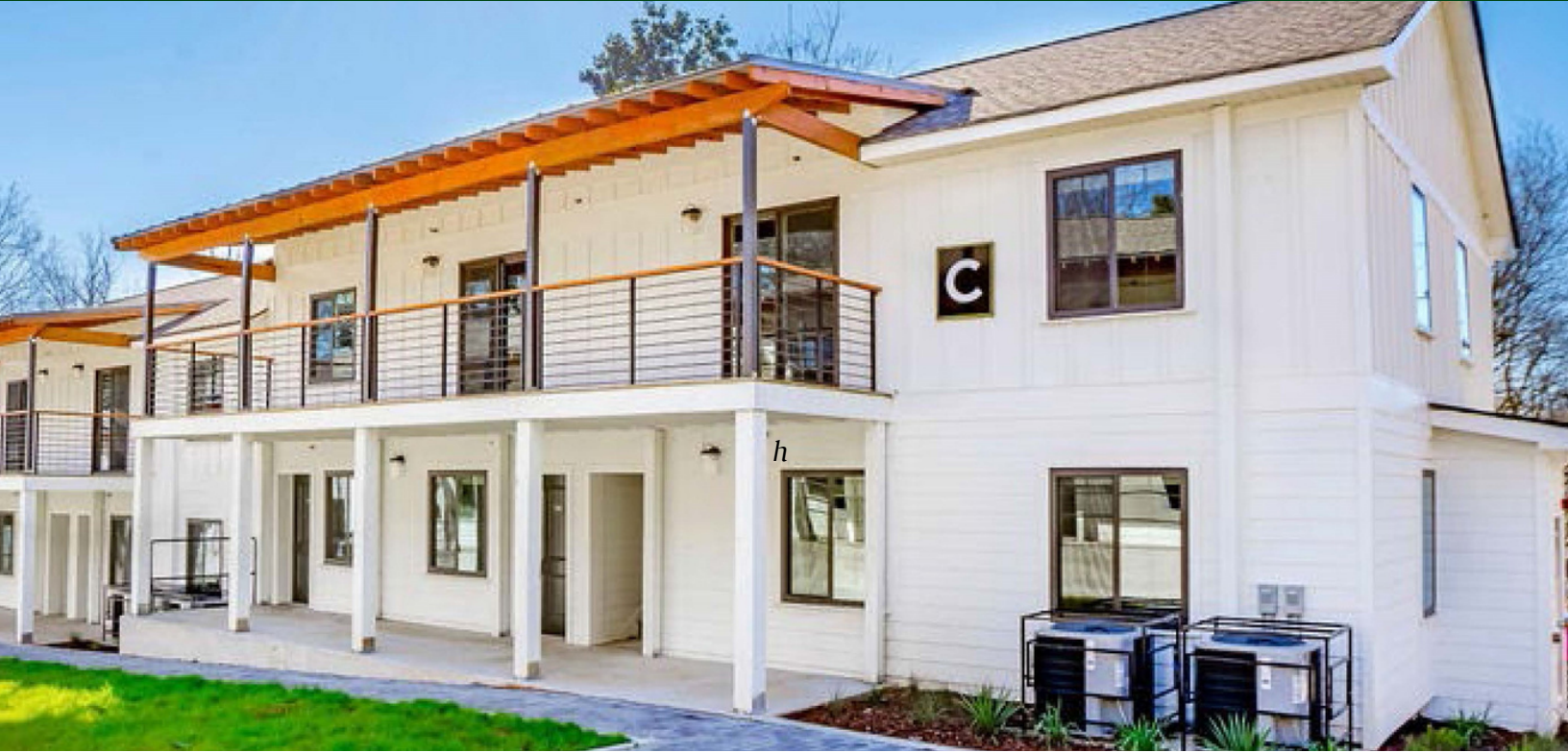


Finalist:

Excellence in Small Scale Development



395 James P. Brawley Drive

395 James P. Brawley Drive is an inspiring example of an affordable housing project on Atlanta's Historic Westside.

395 JP Brawley represents the intersection of physical revitalization and community retention of a blighted and vacant property. The project guarantees long-term affordable housing and was funded through an innovative public-private partnership including private philanthropic support; an operating subsidy provided by Atlanta Housing HomeFlex vouchers; and permanent financing through Westside Future Fund's social impact fund. Thanks to robust philanthropic support, WFF is able to sustain the property for a population where the aggregate median household income is approximately 40% of AMI. The average tenant-paid rent is only \$677, a figure made possible through Atlanta Housing's HomeFlex vouchers and WFF self-subsidy. This speaks to the high level of affordability that this unique development and housing program are designed to support. WFF's blended financial model leverages philanthropic equity to rapidly acquire assets, locking them down for use as permanently affordable housing even in the runaway growth of the local market.

Completed in April 2021, the site features 31 total units with amenities that include a new laundry facility, community room, community-wide wireless internet, with new porches and balconies overlooking a central common area. The buildings, previously all one and two bedroom units were reconfigured into a wider variety of sizes to accommodate varying family sizes. Ultimately, this project is a critical success in a broader effort to maintain permanent affordability, which will provide a ladder to economic mobility, community stabilization, and an ecosystem that disrupts the intergenerational cycle of poverty.

PROJECT TEAM

Westside Future Fund
Red Clay Development Partners
Community Construction Group
Jones Pierce Architects
Stability Engineering
Proficient Engineering
Flippo Civil Design
Trees Atlanta