



CITY LIGHTS

Groundbreaking – January 22, 2015

What

Wingate Companies and Columbia Residential broke ground today on City Lights, an affordable senior housing development in the Old Fourth Ward of Atlanta, Georgia. The new senior community is the first step of a multiphase redevelopment of the Village of Bedford Pine.

Where

430 Boulevard in the Village of Bedford Pine in the Old Fourth Ward

Specifics

- 80, one-bedroom units reserved for qualifying low-income seniors aged 62 and up
- 93,333 square-foot, four-story, midrise building

Senior Housing Amenities

- Controlled access building entries
- Covered garage with controlled access
- Elevators
- Private, landscaped outdoor sundeck
- Community laundry room
- Community kitchen
- WiFi in common areas
- Fitness center with state-of-the-art exercise equipment and TV Monitors
- TV/Movie/Media Room
- Business Center

Development Team

- Developers - Wingate Companies and Columbia Residential
- Contractor - Agile Construction
- Architect - JHP Architecture/Urban Design

Financing

- Construction Financing – Prudential Huntoon Paige
- Equity Investor – Community Affordable Housing Equity Corporation
- Department of Housing and Urban Development (Atlanta Regional Office) Mortgage Insurance & Rental Assistance
- Georgia Department of Community Affairs HOME Loan
- Invest Atlanta/Urban Residential Finance Authority Tax Exempt Bonds and HOME Loan
- Office of Housing, City of Atlanta HOME Loan

Community Facts

- City Lights will be constructed on a formerly vacant lot on the 400 block of Boulevard.
- This project is the start of a multiphase redevelopment of the Village of Bedford Pine and is the latest in Wingate's ongoing community improvement efforts, which include:
 - Operation P.E.A.C.E. - an after-school program that helps neighborhood children with tutoring/studying
 - New landscaping, hardscaping and exterior paint throughout the village
 - Increased security patrols
- This new affordable senior housing community is the kind of project encouraged by the Old Fourth Ward Master Plan, created by the neighborhood and Councilman Kwanza Hall in 2008.