



# Browns Mill Village



Atlanta Habitat for Humanity's new development, Browns Mill Village, is a unique mix of affordable housing and community amenities. The 31-acre property is located southeast of downtown Atlanta and is a key component of the organization's expansion to serve more families. The innovative community will offer affordable homeownership opportunities to 134 families, community gathering spaces, modern infrastructure, and wraparound services to ensure homeowner success.

## 75 Atlanta Habitat built Single-Family Homes

- Atlanta Habitat-designed with choices between three- and four-bedroom, two and two- and half-bathrooms, single-story (approx. 1400SF) and two-story (approx. 1600SF) houses
- Available for purchase by first-time homebuyers who are accepted into the Atlanta Habitat program
- Zero-interest mortgage available to households below 80% of area-median income (AMI)
- Down-payment assistance to qualified homebuyers

## 59 Townhomes: Cityscape's SouthTown@Brown's Mill Village

- 47 units at affordable-market rates
- 12 homes available to households below 120% of the AMI; a portion available to low-income households that are below 80% of AMI; and down-payment assistance programs to qualified buyers to ensure sustainability in the purchase
- One- and two-story, single-family home designs with three- and four-bedroom and two-bathroom options
- Duplex-inspired townhomes featuring six design options with three-bedrooms, two and two and half-bathrooms and one-car garage

## Amenities

- 1.5 acres central park
  - Nature-inspired gather spaces
  - Pavilion
  - Play area
  - Walking path
  - Water feature (stormwater drainage relief)
  - Little Library
- Soccer Pitch
- Homeowner wraparound services







## Funding

- Atlanta Habitat's \$15.5 Million capital campaign completed in 2020\*
- Lead donor Delta Air Lines sponsored the construction of Atlanta Habitat's first two model homes
- New Market Tax Credits are used in financing Atlanta Habitat's homes and ANDP's SouthTown @ Browns Mill Village units

## Partnerships

- Private developer Cityscape Housing building SouthTown @ Browns Mill Village
- Atlanta Neighborhood Development Partnership offering 12 units below 120% and 80% AMI
- Atlanta Police Foundation purchasing five homes to offer to Atlanta Police officers and providing monitored security
- Local Initiatives Support Corporation (LISC) and Atlanta United sponsoring a soccer field
- Humphries Elementary School partnering to enhance student learning

Once completed and occupied, Browns Mill Village is estimated to become a \$25M affordable homeownership community.



## Atlanta Habitat

As one of Habitat for Humanity International's largest affiliates, Atlanta Habitat has made an estimated \$40 million impact on affordable housing in neighborhoods across Atlanta over the last five years. The nonprofit affordable developer is experiencing unprecedented growth as it embarks upon its largest expansion in affordable homeownership and neighborhood revitalization. Atlanta Habitat has grown by 252 percent as of 2019 in the number of families served. Over the last 38 years, the organization has served 2,100 families (6,000 family members) or roughly 30-40 new families a year. With its expansion, Atlanta Habitat expects to reach nearly 1,200 additional families across neighborhoods in Atlanta, East Point, Fairburn and South Fulton now through 2025 with its first-time homebuyer, rehab, and critical home repair services. Visit [www.atlantahabitat.org](http://www.atlantahabitat.org).



Atlanta Habitat has an open-door policy: all who desire to be a part of this work are welcome regardless of race, color, gender identity, family medical history or genetic information, religion, sex, disability, familial status, pregnancy, national origin, marital status, age, sexual orientation, past or present military status, receipt of public assistance, or any other characteristic protected by law including, but not limited to, the Fair Housing Act and the Equal Credit Opportunity Act. This policy applies to all employees, volunteers, financial supporters, and applicants.

\*Other major contributors include: The Chick-fil-A Foundation, The James M. Cox Foundation, Deloitte, The Delta Air Lines Foundation, The Georgia-Pacific Foundation, Georgia Power Foundation, The Home Depot Foundation, The Kendeda Fund, King & Spalding, SunTrust Foundation, Tull Charitable Foundation, Wells Fargo, Joseph B. Whitehead Foundation and The Vasser Woolley Foundation.