



Housing redevelopment maintains commitment to access and affordability Veranda at Groveway partnership designed for Roswell's quality of life

ROSWELL (July 8, 2106) --- For many communities in North Fulton, explosive growth has come at the expense of working class residents and older adults who made these communities what they are today. The success of cities like Roswell creates greater demand, yet the available housing is no longer affordable for many residents.

Charged with promoting the health, safety and welfare of the community, the city of Roswell's strategic plan includes the need for pedestrian-friendly environments with market rate and affordable housing. The city of Roswell, Housing Authority of Roswell (HAR) and developers Integral and Schmit & Associates are partners in making this happen.

"This is a very important project within the City of Roswell. We have worked side by side with the Housing Authority and Integral and Schmit & Associates. At its core, this development matches our desire to provide affordable housing for our frail and elderly citizens and will be a catalyst for future work force housing. This is one more example which makes Roswell a great place to live and do business" says Roswell Jere Wood.

Mayor Jere Wood will lead the city, HAR and project developers in a groundbreaking celebration at 9 a.m. Wednesday, July 13, 2016, for its initial phase of redevelopment at the Veranda at Groveway, 199 Grove Way. The new construction will include 102 apartments on three acres of property owned by HAR.

"This is the first phase in the planned revitalization for this community," said Scott Marcelais, executive director of the Housing Authority of Roswell. "This project is a visible demonstration of the city's and Housing Authority's commitment to families that live and work in Roswell. It provides a well-planned, inclusive community with economic development and quality-of-life solutions."

"We applaud the city's support of affordable housing and the public-private partnership with Integral and Schmit & Associates. The Veranda at Groveway will provide a proud place of belonging in our community, and we are pleased this is just the beginning of a strong, committed partnership with elected officials, residents, and local businesses."

The first phase of reconstruction includes mixed-income apartments with streetscapes and preserved greenspace. The design creates a focus on social activities, education, health and well-being. The new apartments will be energy efficient, accessible for people of all abilities, and include the same appliances and features as commercial apartments and housing.

To study the situation and future needs, the city of Roswell was awarded funding through the Atlanta Regional Commission's Livable Centers Initiative in 2007. The vision was further developed in 2009 through the Groveway Community Charrette. This series of meetings brought together residents, business owners, elected officials, and community organizations to think about the future of the Groveway area. The concept that emerged was to create the resulting mixed-use, mixed-income neighborhood with housing, retail and other businesses.

Likewise, recognizing its aging infrastructure and the growing need for affordable housing, the Housing Authority of Roswell selected Integral and Schmit & Associates as its development partner. "This public-private partnership serves as a great example of two entities with common goals and unique skills coming together for large-scale community change," said Dan Pile, Housing Authority of Roswell board chairman.

"Our business is housing, but the Housing Authority of Roswell's primary focus is on affordable housing for low income and frail elderly citizens. A mixed use, mixed income neighborhood like this will lift up the entire City. All Roswell residents should have a safe place they call home. This project is a catalyst for positive change in our community. It is the right time to take these actions and create a respectful environment for the next generation of Roswell residents."

The Veranda at Groveway is using U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) funds, launched in 2012 as an effort to preserve affordable housing. The first phase of redevelopment is estimated to cost \$17 million.

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About the Housing Authority of Roswell

The Housing Authority of Roswell (HAR) was established in 1950. Since developing its initial housing, no other efforts have been made. RHA owns 103 housing units on Oak, Myrtle and Grove streets: 61 are for older adults and people with disabilities and 42 are family housing units. HAR also owns a 28-apartment complex with rents structured Below Market Rate for Workforce Housing. HAR is governed by six commissioners appointed by the Mayor and includes one resident commissioner.

<http://www.roswellhousing.org/>

Project Developer

Roswell Housing Authority, Integral, and Schmit & Associates

Partners

City of Roswell, Roswell Housing Authority Tenant Council, Boston Financial Investment Management, McShane Construction Company, Cabretta Capital, AEC, Community & Southern Bank, Sterling Bank, and Rees/Design Associates, P.C.