

OUR MISSION

ANDP develops, finances and advocates for affordable housing at scale that promotes racial equity and healthy communities where families thrive.



Creekside at Adamsville Place is ANDP's newest affordable apartment community. The 147-unit family rental property was developed in partnership with Laurel Street Residential.

THE PROBLEM Metro Atlanta has a historic shortfall of affordable multifamily housing. Projected population growth and current development trends suggest the problem will only worsen without increased affordable housing development.

As a reflection of Atlanta's shortage of affordable housing, more than half of Atlanta's families are house burdened, spending 30% or more of their income on housing. Making matters worse, the City is losing 1,500 units of affordable housing each year. Current statistics indicate a current shortfall of 300,000 low-income rental units and a need for at least 100,000 new affordable units over the next decade.

WHY IT MATTERS When low-income families have little access to safe, affordable housing permanently a host of social ills follow - evictions, sporadic homelessness, adverse health outcomes, educational disruption for children, financial stress, and more.

Housing is foundational for families. In the absence of affordable housing options, these disruptions in the family can easily become generational, perpetuating a sense of turmoil for the household and the community. Families seeking affordable rental options are struggling as the average rental rate for an apartment in Atlanta is more than \$1,700, while wages are largely stagnant.

SOLUTIONS ANDP has increased its focus on multifamily development by partnering with experienced developers that share a passion for equitable, quality, affordable housing.

Currently, ANDP has partial or full ownership in six multifamily apartment complexes in Atlanta, East Point, Fairburn, and Buford totaling 690 affordable units. The most recently completed development, Creekside at Adamsville Place, contains the first 147 of 1,250 new, affordable apartments to be developed through the *Closing the Gap* campaign, ANDP's ambitious effort to build or preserve 2,000 affordable housing units by 2025.

ANDP will utilize four current parcels of land and purchase an additional five or six parcels to meet its goal of 1,250 new affordable apartments. Three of these parcels, featuring 300 units, are currently under construction or in pre-development. And a fourth parcel is in the early planning stages.

ANDP aims to purchase land in areas at the highest risk for displacement—neighborhoods near public transportation, high-performing schools, and other desirable amenities.

Beyond the development of safe and multifamily homes, ANDP connects residents of its apartment complexes to local nonprofit partners and government entities that offer social services and programs to improve residents' quality of life. ANDP plans to replicate these offerings at new sites.

WHY 'AFFORDABLE' MATTERS



We first have to start out by defining, 'what is affordable housing?' I think that each of us, every individual may have a different definition. But at the end of the day, affordable housing means to have housing that we can afford. That we can pay for, it's nice, its quality, and we can have extra income to do other things. We're not spending all of our money just on our home.

-Edrick Harris, Prestwick Development, ANDP development partner.

CLOSING THE GAP: 2K HOMES BY 2025

ANDP has announced an unprecedented plan to create and preserve 2,000 units of affordable housing by 2025. The \$440 million plan includes 1,250 affordable multifamily units. To learn more, visit www.andpi.org/ctg.

OUR IMPACT With an increased focus on developing affordable multifamily units, ANDP will nearly triple its number of affordable apartments. ANDP's multifamily development has been recognized with multiple awards.

Development of Excellence - ANDP's Adamsville campus, which includes Creekside and Martin House at Adamsville place was recognized in 2020 with the Atlanta Regional Commission's Development of Excellence Award for Innovated Development.

Residential Deal of the Year - The Atlanta Business Chronicle's Best in Real Estate Awards recognized ANDP in 2021 for its Closing the Gap plan to build and preserve 2,000 units of housing by 2025.

Currently Operating Apartments

- Creekside at Adamsville Place is a 147-unit family apartment community located in the Adamsville community in Southwest Atlanta. Adamsville campus which includes Creekside and Martin House at Adamsville place was recognized in 2020 with the Atlanta Regional Commission's Development of Excellence
- Martin House at Adamsville Place is a 153-unit active senior apartment community located in the Adamsville community in Southwest Atlanta.
- Delowe Village Apartments is a 64-unit family apartment community located in East Point.
- Stanton Crest Apartments is a 24-unit family apartment community located in East Point.
- Providence at Parkway Village is a 150-unit active senior apartment community located in Fairburn.
- Huntington Court Apartments is a 152-unit senior apartment community located in Buford.

Under Construction/ In Pre-Development / Planning

- Sylvan Hills Senior is a 183-unit senior development located in the Sylvan Hills community in Atlanta. Construction began in Spring 2021 and is expected to be completed in late 2021. Developers: The Benoit Group and ANDP.
- Symphony at Lakewood is a 60-unit family development located in the Sylvan Hills community in Atlanta. This project is in pre-development. Construction begins in Summer/Fall 2021. Developers: Prestwick Development Company and ANDP
- Arden is 65-unit family development located in the Oakland City neighborhood in Southwest Atlanta. Developers: Prestwick Development Company and ANDP.
- Sylvan Hills 2 will be an affordable housing development located on a 10-acre parcel located adjacent to Sylvan Hills Senior. The land is owned by ANDP. Developers: To Be Announced

THERE'S MORE To learn about ANDP's development, capital, and community engagement, visit us online at www.ANDPI.org