



Community Transformation List

In the 2022 QAP, *Appendix II: Scoring Criteria, Community Transformation*, subsection A. *Community-Based Developer*, 4. *Equitable Allocation* states the following:

- “Applicants will be rated less competitively in this selection process if:
 - The development proposed is within or overlaps a Defined Neighborhood already containing a Transformational Community initiative funded in 2019, 2020, or 2021
 - The Project Team member associated with the submitted partnership letters was awarded Community Transformation points for an application awarded 9% Credits in 2019, 2020, or 2021.”

The below table lists all applications awarded points under Community Transformation since the 2017 9% Credits Competitive Round.

The pages following the table contain descriptions and maps of Defined Neighborhoods of all applications awarded points under Community Transformation since the 2019 9% Credits Competitive Round. These descriptions are based on applicants’ Community Transformation Certifications and submitted revitalization plans. Slight edits have been made for clarity.

App-ID	Name	Address	City	County
2019-065	Wimberly Manor	165 East Wright Street	Winder	Barrow
2017-028	Tindall Fields II	985 Plant Street	Macon	Bibb
2018-013	Tindall Fields III	985 Plant Street	Macon	Bibb
2018-001	National Church Residences at Ash Branch	104 Ash Branch Road	Pembroke	Bryan
2019-052	Legacy at Walton Trail	490 Old Stone Road	Villa Rica	Carroll
2017-030	Live Oak Landing	1216 Wheaton Street	Savannah	Chatham
2017-061	Breakers at Trion	14480 Old Hwy 27	Trion	Chattooga
2020-062	HearthSide Jonesboro	203 N Main Street	Jonesboro	Clayton
2017-045	White Circle Phase 3	1601 White Circle	Marietta	Cobb
2017-046	Trinity Walk Phase III	1111 Oakview Road	Decatur	DeKalb
2017-050	Grove Gardens	1927 Glenwood Avenue SE	Atlanta	DeKalb
2019-070	Veranda at Assembly	5801 Peachtree Road	Doraville	DeKalb
2018-045	Altoview Terrace Apartments	410 E. 14 th Street	Rome	Floyd
2021-050	Sparrow Pointe	1301 Martha Berry Blvd.	Rome	Floyd
2017-039	Quest Commons West	891 Rock Street NW	Atlanta	Fulton

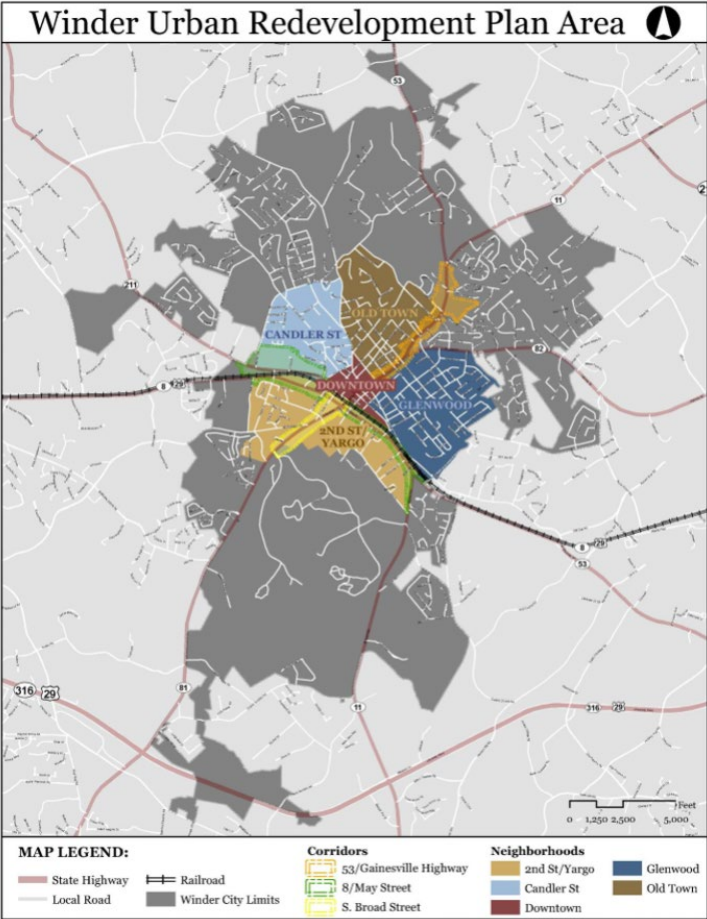
2019-055	Thrive Sweet Auburn	302 Decatur Street	Atlanta	Fulton
2019-063	Haven at South Atlanta	57 Hardwick Street SE	Atlanta	Fulton
2020-024	Diamond College Park	1800-1824 Harvard Ave	College Park	Fulton
2020-033	1055 Arden	1055 Arden Avenue SW	Atlanta	Fulton
2021-051	Hamilton Hills	2576 Martin Luther King Jr Drive SW	Atlanta	Fulton
2021-052	Union City Senior	0 Red Oak Road	Union City	Fulton
2018-023	Brunswick Commons	3470 Coral Park Drive	Brunswick	Glynn
2017-017	Peaks of Oakwood	3469 Atlanta Highway	Oakwood	Hall
2017-059	240 Atlanta Street Development Phase 3	240 Atlanta Street	Gainesville	Hall
2020-001	Legacy at Walton Harbor	320 Tower Heights Road	Gainesville	Hall
2017-069	Chandler Trace	380 Chandler Street	Hartwell	Hart
2017-035	WR Redev Ph I	1000 S Armed Forces Blvd	Warner Robbins	Houston
2021-042	Bray Senior Village	19 Kennedy Blvd	Manchester	Meriwether
2017-004	Clafin School	1532 5 th Avenue	Columbus	Muscogee
2017-049	Highland Terrace	705 35 th Street	Columbus	Muscogee
2017-067	Vallihi	523 Vineville Street	Fort Valley	Peach
2017-060	15th Street Development Phase 3	1550 15th Street	Augusta	Richmond
2021-030	Capstone at Murphy Mill	130 Murphy Mill Road	Americus	Sumter
2017-043	Phoenix Landing	1200 Whitesville Road	LaGrange	Troup
2018-027	The Phoenix	201 Chatham Street	LaGrange	Troup
2020-026	West Point Village Phase I	1650 10th Street	West Point	Troup
2017-047	Abbingdon at Linwood	22 Probasco Street	LaFayette	Walker
2017-065	MainStreet Walton Mill	600 South Broad Street	Monroe	Walton

2019-065	Wimberly Manor	165 East Wright Street	Winder	Barrow
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Description: The neighborhoods of Downtown and Glenwood.

The Glenwood Neighborhood is adjacent to the downtown district between E Midland Ave and E Broad Street. It is bordered by E Midland Ave to the west and south, E Broad Street to the north and Winder city limits to the east.

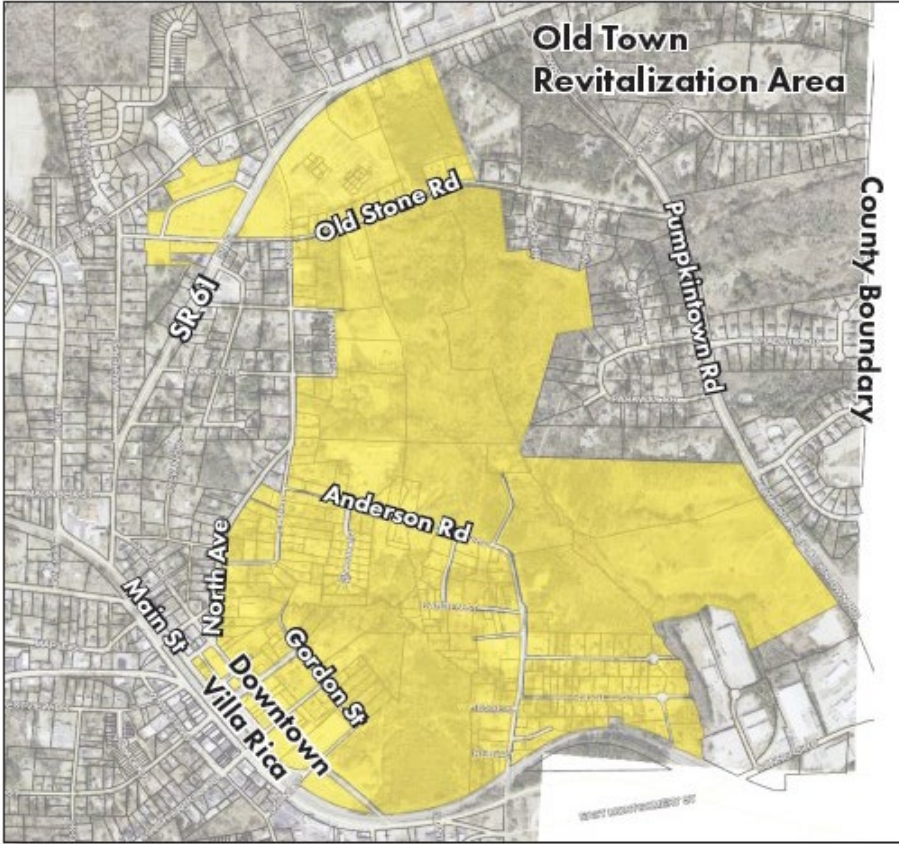
The boundaries of the Downtown district follow those of the Winder Downtown Development Authority. The City's comprehensive plan identifies this neighborhood as Downtown/Town Center.



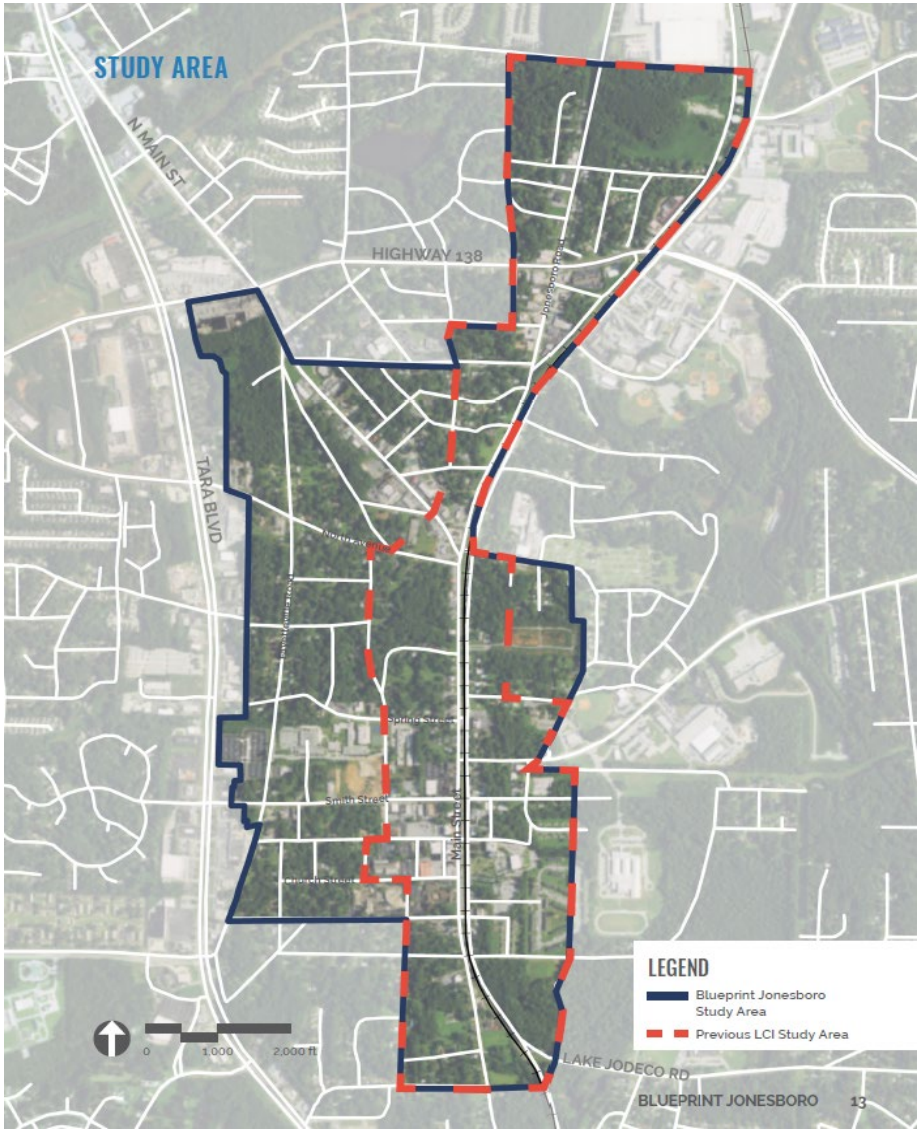
2019-052	Legacy at Walton Trail	490 Old Stone Road	Villa Rica	Carroll
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Description: Extends from Main St. (Hwy 78) downtown Villa Rica North though the Dallas Hwy Corridor and is bounded on the west by the proposed redevelopment site and on east by Pumpkintown Rd near the intersection of Hwy 78.

Located in the northern portion of the City of Villa Rica, due north of the downtown area and generally defined by Old Town Road to the west and north, Old Stone Road to the south, and Dallas Highway (GA State Route 61) to the east and directly across the street from the Tanner Medical Center.



Description: Blueprint Jonesboro study area, which consists of Jonesboro's downtown area, including Main Street/Jonesboro Road and the surrounding neighborhood.



2019-070	Veranda at Assembly	5801 Peachtree Road	Doraville	DeKalb
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Description: The City of Doraville’s TAD - the proposed TAD boundary is centered upon the MARTA Doraville transit station and approximately bounded by Buford Highway, Interstate 285, Peachtree Road (north of the rail line), and the northern edge of the Asian Square shopping center between Shallowford Road and Buford Highway (south of the rail line). It includes most of downtown Doraville and the parcels that formerly constituted the General Motors Doraville Assembly site. The Redevelopment Area is bisected by a wide (+/-250’) rail right-of way containing multiple Norfolk Southern freight rail lines and MARTA rail transit tracks.



Redevelopment Area and TAD Boundary



2021-050	Sparrow Pointe	1301 Martha Berry Blvd.	Rome	Floyd
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Description: The Defined Neighborhood generally describes the area between Redmond Road to the North; Western boundary of Summerville Park neighborhood and Carter Avenue to the West; Shorter Avenue and Turner McCall Boulevard to the West; and North 5th Avenue and Martha Berry Boulevard to the East.



2019-055	Thrive Sweet Auburn	302 Decatur Street	Atlanta	Fulton
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Description: Downtown Atlanta Master Plan’s target area that includes the neighborhoods: Downtown core, Fairlie-Poplar, Centennial Park District, Castleberry Hill, Grant Park, Sweet Auburn, Old Fourth Ward and Centennial Place.
 A 3.6-square mile area (2,309 acres)...bounded by North Avenue to the north, I-20 to the south, Boulevard to the east, and Northside Drive to the west...includes the traditional Downtown core and Atlanta Downtown Improvement District (ADID) service area, as well as portions of adjacent neighborhoods.

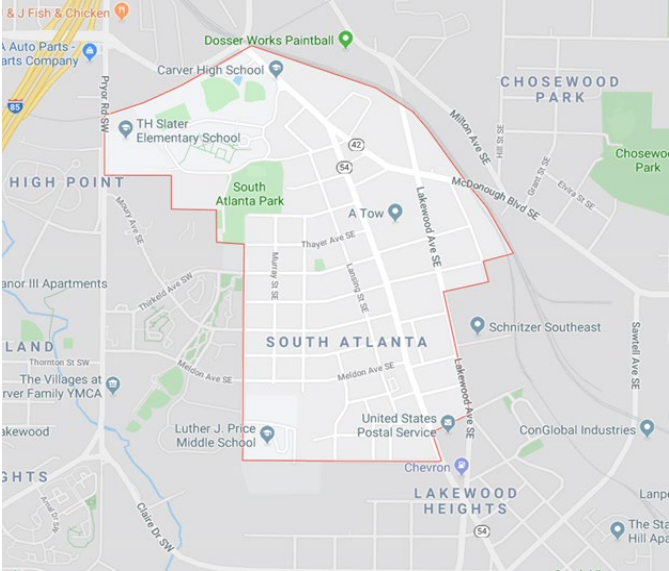
32 03: MAP OF CRP’S TARGETED AREA

The site, 302 Decatur Street, is located in within Downtown Atlanta Master Plan’s target area that includes the neighborhoods: Downtown core, Fairlie-Poplar, Centennial Park District, Castleberry Hill, Grant Park, Sweet Auburn (Thrive), Old Fourth Ward and Centennial Place.



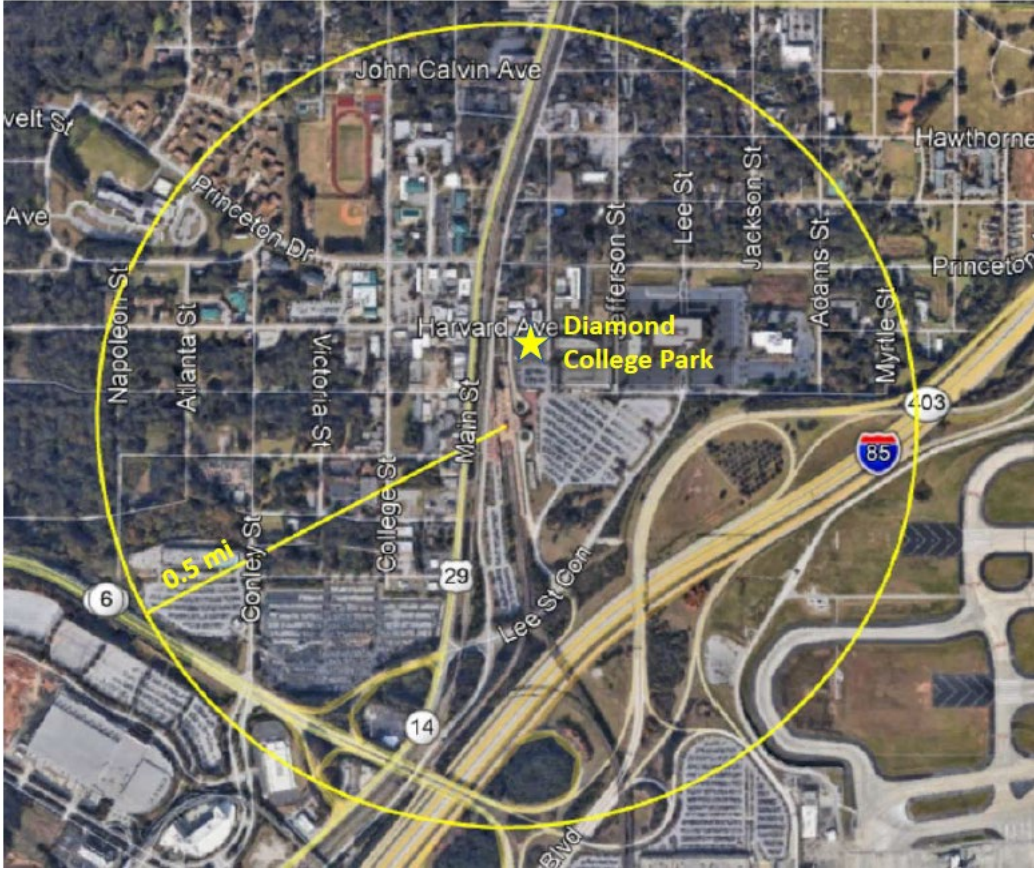
2019-063	Haven at South Atlanta	57 Hardwick Street SE	Atlanta	Fulton
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Description: The Defined Neighborhood is the boundaries of the Historic South Atlanta Neighborhood - the boundaries of the Historic South Atlanta Master Plan. Bound to the NW by the Atlanta Beltline (SE Trail), NE by Norfolk Southern Railroad and then juts over to Lakewood Avenue to form most of its remaining eastern boundary. Truman Avenue and the southern portion of the LJ Price Middle School creates the southern border. North from the Middle school along Benjamin Weldon Bickers Drive to form the western boundary and then juts over to Pryor Road for the remaining western border.



2020-024	Diamond College Park	1800-1824 Harvard Ave	College Park	Fulton
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Description: Our Defined Neighborhood encompasses the 0.5 miles surrounding the College Park MARTA Station, as defined in the College Park Transit Oriented Development (TOD) plan.



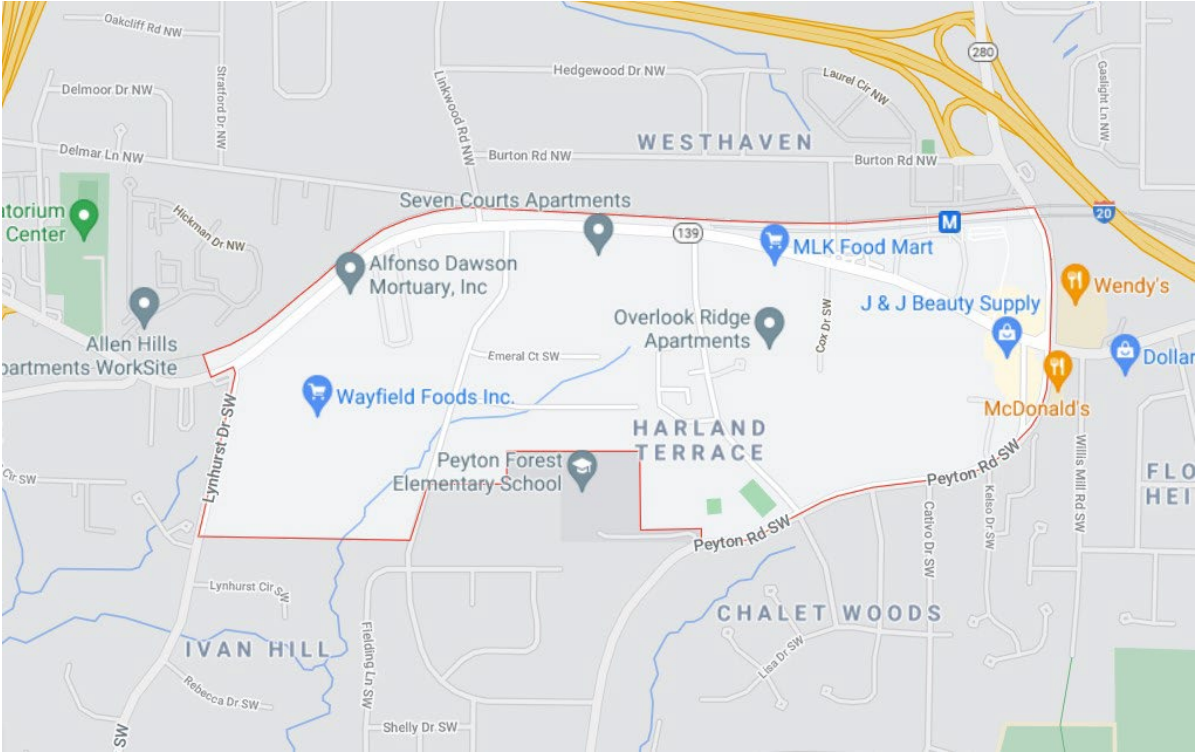
2020-033	1055 Arden	1055 Arden Avenue SW	Atlanta	Fulton
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Description: Includes neighborhoods of Oakland City, Fort McPherson, Sylvan Hills, and portions of Venetian Hills and Adair Park. The neighborhood is roughly bounded by Langford Parkway to the south; Sylvan Road, Dill Avenue, and Metropolitan Parkway to the east; the BeltLine Corridor to the north; and Peeples Street, Epworth Street, Campbellton Road, and Stanton Road to the west.



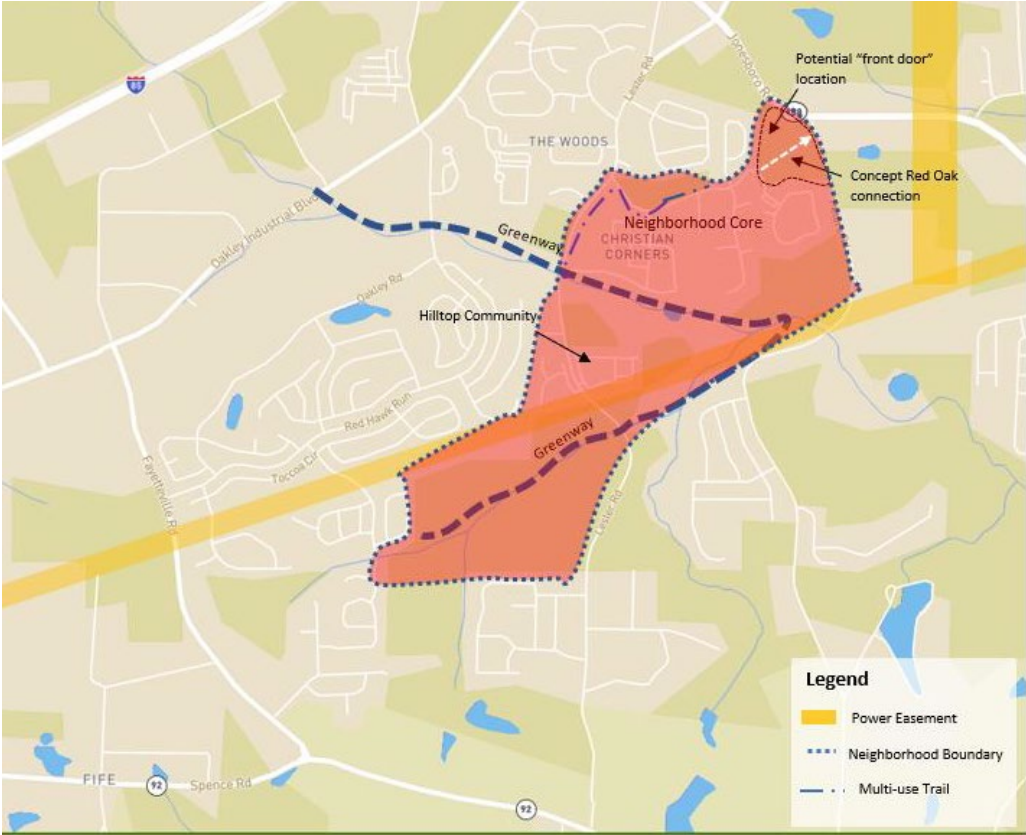
2021-051	Hamilton Hills	2576 Martin Luther King Jr Drive SW	Atlanta	Fulton
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Description: The defined neighborhood is Harland Terrace and it also falls within the HE Holmes LCI Plan.



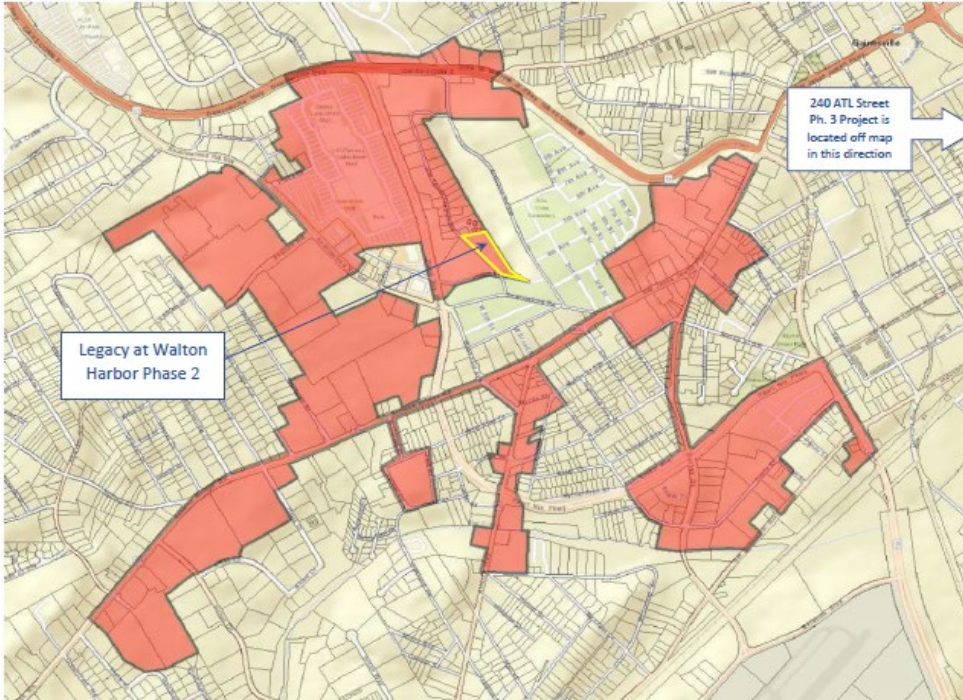
2021-052	Union City Senior	0 Red Oak Road	Union City	Fulton
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Description: The Christian City Neighborhood extends from Peters Rd to Lester road and Oakley Township in the city of Union City GA. It is bounded to the North by Jonesboro (HWY138) and to the south by Quincey Loop and the Lester Point Community.

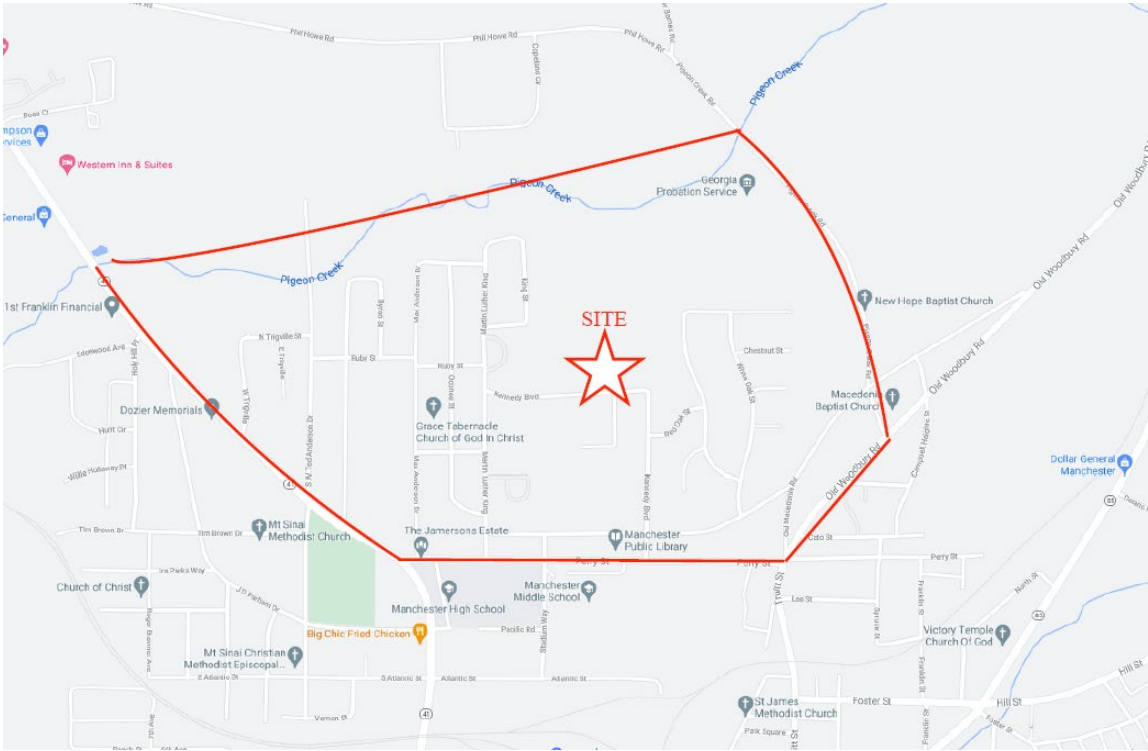


2020-001	Legacy at Walton Harbor	320 Tower Heights Road	Gainesville	Hall
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Description: City of Gainesville's Tax Allocation District #3: Westside TAD

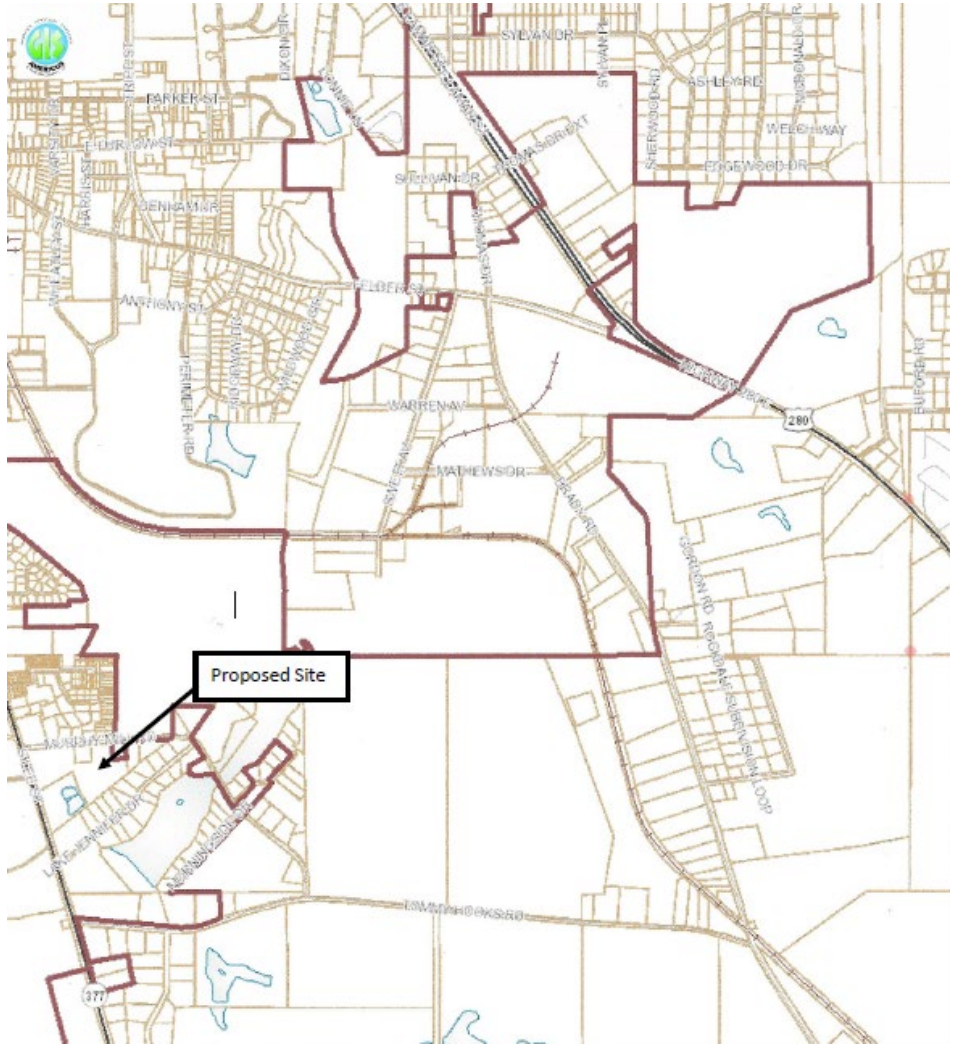


Description: North Central Manchester defined character area in the larger redevelopment area as defined in the city's URP.



2021-030	Capstone at Murphy Mill	130 Murphy Mill Road	Americus	Sumter
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Description: The Defined Neighborhood for the Community Transformation Plan is the same Targeted Area outlined in the City of Americus Urban Redevelopment Plan.



2020-026	West Point Village Phase I	1650 10th Street	West Point	Troup
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Description: 4 specific sectors within the 10th Street Redevelopment Plan:

- The 10th Street Professional District - "area from Martin Luther King Drive to West Point Road/Avenue E"
- The 10th Street Interstate Gateway - "area along 10th Street from the Interstate interchange and Martin Luther King Drive"
- The 12th Street Area - "northern half of Redevelopment Plan. Connecting from the recreation fields and the Pinewood Cemetery on the west side to the West Point Elementary School and the adjacent Technology Park on the eastside"
- The Higgins Street Area - "large parcel south of 10th Street, on Higgins Street. east of Martin Luther King Drive"

