



GEORGIA WORKS

Where Work Works

GA Works Request

- GA Works is asking that the neighborhood support an ordinance that would waive the provision of Part III – Code of Ordinances, Part 16, Chapter 29, Section 16-29.001(73) for the purpose of waiving the distance requirement that GA Works not be within 2,000 linear feet of a supportive housing facility.
- In doing so, GA Works would be able to move forward with a \$10MM restoration of the historic Odd Fellows Tower at 250 Auburn Ave.

250 Auburn Ave



GA Works Explained

- **Mission:** Georgia Works transforms men into self-sufficient and productive members of society through jobs training and financial literacy.
- **Success:** 95% of program graduates remain gainfully employed tax payers after completion of the 6-month program.
- **Salaried Workforce:** GA Works has a history of community engagement within NPU-M. Our street teams have been cleaning Edgewood and Auburn Ave. since as early as 2015 (often times free of charge).
- **Homeless Engagement:** During street cleans our team sets an example for homeless people to look up to and provide them resources to take the next steps to get off the street.
- **Stringent Admission Criteria:** GA Works has stringent admission criteria for acceptance. Admittees are motivated individuals with a proven dedication to success. We currently only operate at 60% capacity as a result of these policies. Not a homeless shelter / halfway house.
- **Zero Tolerance:** GA Works has a strict zero-tolerance policy on drug use and all participants must adhere to an 8 pm curfew while in program. Violators are terminated from the program and must relocate.

Conceptual Building Plan

- GA Works will inject a ~\$10 MM investment to preserve the historic Odd Fellows Tower and bring it back in to compliance with Easements Atlanta's mandate.

Occupancy

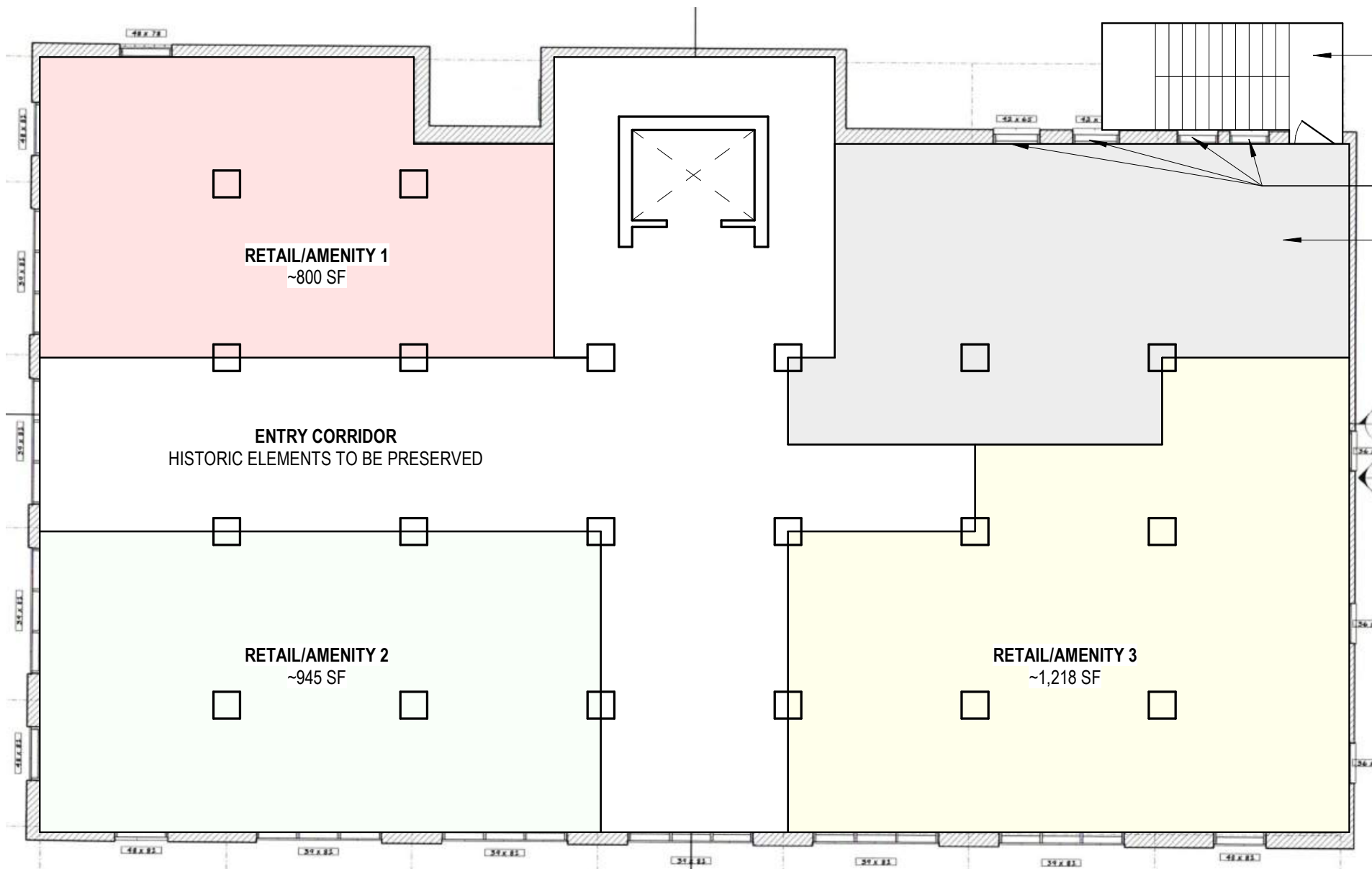
- ~80 x Units of mixed income housing
 - ~20 x Units – active program participants
 - ~60 x Units – gainfully employed graduates paying market rent to live within the historic building.
- 3 x street fronting day-time retail stores for GA Works graduates to run entrepreneurial businesses.
 - i.e. bike shop, small grocer, restaurant, etc.
- GA Works corporate headquarters

HOUSING COMPONENT

81 apartments w/ kitchen and bath



RETAIL COMPONENT



BUILDING RESTORATION

- Sweet Auburn was designated a National Historic Landmark district in 1976.
- Since then 47% of historic buildings in the Sweet Auburn Neighborhood have been demolished due to neglect.
- Another unknown percentage of the buildings are on the cusp of condemnation.
- 250 Auburn has not operated and its full capacity for decades and has continued a slow deterioration towards condemnation.
- Successful restoration means conversion of a currently vacant corner into a clean, vibrant, active retail center.

VALUE TO NEIGHBORHOOD

- **Highest and Best Use:** Currently after 6 years on and off the market no one has been able to find a viable market use for the building. It requires extensive and costly restoration to historic features to be in compliance with historic easement along with all new mechanical systems.
- **Good Neighbors:** 80 warm bodies making 60% of the area median income. 10 GA Works staff salaried and working in the area.
- **Façade Investment:** ~\$1,000,000 investment in to the exterior of the historic building setting a precedent for revitalization not yet seen in that block of Auburn Ave in a while. (masonry, windows, marble floors, etc). This investment will signal other development dollars to follow suit.
- **High Real Estate Comparable:** ~\$10,000,000 total investment in to the building setting GA Works building basis near \$240/SqFt. Great comparable for future sales of adjacent buildings.
- **Common Street Upgrades:** Lighting, side walks, police cameras, etc which will benefit all neighbors.
- **Sanitation:** Our street teams will clean Auburn/Edgewood on a regular basis as a member and stake holder of the neighborhood.

VALUE TO NEIGHBORHOOD

- **Market Rate Build Out:** Not a special use. Fully functional apartment building which can be sold at market rate at a later date. We would love for the market to rise and our program to grow forcing us to sell to a market rate owner.
- **3 new day-time retail concepts:** Adding diversity of retail in the neighborhood that can weather market cycles. No need to be profitable. Bike repair shop, small grocer, restaurant, etc.
- **Minimal visibility:** GA Works program is not public facing. Our program participants either clean streets in the street teams or work with one of our 30 partner employers. No one is waiting outside or loitering.
- **Transparency:** Georgia Works will offer up 2 board seat to NPU-M members in order to give full transparency to our operation.
- **Progress is incremental:** The restoration of 250 Auburn Ave is a first step of many to restoring the neighborhood's legacy. We have to start somewhere.

FREQUENTLY ASKED QUESTIONS

- **Is this a halfway house, transitional housing, homeless shelter?**
 - No. GA Works is a workforce development program to help men become fully independent gainfully employed tax payers. We do not allow anyone to enter the program without going through the full vetting including mental/physical health assessment and drug screening.
- **Will the ordinance change the use of the building?**
 - Our plan is to work with our counsel person to draft an ordinance which makes a specific exception for the GA Works organization alone. This ordinance should not have any effect on adjacent buildings or future use.
- **Who will own the building?**
 - GA Works will own the building in its entirety.
- **What if it becomes neglected and the stated mission fails?**
 - GA Works has a 10 year history of success acknowledged by the Governors office with the \$5MM grant award we recieved. We will also offer 2 seats on our governing board to NPU-M members to give even more visibility to our operation.
- **Are you the gateway center?**
 - We are not the Gateway Center. We rent one of multiple floors at the Gateway Center but have no control over the maintenance or anything happening outside of our floor.



ATLANTA
Preservation Center

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December 23, 2022

Mr. Forrest Coley
Chair / NPU-M
Re: Odd Fellows Building - 250 Auburn Avenue

Dear Mr. Coley,

The Atlanta Preservation Center has advocated for the protection and preservation of the Auburn Avenue Commercial District since the early 1980's. We were the first organization to create walking tours of this Historic District, and have recently been instrumental in the preservation of the building at 229 Auburn Avenue. We are dedicated to the stewardship of these historic buildings that create the spine of this district, and is our visual connection to the role of Atlanta in the Civil Rights movement of the 20th century.

The Grand United Order of the Odd Fellows built their headquarters on Auburn Avenue in 1912. Founded in 1843 with the motto "for the purpose of aiding and assisting each other, when but for the helping hand of a brother and friend in sorrow" - and remains an anchor of the Martin Luther King, Jr., Historic Landmark District. When we were approached by Georgia Works, they made it clear that the plan is to acquire and restore the building into a mixed-use structure with both housing and ground floor retail. They will incorporate their mission of ending homelessness, criminal recidivism and dependency through programs aimed at personal development in good habits, work ethic and character, by instilling self-sufficiency. We knew that they would be the stewards of the building and the community legacy. Georgia Works will also perform the decades-long need of the restoration of the facade, marble foyer, original wood windows, and masonry.

Georgia Works has been awarded a 5 million dollar grant by the Governor's Office of Planning and Budgeting as a result of their work helping men in the City of Atlanta traverse difficult life situations. The grant is earmarked for the purchase of a permanent home for Georgia Works mission in order to ensure its continuity well into the future. Their goal of finding the space that both represents their mission and the importance of human dignity has found the perfect union with the restoration of the Odd Fellows Building at 250 Auburn Avenue. As the exterior of the building is restored, so is the confidence and self-esteem of our fellow citizens. This is the zenith of our mission and Georgia Works mission and this exhibits how historic preservation is the bedrock of our culture and identity.

I cannot express my support of this enough and will be happy to attend any meeting and speak to any individual needed to see this come to fruition. This is the way of redemption that is real and is the affirmation of why Auburn Avenue is the most important street in this city, state, region and our country.

Sincerely,

David Yoakley Mitchell

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THE PURPOSE OF THE ATLANTA PRESERVATION CENTER IS TO PROMOTE THE PRESERVATION OF ATLANTA'S ARCHITECTURALLY, HISTORICALLY AND CULTURALLY SIGNIFICANT BUILDINGS, NEIGHBORHOODS AND LANDSCAPES THROUGH EDUCATION AND ADVOCACY.

MEN IN ACTION



YOUR NEIGHBORS



YOUR NEIGHBORS

