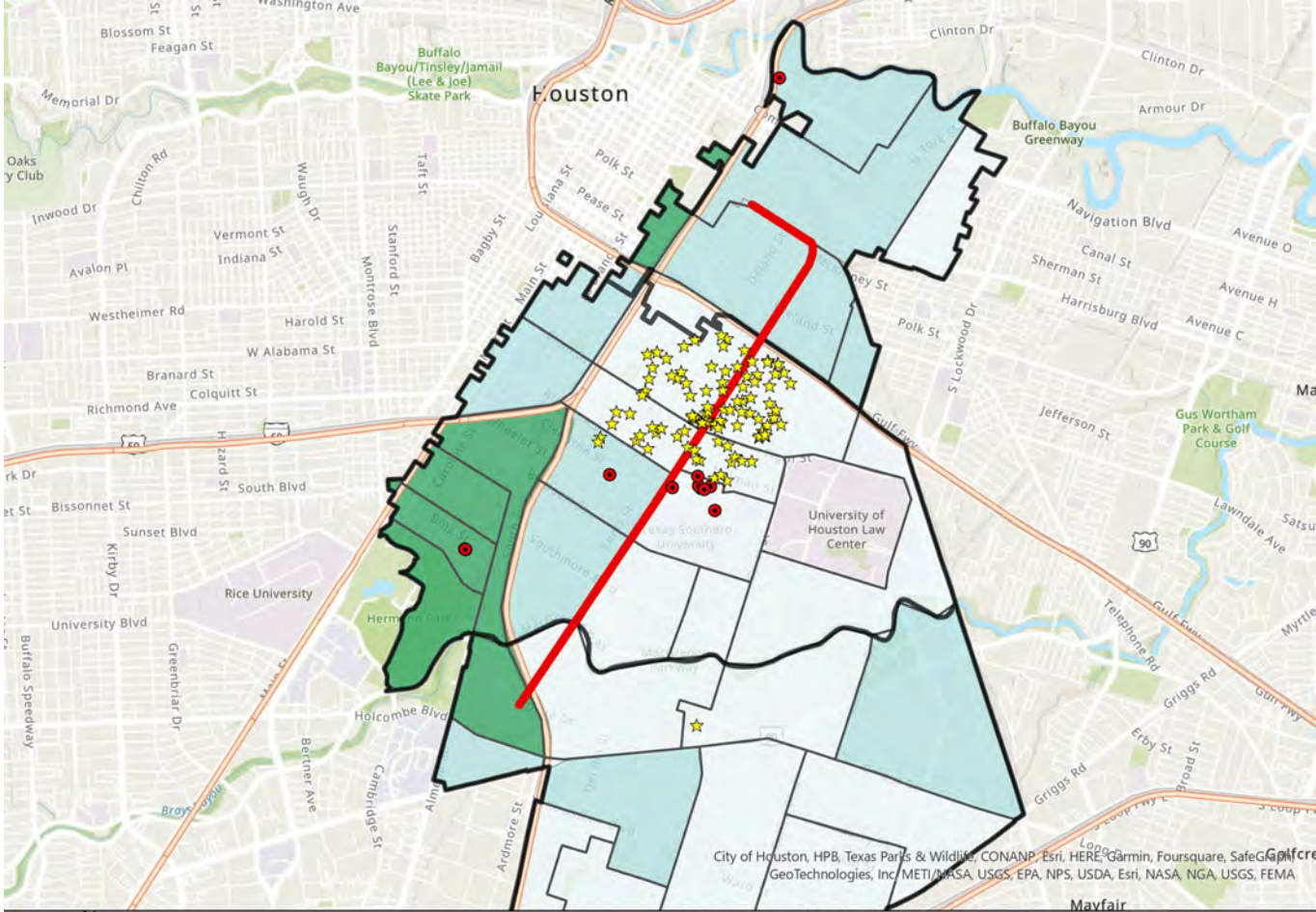
- Sasha Marshall Smith, a Houston native, is a national public speaker and advocate, having educated over two million people on affordable home development and fair housing rights.
- With a Bachelor's degree in Broadcast Journalism and a Master's degree in Regional and City Planning, she serves as the Revitalization Planning Program Manager at the Houston Housing Authority.
- Beyond her civil service career, Sasha is the Co-Creator and Program Director for the Fair Housing Defenders program, where she authored a comic book series and conducts educational presentations and workshops on fair housing for both children and adults.



- Dr. Ryan Ramphul, a UTHealth School of Public Health alumnus, is an Assistant Professor specializing in Epidemiology, Human Genetics, and Environmental Sciences.
- As a spatial epidemiologist, his research employs Geographical Information Systems (GIS) Science to investigate the impact of environmental and neighborhood factors on health behaviors and outcomes.
- Dr. Ramphul holds a Ph.D. in Healthcare Management and Policy from UTHealth and a Master's in Community and Regional Planning as well as a Bachelor's with a double major in Urban Studies and Geography from The University of Texas at Austin.

AMI of Renter Households in the census tract relative to Median Income of the region (likely the county), taken from the HUD Location Affordability Index v3

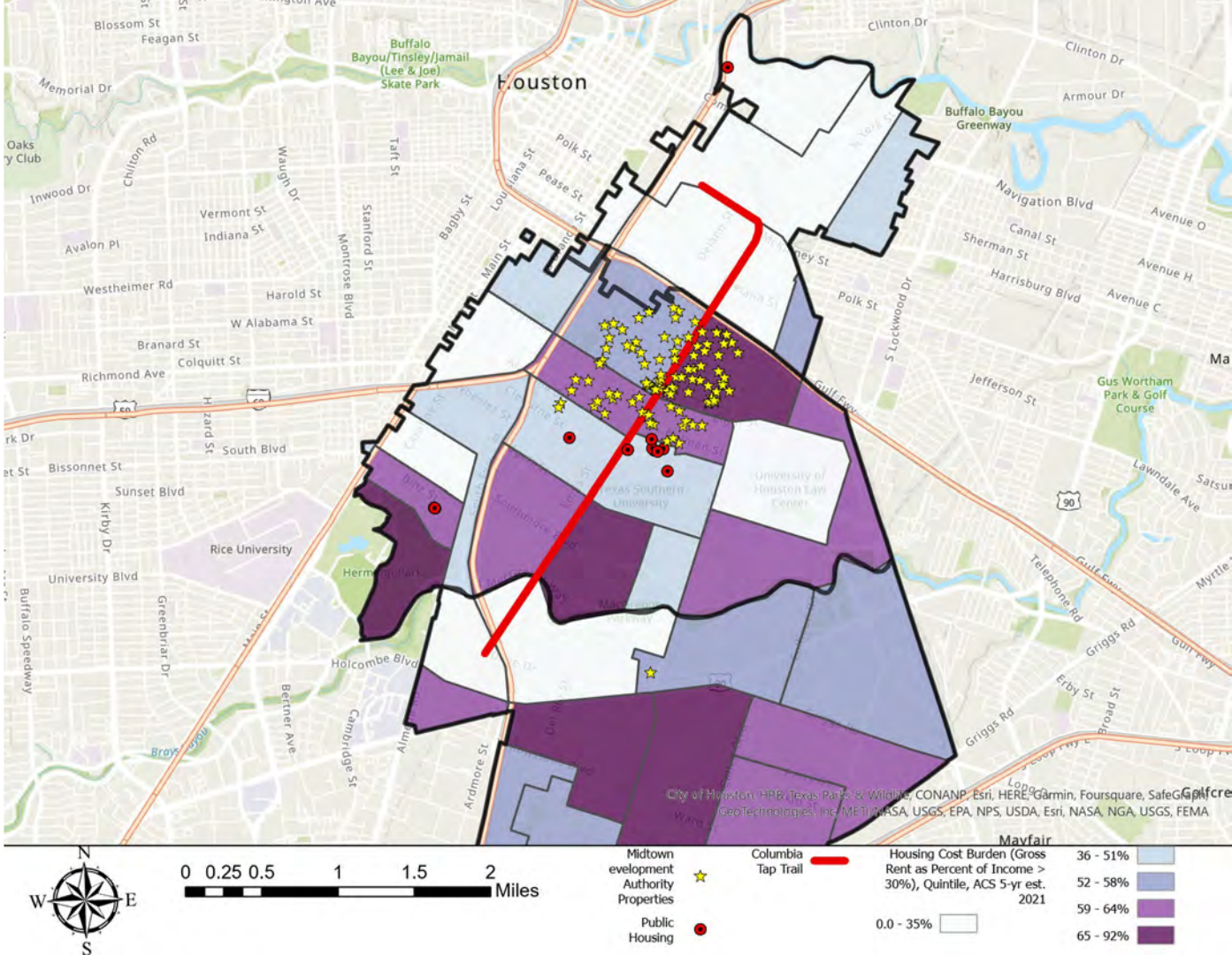
(i.e. lower fraction = lower AMI relative to other parts of town)



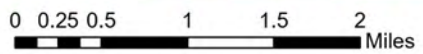
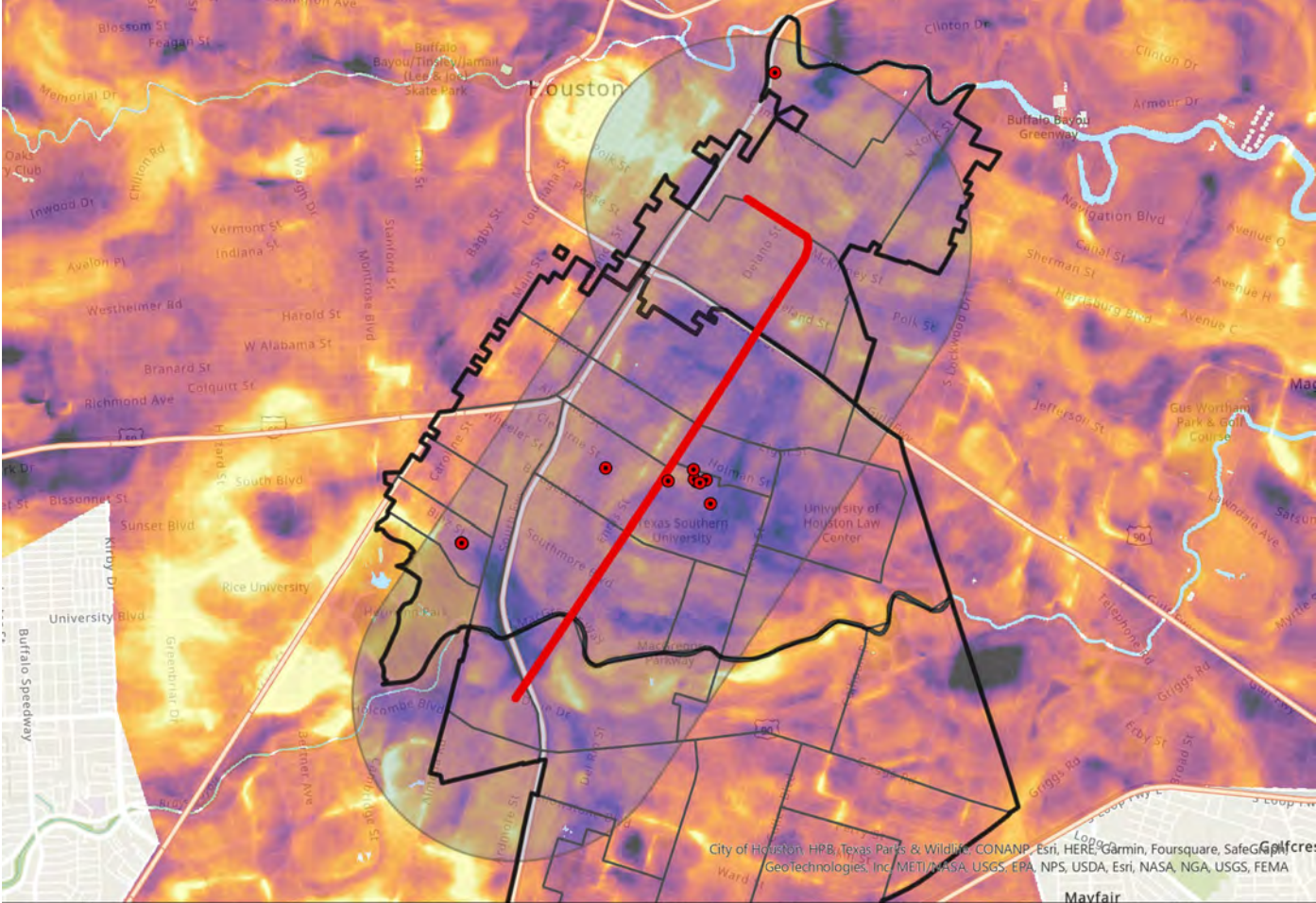
Midtown development Authority Properties	★	Columbia Tap Trail	—	Mayfair	0.40 - 0.90
Public Housing	●	Fraction of AMI for Renters relative to Regional Median Income	0.20 - 0.39	0.91 - 1.4	1.5 - 2.8

City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

% of Renter
Households in the
census tract who
are paying more
than 30% of their
income on rent



Afternoon
 temperature heat
 index (degrees F),
 taken from the
 HARC Heat Watch
 Harris County

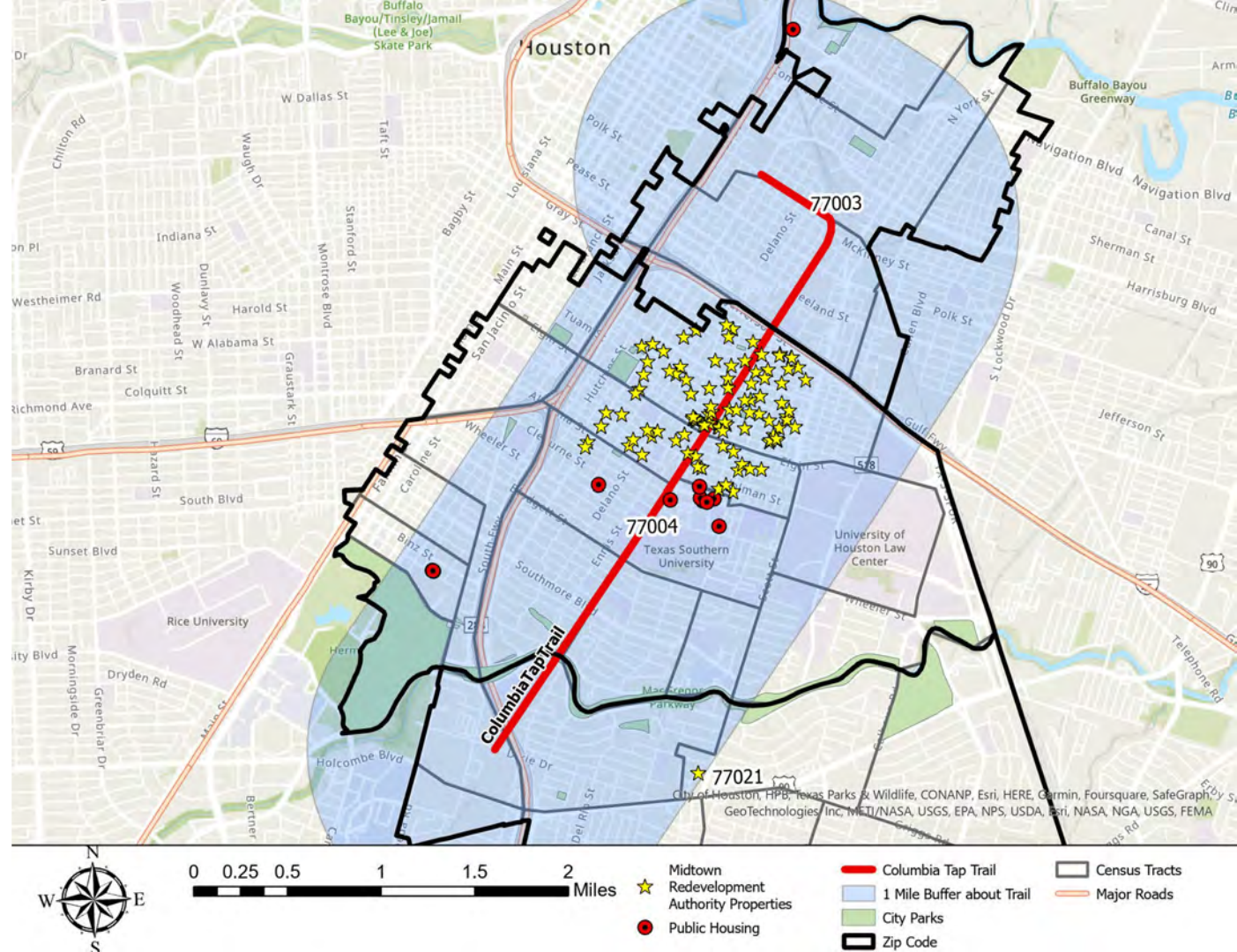


Public Housing	●	1 Mile Area around Trail	□	Heat Index (Fahrenheit)
Columbia Tap Trail	—			
Zip Code	□			
Census Tracts	□			

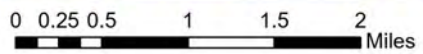
96.7 124

City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/AASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

Locations of MRA properties (that were not empty lot 0-addresses) and the Public Housing Buildings (mostly Cuney Homes, except on the north side) that were within the 1-mile radius of the trail.



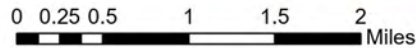
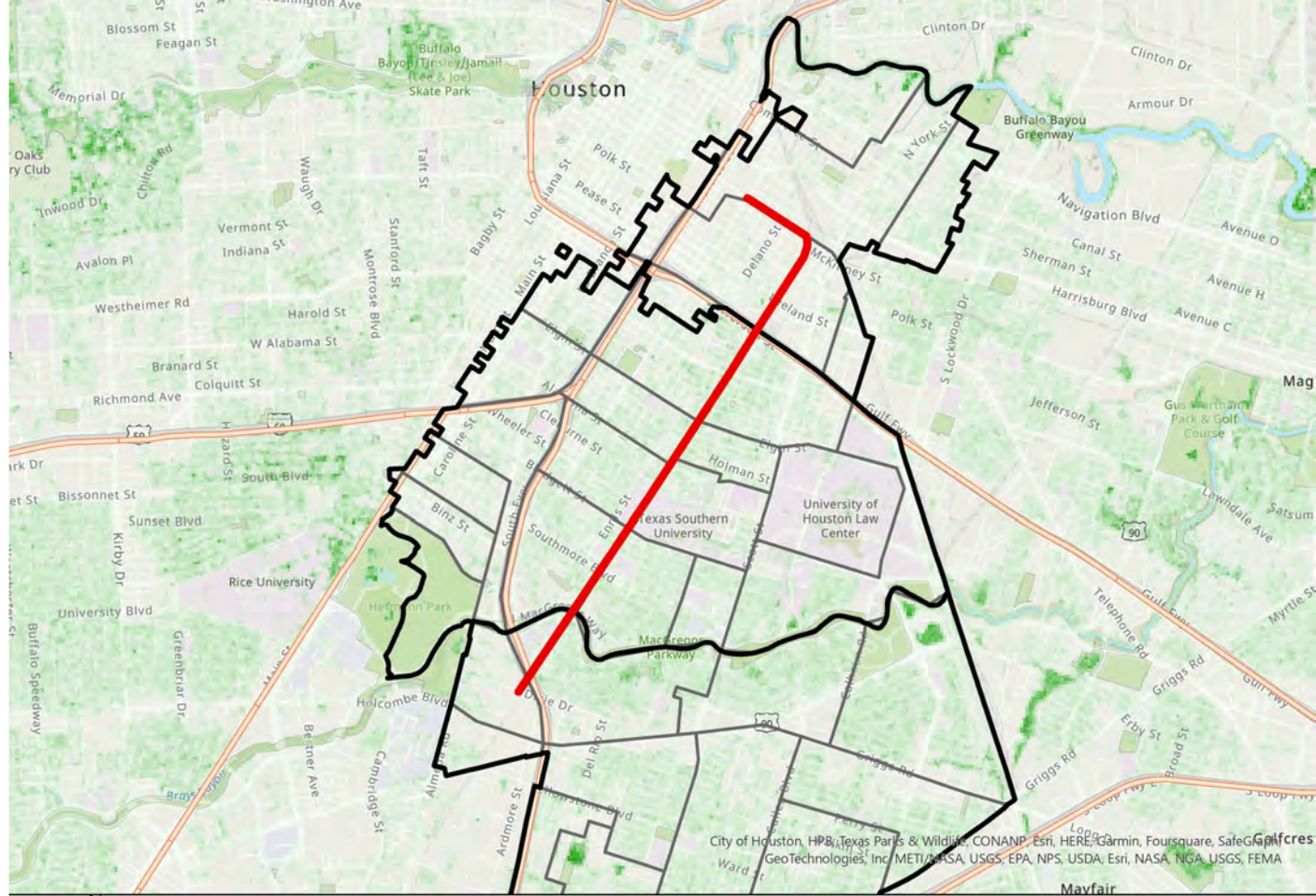
Metro routes, emphasized within the 1-mile radius of the trail, plus the National "Walkability Index" from the EPA, 2021, which measures intersection density, proximity to transit stops, and diversity of land use (i.e. employment +/- residential)



Walkability Index	Columbia Tap Trail	Rail Station
1.0 - 5.0	1 Mile Area around Trail	Rail Line
5.1 - 10	Transit Center	
11 - 15	Bus Route	
16 - 20	Bus Stop	

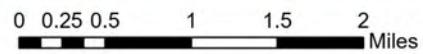
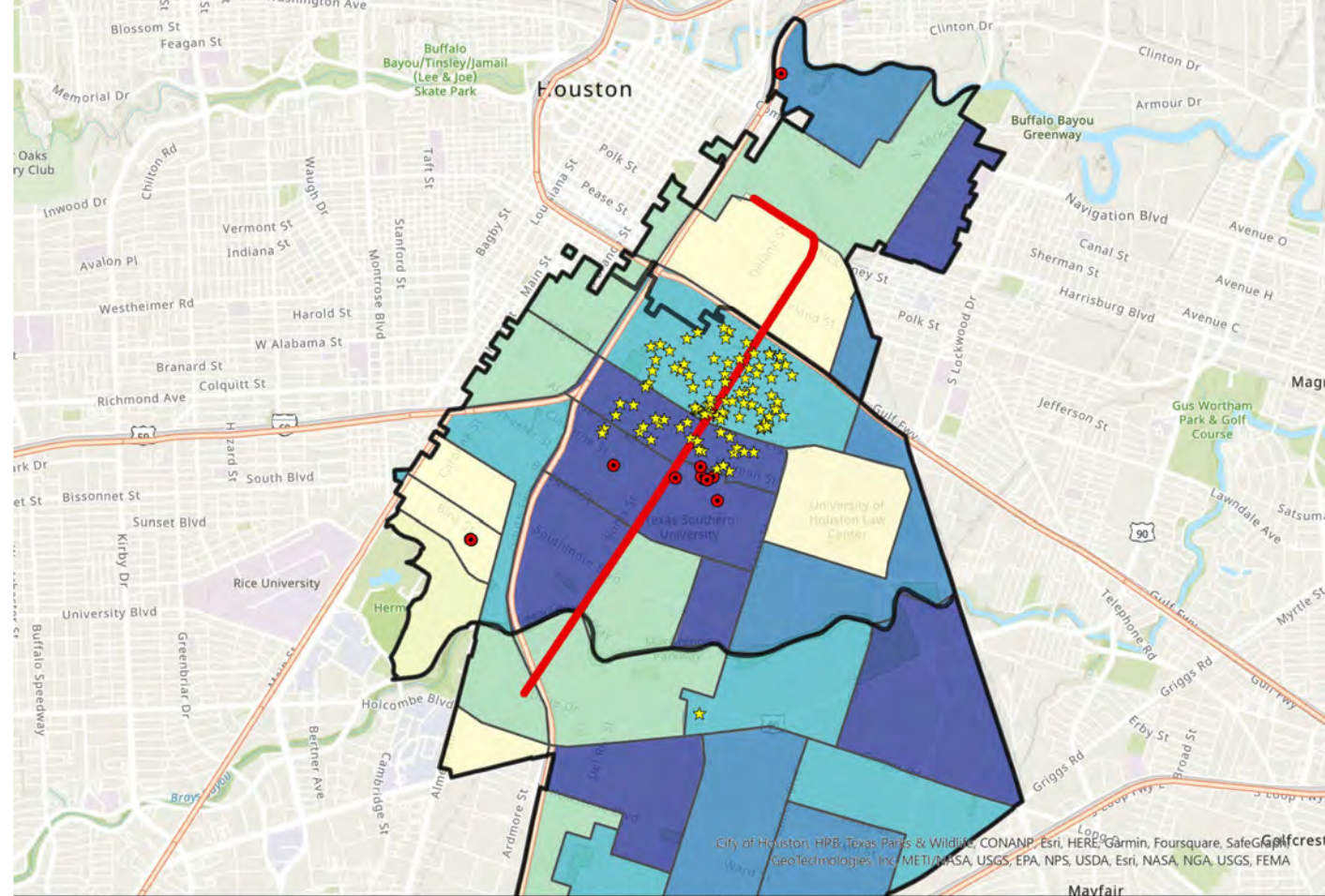
City of Houston, HPR, Texas Parks & Wildlife, CONANI, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

Tree canopy density, taken from the US Forest Service, 2021



Columbia Tap Trail
Tree Canopy Coverage, 2021

% of Renter occupied units that were built prior to 1980, as an indicator of potential lead paint exposure in older homes that haven't been remediated



Midtown Redevelopment Authority Properties	★	Columbia Tap Trail	—	16 - 38 %	Light Green
Public Housing	●	Renter Occupied Units Built before 1980, Quintile, ACS 5-yr est 2021		39 - 62 %	Light Blue
		0.0 - 15 %	Light Yellow	63 - 80 %	Medium Blue
				81 - 96 %	Dark Blue

City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc., METI, NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA



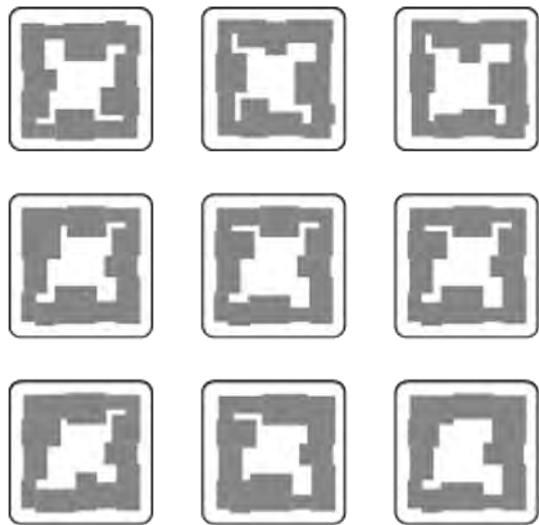
- Carolyn Fahey is an innovative entrepreneur and founder of Green Shadow, a design-focused company specializing in building products that utilize naturally occurring cool air to address microclimate temperatures.
- With a background in urban planning, she played a crucial role as the project lead for Houston's inaugural Neighborhood Resilience Plans, showcasing her expertise and commitment to sustainable solutions.
- Carolyn's successful career includes teaching and practicing architecture in the UK and US, as well as reviewing development proposals for the City of San Francisco and City of Boulder.

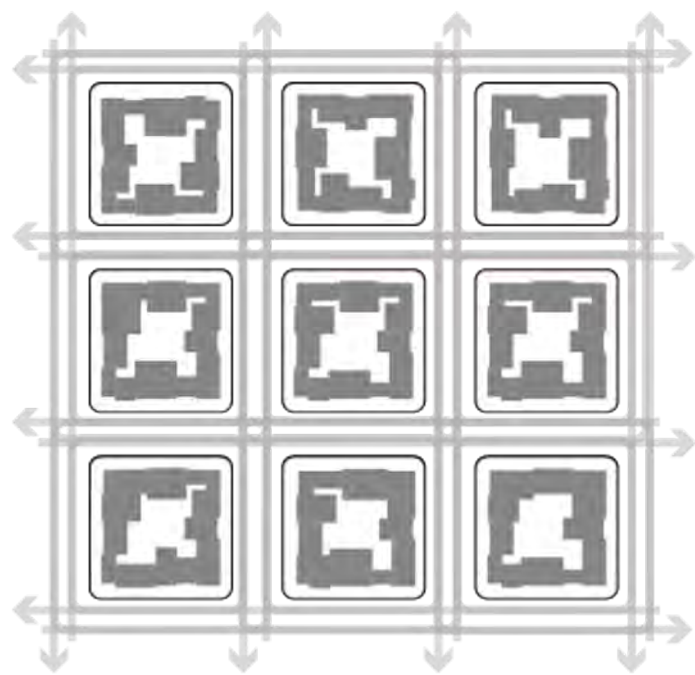


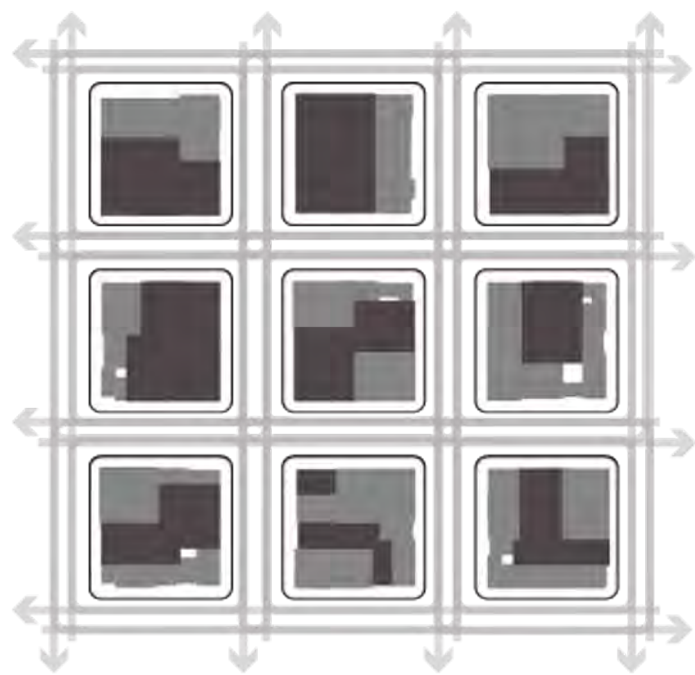
From Vision to Reality

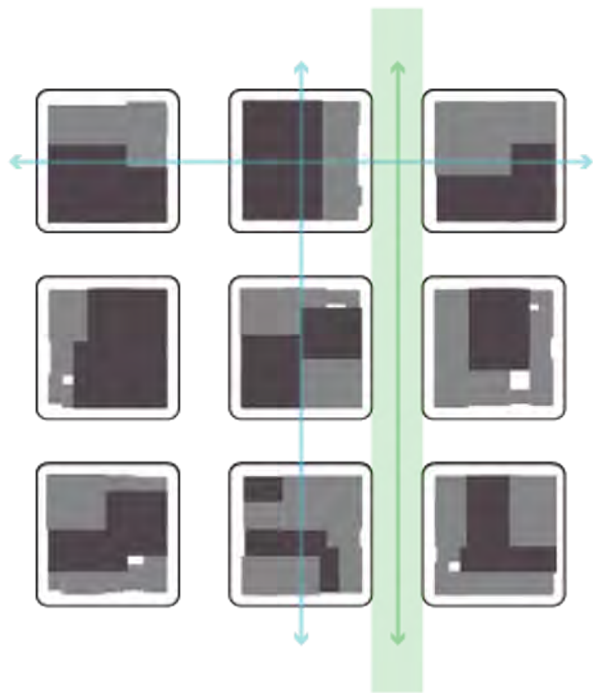
Reclaiming the off-street parking space

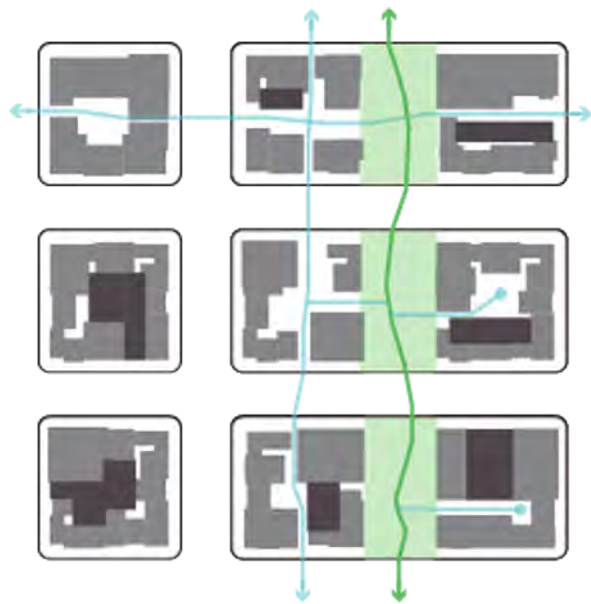
Carolyn Fahey, AICP, MURP, PhD

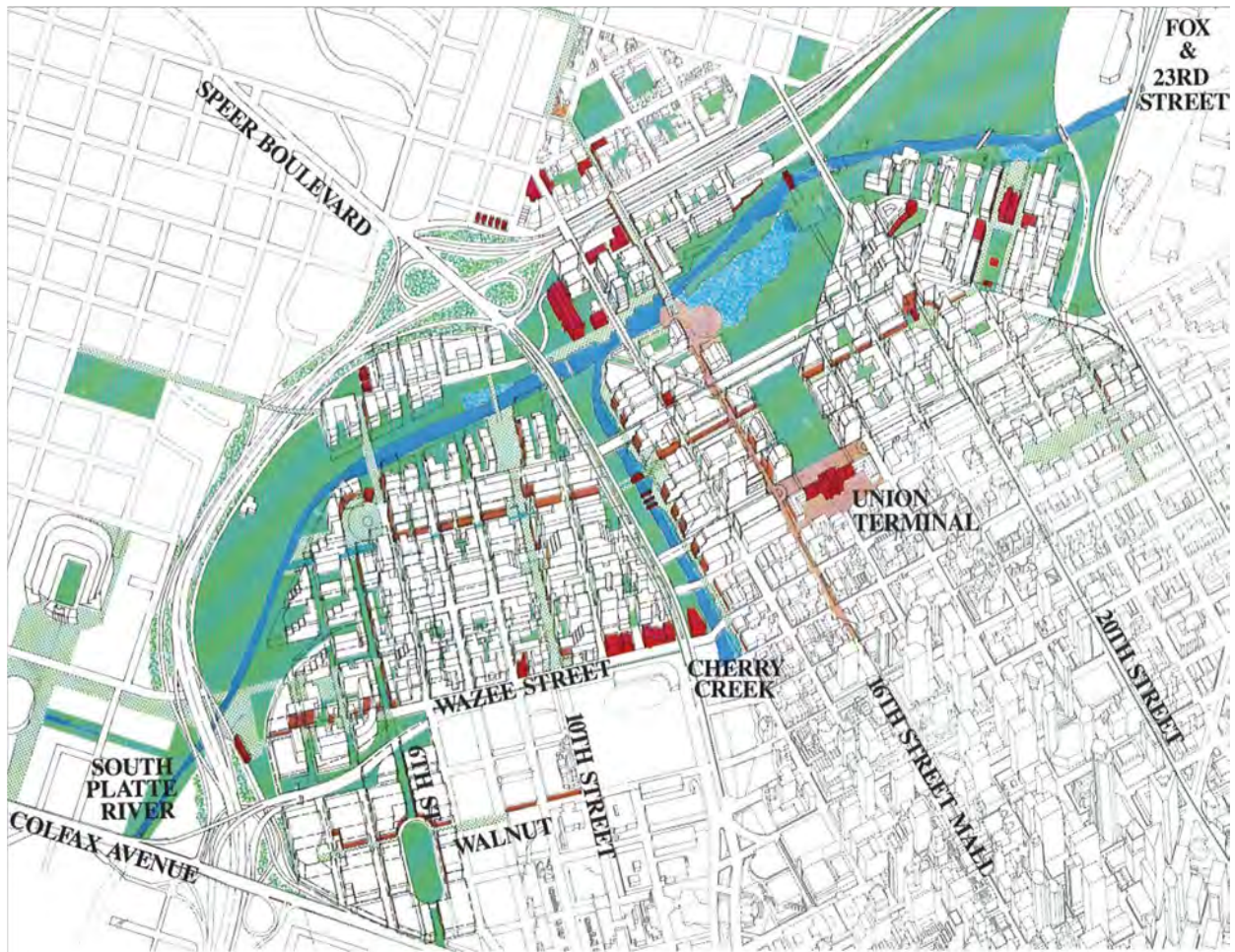












URBAN DESIGN DIAGRAM: CENTRAL PLATTE VALLEY











Essential Site Plan Requirements:

- **Zero setback** from property line + basic open space requirements to create internal courtyards
- **Parking maximums** to reduce and eliminate cars driving land use patterns
- Required **trail connections** to build a connected and extensive network
- Provide incentives for **creating alleyways** to prioritize autonomous ped/bike paths
- **Intersections** ped and bike paths to cross vehicle traffic, to include **raised paths with traffic signaling**
- **Pedestrian and bike circulation plans** as part of site plan requirements with minimum connection requirements
- Readily accessible and plentiful **bike parking** of all class types

DIVERSE PEDESTRIAN USERS

LOWER-SPEED USERS

Lower-speed users include people who are on foot, families with kids or dogs, seniors and groups of people. These users tend to meander, gather in small groups and make frequent stops. By designing for a separated path with greenway amenities, this ensures that users moving at lower speeds will not be in the way of those moving at higher speeds.

MID-SPEED USERS

As mid-speed users, runners and joggers need to be able to navigate the path easily, without encountering slower users. A separated path enables them to stay out of the way of pedestrians, children and dogs, while a decomposed fine aggregate shoulder provides a more comfortable running experience.

HIGHER-SPEED USERS

High-speed users include cyclists, scooter users, skateboarders, rollerbladers, cross country skiers and others. These users tend to move faster and stop less frequently. Separating this path from that of the lower-speed users reduces disruptions that can be caused by dogs, children and slower-moving groups.

People walking • Kids • People hanging out • Families • Seniors • People walking dogs • People with disabilities

Runners • Joggers

Bicyclists • Electric scooters • Rollerbladers • Skateboarders • Electric bikes • Bikes with trailers • Cross country skiers





- Ed Pettitt, MPH, is a Ph.D. student at Texas Southern University and a Graduate Research Assistance with the Bullard Center for Environmental and Climate Justice. He is Founder of Friends of Columbia Tap and Vice President of the Greater Third Ward Super Neighborhood #67.
- Ed holds an M.P.H. in Healthcare Management with a concentration in Global Health from the University of Texas School of Public Health and a B.S. in Human Biology, Health and Society with Honors from Cornell University.
- Ed is certified in Affordable Housing and Growth Management by the American Planning Association and is recognized as a Paul Harris Fellow by Rotary International.

MOBILITY SUSTAINABILITY CONNECTIVITY



WhatsApp
Group



Linktree

FRIENDS OF COLUMBIA TAP

TAPPING INTO A MORE CONNECTED, EQUITABLE,
AND PROSPEROUS COMMUNITY FOR ALL





FRIENDS OF
COLUMBIA TAP

Friends of Columbia Tap

Steering Committee 2023-2024



FRIENDS OF
COLUMBIA TAP



**Christine
deJongh**



**Claudia
Corletto**



**Delores
Ford**



**Ed
Pettitt**



**Howard
Thomas**



**Inge
Ford**



**Jordan
Thomas**



**Ken
Rodgers**



**Kimberly
Phipps-Nichol**



**LaQuita
Thompson**



**Naomi
Carrier**



**Nat
Treadway**



**Robert
Grobe**



**Scotty
Joseph**



**William
Polley**

Racial Equity Impact Assessment



1. IDENTIFYING STAKEHOLDERS

Which racial/ethnic groups may be most affected by and concerned with the issues related to this proposal?

2. ENGAGING STAKEHOLDERS

Have stakeholders from different racial/ethnic groups—especially those most adversely affected—been informed, meaningfully involved and authentically represented in the development of this proposal? Who's missing and how can they be engaged?

3. IDENTIFYING AND DOCUMENTING RACIAL INEQUITIES

Which racial/ethnic groups are currently most advantaged and most disadvantaged by the issues this proposal seeks to address? How are they affected differently? What quantitative and qualitative evidence of inequality exists? What evidence is missing or needed?

4. EXAMINING THE CAUSES

What factors may be producing and perpetuating racial inequities associated with this issue? How did the inequities arise? Are they expanding or narrowing? Does the proposal address root causes? If not, how could it?

5. CLARIFYING THE PURPOSE

What does the proposal seek to accomplish? Will it reduce disparities or discrimination?

6. CONSIDERING ADVERSE IMPACTS

What adverse impacts or unintended consequences could result from this policy? Which racial/ethnic groups could be negatively affected? How could adverse impacts be prevented or minimized?

7. ADVANCING EQUITABLE IMPACTS

What positive impacts on equality and inclusion, if any, could result from this proposal? Which racial/ethnic groups could benefit? Are there further ways to maximize equitable opportunities and impacts?

8. EXAMINING ALTERNATIVES OR IMPROVEMENTS

Are there better ways to reduce racial disparities and advance racial equity? What provisions could be changed or added to ensure positive impacts on racial equity and inclusion?

9. ENSURING VIABILITY AND SUSTAINABILITY

Is the proposal realistic, adequately funded, with mechanisms to ensure successful implementation and enforcement. Are there provisions to ensure ongoing data collection, public reporting, stakeholder participation and public accountability?

10. IDENTIFYING SUCCESS INDICATORS

What are the success indicators and progress benchmarks? How will impacts be documented and evaluated? How will the level, diversity and quality of ongoing stakeholder engagement be assessed?

Adapted Social Justice Framework from the Midwest Academy for Trail Project Planning

Goals	Organizational Considerations	Constituents and Allies	Tactics
<p>Long Term:</p> <p>Are you challenging traditional assumptions about trail users?</p> <p>Are you planning the trail for the current residents of the neighborhood?</p> <p>Intermediate or Short-term:</p> <p>Will the trail impact some groups differently than others?</p>	<p>What you have/need:</p> <p>Does leadership reflect your constituency?</p> <p>How will you engage all impacted communities in goal-setting?</p> <p>How will staff be supported to carry out set goals?</p>	<p>Building Support:</p> <p>Are you building multiple constituencies?</p> <p>Are there factors that make it difficult for certain groups to participate?</p> <p>What are the cultural factors to consider?</p> <p>Does the trail project have opponents?</p>	<p>Outreach and Engagement:</p> <p>Are your tactics culturally appropriate?</p> <p>Do your tactics work to build community around the trail?</p> <p>How will your tactics be received by the community you hope to engage?</p> <p>How will you talk about inclusion and equity on the trail?</p> <p>Will you need translation?</p>

Unveiling Gentrification Dynamics: Insights from the Prevention Institute's Risk and Resilience Factors

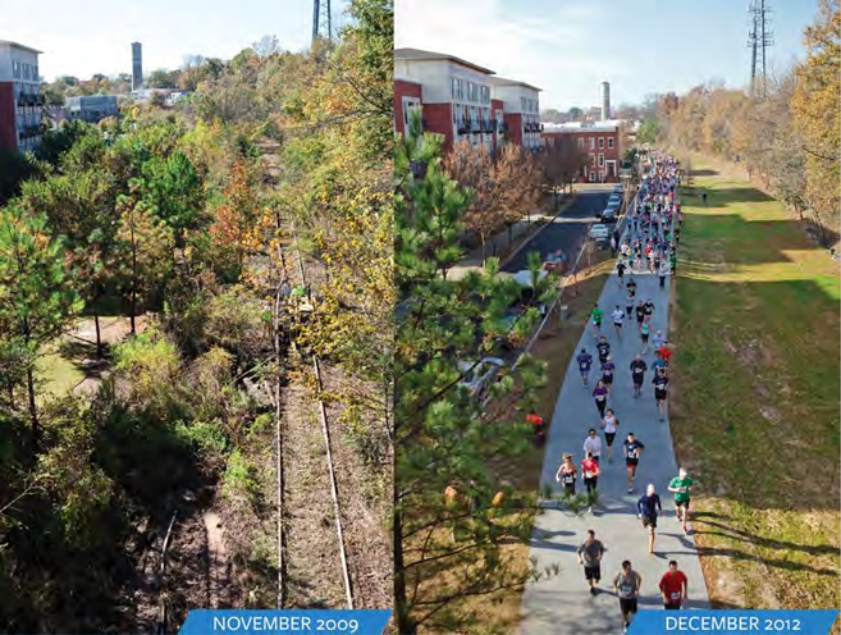
	COMMUNITY LEVEL	INDIVIDUAL LEVEL
Risk factors for displacement are the conditions or characteristics of individuals, neighborhoods, and society associated with increased susceptibility to displacement.	<ul style="list-style-type: none">• Geographic adjacency to high-value or gentrifying neighborhoods³²• High proportion of renter-occupied housing^{33,34,35}• Lack of strong tenant protection policies, especially rent control³⁶• Little to no subsidized public housing stock³⁷• Existing public transit infrastructure³⁸• Public infrastructure developments (e.g., new transit in historically divested communities)³⁹• Low density development that could be made more dense⁴⁰• Speculative real estate practices⁴¹• Selective or spot zoning that grants zoning exceptions or variances on a project-by-project basis⁴²• Real and/or perceived improvements in community safety⁴³• Concentration of low income households and non-White populations^{44,45}	<ul style="list-style-type: none">• Low income or rent-burdened households^{46,47}• Lack of home/property ownership⁴⁸• Lack of household wealth⁴⁹• Low levels of educational attainment^{50,51}• Unemployment, under-employment, or barriers to employment (e.g., lack of child care, physical or mental impairment, history of incarceration, language barrier)⁵²

Unveiling Gentrification Dynamics: Insights from the Prevention Institute's Risk and Resilience Factors

Resilience factors

against displacement counteract risk factors and bolster community stability and health, helping to proactively prevent displacement.

- Equity as a guiding principle for all land use decisions⁵³
- Meaningful community engagement in planning and decision-making processes⁵⁴
- Community connectedness and collective efficacy⁵⁵
- Community organizations that organize residents, build their capacity and leadership skills, and/or produce or preserve affordable housing⁵⁶
- High proportion of owner-occupied housing and businesses⁵⁷
- Monitoring and enforcement of strong tenant protection policies⁵⁸
- Opportunities for meaningful community engagement in policy-making, planning, and budgeting processes⁵⁹
- Opportunities to strengthen and grow financial and social capital⁶⁰
- Home/property ownership⁶¹
- Intergenerational household wealth⁶²
- Job/income stability and good paying wages⁶³



NOVEMBER 2009

DECEMBER 2012



John Spink / a/c.com



Atlanta BeltLine, Inc. Redevelopment Plan (2005) Goals

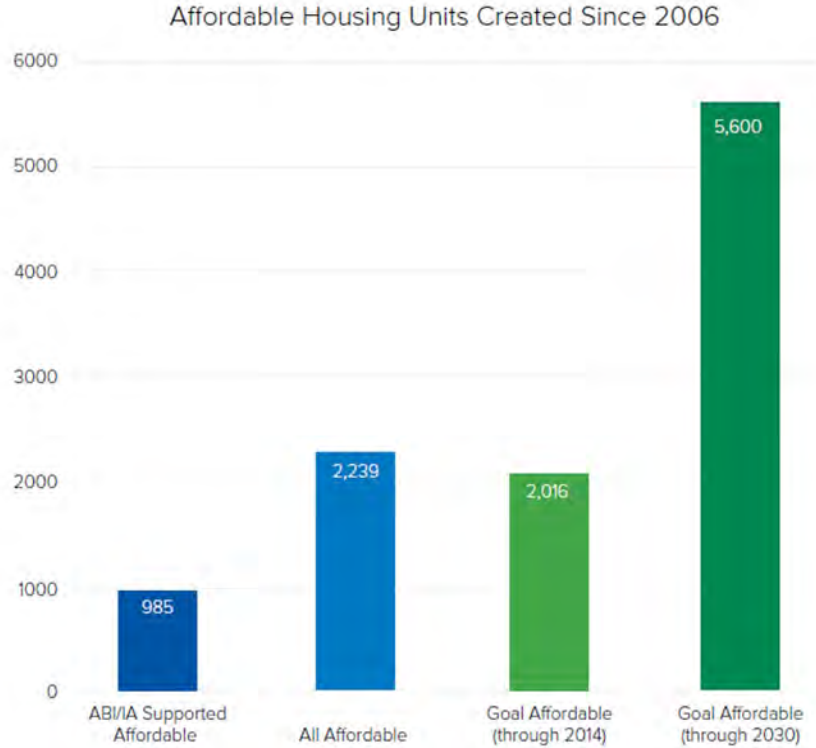
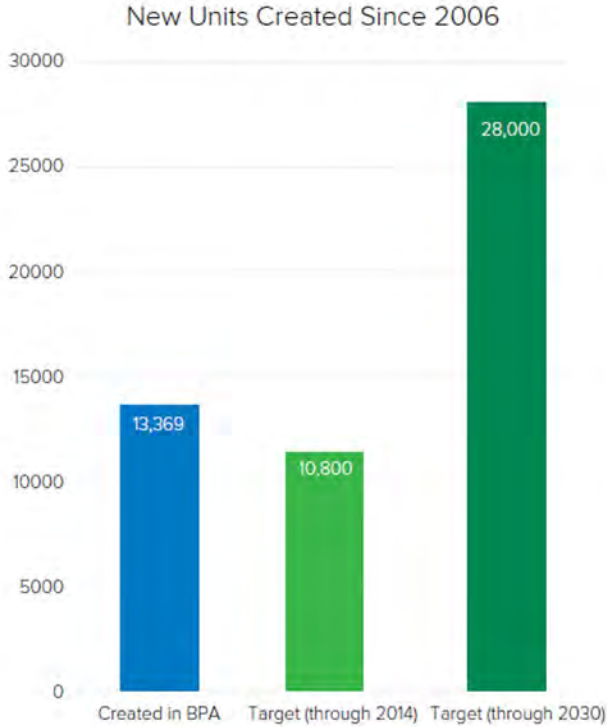
- Creation of **30,000** new permanent jobs.
- Generation of **48,000** one-year construction jobs.
- Construction of **28,000** new housing units.
- Dedication of **5,600** units to affordable workforce housing.

“Achieving the goals above does not solve the entirety of the historic challenges related to housing affordability and unemployment facing many of the Atlanta BeltLine neighborhoods. The entirety of the challenge is of a scale and depth that extends across the city that no strategy launched by a single organization alone can solve.”

Atlanta BeltLine, Inc. Redevelopment Plan Progress

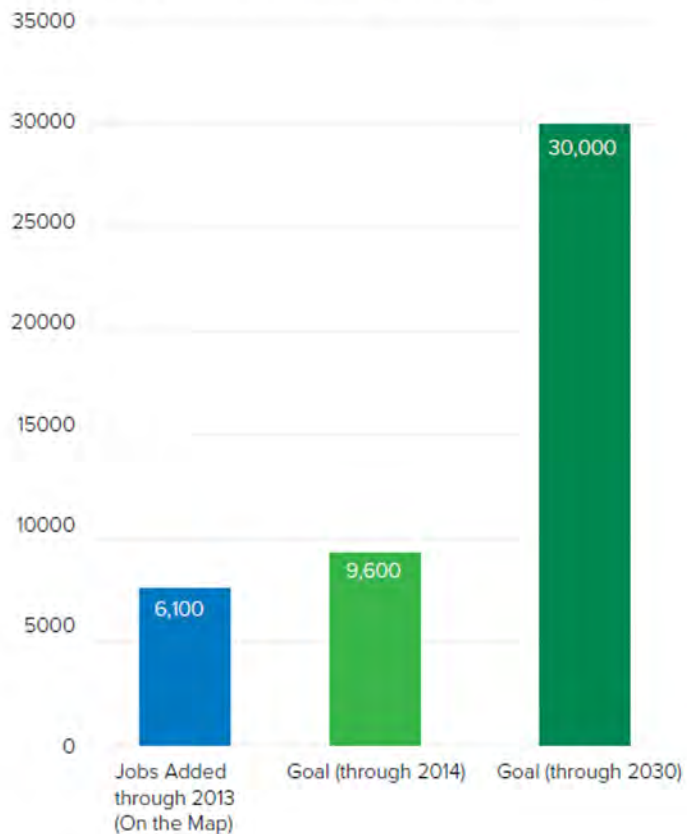
- **6,100** new permanent jobs created (2006-2013).
 - Over **20,000** one-year construction jobs in the Atlanta BeltLine Planning Area.
- **13,000** new housing units built or preserved since 2006.
 - **2,200** affordable workforce housing units, with **985** supported by Atlanta BeltLine, Inc. and Invest Atlanta.
- Progress ahead of goals for construction jobs and new housing units.
 - Below goals for permanent job creation and affordable workforce housing supported by ABI and Invest Atlanta.
- Challenges and uncertainties in achieving permanent jobs and affordable workforce housing goals.
 - Calls for enhanced tools and strategies for successful accomplishment.

HOUSING SCORECARD

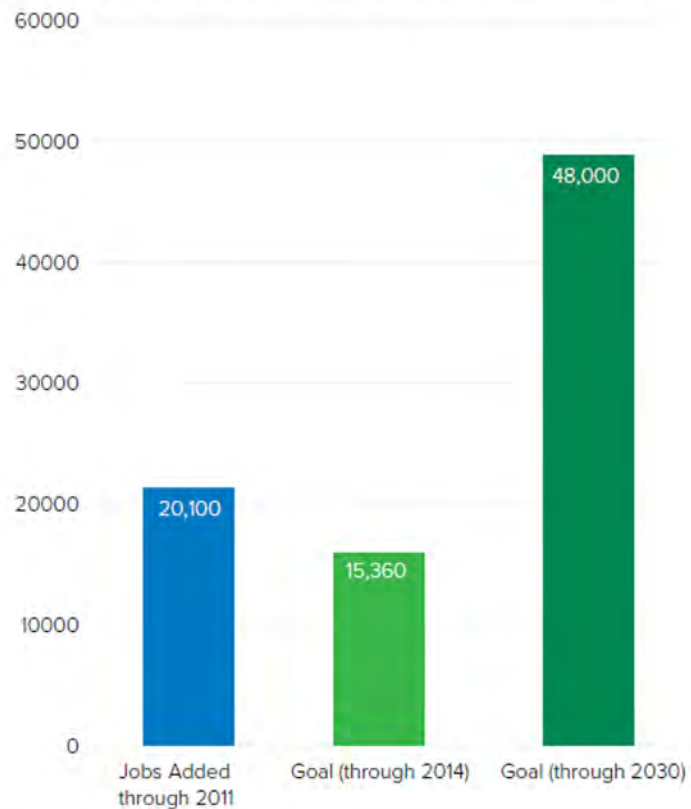


JOB CREATION SCORECARD

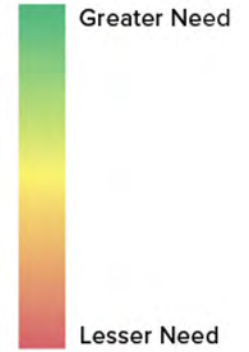
Permanent Job Creation



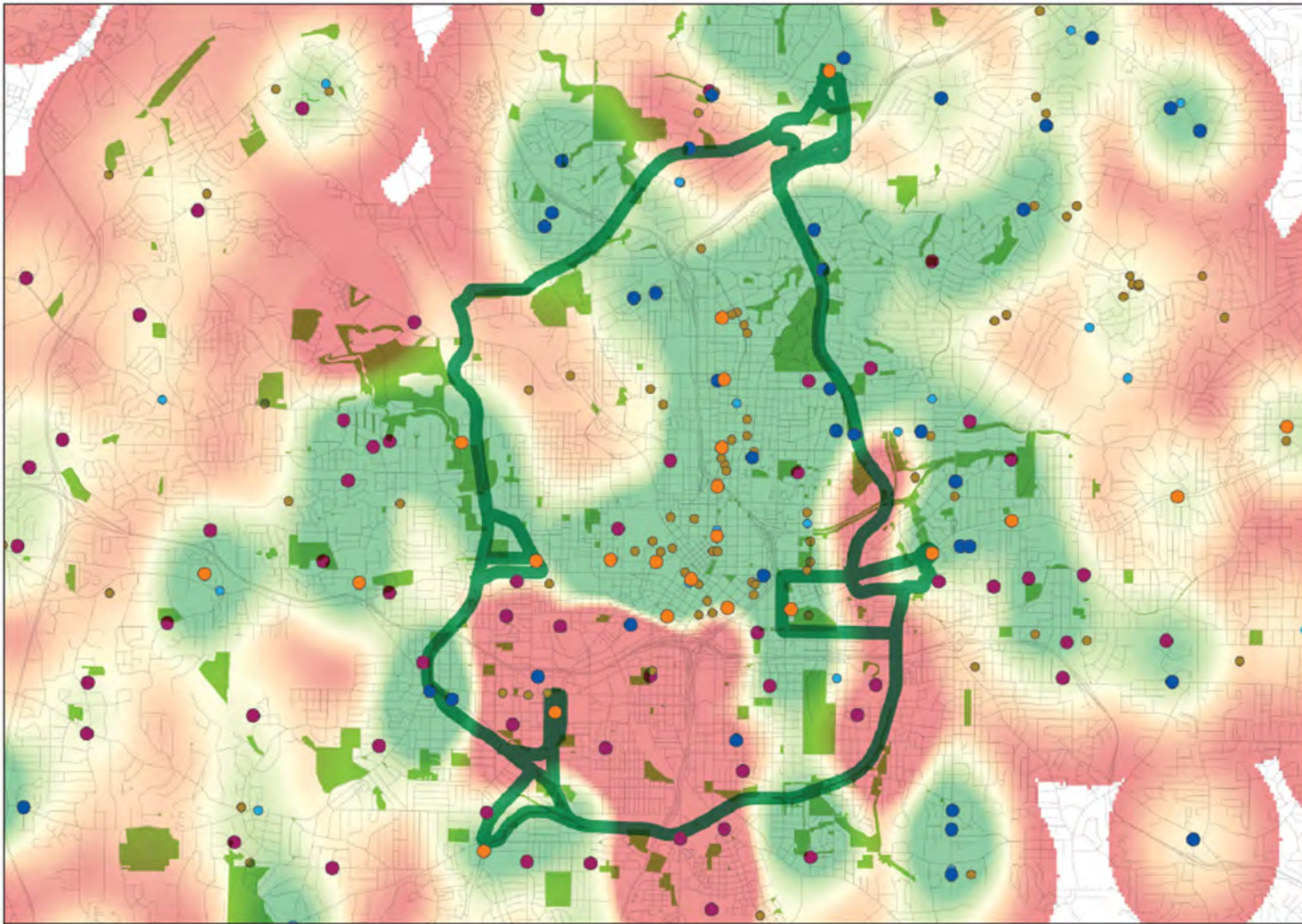
One Year Construction Jobs 2006-2014

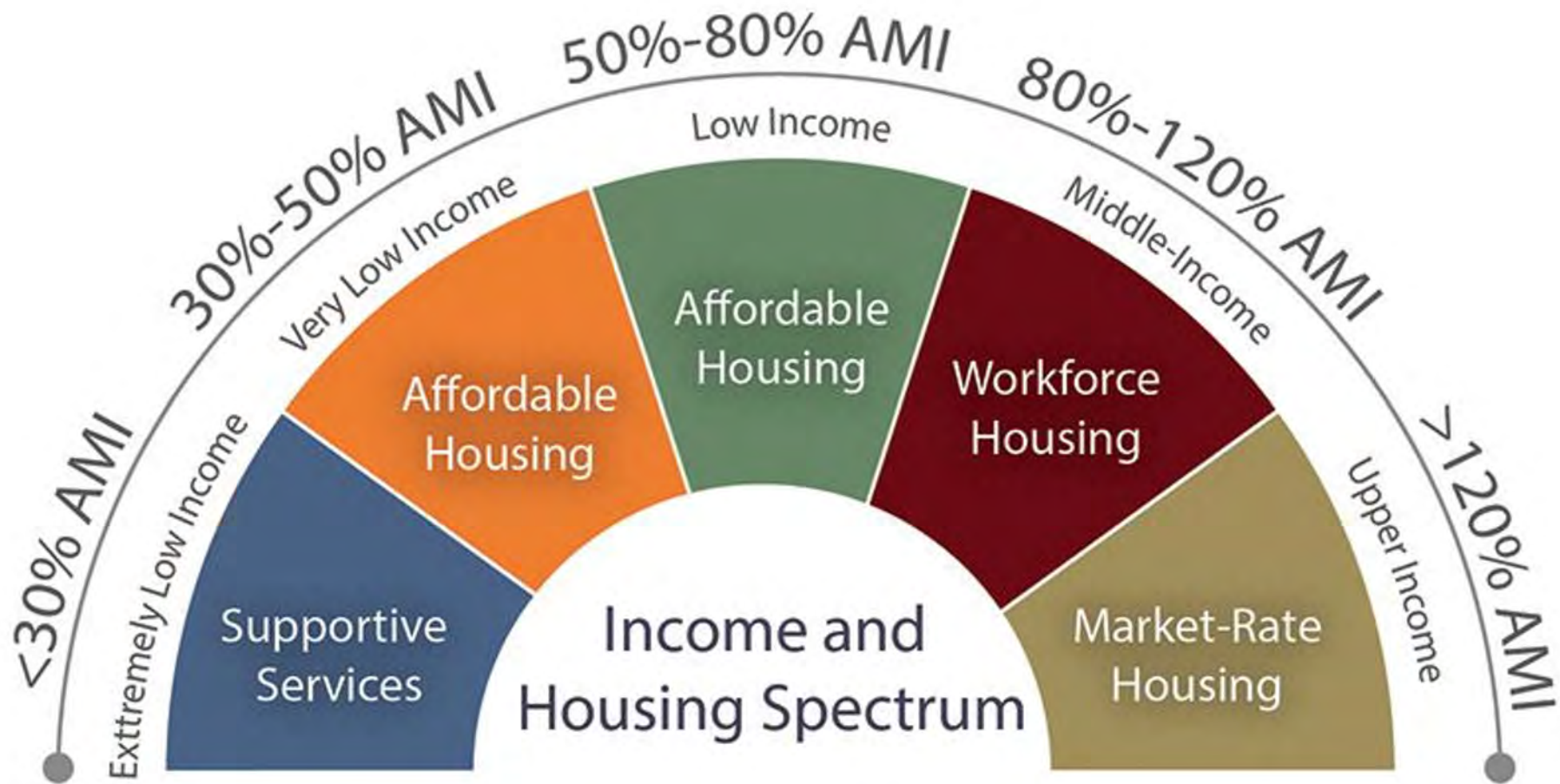


**Workforce Housing Need
Heat Map**



- Supermarkets
- Pharmacies
- Schools
- Parks
- MARTA Stations
- Other Points of Interest







Atlanta BeltLine Affordable Housing Dashboard

Housing Development Name

- 1015 Boulevard SE
- 1055 Arden
- 1265 Lakewood
- ▲ 542 Boulevard
- ▲ 555 Boulevard
- ▲ Abbingtion at Ormewood Park
- ▲ Academy Lofts at Adair Park
- Adair Court
- Alexan Old Fourth Ward
- Alton East

Affordable Units In Selected Development

🏠 49

Last update: 7 minute ago

1015 Boulevard SE

1015 Boulevard SE, Atlanta, 30312

Project Status: Under Construction

Completion Year: TBD

Affordable Units: 49

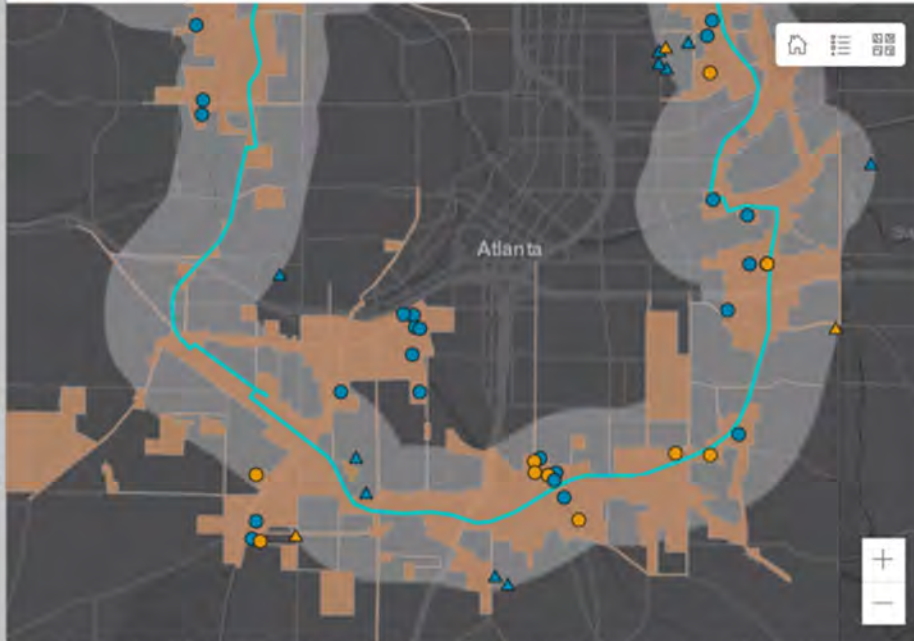
Total Units: 323

Development website can be found [here](#)

Public Funding Sources & Incentives Include:

-Development Authority of Fulton County

— Completed in TAD | ▲ Completed in BPA | — Under Construction in TAD | ▲ Under Construction in BPA



City of Atlanta, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | City of Atlanta Department of Cit... Powered by Esri

This dashboard tracks Atlanta BeltLine, Inc.'s (ABI's) affordable housing investments. Working with partners, ABI's goal is to create or preserve 5,600 affordable units within the BeltLine Tax Allocation District (TAD) by the end of the year 2030.

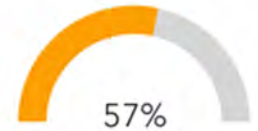
BeltLine TAD

🏠 3177
Affordable Unit:

BeltLine Planning Area

🏠 1771
Affordable Unit:

Atlanta BeltLine Affordable Housing Progress Towards 5,600 Goal



Last update: 7 minute ago

Progress Bar

BeltLine TAD



Unit Breakdown by AMI Level

Last update: 7 minute ago

TAD

BPA

Beltline Budget Breakdown

Fiscal Year 2024



Infrastructure

\$57.1 million on trail's infrastructure: the design and construction of various segments of the 22-mile trail.



Real estate purchases

\$56.2 million for real estate acquisition for housing, more than double the \$26 million in the current fiscal year.



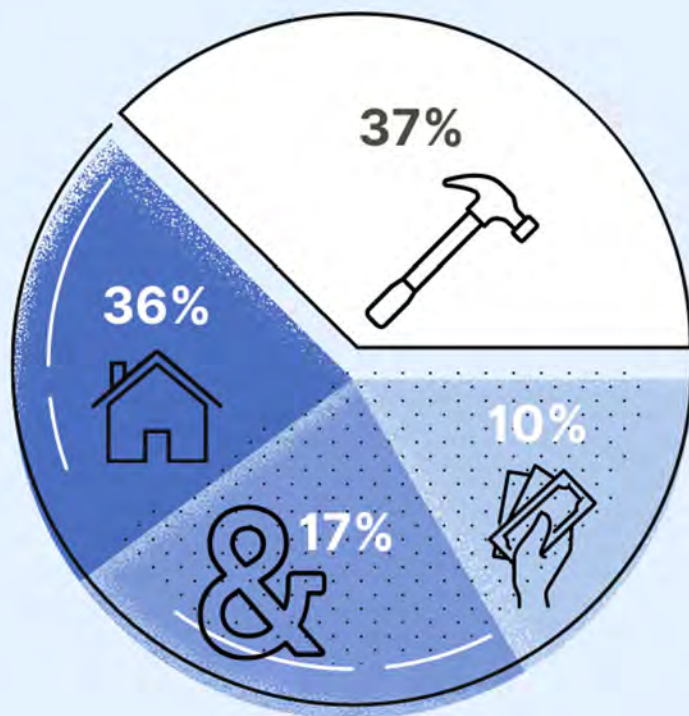
Housing development

\$15.4 million for financial incentives for developers to help build affordable housing and site planning.



Salaries, admin, etc.

\$10.8 million for salaries, \$6 million for economic development, \$1.8 million for public engagement and art, \$1.2 million for communications, \$1.3 million for operations, \$2 million in legal costs, etc.



COLUMBIA TAP TRAIL: ACTION PLAN

cdrc



Bee Garden Community Garden
Contact William Polley
w.polley@yghna.com
713 835 0667

LIGHTING

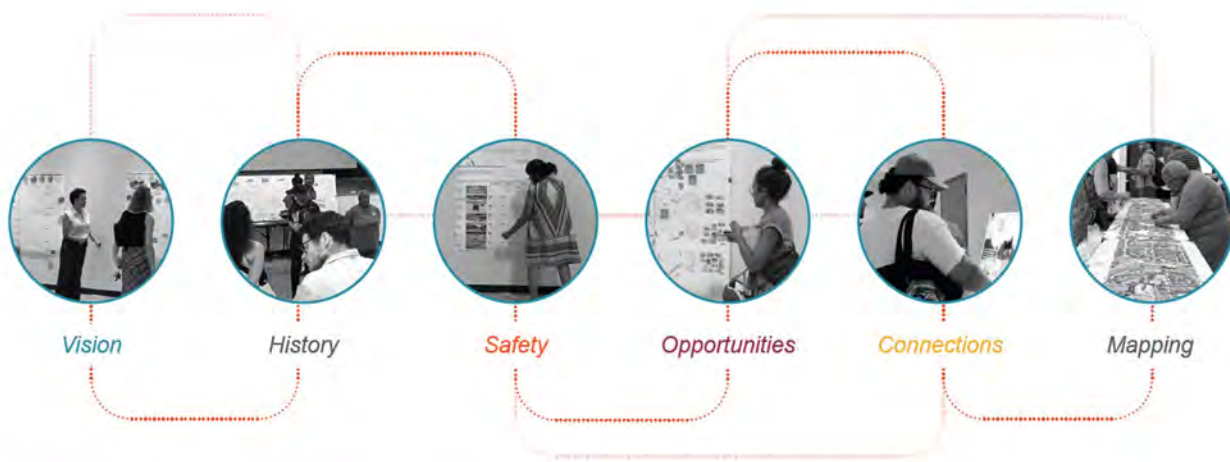
TREES NEEDED

TREES NEEDED

TREES NEEDED

Box

Any sort of crossing lights or warning lights



Tapping into a more connected,
equitable, and prosperous
community for all

—Friends of Columbia Tap Vision





N
Existing Proposals Map
Legend:
 — Bus Routes
 — Bike Routes
 — HCTRA Destination Trail
 ■ Parks

Emancipation Ave
 Saint Charles St
 Live Oak St
 Nagle St
 Delano St
 Paige St
 Ennis St
 Polk St
 Calais St

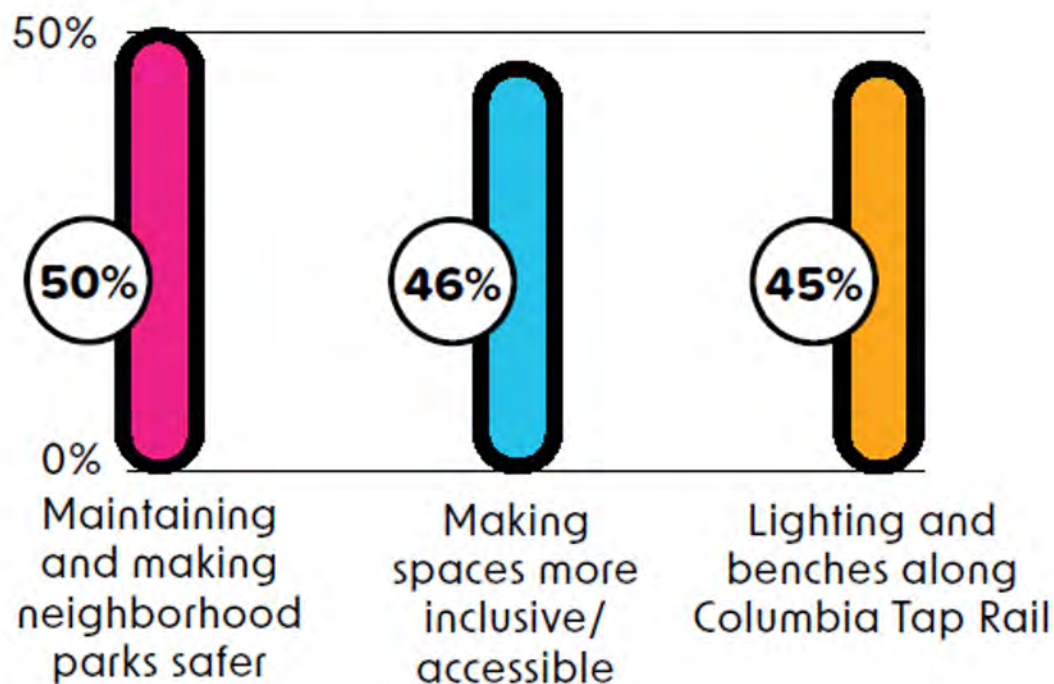
S MacGregor Way
 N MacGregor Way
 Dible Dr
 Soulmestre Blvd
 Rosedale St
 Eldridge St
 Orlanna St
 Tribble St
 Alabama St
 Holman St
 Egan St
 M'Gowan St



**WE RISE FOR
OUR FUTURE**

CUNEY + 3RD WARD

When asked what amenities could improve the neighborhood some of the top responses related to parks & recreation were:



SOURCE: CUNNEY HOMES RESIDENT SURVEY, 2022



The larger community came to the Third Ward On Tap event at the Columbia Tap Trail on March 2023.

SOURCE: HMA



Third Ward Community Coffee Chats

The weekly Friday Community Coffee Chats held at Doshi House Cafe have been a dynamic and engaging platform for residents of Cuney Homes and members of the Friends of Columbia Tap community. These chats, which commenced in December 2022, have provided an inclusive and low-barrier avenue through an informal atmosphere for open dialogue and collaboration among various communities.









*Rendering of the implemented Cuney Homes
Columbia Tap Trail Gateway Early Action Activity.*

SOURCE: BRAVE ARCHITECTURE; ASAKURA ROBINSON



Columbia Tap Affordable Housing Workshop

Coming Spring 2024!



MOBILITY SUSTAINABILITY CONNECTIVITY



WhatsApp
Group



Linktree

FRIENDS OF COLUMBIA TAP

TAPPING INTO A MORE CONNECTED, EQUITABLE,
AND PROSPEROUS COMMUNITY FOR ALL

