

The background of the cover is a photograph of a historic building's exterior. It features classical architectural elements such as columns and ornate carvings. A semi-transparent teal rectangle is overlaid on the left side of the image, serving as a backdrop for the text.

**HISTORIC DISTRICT DEVELOPMENT  
CORPORATION**

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# **2020 ANNUAL REPORT**

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# A LETTER TO OUR COMMUNITY



Between the health and economic impacts of the COVID-19 pandemic and the country's summer of racial reckoning following the murders of George Floyd, Breonna Taylor, Ahmaud Arbery, Rayshard Brooks and all of the other unarmed black people killed by law enforcement, 2020 tested everyone's resilience. Through our trials, the need for our work has been overstated and our sense of purpose strengthened. As an organization, we mourned with our community, but also made progress with them to continue the fight for justice in Sweet Auburn. Like the community advocates before us, our resiliency is in fact our legacy - a legacy that is embodied in the very streets, buildings, and cultural heritage of this beloved district. It is the pride that we have in our neighborhood that continues to move us forward.

Chene Joseph  
Executive Director  
Historic District Development Corporation

# ABOUT HDDC

Since our founding in 1980, the Historic District Development Corporation has built or preserved 120 units of single family housing, 500 units of multi-family housing, and 40,000 square feet of commercial real estate in the Old Fourth Ward. These real estate products have enabled thousands of residents and business owners improve the quality of their lives and their community. We have held firm to our core principles of non-displacement, historic preservation, and sustainable growth.

**HDDC's mission is to passionately setting the standard for strengthening, revitalizing and preserving the identity and history of our communities through equitable and inclusive development.**

## Revenue

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Residential Rental Income	\$ 139,192.98
Commerical Rental Income	\$ 145,993.58
Contributions	\$ 2,809.71
Grant Funds	\$ 53,000.00
Other Income	\$ 176,749.87
<b>Total Revenue</b>	<b>\$ 517,746.14</b>

## Expenses

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Development Expenses	\$ 47,964.70
Property Expenses	\$ 439,442.96
Salaries and Benefits	\$ 376,104.77
Professional Fees	\$ 269,543.45
General & Administrative	\$ 104,636.17
<b>Total Expenses</b>	<b>\$ 1,237,692.05</b>

# REAL ESTATE: FRONT PORCH

In 2019, HDDC acquired the parcels that would be the foundation for Front Porch, a \$24M community-driven development project centering social, racial, economic, and environmental equity as guiding principles. In 2020, HDDC was focused on securing necessary pre-development and financing capital to begin construction.

- Financing with Reinvestment Fund, Community Foundation of Greater Atlanta and LISC
- Enterprise Community Partners Grant for Programming Support

As it secured financing, HDDC also began to explore ways to ensure the project's long term sustainability and community benefit. HDDC partnered with Georgia Tech's Scheller College of Business's Sustainable Business Practicum in Fall 2020 to research holistic sustainability certifications. The class developed recommendations on not only environmental sustainability but also on social sustainability measures that are currently being incorporated into the design and programming standards of the project.

# REAL ESTATE: HENDERSON PLACE

HDHC entered into a partnership with Mercy Housing Southeast for the renovation of the Henderson Place Apartments. The project will renovate the current affordable housing on the premises and provide superior case management for residents. In addition to the renovation, which will create both part time and full time jobs, the project includes a community market to increase the availability of affordable, high quality groceries. This will create jobs in not only the retail space, but also provides opportunities for local farmers and agripreneurs to sell their goods - keeping money within the local economy.

## Project Highlights:

- Partnership with Mercy Housing to expand affordable housing stock up to 75 units
- Property is within walking distance of Hope Hill Elementary and David T. Howard Middle School
- Estimated Development Cost – \$30 Million
- 4% tax credit under review with DCA
- 5000 square feet of commercial space for proposed grocery store/community market
- Unit Mix:
  - a mix of studio, 1BR, 2BR and 3BR units
  - Assuming just above 10% Permanent Supportive Housing Units to receive HomeFirst Funding (10.98%) – Mix of PSH, 30%, 60%, and 80% AMI units to reach a broad scope of residents.
- Preliminary community engagement efforts have begun with support from Mercy Housing Southeast and a dedicated Relocation specialist who will be dedicated to ensuring clear and consistent communication with residents throughout the renovation process.

# SAGE: SWEET AUBURN GREEN AND EQUITABLE

HDDC, in collaboration with Central Atlanta Progress and Sweet Auburn Works, is spearheading the strategic visioning and planning of a new initiative called SAGE (Sweet Auburn Green & Equitable) District - a coordinated, holistic strategy to guide desired investment outcomes for our neighborhood.

2020 was spent convening Sweet Auburn residents, business owners, and stakeholders to explore the creation of a **multi-year development plan based on data driven outcomes that will create a socially impactful ecosystem for the neighborhood.**

SAGE has secured commitments and financial support from Central Atlanta Progress, HDDC, City Councilmember Amir Farokhi, and Enterprise Community Partners.



# PARTNERSHIP & COLLABORATION

Despite the challenges of physical gathering in 2020 due to the COVID-19 pandemic, HDDC continued to forge meaningful and impactful partnerships that have strengthened our efforts to build holistic communities.

- Georgia Tech Scheller College of Business
- Georgia State University PACE program
- Freedom Park Conservancy and Masud Olufani, artist for ELDER public art installation
- TransFormation Alliance
- Atlanta Farmers Coalition





# ARTS & CULTURE

## MLK Day Open House at Haugabrooks

HDDC hosted a community meal and art exhibition at Haugabrooks in honor of MLK Day in January 2020. Parade-goers and neighbors were invited to partake in food and fellowship to mark the occasion. The event was inspired by the spirit of the annual MLK gatherings at the home of Mtamanika Youngblood and George Howell on Howell Street. These gatherings were a nexus for community leaders, artists, activists, and residents and served as an engine for bringing renewed energy to the Old Fourth Ward at a time when the neighborhood needed it most.



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## ELDER Public Art Installation

HDDC was proud to support visual artist Masud Olufani and the Freedom Park Conservancy in their installation of ELDER. The piece can be viewed in Freedom Park, directly across from David T. Howard High School on Irwin Street.

*"The idea for ELDER grew in anticipation of this summer's reopening of David T. Howard Middle School, named for a former slave who prospered as proprietor of Atlanta's largest black-owned undertaking business. He donated the campus' original 7.5 acres at Randolph Street and John Wesley Dobbs Avenue. It opened as an elementary school in 1923, and its alumni include former Atlanta Mayor Maynard Jackson, civil rights activist Vernon Jordan and King."*

*ELDER combines the trunk of one of the site's original trees, a 100-year-old American elm, with hand castings of Howard High School alumni. It features 10 outstretched, life-size arms carved from basswood and buckeye, and hands cast in aqua resin. They come in postures that suggest giving, receiving, supplication and resolution."*



- Gail O'Neal, Arts ATL, June 8, 2020



# ARTS & CULTURE

## Exhibitions at Haugabrooks

HDDC is proud to offer Haugabrooks as a space to highlight the art and culture of our community. We are aware of the importance of art in developing and maintaining thriving communities, and we are glad that Haugabrooks can provide artists, specifically artists of color, the opportunity to show their work in the heart of the city of Atlanta.

HDDC hosted two exhibitions at the Gallery at Haugabrooks in 2020 including:

- Sistagraphy Beauty of a Woman Exhibition
- African Americans for the Arts, Outsider Perspectives
- aKAZ! ATL, Power of the Streets



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## Community Farmers Market

Together with the Georgia Farmers Coalition, HDDC hosted weekly Community Farmer's Markets in our community to help address lack of access to fresh food in our community - exacerbated by COVID-19.



# ADVOCACY

2020 provided opportunities for HDDC to expand its advocacy and lift its voice in the public sphere. Below are examples of the arenas in which HDDC is participating in the discourses around economic justice, affordable housing, and equity.

- News Coverage (Links below)
  - [February 2020, WSB-TV Segment](#)
  - [October 2020 CBS This Morning Segment](#)
- HDDC was invited to the Old Fourth Ward Economic Security Task Force spearheaded by Councilmember Amir Farokhi. The task force considered how a guaranteed income program and other policy ideas could help reduce economic inequality in Atlanta, particularly in the Old Fourth Ward.
- HDDC joined the HouseATL nonprofit collaborative, which is a cross-sector group of civic leaders committed to building the political and community will for a comprehensive and coordinated housing affordability action plan in the City of Atlanta.
- Together with Sweet Auburn Works and many other organizations, HDDC rallied to stop millions of dollars allocated for redevelopment in the Eastside TAD from being redirected to address a revenue deficit in the City of Atlanta's budget.
- HDDC was participated in the TransFormative Development (TFD) Program spearheaded by the TransFormation Alliance and the Guild. The group was comprised of Neighborhood-Scale Developers of Color and provided a report and recommendations to advance equitable development practice and policy.

## Walk down historic Auburn Avenue and see the plans for its future



# COVID-19 RESPONSE

Recognizing the disproportionate impact that the global pandemic has had on African American communities, HDDC quickly organized informational panels to provide valuable information and resources. Links to panels and accompanying resources are provided below.

- [Business as Usual: Exploring the economic impact of COVID-19 on financially disenfranchised businesses of color](#)
- [Rebuilding Together](#)





# OUR TEAM

## CONSTANCE BARKLEY-LEWIS

### *HDDC BOARD MEMBER*

In 2020, HDDC welcomed new board member, Constance Barkley-Lewis.

Constance Barkley-Lewis is CMII Director of Development, a role that closely connects her to the donor development work of the Georgia State University College of Arts and Sciences and the GSU Foundation.

Barkley-Lewis brings significant executive leadership and media industries experience to her work at the University. From 1993 to 2001 she rose through the ranks at the Turner Broadcasting System: first as Director of Marketing (TBS Superstation), VP for Marketing for TBS and then SVP for Marketing for both TBS and the TBS Superstation. Barkley-Lewis then built CBL Ventures/SmartWork Strategy Partners, which for 16 years provided executive consultancy services in Atlanta to companies and nonprofits.

Barkley-Lewis has given considerable service to the communities where she has lived. For eight years, for example, Constance served on the board of Invest Atlanta. Her work there included leadership roles as Vice Chair of the Board, Chair of the Tax Allocation District Committee, and membership on its Finance and Housing Committees.

A New Orleans native, Barkley-Lewis wrote *Swamped* for family and friends living there after the devastation of Hurricane Katrina, and the proceeds from that project went to New Orleans non-profits. And with illustrator Tom Cross, she authored the verse for *Fairy Garden: Fairies of the Four Seasons*, an inspiring book for the young and the young at heart.

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## RENEE ADAMS

### *HDDC OPERATIONS MANAGER*

This year, HDDC also welcomed Renee Adams as Operations Manager.

Renee is responsible for overseeing the day to day interactions related to administrative and operational responsibilities. Ms. Adams also serves as the human resources point of contact for HDDC staff and works with our accounting consultant to ensure clear communication with account payables and receivables. Renee comes to us with several years of non-profit, human resources and operations experience and has already proven to be a value add to the team.

# BOARD OF DIRECTORS

**Clinton “Tres” Dye, III (Chair)**

*Partner, Taylor English Duma LLP*

**Leronne Riddick-Seals (Co-Chair)**

*Attorney, DeLashmet & Marchand, P.C.*

**LeJuano Varnell (Secretary / Treasurer)**

*Executive Director, Sweet Auburn Works*

**Donell Woodson**

*Developer, Consultant, and Trainer, Focused Community Strategies*

**Economy Jackson**

*Associate Director Income, United Way of Greater Atlanta*

**Julia Neighbors**

*Director, Prevent Child Abuse Georgia*

**Constance Barkley-Lewis**

*Director of Business/Philanthropic Development, Creative Media Industries Institute,  
Georgia State University*

**Mtamanika Youngblood**

*Community Leader*

# STAFF

**Cheneé Joseph**

*Executive Director*

**Ron Kirkpatrick**

*Real Estate Development Project Manager*

**Renee Adams**

*Operations Manager*



# ACKNOWLEDGEMENTS

Sweet Auburn Works  
Central Atlanta Progress  
Councilmember Amir Farokhi  
City of Atlanta  
Invest Atlanta  
Enterprise Community Partners  
Georgia Tech Scheller College of  
Business  
Atlanta Farmers Coalition  
Georgia State University PACE The  
Freedom Park Conservancy  
TransFormation Alliance  
Community Foundation for Greater  
Atlanta

