

PHOENIX HOUSE

TAPESTRY DEVELOPMENT GROUP | ATLANTA, GA



Existing conditions on Phoenix House site: Buildings B, C, D (left), Community Building and Leasing Office (right)



Jon Toppen has been in affordable housing development since 2002 and has been involved in the development or preservation of over 1,200 housing units. Jon's responsibilities include the oversight and management of development projects, with specialties in permanent supportive housing and Low Income Housing Tax Credits. Prior to co-founding Tapestry, he served as a Project Manager and controller for other affordable housing development organizations.

Tapestry Development Group is a Decatur, Georgia-based non-profit organization that specializes in creative problem-solving to develop affordable rental housing. Tapestry is especially adept at using multi-layered financing from the public and private sectors. By offering a wide and flexible array of services to choose from, Tapestry provides its partners with cost efficient ways to maintain control and receive the exact level of expertise they need.

SCHEMATIC PROJECT

PROJECT INFORMATION

DEVELOPMENT STRATEGY

- New Construction
- Rehabilitation/Preservation
- Adaptive Reuse
- Scattered Site Infill

HOUSING TYPOLOGY

- Multi-Family (Mid-High Rise)
- Multi-Family (Townhouse)
- Single Family
- Single-Room Occupancy/Supportive Housing
- Senior Housing
- Tribal/Native American
- Workforce Housing

RESIDENTIAL UNIT INFORMATION

- Number of Units: 69
- >> 2-story redevelopment
- >> All studio/efficiency apartments

NON-RESIDENTIAL FEATURES

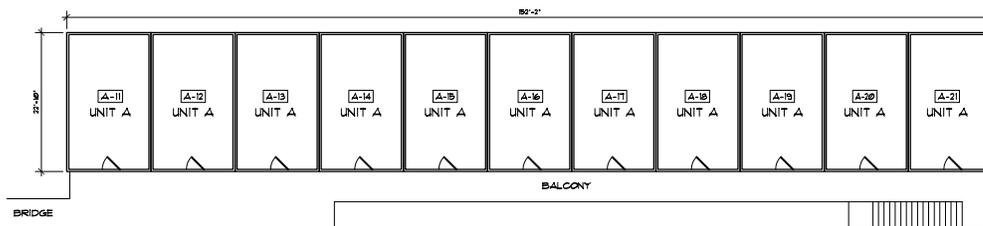
- Commercial/Retail Space
- Community Space
- Offices: Leasing office/property management
- Service Space: On-site service provider offices
- Open Space: Courtyard
- Recreation/Exercise Room
- Other

PROJECT SUMMARY

Since 1990, Phoenix House has provided an independent living option for formerly homeless individuals with disabilities, primarily mental illness. However, the property’s physical condition is in significant decline and the owner may soon have to take units permanently off-line because of deteriorating housing quality. The property needs a major redevelopment to solve the physical deficiencies. Phoenix House offers quality affordable housing with on-site services near public transportation, including a bus stop at the site entrance and Oakland MARTA rail station less than a quarter mile from the site. The property currently consists of 69 housing units and will house this number of individuals after the redevelopment is complete. Three of the residential buildings built in 1990 will be demolished and rebuilt. The fourth residential building built in 1999 contains all single occupancy units and will be rehabilitated. After the rehabilitation and reconstruction of the property, Phoenix House will feature all efficiency units, allowing each tenant to reside in their individual space. The property also has two houses that will be rehabilitated for continued use as a community building and property management and on-site service provider offices.

INSTITUTE OUTCOMES

Our design goals include: (1) creating an attractive property along Murphy Avenue while also keeping the property as a quiet neighbor; (2) ensuring the property’s common space and amenities reflect the needs of tenants and on-site staff; (3) designing a project that feels residential while reflecting the property’s location in a largely industrial area; (4) exceeding the minimum requirements for green certification. We are committed to achieving EarthCraft Multifamily Certification. However, to defray future utility and maintenance costs to the owner and tenants for this very low-income population, we would like to greatly exceed minimum requirements to ensure the long-term operating success of the property; (5) improving pedestrian access to the bus stations and the nearby Oakland City MARTA rail station; (6) relocating the retention pond to provide an attractive central courtyard.



NOTE: INSTALL NEW GUTTERS AND DOWNSPOUTS AT BUILDING 'D'

