

DOWNTOWN  
JONESBORO

# COMMUNITY TRANSFORMATION CONCEPT PLAN



Prepared Under the Leadership of



**Jonesboro**  
*great community, many stories*

and



# **Downtown Jonesboro Community Transformation Concept Plan**

June 2020

Prepared Under the Leadership of  
**The City of Jonesboro**  
and  
**Southern Crescent Habitat for Humanity**  
By  
Mosaic Community Planning, LLC

## **Acknowledgements**

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Randy Daniel, Jonesboro Resident

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Vicki Smith, Jonesboro Resident

Tori Strawter-Tanks, Clayton County Senior Services

Councilman Ed Wise, City of Jonesboro

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# Introduction

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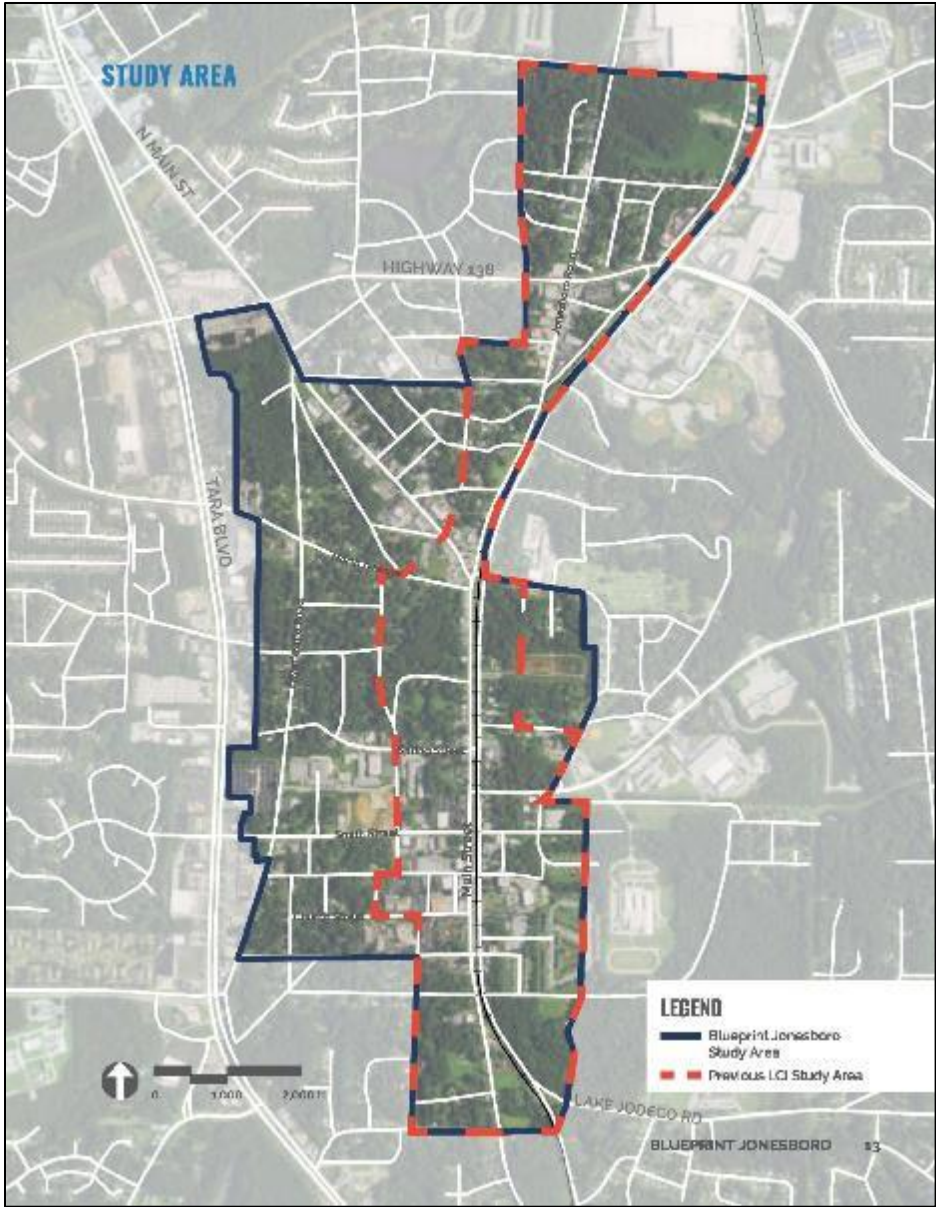
A transformation has begun in Downtown Jonesboro! From the extensive renovation of Lee Street Park in 2016 to the removal of blighted buildings making way for the new Broad Street Plaza commercial development, the momentum keeps building. The Blueprint Jonesboro plan created in 2017 has been actively spurring progress and the plan has been updated several times in recent years to account for new ideas and improvements. This progress is the result of many forces working together: visionary city leadership, an enterprising business community, a strong and hardworking network of local service providers, and residents who hold great pride in their community.

This Concept Plan glimpses the additional positive change that will come to Downtown Jonesboro through a full community transformation planning effort that coordinates delivery of enhanced services to neighborhood residents. It provides both a foundation upon which a more comprehensive future planning effort will be based as well as a springboard to advance the community's plans. A Community Transformation Plan describes a process by which neighborhood-level change can be initiated through the coordinated work of community partners to improve the availability of health, education, employment, and transportation services. The Georgia Department of Community Affairs (DCA) recognizes the promise of such efforts to encourage holistic strategies that increase the resources and opportunities available to the residents in communities where new investment in affordable housing is contemplated. Plans such as this are instrumental in ensuring existing residents, as well as new residents who may relocate to a neighborhood as a result of future affordable housing development, have access to the services they need to thrive.

# Study Area

The Defined Neighborhood for this plan is the Blueprint Jonesboro study area, which consists of Jonesboro’s downtown area, including Main Street/ Jonesboro Road and the surrounding neighborhood (see Figure 1). This Defined Neighborhood includes the proposed Hearthside Jonesboro site but does not encompass the entire City of Jonesboro; it is congruent with the targeted area of the Blueprint Jonesboro Livable Centers Initiative Study (2017) and the study’s 2020 update.

Figure 1: Defined Neighborhood



Source: Blueprint Jonesboro (2017)



# Planning Context

The Community Transformation Plan will build upon extensive planning efforts previously completed for the City of Jonesboro. These plans include the 2003 Livable Centers Initiative, the 2015 Jonesboro Comprehensive Plan, and the 2017 Blueprint Jonesboro Plan, which was amended in 2019 and 2020 to reflect changes in the city’s vision. These plans lay important groundwork for the Community Transformation Plan. Each plan adopts a target area that overlaps the Defined Neighborhood in this plan, calls for affordable housing and has resulted in concrete actions taken within the last year.

Underlying Plans & Strategies			
<i>Name of Document</i>	<i>Authoring Entity</i>	<i>Targeted Area</i>	<i>Effective Date</i>
2003 Livable Centers Initiative	Jordan Jones & Goulding/Ackerman & Co.	LCI area	December 18, 2003
2015-2020 Jonesboro Comprehensive Plan Update	Atlanta Regional Commission	City-wide	March 14, 2016
2017 Blueprint Jonesboro Plan	City of Jonesboro/Atlanta Regional Commission/TSW	Blueprint Jonesboro Study area	April 2017 Amended April 2020

### 2003 LIVABLE CENTERS INITIATIVE

The 2003 Jonesboro Livable Centers Initiative was designed to help the city build upon its historic character and develop a vision for its future development. Place-based goals cited in the 2003 LCI include diverse housing, diverse travel modes, increased investment in town centers, and historic preservation.

The 2003 plan utilized several methods for public engagement: a kickoff meeting, monthly stakeholder meetings, a business leader luncheon, a design workshop, bus tour and open house.

### 2015 JONESBORO COMPREHENSIVE PLAN

The Comprehensive Plan is Jonesboro’s city-wide planning document, which guides future activities such as transportation, environmental management, land use, housing, and recreation. The 2035 goals listed in the Comprehensive Plan include: (1) a bustling main street district, (2) remarkable places throughout the city, (3) a strong economy, and (4) a connected city with high quality amenities. The plan calls for traditional neighborhoods that use traditional design principles and have both vehicular and pedestrian/bike connectivity.

As a plan update, the public engagement activities included three meetings of the plan’s steering committee and an open house for the public.

### BLUEPRINT JONESBORO

As a continuation of the 2003 LCI Study, Blueprint Jonesboro maintains the LCI’s earlier vision to build upon the city’s historic character and develop a vision for future development. The outlined goals of the Blueprint Jonesboro Plan include: providing housing opportunities downtown, encouraging mixed use developments, increasing Jonesboro’s sense of place and community identity, increasing pedestrian

connections and safety, reducing demand for vehicular trips, planning for future transit and commuter rail and parking, and promotion of the city's existing assets.

The public engagement process for the Blueprint Jonesboro Plan was similarly robust to public engagement for the LCI study. Public engagement included one-on-one interviews with local stakeholders, a public visioning workshop, an online survey and an image survey. The study also involved ongoing open dialogue with local business and property owners.



# The Community-Based Team

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The Community-Based Team, comprised of Southern Crescent Habitat for Humanity (as the Community-Based Developer) and the Community Quarterback Board will undertake community engagement and outreach in order to create a Community Transformation Plan targeting the Defined Neighborhood. The members of the Community-Based Team together hold deep institutional knowledge of Jonesboro and many lead organizations controlling significant resources than can be brought to bear on the needs and challenges identified in Downtown Jonesboro.

The Community-Based Team has already commenced meeting together, having held its first meeting on June 10, 2020. The meeting, conducted remotely via conference call due to social distancing and public health precautions, was attended by every team member and the conversation reflected their enthusiasm for the planning work that lies ahead.

Southern Crescent Habitat for Humanity (SCHFH) is a member of the Hearthside Jonesboro Project Team and will fill the role of Community-Based Developer. Part of SCHFH's responsibilities related to its role will be to establish and maintain a \$50,000 Community Improvement Fund. While SCHFH will provide oversight and accounting for the Community Improvement Fund, the Community Quarterback Board will direct the use of the funds toward meeting gaps and challenges identified in the Community Transformation Plan.

The 9-member Community Quarterback Board is chaired by the Jonesboro City Manager. Of the nine members, five represent required sectors or categories outlined in Georgia DCA's Qualified Allocation Plan (education, healthcare, transportation, and two local government representatives). Three members (one-third of the CQB) are low-income representatives, and the final seat is held by a nonprofit executive with a long history of community advocacy in Jonesboro.

## Community Based Developer: Southern Crescent Habitat for Humanity

Southern Crescent Habitat for Humanity is a nonprofit housing organization with a 34-year history serving Jonesboro and surrounding areas and is a certified CHDO for Clayton County. The organization's primary functions are to build affordable homes, rehabilitate homes, and repair homes for low income working families. Through homeowner education SCHFH prepares families for the life changing experience of homeownership. Through new home construction SCHFH partners with financial sponsors and hundreds of volunteers to build attractive, affordable and energy efficient homes.

Southern Crescent's housing rehabilitation program transforms foreclosed and vacant properties from eyesores to success stories and its critical home repair program helps existing homeowners improve their quality of live and save money on energy bills. Since 1986, SCHFH has successfully built 205 new homes and conducted more than 180 home repairs serving a combined total of 350 families.

Tying all this important work together, SCHFH has also instituted a Neighborhood Revitalization Program that works beyond any one Habitat home or homeowner to bring positive change to an entire community. SCHFH's holistic revitalization approach begins with a set of unique goals determined by neighborhood residents. Habitat then works in collaboration with its many community partners to coordinate an array of resources to meet the needs within the community. These may include resident engagement,

community upkeep, traffic and safety improvements, youth engagement, and parks/gardens. As a result, SCHFH’s work leaves behind not just new homes and proud homeowners, but strong and vibrant communities that preserve and extend the organization’s investment.

### SCHFH’S COMMUNITY PARTNERSHIPS

Southern Crescent Habitat for Humanity’s partnerships throughout its service area reveal the organization’s commitment to the community and its ability to work collaboratively to improve and revitalize neighborhoods in its service area. Within Clayton County, SCHFH’s current partners include Jonesboro United Methodist Church, which has provided regular volunteers for over 20 years through its Habitat for Humanity Ministry; Nothing But The Truth, an organization that provides non-perishable food packages for children in need; and Metro Youth Ministries, which trains youth aged 16 to 20 in construction skills and provides youth with work experience through Habitat construction projects. SCHFH has been a Clayton County CDBG grant recipient for approximately 15 years, which has enabled the SCHFH to build four new subdivisions within the county. Lastly, SCHFH’s 2019 partnership with the United Way of Greater Atlanta, Clayton County, the Clayton County School System and Heart to Nourish Hope, plans to address housing instability in Clayton County and its effects on student learning.

Listed in the table below are details of five of SCHFH’s key partnerships, all of which are supported by letters in this plan’s appendix.

Southern Crescent’s Community Partnerships			
<i>Community Partner</i>	<i>Years of Partnership</i>	<i>Outcome Achieved</i>	<i>Area(s) Impacted</i>
Clayton County Board of Commissioners	15 years	4 new single-family subdivisions and 1 senior townhome community constructed	Other: Affordable Housing
		5 neighborhood watch groups created and 2 community cleanups conducted each year	Other: Neighborhood Revitalization
Heart of the Community Outreach Ministries	4 years	50 Youth Build participants work with SCHFH weekly to build homes and utilize the construction skills learned in HCOM’s program	Employment
		HCOM provides transportation for an average of 10 youth per week to their employment opportunities, including those working at SCHFH	Transportation
		12 of HCOM’s Youth Build participants have earned their GED and/or secured full-time employment	Education
Metro Fair Housing Services	8 years	Metro provides SCHFH families with 12 8-hour homebuyer education sessions per year serving 114 residents	Education
		SCHFH provides 12 home maintenance classes per year to clients in Metro’s first-time homebuyer classes, serving 475 clients	
Nothing But The Truth	4 years	250 families per year have increased access to food resources through weekly distribution of non-perishable food bags to low-income students	Health

Southern Crescent's Community Partnerships			
<i>Community Partner</i>	<i>Years of Partnership</i>	<i>Outcome Achieved</i>	<i>Area(s) Impacted</i>
Piedmont Fayette Hospital	2 years	2 families assisted with needed home repairs by teams of employee volunteers at Women's Build events.	Other: Neighborhood Revitalization

In other parts of its service area, SCHFH has also developed effective, ongoing partnerships. One of SCHFH's strongest partnerships is with Fayette Senior Services, where SCHFH offers grant funded, home repair services to seniors that need accessibility features or other home repairs. The SCHFH also regularly receives volunteers from Piedmont Fayette Hospital, as well as fund from the Home Depot Foundation to provide home repair and new construction for veterans.

For educational resources, the SCHFH also maintains partnerships outside of its service area. A primary example is SCHFH's partnership with Metro Fair Housing, a regional fair housing organization, where clients are offered an exchange of homebuyers' classes between the two organizations.

**SCHFH'S PHILANTHROPY**

Southern Crescent Habitat for Humanity also demonstrates its investment in its service area through its philanthropic activities. Within Clayton County, the SCHFH completed home repair and new home construction in the Trinity Park neighborhood in 2017. SCHFH helped provide neighborhood safety programs and establish a community garden. The SCHFH also provided referrals to community resources such as food banks, GED, and job fairs. Also in 2017, the SCHFH donated supplies for the construction of Gigi's House, a shelter for victims of sex trafficking. SCHFH pledged to establish a teen financial class for the girls at Gigi's House. The SCHFH also remodeled the bathroom and made other handicapped accessible modifications at the home of Chase Maddox, a Locust Grove police officer killed in the line of duty in 2018. The SCHFH regularly supports a collegiate chapter of Habitat at Clayton State University, where they conduct builds of benches, picnic tables, arbors and flower beds for the campus.

In neighboring Fayette County, the SCHFH donated \$25,000 to build a bathroom for an elderly man who had been using an outhouse. The renovation project also included kitchen plumbing, electrical wiring throughout the house, and the installation of a septic tank. The SCHFH also volunteered services to renovate Church Street Park in Fayette County by repairing the park's pavilion and installing a fence around the park.

Specific examples of SCHFH's philanthropic activities that are further documented in this plan's appendix include:

- Prayor Project: SCHFH donated \$25,000 to add a bathroom to the home of a Fayette County resident who had been using an outhouse for 81 years. With partnerships, SCHFH built a bathroom, added plumbing to the kitchen, upgraded the whole-house electrical, and installed a septic tank.
- Maddox Project: SCHFH remodeled the bathroom and made other handicapped-accessible modifications for the family of fallen Locust Grove Police Officer who was killed in the line of

duty in 2018. The officer left a pregnant wife and a wheelchair-bound son. SCHFH partnered with Home Depot to provide a ramp, widened doorways and improved the bathroom.

- Clayton State University Collegiate Chapter: SCHFH builds on campus with annually with Clayton State University students. In 2019, SCHFH built benches in the campus common area and in past years has built picnic tables, arbors and flower beds.

Other philanthropic activities by the SCHFH include the organization’s mortgage down payment assistance to families, which totals \$60,000 per year. The SCHFH also hosts an Americorps\*VISTA volunteer at its office that conducts free tax preparation for low income families.

### COMMUNITY-BASED DEVELOPER ROLE

SCHFH is a mission-focused organization that understands well the value of partnerships to complement its investments in families and housing within the community. Known locally as a “bridge-builder”, SCHFH strengthens connections between government, business, churches, civic groups, schools and individuals who want to join together in making a difference. This reputation is evident in SCHFH’s commitment to serve as a Community-Based Developer on Hearthside Jonesboro’s Community-Based Team. In this role, Southern Crescent Habitat for Humanity will:

- Work with the Community Quarterback Board to help shape the Community Transformation Plan’s goals and coordinate its implementation in the Defined Neighborhood.
- Participate in Community Quarterback Board meetings and attend its community engagement meetings to ensure successful planning and coordination of activities and projects in the Defined Neighborhood.
- Establish a \$50,000 Community Improvement Fund to be controlled by the Community Quarterback Board for the implementation of activities responsive to goals identified in the Community Transformation Plan.

## Community Quarterback Board

A Community Quarterback Board (CQB) is a coalition of public and private entities serving the Defined Neighborhood that reflects the local partnerships among residents, stakeholders, and organizations that will together drive community engagement and support planning around community transformation. In short, the CQB is a diverse and representative steering committee that will lead the process of creating a Community Transformation Plan and work to ensure that the plans goals are met. Jonesboro’s CQB meets every aspect of these ideals: it is a group of true community leaders with a history of partnership and collaborative work in Jonesboro.

Community Quarterback Board Roster			
#	CQB Member	Affiliation	Membership Category
1	Ricky L. Clark, Jr. (Chair)	City Manager, City of Jonesboro	Local Government
2	Randy Daniel	Resident, Community Advocate	Low-Income Representative
3	Dr. Doug Hendrix	Assistant Superintendent, Clayton County Public Schools	Education
4	Katie Kirkland	Resident, Community Advocate	Low-Income Representative

Community Quarterback Board Roster			
#	CQB Member	Affiliation	Membership Category
5	Sharon McDonald, RN	Director of Business Development, Southern Regional Medical Center	Health Services
6	Dawn Murray	CEO, House of Dawn	Other: Nonprofit
7	Vicki Smith	Resident, Community Advocate	Low-Income Representative
8	Tori Strawter-Tanks	Director, Clayton County Senior Services	Transportation Services
9	Ed Wise	Councilman, City of Jonesboro	Local Government

The inaugural meeting of the Community Quarterback Board was held on June 10, 2020 by conference call. An agenda and call log from that first meeting are included in the appendix. At the CQB’s initial meeting, members each shared their great enthusiasm for the transformation planning effort and also their excitement over positive changes they’ve already observed in downtown Jonesboro – from new restaurants opening to the embrace of Arts Clayton, to the significant renovation to downtown’s Lee Street Park.

In addition to the CQB meeting, each member of the CQB was individually interviewed by members of the planning team in order to gather information about their roles and partnerships in the community and to gauge needs in the community in the areas of health, education, employment, and transportation services. Input from CQB members as well as data collected through a preliminary community survey is detailed in the following section of this plan. Each individual member of the CQB is profiled below.

**RICKY L. CLARK, JR. (CQB CHAIR, LOCAL GOVERNMENT REPRESENTATIVE)**

*City Manager  
City of Jonesboro*

Mr. Clark serves as the City Manager for the City of Jonesboro and the Community Quarterback Board Chairperson. Mr. Clark was appointed as Jonesboro’s City Manager in 2016 and has worked to revitalize downtown Jonesboro and foster the city’s business-friendly atmosphere. Mr. Clark serves on the Development Authority of Clayton County, the Jonesboro Downtown Development Authority, as well as the Jonesboro Main Street advisory board.

**RANDY DANIEL**

*Lifelong Resident  
City of Jonesboro*

Mr. Daniel is a lifelong Jonesboro resident and former barber. While less active in recent years due to health concerns, Mr. Daniel expresses an interest in the improvement of the City of Jonesboro. He is very knowledgeable about local activities in the Defined Neighborhood, including activities at Lee Street Park and the First Baptist Church of Jonesboro’s Recreation Outreach Center.

### DR. DOUG HENDRIX (EDUCATION REPRESENTATIVE)

*Assistant Superintendent  
Clayton County Schools*

Dr. Doug Hendrix has served the Clayton County School District as a teacher, a coach, an assistant principal, a district administrator, district executive, and is currently the Assistant Superintendent. In this role, Dr. Hendrix is responsible for direct oversight of 18 different schools, including all schools in the Jonesboro area. These include Lee Street Elementary which is in the plan's Defined Neighborhood, as well as Jonesboro Middle and Jonesboro High School. Although not currently a resident of Jonesboro, Dr. Hendrix previously lived in Clayton County for 20 years, having participated in Leadership Clayton, the Jonesboro/Stockbridge Alumni Chapter of Kappa Alpha Psi Fraternity Inc., and the Atlanta Chapter of the Fort Valley State Alumni Association.

### SHARON MCDONALD, RN (HEALTH SERVICES REPRESENTATIVE)

*Director of Business Development  
Southern Regional Medical Center*

Ms. McDonald is a registered nurse and the Director of Business Development at Southern Regional Medical Center in Riverdale, GA. In her capacity, Ms. McDonald advocates for the Southern Regional Medical Center's NICHE program (Nurses Improving Care for Health System Elders), which offers evidence-based best practices in geriatric nursing. Her participation on the board will improve access to these services for senior residents at Hearthside Jonesboro.

### DAWN MURRAY

*Founder & CEO  
House of Dawn*

For over 20 years, Ms. Murray has been active in the Jonesboro community, serving as a member of Rotary, and on the boards of CASA and the Jonesboro Downtown Development Authority. As the founder and CEO of House of Dawn, Ms. Murray is keenly aware of the needs of low-income residents of Jonesboro, particularly young mothers and their children. Through House of Dawn, Ms. Murray seeks to provide a stable, loving, home for young mothers and their children under adult supervision and to provide young mothers with the educational opportunities and the life training skills that they will need to become independent, self-supporting women.

### KATIE KIRKLAND

*Resident  
City of Jonesboro*

Ms. Kirkland has been a Jonesboro resident for over 40 years. During her career, Ms. Kirkland worked as a health professional at the Southern Regional Medical Center. Now, as an active retiree, Ms. Kirkland volunteers her time with the city whenever called upon.

## VICKI SMITH

*Lifelong Resident*

*City of Jonesboro*

Ms. Smith is a lifelong Jonesboro resident. Her mother, Katherine Smith, worked for the City of Jonesboro for 48 years, including service as the city clerk. Through her mother's long-term service to the city, Ms. Smith also became involved and knowledgeable about Jonesboro's ongoing projects. Although she has limited mobility due to a disability, Ms. Smith remains active and is eager to serve on the board.

## TORI STRAWTER-TANKS (TRANSPORTATION SERVICES REPRESENTATIVE)

*Director*

*Clayton County Senior Services*

Mrs. Strawter-Tanks is the Director of Senior Services for Clayton County. She proudly serves as the director over Georgia's only nationally accredited senior centers, geared toward the active senior. Her department offers a senior transportation program that serves over 300 seniors traveling to and from the senior centers and medical appointments. Lastly, her department serves homebound seniors with meals and home care services. Mrs. Strawter-Tanks has served with Clayton County Senior Services since 2006.

## ED WISE (LOCAL GOVERNMENT REPRESENTATIVE)

*Councilman*

*City of Jonesboro*

Councilman Ed Wise has been a resident of Jonesboro for nearly 2 decades and serves on the Jonesboro City Council. He is a long-time advocate for public safety and has even served the City of Jonesboro as a volunteer firefighter. Councilman Wise operates a local business called Sirens for Cities, which produces severe weather detection equipment. He is excited about the forward movement of the city and is eager to serve on this board.



# Plan Funding & Implementation

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## Operation of the Transformation Plan

With leadership from both Southern Crescent Habitat for Humanity as the Community-Based Developer and Jonesboro's City Manager, Mr. Ricky L. Clark, Jr. as the chair of the Community Quarterback Board, the Community-Based Team will, together, take on issues and activities focused around education, healthcare, transportation and employment while SCHFH's unique perspective will also bring an added dimension by focusing on new construction of homes, home repair, and neighborhood revitalization.

SCHFH is a consulting co-developer of Hearthside Jonesboro and receives 15% of the project team's developer fee. These funds will, in turn, then be used to establish a \$50,000 Community Improvement Fund with the balance going toward SCHFH's construction and other activities within the Defined Neighborhood. These activities will include home construction, home repair and neighborhood revitalization projects, all within the Downtown Jonesboro Defined Neighborhood. SCHFH's Neighborhood Revitalization Program is particularly suited to bring significant transformational impact to Downtown Jonesboro as it embraces a holistic approach based on a set of goals determined at the grassroots level with neighborhood residents. Habitat works in collaboration with its many community partners to coordinate an array of resources to meet the unique needs within the community. These may include resident engagement, community upkeep, traffic and safety improvements, youth engagement, and parks/gardens.

The Hearthside Jonesboro development will both catalyze and support the CQB's work in important ways. As build-out is completed, Hearthside's community facilities will host meetings of the CQB and public meetings that will be scheduled as part of the full community transformation plan's development. Other activities that may be conducted in response to needs identified by the plan (e.g. health fairs, classes, seminars, etc.) can also be hosted free-of-charge at Hearthside. OneStreet Residential further expects that Hearthside residents will be active and engaged members of the Downtown Jonesboro community and would look forward to volunteer opportunities with members of the CQB and other community partners.

## Community Improvement Fund

Southern Crescent Habitat for Humanity has pledged \$50,000 of its share of the developer fee to create a Community Improvement Fund that will support the work of the city's CQB, as well as community revitalization activities conducted in the Defined Neighborhood by SCHFH, such as new home construction and home repair. Establishment of the Community Improvement Fund will allow the Community-Based Team to increase fund programs and activities needed to meet education, health, employment, and transportation needs identified in the Defined Neighborhood. It is expected that the active seniors residing at Hearthside Jonesboro will benefit from the fund as well as residents of the wider Downtown Jonesboro Defined Neighborhood.

While SCHFH is capitalizing the Community Improvement Fund, the funds will be held by and deposited into an account designated by the City of Jonesboro to ensure transparent accounting and oversight. Use

of the funds will be directed by the Community Quarterback Board and may be used for activities in the Defined Neighborhood such as:

- Ongoing transformation planning and community research
- Community outreach and engagement in the form of public meetings, resident questionnaires and surveys, community organizing, and other community-building events
- Implementation for small neighborhood revitalization activities in the areas of education, access to health care, transportation, and employment
- Seed money to attract and match grants from non-profits and other organizations working in the education, health care, transportation, and employment sectors
- Volunteer recruitment initiatives and events

SCHFH's creation of a Community Improvement Fund is an important and necessary commitment that pairs significant financial resources with the goals derived from the Community Transformation Plan. This ensures the CQB will be able to work actively toward implementation of the plan's goals once they are established.

## DCA Resources Leveraged

The Hearthside Jonesboro proposal and the Downtown Jonesboro Community Transformation Plan will both leverage other current investments made by the Georgia Department of Community Affairs in the Defined Neighborhood. These other investments include:

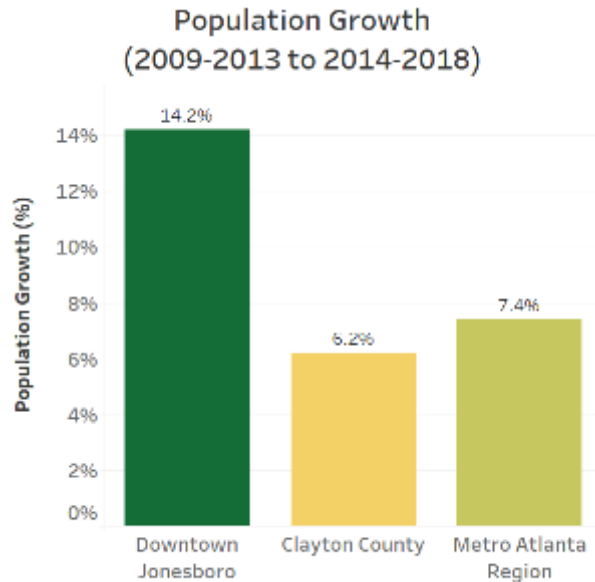
- **Rural Zone Tax Credit Program:** To reinforce downtown Jonesboro with the addition of a purposeful outdoor civic space that can serve as a "destination", the City has been working to acquire and demolish blighted structures along a section of Broad Street to provide linear green space enhanced through the burying of utilities along the corridor. This project is made possible through DCA's Rural Zone Tax Credit program which provides a \$2,000 tax credit tied to the creation of retail and professional service jobs.
- **Main Street Program:** The City of Jonesboro participates in DCA's Classic Main Street Program, a key driver of downtown commercial district revitalizations throughout the state. As a participant in the program, Jonesboro is required to meet a set of accreditation standards imposed by the National Main Street Center that emphasize education around historic preservation and economic development.
- **Downtown Development Revolving Loan Fund:** The City of Jonesboro is preparing an application for \$250,000 from DCA's Downtown Development Revolving Loan Fund (DD RLF) to support additional improvements in and around the Broad Street Plaza redevelopment project. Using the DD RLF program, cities are able to obtain below-market rate financing for projects that will encourage commercial development in their historic downtown areas.

# Downtown Jonesboro Demographic Profile<sup>1</sup>

## Resident Characteristics

### Population and Growth

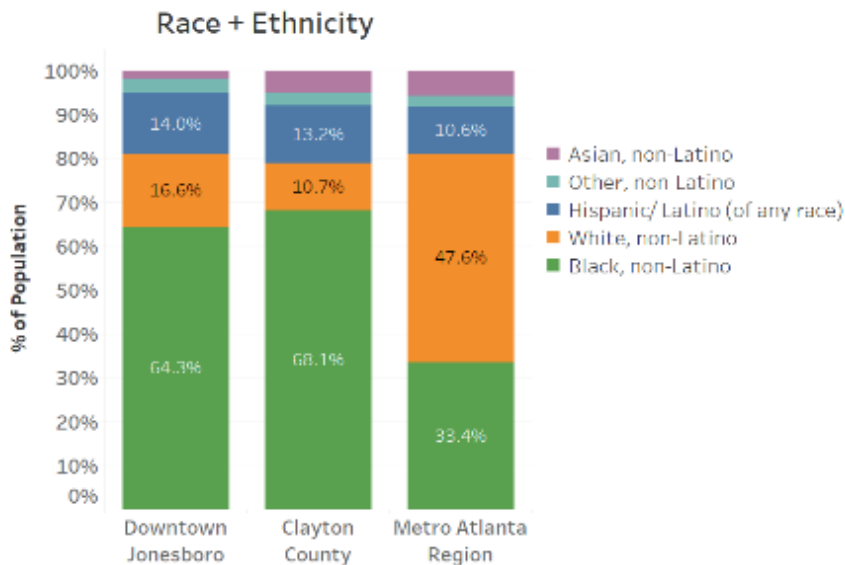
Downtown Jonesboro’s population of 7,827 (from the 2014-2018 ACS) is lower than its 2006-2010 population of 9,253. However, the downtown area’s population increased faster than both Clayton County and the Metro Atlanta area from the American Community Survey’s 2009-2013 5-Year Estimates to the 2014-2018 estimates, at a rate of 14.2%.



Source: American Community Survey 5-Year Estimates, 2009-2013 and 2014-2018

### Race

Black, non-Hispanic residents make up a greater proportion of the populations of Downtown Jonesboro (64.3%) and Clayton County (68.1%) than of the Metro Atlanta area (33.4%). Hispanic residents also constitute a greater proportion of the downtown population (14.0%) than of the population of the metro overall (10.6%).



Source: American Community Survey 5-Year Estimates, 2014-2018

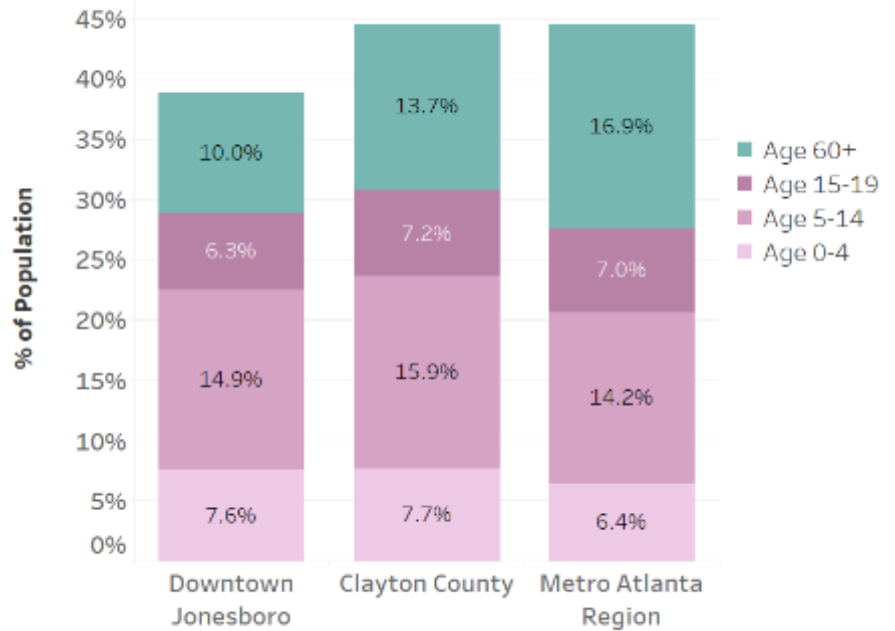
<sup>1</sup> Data used in this profile is from the American Community Survey 5-Year Estimates. Dates are listed under each figure. Clayton County census tract 406.12 is used to approximate the Downtown Jonesboro area. Full tables of data are included in the Appendix.

## Age

Youth residents (aged 0-19) make up a greater proportion of the population in Downtown Jonesboro and Clayton County than in the Metro Atlanta region, while seniors (aged 60+) make up a lower proportion of residents.

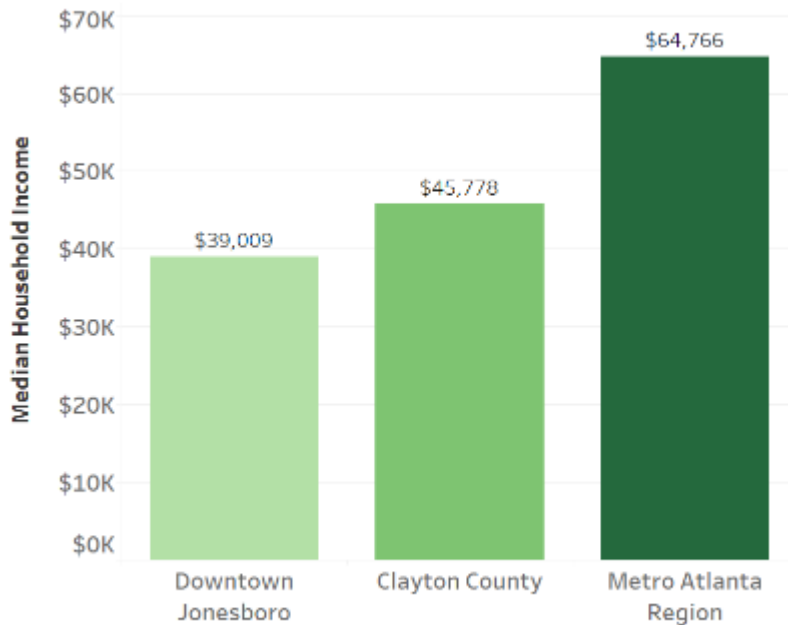
Slightly less than three in ten of Downtown Jonesboro residents (28.8%) are youth aged 0-19. One in ten residents (10.0%) are aged 60 and above.

## Youth and Senior Populations



Source: American Community Survey 5-Year Estimates, 2014-2018

## Median Household Income



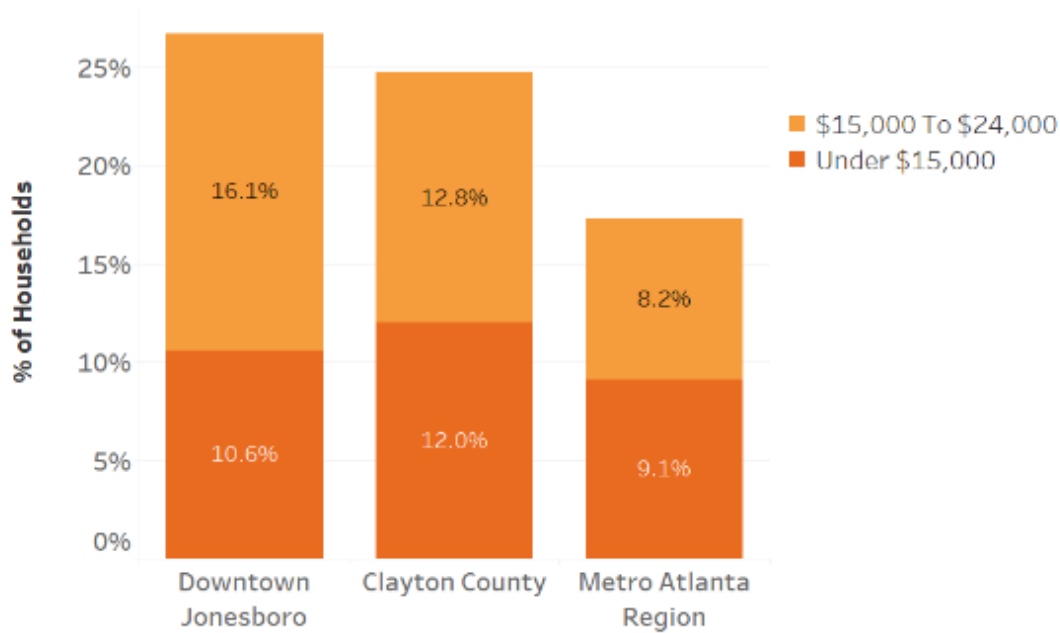
Source: American Community Survey 5-Year Estimates, 2014-2018

## Household Income

The median household income in Downtown Jonesboro (\$39,009) is lower than that of both Clayton County (\$45,778) and the Metro Atlanta region (\$64,766).

26.7% of Downtown Jonesboro households have incomes of \$24,000 and below, and 10.6% live on less than \$15,000.

## Percent of Households with Income \$24,000 and Below

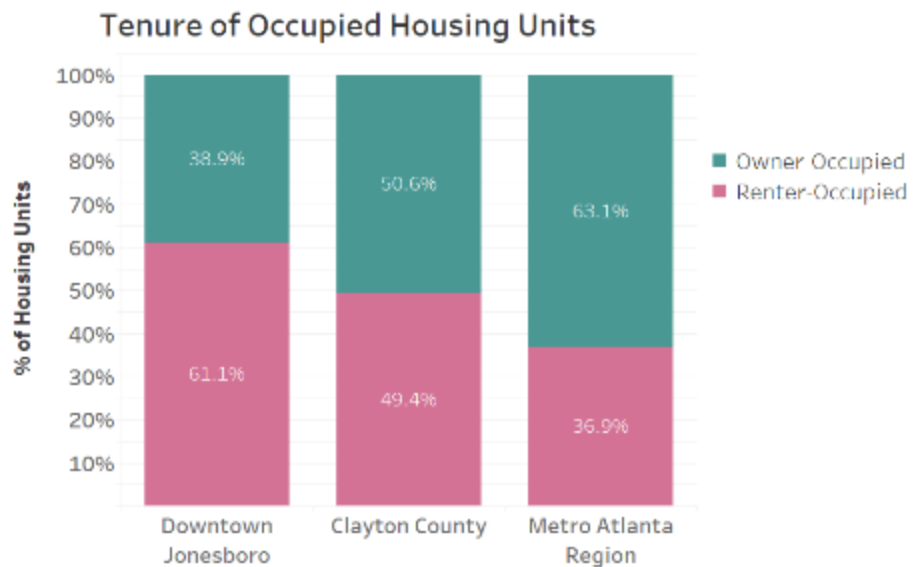


Source: American Community Survey 5-Year Estimates, 2014-2018

## Housing Characteristics

### Tenure

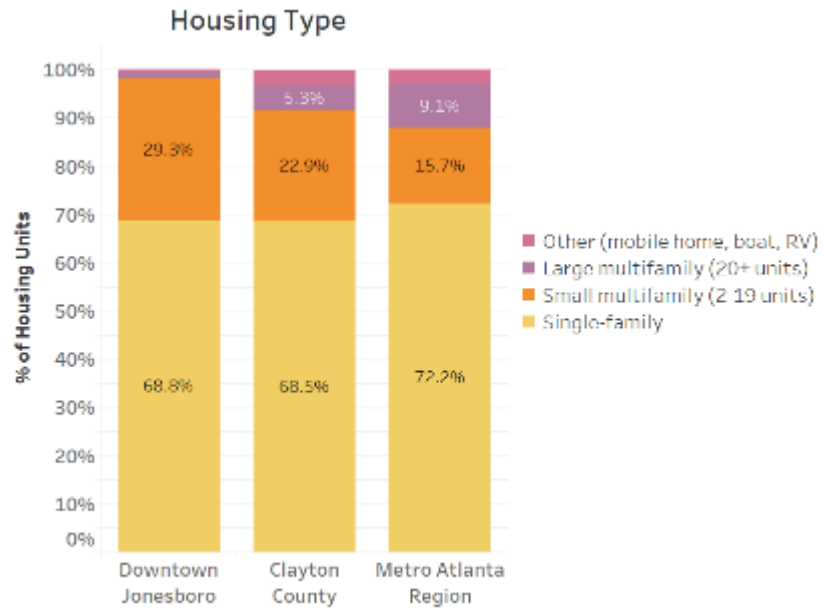
Slightly more than three fifths (61.1%) of occupied housing units in Downtown Jonesboro are renter-occupied, a higher percentage than in Clayton County (49.4%) and the Metro Atlanta region (36.9%). About 39% of housing units in Downtown Jonesboro are owner-occupied.



Source: American Community Survey 5-Year Estimates, 2014-2018

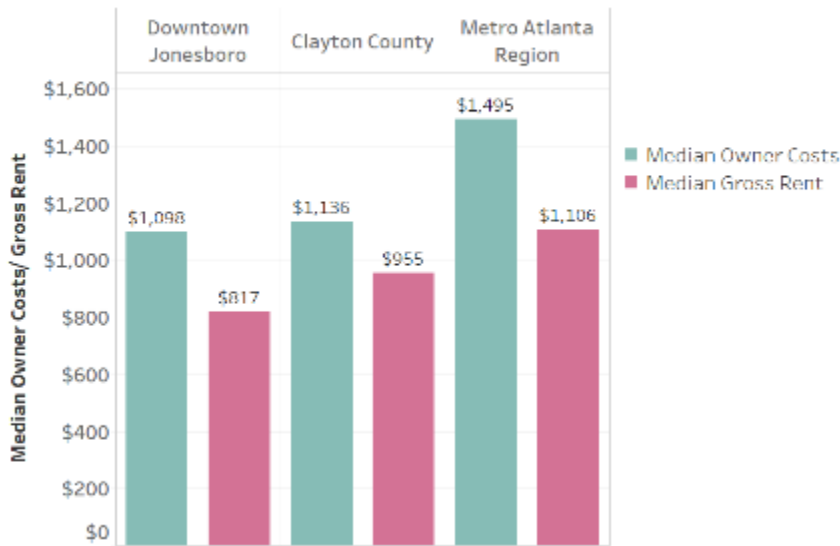
## Housing Type

Single family units comprise the majority of housing stock in Downtown Jonesboro (68.8%), Clayton County (68.5%), and the Metro Atlanta region (72.2%). Small multifamily units (2-19 units) make up a larger proportion of housing in Downtown Jonesboro (29.3%) relative to Clayton County (22.9%) and the region (15.7%).



Source: American Community Survey 5-Year Estimates, 2014-2018

## Median Owner Costs (with Mortgage) + Median Gross Rent



Source: American Community Survey 5-Year Estimates, 2014-2018

## Housing Costs

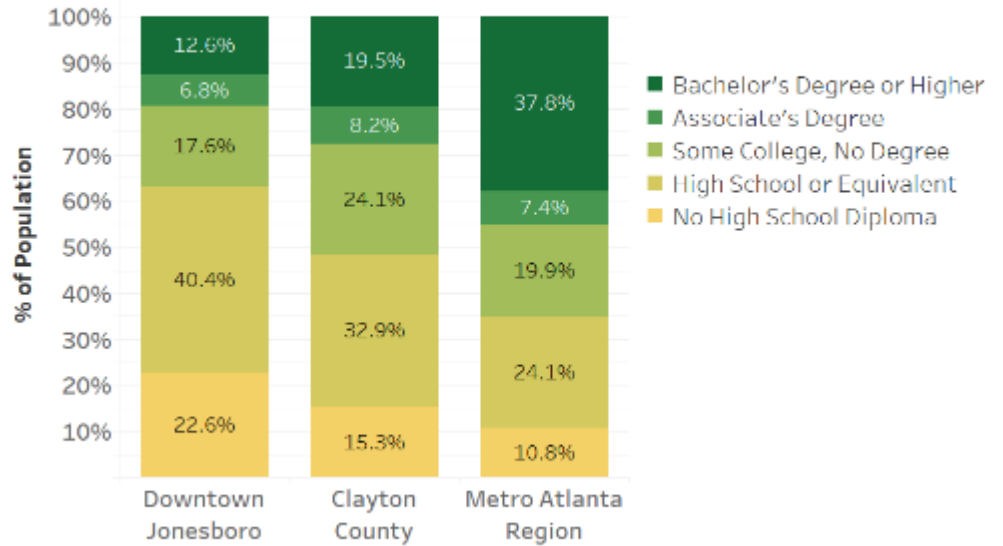
Housing costs for both owners and renters tend to be lower in Downtown Jonesboro than in Clayton County and the Atlanta Metro region. The median owner costs for units with a mortgage is \$1,098 in the downtown area—about \$400 less than costs in the region—and median gross rent is \$817, almost \$300 less than that in the region.

## Indicators of Service Need

### Educational Attainment

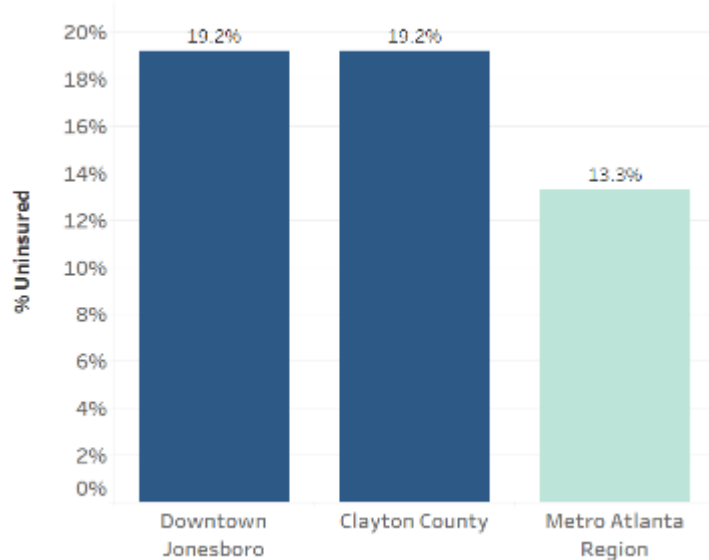
Educational attainment in Downtown Jonesboro is lower than in Clayton County and the Atlanta region. Higher proportions of residents in the downtown area have no high school diploma (22.6%) or have a high school diploma or equivalent (40.4%), while lower proportions have some college (17.6%), an associate's degree (6.8%), or a bachelor's degree or higher (12.6%), relative to the county and the region.

Educational Attainment  
(Population Aged 25+)



Source: American Community Survey 5-Year Estimates, 2014-2018

Percent with No Health Insurance



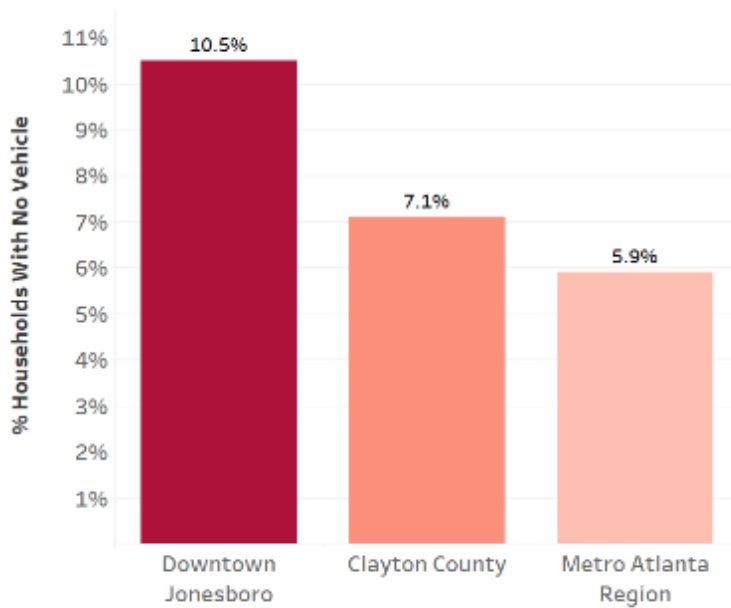
Source: American Community Survey 5-Year Estimates, 2014-2018

### Health Insurance Coverage

Downtown Jonesboro and Clayton County residents are more likely to be uninsured than Metro Atlanta residents overall. Almost one in five Downtown Jonesboro and Clayton County residents is uninsured (19.2%). In the metro as a whole, 13.3% of residents are uninsured. The high numbers of residents without health insurance indicates that many residents may not have access to vital health services.



### Percent of Households with No Vehicle



Source: American Community Survey 5-Year Estimates, 2014-2018

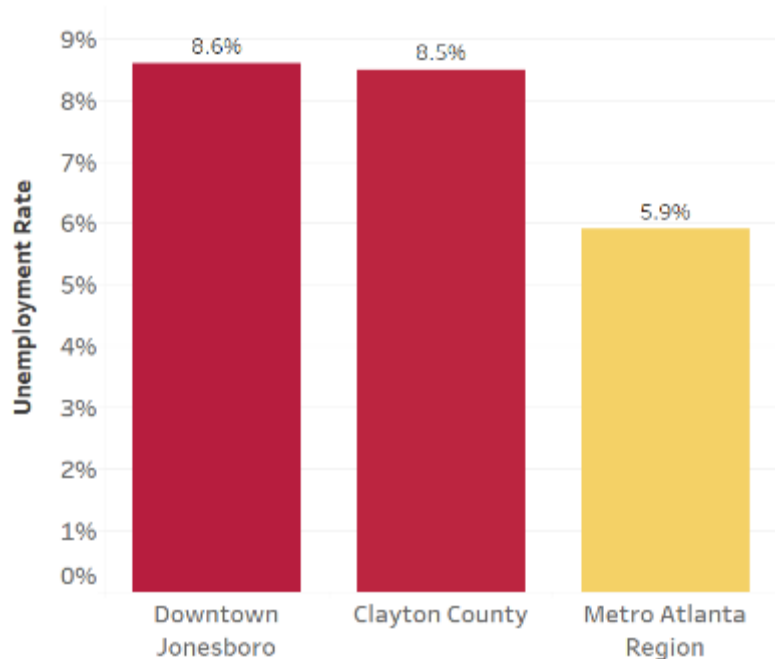
### Transportation

About one in ten (10.5%) of households in Downtown Jonesboro have no vehicle, a higher proportion than in Clayton County (7.1%) and the Atlanta region (5.9%).

### Employment

Residents in Downtown Jonesboro and Clayton County are more likely to be unemployed than residents in the region as a whole. 8.6% of residents in Downtown Jonesboro are unemployed, compared to 5.9% in the region.

### Unemployment Rate, Population 16+



Source: American Community Survey 5-Year Estimates, 2014-2018

# Key Community Assets

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Downtown Jonesboro’s Defined Neighborhood has benefited from years of thoughtful investment by the City of Jonesboro. In an effort to rebuild its downtown, Jonesboro has implemented several improvements in the defined neighborhood, including major renovations to Lee Street Park in 2016, and the demolition of blighted buildings on Broad Street for an upcoming outdoor commercial development called Broad Street Plaza. The city’s Arts and Entertainment District Overlay is also located in this neighborhood, and focuses on incorporating murals, art galleries and events into the fabric of everyday life. Despite its ongoing growth, this neighborhood continues to support a variety of services and resources for residents, including educational opportunities, health and wellness activities, and recreation.

Listed below are several important community assets located within the Defined Neighborhood.

## ARTS CLAYTON GALLERY

*136 S. Main Street  
Jonesboro, GA 30236*

The Arts Clayton Gallery is a public art gallery which also offers art classes for children and adults. The gallery’s on-site educational services include workshops and summer camps.

## CLAYTON COUNTY LIBRARY SYSTEM – JONESBORO BRANCH

*124 Smith Street  
Jonesboro, GA 30236*

The Jonesboro branch of the Clayton County Public Library System offers educational programming and events for all ages. The library also provides free internet access to county residents with a library card.

## FIRST BAPTIST CHURCH OF JONESBORO ROC

*148 Church Street  
Jonesboro, GA 30236*

The Recreation Outreach Center (ROC) is a ministry of the First Baptist Church of Jonesboro. The ROC offers free membership to its gymnasium, exercise classes and basketball league.

## JONESBORO UNITED METHODIST PRESCHOOL AND PRIMARY (JUMPP) SCHOOL

*142 S. Main Street  
Jonesboro, GA 30236*

The JUMPP school offers academic curricula, as well as religious instruction, for children aged 1-7.

## LEE STREET ELEMENTARY SCHOOL

*178 Lee Street  
Jonesboro, GA 30236*

In addition to providing public K-5 education during the school year, Lee Street Elementary is also one of Clayton County Public Schools’ Summer Meal Program sites. The program offers free “grab and go”

meals for children aged 18 and under as well as individuals with state-defined mental or physical disabilities.

### LEE STREET PARK AND AMPHITHEATER

*155 Lee Street  
Jonesboro, GA 30236*

Lee Street Park is home to Jonesboro's free outdoor concerts, festivals, and events. During the summer, the park also hosts a farmer's market. Lee Street Park has been a staple in Jonesboro for several decades. In 2016, the park reopened to the public after major renovations that included an amphitheater, pavilions, a playground, a walking track, park benches and landscaping.

### MASSENDALE CITY PARK

*937 Hanes Street  
Jonesboro, GA 30236*

Located within the same city block as Jonesboro City Hall, Massendale City Park contains recreational amenities such as a playground, picnic pavilion, and walking track.

### PERRY LEARNING CENTER

*137 Spring Street  
Jonesboro, GA 30236*

The Perry Learning Center is an open campus public high school that provides an opportunity for students to complete their high school curriculum outside of the traditional educational setting. The center serves youth 16 and older. Additional educational services include ESL (English as a Second Language) courses.

### PREGNANCY CARE CENTER

*158 S. Main Street  
Jonesboro, GA 30236*

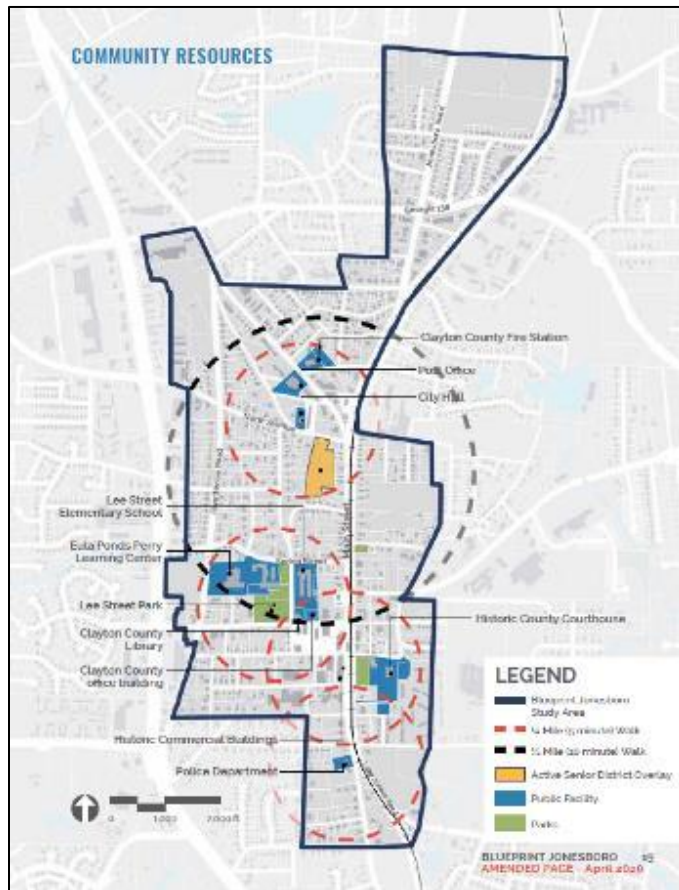
The Pregnancy Care Center offers religious pre-natal classes and guidance, free pregnancy tests and maternity clothing.

### THE SALVATION ARMY

*130 Spring Street  
Jonesboro, GA 30236*

The Salvation Army Jonesboro Corps offers several services to low-income families, including a food pantry, youth programs, religious services and a men's club. The Salvation Army also offers financial emergency services, including assistance with rents, mortgages, utilities and prescriptions by appointment.

Figure 2: Community Resources in the Defined Neighborhood



Source: Blueprint Jonesboro (2020 Update)

Through its “Active Senior District Overlay District,” shown in the map above, the City of Jonesboro looks to build affordable senior housing that allows residents to “age in place” with multimodal access to a variety of amenities in the city’s core. The proposed Hearthsides Jonesboro development will be located within this overlay on North Avenue, a central connecting street through Jonesboro. MARTA Route 193 provides public transit access from downtown Jonesboro to other locations, including Clayton State University, Forest Park and East Point. Due to its proximity to a MARTA route, the site also has access to MARTA Mobility, a shared ride, paratransit service for persons with disabilities.

In addition to transit and vehicular access, the proposed site is ideally located for short-distance walks to surrounding amenities. Within ¼ mile to the north of the site, there are several public amenities including Jonesboro City Hall, the United States Post Office, and a fire station. There is also a small, neighborhood park, Massengale City Park, which offers a walking track and other family-oriented amenities such as a playground and picnic pavilion.

Within a 10-minute walk south, residents of Hearthsides Jonesboro will be able to access a variety of cultural, educational and recreational resources. Lee Street Park, which draws many visitors with its free outdoor concerts, festivals, farmer’s market and events, is only a short walk from the site. Other amenities

to the south include the Perry Learning Center, Arts Clayton Gallery, the Jonesboro Library, the Road to Tara Museum, and First Baptist Church of Jonesboro's Recreation Outreach Center (ROC). Lastly, Hearthside Jonesboro will be connected to the "spine" of Jonesboro – Main Street. Here, residents will have access to the city's quaint commercial corridor with its local eateries and businesses. Hearthside Jonesboro will also include on-site amenities for residents, such as a community garden.

# Preliminary Assessment of Community Needs and Challenges

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Goals of the Community Transformation Plan include addressing education, health, employment, and transportation needs in the study area. For this Concept Plan, a preliminary assessment was made of community needs in the areas of education, health, employment, and transportation through a community survey and in-depth individual interviews with the residents and stakeholders making up the Community Quarterback Board. As this Concept Plan is later developed into a full Community Transformation Plan, a more robust process will be deployed for engaging the public, but the preliminary assessment detailed here provides an initial look at specific gaps within the key education, health, employment, and transportation areas for further study and evaluation.

Needs identified in stakeholder interviews include:



## Education

- Support residents in obtaining higher education and jobs with living wage
- Preschool readiness
- After school programs
- Parenting skills programs
- Technology training for seniors
- Awareness for seniors of available services
- Interpersonal skills education
- Civic education on participation in local government decision-making



## Health

- Small-scale, family-owned pharmacies, doctor's offices
- Preventative care
- Healthy living education Support for medication costs
- Mental health services and awareness
- Hospice services
- Group homes for adults with developmental disabilities
- Outreach and services for people in nursing homes
- Awareness of how to access health services
- Support for seniors to navigate Medicaid and Medicare benefits



## Employment

- Increased employment opportunities within the city of Jonesboro
- Jobs that pay a living wage
- Part-time employment opportunities for seniors
- Employment services focused on seniors
- Work and volunteer opportunities for seniors
- Soft skills training

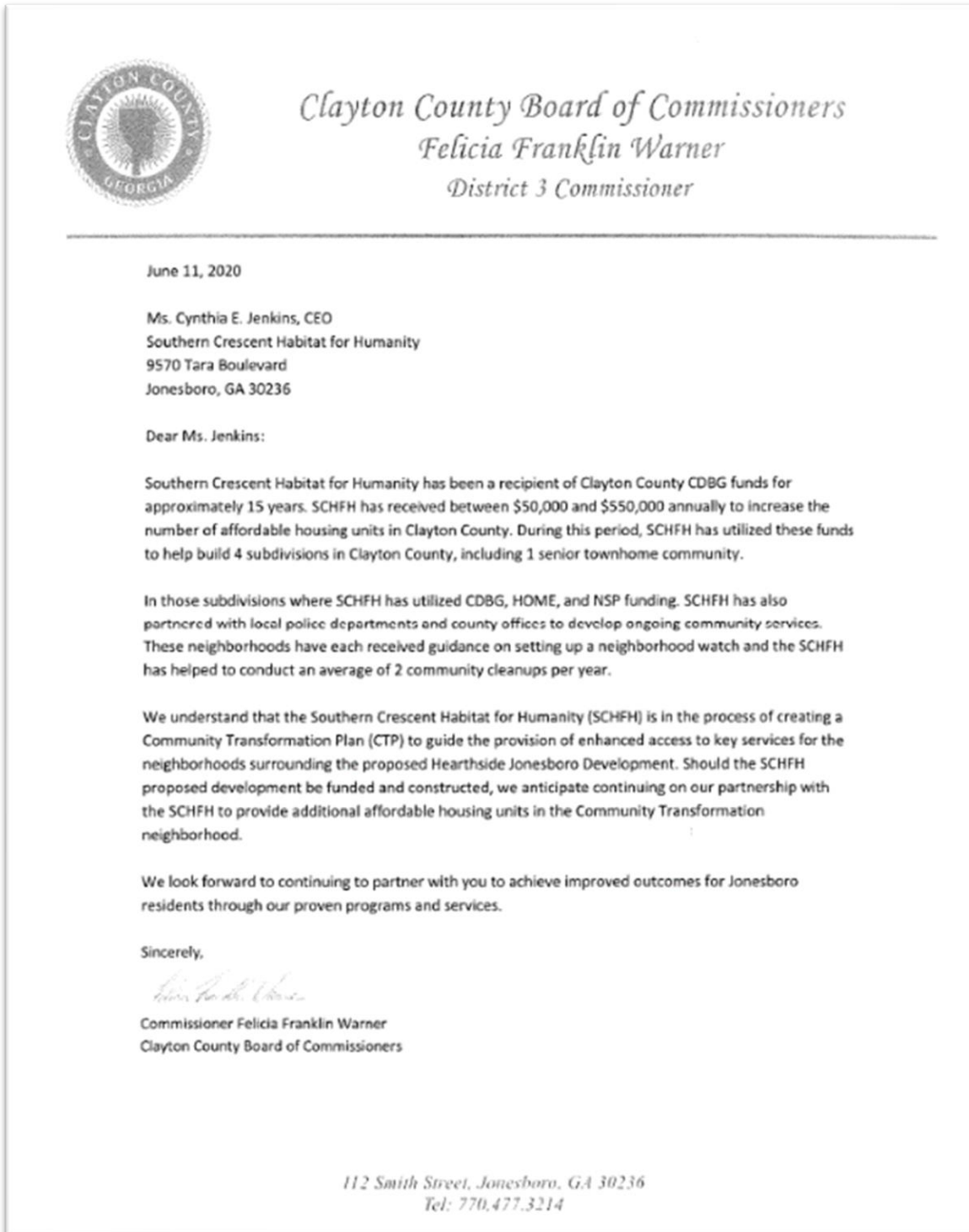


## Transportation

- Support opportunities for interaction in the city through increasing walkability
- Crosswalks and pedestrian safety measures, Golf cart and bike paths to connect the city
- Adjust bus routes to increase MARTA utilization
- Increase public transportation services
- Bike lanes
- Transportation assistance for seniors to healthcare, groceries, etc.
- Increased awareness of available transportation services

# Appendix I: Community-Based Developer

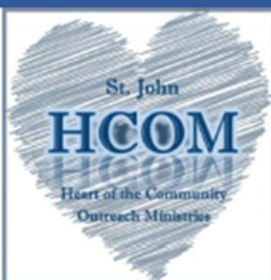
## Community Partnership Letters





**Example Photo:**  
**Clayton County Subdivision built by SCHFH with Clayton County CDBG support.**





PO Box 1411  
Fairburn, GA 30213  
770.756.9922  
[www.sjhcom.org](http://www.sjhcom.org)

June 16, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Dear Ms. Jenkins:

I am writing on behalf of St John Heart of the Community Outreach Ministries Inc. (HCOM) to express our sincere appreciation for the Southern Crescent Habitat for Humanity's partnership over the past 4 years. HCOM's Youth Build Program helps those youth aged 16 to 24 who have dropped out of high school to earn their GEDs and learn construction skills.

Over the course of our ongoing partnership, Southern Crescent Habitat for Humanity has been a place for these youth and young adults to practice real world application of their building skills and prepare for employment. Approximately 50 Youth Build participants work with SCHFH weekly to build homes and utilize the construction skills they have learned in our program. The Youth Build Program provides transportation for an average of 10 youth per week to their employment opportunities, including the SCHFH. Furthermore, 12 of these participants have now earned their GED and/or secured full-time employment.

We understand that the Southern Crescent Habitat for Humanity (SCHFH) is in the process of creating a Community Transformation Plan (CTP) to guide the provision of enhanced access to key services for the neighborhoods surrounding the proposed Hearthside Jonesboro Development. Should the SCHFH proposed development be funded and constructed, we would anticipate building on our partnership with the SCHFH by participating new home construction and home repair taking place in the Community Transformation neighborhood.

We look forward to continuing to partner with you to achieve improved outcomes for Jonesboro residents through our proven programs and services.

Sincerely,

*Rev. John Culbreth*

Rev. John Culbreth, President



**Metro  
Fair  
Housing  
Services,  
Inc.**

*Opening Doors for over Forty Years*

June 10, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Dear Ms. Jenkins:

Metro Fair Housing Services, Inc. (Metro) is a 46-year-old private, non-profit, civil rights organization that is currently the only such full-service fair housing enforcement entity in the state of Georgia. Its mission is *to promote social justice and eliminate housing and lending inequities for all people through leadership, education and outreach, complaint intake and counseling, public policy advocacy and enforcement of federal Fair Housing laws.* Metro's service area encompasses nine (9) counties in metropolitan Atlanta.

Over the long course of our partnership together, Metro has been successful in achieving measurable improvement in Southern Crescent Habitat for Humanity (SCHFH) residents' knowledge of the homebuying process. In the last 8 years we have offered twelve 8-hour homebuyer education sessions per year, serving a total of 114 SCHFH residents. In exchange, SCHFH also offered twelve or more home maintenance classes per year to Metro's first-time homebuyer certification class participants seeking affordable housing, serving 475 clients.

It is our understanding that SCHFH is in the process of creating a Community Transformation Plan (CTP) to guide the provision of enhanced access to key services for the neighborhoods surrounding the proposed Hearthsides Jonesboro Development. Should the SCHFH proposed development be funded and constructed, we would anticipate building on our partnership with SCHFH by collaborating with Community Transformation Partners in Jonesboro to provide fair housing education to families in the Community Transformation neighborhood under our contract with Clayton County.

The purpose of this correspondence is to voice our full support of SCHFH's efforts in this regard. We look forward to continuing to partner with you to achieve improved outcomes for Jonesboro residents.

Kindest regards,

Gail L. Williams  
Executive Director

215 Lakewood Way, SW - Suite 106 - Atlanta, GA 30315

[www.metrofairhousing.com](http://www.metrofairhousing.com)

Phone: 404-524-0000

Fax: 404-524-0005



June 10, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Dear Ms. Jenkins:

I am writing on behalf of Nothing but the Truth to express our sincere appreciation for the Southern Crescent Habitat for Humanity's partnership over the past 4 years. Among our many projects, Nothing but the Truth collects non-perishable food items and prepares weekend food bags for low-income children in Clayton County on a weekly basis. We work through the school system to distribute these packages in the children's backpacks. As a measure to improve the health and wellness of Clayton residents, food resources are provided at no cost to the families.

Over the course of our work together, Nothing but the Truth has been successful in achieving measurable improvement in many Clayton residents' access to food resources. Over the last 4 years we have grown the program to serve food bags to approximately 250 families per year in the City of Jonesboro/Clayton County. The names of the students are kept confidential by the school system, therefore we do not know who is served. However, many of the Habitat families are zoned to attend the seven schools we serve and are potential beneficiaries of our services.

We understand that the Southern Crescent Habitat for Humanity (SCHFH) is in the process of creating a Community Transformation Plan (CTP) to guide the provision of enhanced access to key services for the neighborhoods surrounding the proposed Hearthside Jonesboro Development. Should the SCHFH proposed development be funded and constructed, we would be happy to reevaluate our partnership with the SCHFH and consider collaborating with Community Transformation Partners to enhance the food resources to families in the Community Transformation neighborhood.

We look forward to continuing to partner with SCHFH to achieve improved outcomes for Jonesboro residents through our proven programs and services.

Sharing Truth,

Diane Soroko  
Board Member

Nothing but the Truth  
P. O. Box 845  
Dacula, GA 30019

Phone: 770.845.3029  
scarlett@nothingbutthetruth146.org  
Website: nothingbutthetruth146.org



Article:

Nothing But The Truth's "Weekend Food Bags" partnership with SCHFH.

[f](#) [t](#) [v](#) [i](#)



Southern Crescent  
**Habitat**  
for Humanity®

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[Southern Crescent Habitat Helps Organization Fight Hunger in Clayton C...](#)

## Southern Crescent Habitat Helps Organization Fight Hunger in Clayton County

September 4, 2019 / 0 Comments / in [Build, Habitat News, SCHFH Blog](#)  
/ by [development](#)



*Diane Soroko bags items for the Weekend Food Bags to distribute to students in Clayton County Public Schools*

*Today, one in six families spend at least half their income in rent or mortgage, often choosing between paying for housing or purchasing food. Unfortunately, this is the story of far too many families. Southern Crescent Habitat for Humanity is not only doing their part to ensure everyone has a decent place to live, but they are aiding Nothing but the Truth Ministries in their fight against hunger.*

*According to Cathy Cochran, Southern Crescent Habitat's Family Services Manager, "Habitat works closely with families that fit the demographic*

  
**HABITAT NEWS**  
[Our Families are Essential!](#)  
[May 5, 2020](#)  
[Community Resources](#)  
[April 23, 2020](#)  
[Habitat for Humanity and Lowe's unite women to spotlight global need for safe and affordable housing during International](#)

[www.schabitat.org/southern-crescent-habitat-helps-organization-fight-hunger-in-clayton-county/](http://www.schabitat.org/southern-crescent-habitat-helps-organization-fight-hunger-in-clayton-county/) 1/3



volunteers fill the Southern Crescent Habitat for Humanity conference room to pack "Weekend Food Bags" for Clayton County students to take home in their backpacks. The "Weekend Food Bags" are given to children that school counselors identified as being "food insecure" and in need of additional food for the weekend. The bags typically contain easy-open/self-serve items sourced from Midwest Food Bank in Peachtree City, as well as donations from the local community.



"Some of these students do not get to experience the simple things that we take for granted...like going in the pantry and knowing that there is something to eat. We often associate hunger with third world countries, but it is happening right in our own backyards," exclaimed Diane Soroko, the Nothing but the Truth Clayton County Program Coordinator.

The "Weekend Food" Ministry started in Gwinnett County over 10 years ago and branched out the Clayton County about 5 years ago. There are currently six schools and over 190 students that receive weekend food bags in Clayton County Schools.

For more information on how you can help Nothing but the Truth Ministries, visit [www.nothingbutthetruth146.org](http://www.nothingbutthetruth146.org) (<https://nothingbutthetruth146.org/>). To learn more about Southern Crescent Habitat for Humanity's mission in Henry, Clayton, and Fayette Counties, visit [www.schabitat.org](http://www.schabitat.org) (<http://www.schabitat.org>).

[Crescent Habitat for Humanity and The Home Depot Foundation Change the Life of a Henry County Veteran](#)  
January 31, 2020

[Gafa Raises Funds for Southern Crescent Habitat for Humanity and Other Fayette County Nonprofits](#)  
January 22, 2020

#### HABITAT NEWS ARTICLES

Habitat News Articles  
Select Cai



June 10, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Dear Ms. Jenkins,

Piedmont Fayette Hospital is pleased to have been a partner with the Southern Crescent Habitat for Humanity (SCHFH) for the past two years. During this period, Piedmont Fayette has provided all-female teams of employee volunteers to participate in the SCHFH "Women Build" event. Our partnership has resulted in home repairs for two families in our area.

We understand that the Southern Crescent Habitat for Humanity is in the process of creating a Community Transformation Plan (CTP) to guide the provision of enhanced access to key services for the neighborhoods surrounding the proposed Hearthside Jonesboro Development. It has been our experience that projects like this can provide local businesses with a unique opportunity to make a positive difference in the communities we serve. Our past endeavors with SCHFH have provided extremely rewarding experiences for our employees.

While the COVID-19 pandemic has certainly redefined our community partnerships and engagement activities, we look forward to looking at new ways we can help SCHFH achieve improved outcomes for residents through your proven programs and services.

Sincerely,

A handwritten signature in black ink that reads "Debbie Britt".

Debbie Britt  
Executive Director, Patient Services and Community Relations

Cc:  
Nathan Nipper, COO  
Paige Muh, Manager, Community Relations



**Example Photo:**  
**Piedmont employee volunteers at a an SCHFH “Women’s Build” event.**



## Philanthropic Activities

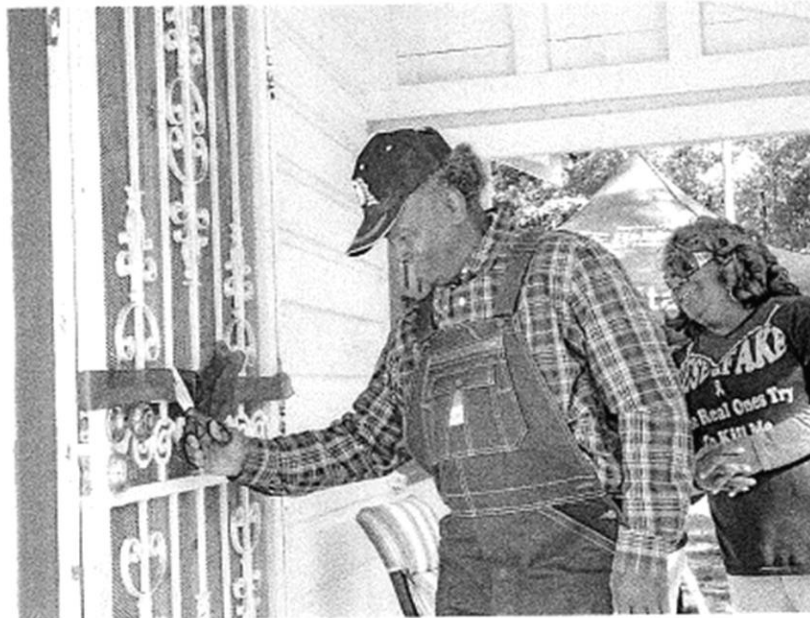
### PRAYOR PROJECT

6/11/2020

Lifelong Fayette resident, 81, gets an indoor bathroom in time for the holidays - The Citizen

## Lifelong Fayette resident, 81, gets an indoor bathroom in time for the holidays

By Cal Beverly - December 1, 2017



It was a festive atmosphere recently at the south Fayette County home of life-long resident Walter Prayor, the recipient of a new bathroom and other home upgrades through the assistance of Southern Crescent Habitat for Humanity (SCHFH).

***Above, daughter Francine Prayor looks on as her father, Walter Prayor, cuts the ribbon at his home recently, now outfitted with a new bathroom and other upgrades through the efforts of Southern Crescent Habitat for Humanity. Photo/Ben Nelms.***

The 81-year-old Prayor was referred to SCHFH earlier this year by Fayette Senior Services and the Meals on Wheels program after it was learned that he had no bathroom in his home, according to SCHFH Family Service Coordinator Megan Hepker.

Hepker said the home was built by Prayor's father and uncle, with help from Prayor, in 1946 and did not include a bathroom.

Now living alone, Prayor for the past decades has been using an outhouse on the property, taking "bucket showers," Hepker said previously.

Learning of the need, SCHFH then set out to raise the funds and materials needed to transform an existing room into a bathroom.

1/2

6/11/2020

Lifelong Fayette resident, 81, gets an indoor bathroom in time for the holidays - The Citizen

Daughter Francine Prayor during the brief ceremony on Oct.27 showed obvious emotion while reading a letter from her father. The letter explained that Walter was humbled and grateful for the assistance, calling Habitat for Humanity his angel.

The ceremony concluded with Walter Prayor cutting the ribbon on his front door and inviting the assembled group to see the transformation of his home.

That transformation included the new bathroom, along with a new septic system, new kitchen sink, a freshly painted home exterior and window repairs.

SCHFH CEO Cynthia Jenkins during the ceremony said the project was the result of hundreds of volunteers and donors, including business donors.

"We count it a privilege to be able to do this for you," Jenkins told Prayor.

As is customary with all SCHFH projects, Prayor was presented a Bible signed by donors and an American flag for his home.

For more information on SCHFH contact Megan Hepker at 770-477-2367.

**Cal Beverly**

<https://thecitizen.com>



June 11, 2020

**Critical Home Repair: Scope of Work**

Prepared by: Jenifer Klippel

Homeowners: Walter Prayor  
Property: 635 Inman Rd, Fayetteville

**To Be Performed**

The following repairs will be performed under Southern Crescent Habitat for Humanity's Home Repair Program.

- Install Mitsubishi in-wall HVAC unit
- Install plumbing and fixtures to add full bathroom to right rear room
- Install new septic system
- Replace rotted window trim as necessary
- Install replacement windows (7 units)
- Install new entrance doors (2)
- Install handrail at rear entrance
- Replace rotted siding as necessary
- Prep and paint exterior of house
- Upgrade electrical system
- Install underpinning at crawlspace

**Outside of the Scope of Work**

Repairs relating to health and safety which are beyond the scope of this repair but need attention:

- 

I understand that Southern Crescent Habitat for Humanity has limitations on the funding to be expended, as well as on the types of work which qualify, for Home Repair. Only the work outlined above under "To Be Performed" qualifies for funding and performance of work. Habitat is not undertaking to perform work outlined "Outside of the Scope of Work" or ongoing and future maintenance of the Property. Future maintenance and upkeep of the Property is solely the responsibility of Homeowner.

**Homeowner's Approval**

Printed Names: \_\_\_\_\_

Signatures: \_\_\_\_\_

Date: \_\_\_\_\_



June 11, 2020

## Critical Home Repair: Scope of Work

Prepared by: Jenifer Klippel

Homeowners: Walter Prayor

Property: 635 Inman Rd, Fayetteville

### To Be Performed

The following repairs will be performed under Southern Crescent Habitat for Humanity's Home Repair Program.

- Install plumbing and fixtures to add full bathroom to right rear room
- Install new septic system
- Install handrail at rear entrance
- Replace rotted siding as necessary
- Prep and paint exterior of house
- Upgrade electrical system
- Install underpinning at crawlspace: construct 2x4 framing to back ¼" plywood air barrier at exposed area of crawlspace to protect plumbing pipes.

**635 Inman Rd Work Write-Up  
Budget, Change Orders and Actual Costs**

6/11/2020

Rehab Budget	Budget	Change Orders	Acutal Costs
<b>REHAB &amp; REPAIRS</b>	\$ 36,565.00		\$ 23,906.77
<b>0300 General</b>	\$ 6,150.00		\$ 3,650.00
Permit(s)	\$ 1,500.00		\$ 450.00
Clean-up			\$ -
Waste Removal	\$ 1,000.00		\$ -
Portable Toilet	\$ 150.00		\$ -
Utilities	\$ -		\$ -
Termite/Pest Control	\$ -		\$ -
Fees	\$ -		\$ -
Final Inspection	\$ 300.00		\$ -
Soil Survey & engineering	\$ 3,200.00		\$ 3,200.00
<b>3300 Electrical</b>	\$ 2,500.00		\$ -
Electrical upgrade	\$ 2,000.00		\$ -
Fixtures	\$ 500.00		\$ -
<b>3200 HVAC</b>	\$ 4,210.00		\$ -
Mini-split system	\$ 4,210.00		\$ -
<b>3100 Plumbing</b>	\$ 6,500.00		\$ 8,680.31
Septic system	\$ 4,000.00		\$ 590.31
Framing			\$ 1,845.00
Bathroom	\$ 2,500.00		\$ 6,245.00
<b>2600 Exterior of House</b>	\$ 12,500.00		\$ 6,247.71
Reinforce foundation	\$ 4,800.00		
Repair damaged siding, prep and paint exterior	\$ 3,000.00		\$ 885.00
Replacement windows (7)	\$ 3,500.00		\$ 1,465.00
Exterior doors (?)			\$ 885.00
Install underpinning at crawlspce	\$ 1,000.00		
Rear handrails	\$ 200.00		
New Water Heater			\$ 2,400.00
Materials			\$ 612.71
			\$ 900.00
<b>8800-Waste Management</b>			\$ 900.00

**635 Inman Rd Work Write-Up  
Budget, Change Orders and Actual Costs**

6/11/2020

Rehab Budget	Budget		Change Orders	Acutal Costs	
<b>9200- Waste Management</b>					\$ 255.00
Dumpster				\$ 255.00	
<b>4500- Interior</b>					\$ 4,173.75
Drywall				\$ 1,500.00	
Insulation(4300)				\$ 375.00	
Painting				\$ 825.00	
Flooring(4530)				\$ 1,435.00	
Materials				\$ 38.75	
<b>4510 Appliances</b>		\$ 1,400.00			\$ -
Frig, range, vent a hood, dishwasher, washer and dryer	\$ 1,400.00			\$ -	
<b>Other</b>		\$ 3,305.00			\$ -
General Punch Out	\$ 200.00			\$ -	
Contingency	\$ 3,105.00			\$ -	



## MADDOX PROJECT

[https://www.henryherald.com/news/southern-crescent-habitat-for-humanity-to-build-ramp-at-maddox-home/article\\_1e0f09b0-890f-5207-be6d-09d431bf3c0f.html](https://www.henryherald.com/news/southern-crescent-habitat-for-humanity-to-build-ramp-at-maddox-home/article_1e0f09b0-890f-5207-be6d-09d431bf3c0f.html)

FEATURED

### *Southern Crescent Habitat for Humanity to build ramp at Maddox home*

*From Staff Reports*

*joe.adgie@henryherald.com*

*Mar 11, 2019*



*Chase Maddox was a Locust Grove Police Officer who was killed last February when assisting Henry County Sheriff's deputies with a warrant. Since his passing, the community has reached out to help Maddox's family. (Special Photo)*

*LOCUST GROVE — Southern Crescent Habitat for Humanity and Team Depot will team up on Friday to build an accessibility ramp for Bradin Maddox, the oldest son of the fallen Locust Grove Police officer Chase Maddox.*



*According to a release from the Southern Crescent Habitat for Humanity, Bradin has cerebral palsy, and his movement is very limited.*

*Last February, Maddox lost his life when assisting Henry County Sheriff's deputies with a warrant. Maddox was only 26 years old.*

*"In the midst of this tragedy, we hoped that in some meaningful way we could help the family," said Cynthia Jenkins, CEO of Southern Crescent Habitat for Humanity, in a press release. "Gratefully, Team Depot has stepped in to fund a portion of the project to make this home barrier-free for Bradin. We hope to receive additional funds to complete the needed accessible ramps, bathroom modifications, and chairlift. We serve veteran-families and seniors who need these kinds of home repair every day. We know that the community will help us meet the needs of this family and others in South Metro Atlanta."*

*Team Depot, the associate-led volunteer program of The Home Depot, contributed around \$10,000 worth of gift cards to jumpstart the project, as well as another \$10,000 from The Home Depot Foundation.*

*Employees from various Home Depot stores in the area will join Southern Crescent staff and other volunteers on the morning of March 15 at the Maddox residence in Griffin.*

*For more information on how you can help Southern Crescent Habitat for Humanity with the Chase Maddox project or other families, please email [development@schabitat.org](mailto:development@schabitat.org) or donate to the GoFundMe at [www.gofundme.com/thechasemaddoxproject](http://www.gofundme.com/thechasemaddoxproject).*





June 11, 2020

**Accessibility Project**  
**Maddox residence**  
**650 Deer Lake Drive, Griffin, GA 30224**

**Scope of Work**

- Build ADA compliant accessibility ramp at front entry.
- Landscape at front of house at new ramp.
- Add door to Bradin's bedroom from living room to left of return duct. Frame in existing door. Steal space for hall bath from closet if necessary.
- Widen hall bath door to 3'0, install low-step shower, hand-held fixtures, remove pedestal sink and install wheelchair accessible vanity. Ensure proper ADA egress requirements.
- Install grab bars at multiple locations.
- Move gas grill line and cap off pipe.

---

**Homeowner Approval**

**Printed Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

650 Deer Lake Dr\_budget WORKING


650 Deer Lake Dr, Griffin	Budget		Gift Cards	Actual Amt
<b>REMODEL/MODIFICATIONS</b>	\$ 62,817.99		\$ 10,000.00	\$10,086.05
<b>0300 General</b>		\$ -		
Permits	\$ -			
Portable toilet	\$ 258.15			\$172.10
<b>2600 Exterior of House</b>		\$ 19,985.00		
Garage Awning 4' to 5'	\$ 3,125.00			
Modify garage door at entry, prep for lift	\$ 3,125.00			
Garage stairlift	\$ 3,460.00			
5' x 12' ramp front	\$ 3,125.00			\$2,195.00
Materials			\$ 1,620.15	
			\$ 44.68	
5' x 12' ramp rear, with stairs	\$ 3,437.50			
Brick accents at front ramp to match main home.	\$ 2,200.00			
Move gas grill line and cap off pipe	\$ 312.50			
Stain/seal new ramps	\$ 400.00			
Landscaping: mulch, plantings, esp. at ramps	\$ 800.00			
Materials			\$ 1,221.79	
			\$ 139.32	
<b>4500 Interior of House</b>		\$ 42,832.99		
Laundry room widen door, add space to accommodate stackable washer and dryer, counter top, fix floor, drywall, trim.	\$ 6,250.00			
New washer/ dryer, stackable.				
Add door to bedroom from living room, frame in existing door, hang barn door.	\$ 3,125.00			
Hall bath 5' x 8', demo all, widen door, open into closet space, frame for tub spec. Drywall, tile, paint, accessible sink, accesible toilet, hand held shower.	\$ 12,500.00		\$ 6,974.06	\$ 7,558.95
Stairlift to 2nd level	\$ 10,601.81			
Bath lift	\$ 3,800.00			
Subcontracted Work				\$ 160.00

Total  
\$20,086.

650 Deer Lake Dr\_budget WORKING

650 Deer Lake Dr, Griffin	Budget		Gift Cards	Actual Amt
Grab bars all bath locations	\$ 1,000.00			
Contingency	\$ 5,556.18			
<b>DIRECT COSTS</b>		\$ 62,817.99		
<b>ADMINISTRATION FEE</b>		\$ 6,281.80		
<b>TOTAL</b>		\$ 69,099.79		

CLAYTON STATE UNIVERSITY COLLEGIATE CHAPTER PROJECTS



**A HOME and a Legacy**

**By Holly Feltz**

In 2013, Sheila Burrell's beloved grandfather and great uncle, Ed, passed away. She didn't realize she had lost her last grandpa until she read the obituary.

That passage came to Burrell a year later when Burrell and her two children moved into the house that was built for Ed. It's a home that Burrell's grandfather and great uncle built for her.

"It's a home that I can't say I ever had," she says. "We've lived here for a while. This is our home and it's the same as my grandpa's."

Burrell, a sophomore, spent months of her childhood working on the project to build the house, including being involved in the design, construction and building the foundation of the house.


The education program is a part of the school's effort to make a difference in the lives of students.

"Working with Habitat Southern Crescent, it's a hand up, not a hand out," she says. "Partner families put in blood, sweat and tears. I'm building something for the next generation, something to leave for my kids as a legacy."

In addition to the school's program, Burrell and her two children are also involved in the school's efforts to make a difference in the lives of students.

Students gathered in August of 2014 during Labor Service Day. Clayton State University is proud to be a part of the school's effort to make a difference in the lives of students.

Burrell said it was exciting to see students who were helping to build a home for a family.



**Working with Habitat Southern Crescent, it's a hand up, not a hand out," she says. "Partner families put in blood, sweat and tears. I'm building something for the next generation, something to leave for my kids as a legacy."**







## Community Improvement Fund

### COMMITMENT OF FUNDS



2000 RiverEdge Parkway  
Suite 450  
Atlanta GA 30328  
770-850-8280

June 16, 2020

Mr. Ricky L. Clark, Jr, City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Re: Community Improvement Fund for Jonesboro Community Transformation Plan

Dear Mr. Clark,

Please accept this as a formal commitment of the financing we have previously discussed, for Hearthsides Jonesboro's funding for the City's Community Transformation Plan.

An affiliate of One Street will be the General Partner for Hearthsides Jonesboro Redevelopment, LP. That will own Hearthsides Jonesboro and has executed a Development Services Agreement with Southern Crescent Habitat for Humanity (SCHFH), under which they will be our Community-Based Developer partner and earn a 15% share of the project's Developer Fee. Per the terms of that Agreement SCHFH will contribute \$50,000 of their Developer Fee to establish a Community Improvement Fund for the City's Community Transformation Plan.

Per our discussions, that Community Improvement Fund would be managed by the Transformation Plan's Community Quarterback Board and deposited in an account controlled by the City of Jonesboro, as Chair of that Board. We anticipate SCHFH's contributions to parallel the schedule of funding for the project's overall Developer Fee. Accordingly, we project approximately \$12,500 will be funded at Hearthsides Jonesboro's construction closing (anticipated in August 2021). Future contributions will be made at construction completion, completion of the property's lease-up, with small additional payments made over the following 3 to 4 years of the property's operation.

The Community Transformation Concept Plan envisions planning, research and community engagement as uses of the Fund. So, SCHFH's initial Fund contribution will enable those activities to start in late 2021, in time to finalize the Plan before Hearthsides Jonesboro's construction is completed.

Sincerely,

A handwritten signature in blue ink, appearing to read "David H. Dixon", is written over a horizontal yellow line.

David H. Dixon  
Managing Partner, OS Partners, LLC  
General Partner, Hearthsides Jonesboro Redevelopment, LP

cc: Cynthia Jenkins, Southern Crescent Habitat for Humanity



## DETAILED USE OF FUNDS

While SCHFH is capitalizing the Community Improvement Fund, the funds will be held by and deposited into an account designated by the City of Jonesboro to ensure transparent accounting and oversight. Use of the funds will be directed by the Community Quarterback Board and may be used for activities in the Defined Neighborhood such as:

- Ongoing transformation planning and community research
- Community outreach and engagement in the form of public meetings, resident questionnaires and surveys, community organizing, and other community-building events
- Implementation for small neighborhood revitalization activities in the areas of education, access to health care, transportation, and employment
- Seed money to attract and match grants from non-profits and other organizations working in the education, health care, transportation, and employment sectors
- Volunteer recruitment initiatives and events

## Equitable Geographic Allocation

The planning team for this plan has checked DCA's Community Transformation List included among the 2020 QAP Documents (and available at this link:

[https://www.dca.ga.gov/sites/default/files/community\\_transformation\\_list.pdf](https://www.dca.ga.gov/sites/default/files/community_transformation_list.pdf)) and has determined that the proposed site for Hearthside Jonesboro is not within nor does it overlap a Defined Neighborhood already containing a Transformational Community initiative funded in 2017, 2018, or 2019.

# Appendix II: Community Quarterback Board

---

Community Quarterback Board Meeting: June 10, 2020  
(via conference call)

**City of Jonesboro**  
Community Task Force Meeting

---

**Agenda**

Date: June 10, 2020

- I. Task Force Members – Group Introduction – Ricky Clark
  - Community Based Developer: Southern Crescent Habitat for Humanity
  - Task Force Members
  - Planning Team – OneStreet Development
  - Planning Team – Mosaic
  
- II. Senior Living Task Force / Community Quarterback Board – Ricky Clark
  - a. One body, dual functions as both Task Force and CQB
  - b. Relationship of CQB to the Hearthside project
  - c. Roles
    - Drives the planning process
    - Assists with community engagement
  - d. Time Commitment
    - Meeting frequency
  - e. Timeline
    - Work ramps up in early 2021 upon award of tax credits
  
- III. Hearthside Jonesboro Update – Dave/Shawn
  - a. Project summary
  
- IV. Action Items - Jeremy – Mosaic
  - a. Need commitment letters signed and returned by Thursday, June 11
  - b. Electronic copies ok
  - c. Push survey distribution

Adjourn

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## Account Information

Date: June 10, 2020 1:59:19 PM  
 Dial-in number:  (712) 770-4035  
 Access code: 243870  
 Account: #s7628636


## Audio

Caller	Service Type	Start Time	End Time	Duration
(770) 991-8000 - SOUTHERNREGION	 	1:59:19 PM	2:39:55 PM	41m
+1 404 358 0537 - MITCHELL KIMBER	 	1:59:31 PM	2:40:04 PM	41m
+1 770 726 5060 - WIRELESS CALLER	 	1:59:37 PM	2:39:54 PM	41m
+1 404 831 1395 - JEREMY GRAY	 	1:59:47 PM	2:39:55 PM	41m
+1 770 477 5347 - RANDY DANIEL	 	1:59:52 PM	2:40:09 PM	41m
+1 404 375 1894 - WIRELESS CALLER	 	2:00:07 PM	2:39:57 PM	40m
+1 404 925 7397 - SIRENS FOR CITI	 	2:00:09 PM	2:40:03 PM	40m
+1 770 472 7638 - JONESBORO GA	 	2:00:16 PM	2:40:04 PM	40m
+1 678 953 7451 - CYNTHIA JENKINS	 	2:01:04 PM	2:39:56 PM	39m
+1 404 330 7030 - CLARK RICKY	 	2:01:37 PM	2:35:34 PM	34m
+1 770 652 6803 - WIRELESS CALLER	 	2:03:06 PM	2:39:53 PM	37m
+1 678 221 8156 - WIRELESS CALLER	 	2:04:04 PM	2:04:37 PM	1m
+1 770 478 3800 - CITY HALL OF JO	 	2:04:30 PM	2:05:08 PM	1m
+1 678 221 8156 - WIRELESS CALLER	 	2:05:02 PM	2:07:49 PM	3m
+1 770 478 3800 - CITY HALL OF JO	 	2:07:37 PM	2:40:05 PM	33m
+1 678 508 5254 - HOUSE OF DAWN	 	2:39:13 PM	2:40:53 PM	2m

Number of attendees: 16  
 Toll minutes: 475m

Note: All times in Eastern Time

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 Fax: (562) 432-5250

## Low-Income Representation

Three of the nine Jonesboro CQB members (one-third) are low-income residents. Each has provided a signed a letter committing to serve on the CQB and a self-certification that their income is less than 80% AMI.

Community Quarterback Board Roster			
#	CQB Member	Affiliation	Membership Category
1	Ricky L. Clark, Jr. (Chair)	City Manager, City of Jonesboro	Local Government
2	Randy Daniel	Resident, Community Advocate	Low-Income Representative
3	Dr. Doug Hendrix	Assistant Superintendent, Clayton County Public Schools	Education
4	Katie Kirkland	Resident, Community Advocate	Low-Income Representative
5	Sharon McDonald, RN	Director of Business Development, Southern Regional Medical Center	Health Services
6	Dawn Murray	CEO, House of Dawn	Other: Nonprofit
7	Vicki Smith	Resident, Community Advocate	Low-Income Representative
8	Tori Strawter-Tanks	Director, Clayton County Senior Services	Transportation Services
9	Ed Wise	Councilman, City of Jonesboro	Local Government



# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

June 8, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

As a resident of the City of Jonesboro, I am pleased to offer my commitment to the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB). I am a lifetime resident of Jonesboro and a former barber. Jonesboro already has many resources for community members, including free recreational activities at the Rock, as well as concerts, farmer's markets, and a trail at Lee Street Park. I am excited about what has been going on in the City of Jonesboro and I look forward to serving on this board.

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

Randy Daniel

[www.jonesboroga.com](http://www.jonesboroga.com)



# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

## Income Certification for Community Quarterback Board

Below is a copy of HUD's 2020 Income Limit Summary. Please refer to the table and complete the certification for our records.

FY 2020 Income Limit Area: Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area\*

FY 2020 Median Family Income: \$82,700

Persons in Household	1	2	3	4	5	6	7	8
Maximum Income (80% AMI Limit)	\$46,350	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750	\$82,050	\$87,350

Source: HUD User FY 2020 Income Limits Documentation System, <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

\*NOTE: Clayton County is part of the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area, so all information presented here applies to all of the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area.

### Income Certification Statement:

I certify that I have been given a copy of HUD's 2020 Income Limit Summary and that my household income is below the 80% AMI low-income standard.

Signature Randy Gant

Date 6-8-2020



# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

June 8, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

As a resident of the City of Jonesboro, I am pleased to offer my commitment to the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB). I am a retired healthcare professional and have lived in the city for over 40 years. I love Jonesboro. I would like to see the city grow and improve and I am excited to serve on this board.

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

A handwritten signature in blue ink that reads "Katie Kirkland". The signature is written in a cursive style.

Katie Kirkland

[www.jonesboroga.com](http://www.jonesboroga.com)





# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

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### Income Certification Statement:

I certify that I have been given a copy of HUD's 2020 Income Limit Summary and that my household income is below the 80% AMI low-income standard.

Signature Kate Kipland

Date 6/8/20



# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

June 8, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

As a resident of the City of Jonesboro, I am pleased to offer my commitment to the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB). I am a lifelong Jonesboro resident and have been involved with the City of Jonesboro alongside my mother, who served as the Jonesboro City Clerk for many years. Jonesboro has many exciting activities, such as the concerts and events that take place at Lee Street Park. Furthermore, Hearthsides Jonesboro sounds like it will be a great place to live. I look forward to serving on this board.

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

Vicki Smith

[www.jonesboroga.com](http://www.jonesboroga.com)



# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

## Income Certification for Community Quarterback Board

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### Income Certification Statement:

I certify that I have been given a copy of HUD's 2020 Income Limit Summary and that my household income is below the 80% AMI low-income standard.

Signature Valeri Guich

Date 4/8/2020

## Required Sector Representatives

Five of the nine Jonesboro CQB members (more than one-third) are representatives of fields outlined in the QAP:

- 1 Education representative
- 1 Health services representative
- 1 transportation services representative
- 2 Local government representatives

Community Quarterback Board Roster			
#	CQB Member	Affiliation	Membership Category
1	Ricky L. Clark, Jr. (Chair)	City Manager, City of Jonesboro	Local Government
2	Randy Daniel	Resident, Community Advocate	Low-Income Representative
3	Dr. Doug Hendrix	Assistant Superintendent, Clayton County Public Schools	Education
4	Katie Kirkland	Resident, Community Advocate	Low-Income Representative
5	Sharon McDonald, RN	Director of Business Development, Southern Regional Medical Center	Health Services
6	Dawn Murray	CEO, House of Dawn	Other: Nonprofit
7	Vicki Smith	Resident, Community Advocate	Low-Income Representative
8	Tori Strawter-Tanks	Director, Clayton County Senior Services	Transportation Services
9	Ed Wise	Councilman, City of Jonesboro	Local Government



# CITY OF JONESBORO

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

Jonesboro Senior Living Task Force

Fellow Task Force Members,

Thank you, again, for your willingness to serve on the Task Force, and for all the time you have already devoted to launching our Community Transformation Plan. I wanted to reiterate the City's commitment to serve alongside you as the chair of the Task Force and express our excitement about what we can do, together, to improve the quality of life in Jonesboro's downtown neighborhoods.

In the days ahead, you will be able to find a Concept Plan for the coming Community Transformation effort, posted on the City's website. That will be a copy of what is being submitted, on June 17th, to the Georgia Department of Community Affairs, along with Hearthside Jonesboro's financing application to DCA. As you know, we're looking to that financing approval as a source of significant seed funding for our future transformation efforts, with some of those funds coming to the Task Force and other funding going to Southern Crescent Habitat for Humanity. We will keep you posted on our progress there.

In the meantime, please be sure to complete the [Downtown Jonesboro Community Needs Survey](#) and help us get other community residents and stakeholder to complete it also.

Thank you again,

A handwritten signature in blue ink, appearing to read "Ricky L. Clark, Jr.", is written over the typed name.

Ricky L. Clark, Jr.

City Manager

[www.jonesboroga.com](http://www.jonesboroga.com)



# Clayton County Public Schools

## Division of School Leadership and Improvement

1058 Fifth Avenue • Jonesboro, Georgia 30236 • (770) 473-2700

DR. MORCEASE J. BEASLEY  
Superintendent of Schools

RALPH L. SIMPSON, Ed.D  
Deputy Superintendent  
School Leadership & Improvement

June 8, 2020

Date

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

As the Assistant Superintendent of Clayton County Schools, I am pleased to offer my commitment to support the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB). In my professional role, I am responsible for 18 schools in the County including Lee Street Elementary in the project's defined neighborhood, as well as Jonesboro Middle and High schools located nearby. My personal commitment to supporting education in Clayton County has included serving the school district as a teacher, a coach, an assistant principal, a principal, a district administrator, and a district executive. I was also a 20 year Clayton County resident, participating in Leadership Clayton, the Jonesboro/Stockbridge Alumni Chapter of Kappa Alpha Psi Fraternity Inc., and the Atlanta Chapter of the Fort Valley State Alumni Chapter.

Jonesboro is moving! It is one of the most progressive cities in Clayton County and an overall great place to live. City leaders have done an outstanding job of reaching out and building partnerships to include with the school district. I look forward to contributing to this forward motion by serving on the Community Quarterback Board.

---

Clayton County Board of Education

[www.clayton.k12.ga.us](http://www.clayton.k12.ga.us)





# Clayton County Public Schools

## Division of School Leadership and Improvement

1058 Fifth Avenue • Jonesboro, Georgia 30236 • (770) 473-2700

DR. MORCEASE J. BEASLEY  
Superintendent of Schools

RALPH L. SIMPSON, Ed.D  
Deputy Superintendent  
School Leadership & Improvement

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

Assistant Superintendent  
Clayton County Public Schools





**Southern Regional  
Medical Center**

June 10, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

I am happy to support the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB). As a Registered Nurse and the Director of Business Development at Southern Regional Medical Center, I have placed significant focus on the hospital's senior healthcare programming. We have been recognized as a member of a national program known as NICHE (Nurses Improving Care for Health System Elders). The NICHE program seeks to effect changes in nursing practice that benefit older hospitalized patients and ultimately achieve patient-centered care for older adults. While this recognition will make us an important asset for the seniors who will reside at Hearthside Jonesboro, our participation in Senior NICHE meetings within the community brings significant senior-focused health resources to Jonesboro residents. These include home care, hospice, skilled nursing, assisted living, and other providers.

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

Sharon McDonald, RN  
Director of Business Development

11 Upper Riverdale Road, SW, Riverdale, GA 30274  
770-991-8000 [www.southernregional.org](http://www.southernregional.org)



P.O. Box 1222 • Jonesboro, GA 30237 • 770-477-2385 Fax • 770-477-2365

**Chair**  
Sheila Taylor  
**Gary Burton**  
Co-Chair  
**Ruth Pinkham**  
Secretary  
**Sharon Conley**  
Treasurer  
**Members**  
Hon. Mike Glanton  
Yong Kim  
Hope Thompson  
  
**Founder & CEO**  
Dawn L. Murray  
  
**Program Director**  
Karen Dubidad

*Our mission is to provide a stable and loving home for teenage mothers and their children under adult supervision, and to provide them with educational opportunities, and life training skills that they need to become independent, self-supporting women.*

06/16/2020

Dawn L. Murray  
P.O. Box 1222  
Jonesboro, GA 30237

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

I am pleased to offer my commitment to support the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB). For over 20 years, I have enjoyed being active in the Jonesboro community, serving as a member of Rotary, and on the boards of CASA and the Jonesboro Downtown Development Authority. As the founder and CEO of House of Dawn, I am keenly aware of the needs of low-income residents of Jonesboro, particularly young mothers and their children. House of Dawn's mission is to provide a stable, loving, home for young mothers and their children under adult supervision and to provide young mothers with the educational opportunities and the life training skills that they will need to become independent, self-supporting women.

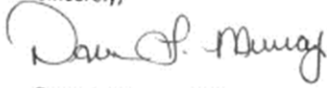
I look forward to contributing my professional experience and community connections by serving on the Community Quarterback Board. Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;

- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

A handwritten signature in black ink that reads "Dawn L. Murray". The signature is written in a cursive style with a large initial "D".

Dawn L. Murray, CEO



Clayton County  
**Senior Services**  
Department  
*changing the face of aging*

June 9, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

I am pleased to offer my commitment to support the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB), representing Clayton County Senior Services. I serve as the Director of Clayton County's Department of Senior Services, where we offer services for active and homebound seniors. We also provide transportation for 300-400 seniors, so that they may access medical appointments within the county limits

Outside of transportation, our services to homebound seniors include personal and home care, CNA services and case management. The county offers 2 nationally accredited senior centers, with a third senior center and an intergenerational center opening in August. Clayton County also offers a Kinship Care program for grandparents and other relatives raising children. The Kinship Care program offers after school, summer camp, trips and activities for the children, as well as support groups for the adults.

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

Tori Strawter-Tanks  
Director of Clayton County Senior Services

6701 Highway 85 | Riverdale, GA 30274  
770-347-0150 main | 678-479-5069 fax

Website: [www.claytonseniors.com](http://www.claytonseniors.com)  
Email: [seniorservices@co.clayton.ga.us](mailto:seniorservices@co.clayton.ga.us)



June 10, 2020

Ms. Cynthia E. Jenkins, CEO  
Southern Crescent Habitat for Humanity  
9570 Tara Boulevard  
Jonesboro, GA 30236

Mr. Ricky L. Clark, Jr., City Manager  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

Dear Cynthia & Ricky:

I am pleased to offer my commitment to support the City of Jonesboro's Community Transformation efforts by serving as a member of the Community Quarterback Board (CQB), representing Jonesboro's City Council. The City of Jonesboro is the jewel of Clayton County. Jonesboro is expanding and looking to attract more families and businesses. We are moving in that direction already by developing our city's walkability and maintaining our great police force. My vision for the city is that we continue our "Forward Motion," and I am excited to pursue this goal by serving on the Community Quarterback Board.

Through this commitment letter, I acknowledge my intent to participate actively in meetings of the CQB in order to carry out the Board's responsibilities, which include:

- Driving a five-year community transformation initiative to make sure all related components are successful and sustainable;
- Ensuring the people in the neighborhood are engaged, included, and served; and
- Serving as a point of accountability for partners and funders.

I am looking forward to working with you and the other members of the Community Quarterback Board toward achieving improved health, education, transportation, and employment outcomes for Jonesboro residents through enhanced community services and partnerships.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Wise", written over a white background.

Ed Wise, Councilman – City of Jonesboro

## CHDO / GICH Representatives

Southern Crescent Habitat for Humanity (Consulting Co-Developer on Hearthside Jonesboro's Project Team and the Community-Based Developer) has been a CHDO certified by Clayton County for the past 15 years. The City of Jonesboro is not a GICH participant or alumni.



*Seeking to put  
God's love into action,  
Southern Crescent  
Habitat for Humanity  
brings people together  
to build Homes,  
Communities,  
And Hope.*

Board of Directors

Patryce Pittman-Moore  
*President*  
John Goolsbee  
*First Vice President*  
Martina Simmons  
*Second Vice President*  
Keith Wahlig  
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Von Harris  
*Secretary*  
Jule F. Segner  
*Officer-at-Large*  
  
Jim Corbin  
Carlotta Ungaro  
Eboni Green

Chief Executive Officer  
Cynthia E. Jenkins

9570 Tara Boulevard  
Jonesboro, GA 30238  
Tel: (770) 477-2367  
Fax: (770) 477-9973  
www.schabitat.org

June 15, 2020

Dave Dixon  
One Street Residential  
2000 RiverEdge Pkwy  
Suite 450  
Atlanta, GA 30328

Dear Mr. Dixon:

Southern Crescent Habitat for Humanity (SCHFH) is pleased to serve in the role of Community-Based Developer related to the Hearthside Jonesboro project and is additionally committed to serving as a member of the Community Quarterback Board. SCHFH has built 205 homes and repaired another 180 in our service area since 1986.

Southern Crescent Habitat for Humanity is certified as a Community Housing Development Organization (CHDO) with Clayton County. This status qualifies us for set-aside funding for home building in the area. The status is certified each year that funds are available. SCHFH has met the requirement for the past 15 years and expects to recertify when Clayton County HUD opens its applications for the CHDO set-aside funds for 2020.

The requirements include but not limited to: 1/3 of the board of directors is either low-income, lives in a low-income census tract, or is a representative of a low-income constituency. Our nine-member board fits this requirement. We appreciate the opportunity to work with you to continue to the good work of creating affordable housing opportunities in Clayton County.

Best regards and blessings,

A handwritten signature in black ink that reads "Cynthia E. Jenkins".

Cynthia E. Jenkins, CEO





## Appendix III: Data Tables

### Supplemental Demographic Profile Data

Demographic Characteristics			
	<i>Defined Neighborhood</i>	<i>Clayton County</i>	<i>Metro Atlanta Region</i>
Population	7,827	278,666	5,779,463
Population Growth (since 2013 5-Year Estimates)	+14.2%	+6.2%	+7.4%
Households	2,023	92,845	2,065,239
Average Household Size	3.07	2.95	2.76
Age			
Median Age	31.8	32.4	36.2
Population Age 0-4	7.6%	7.7%	6.4%
Population Age 5-14	14.9%	15.9%	14.2%
Population Age 15-19	6.3%	7.2%	7.0%
Population Age 60+	10.0%	13.7%	16.9%
Race			
White, non-Latino	16.6%	10.7%	47.6%
Black, non-Latino	64.3%	68.1%	33.4%
Asian, non-Latino	1.8%	5.2%	5.7%
Other, non-Latino	3.3%	2.8%	2.7%
Hispanic/ Latino (of any race)	14.0%	13.2%	10.6%
Household Income			
Median Household Income	\$39,009	\$45,778	\$64,766
Under \$15,000	10.6%	12.0%	9.1%
\$15,000 to \$24,000	16.1%	12.8%	8.2%

Source: 2014-2018 5-Year American Community Survey



<b>Housing Characteristics</b>			
	<i>Defined Neighborhood</i>	<i>Clayton County</i>	<i>Metro Atlanta Region</i>
Housing Units	2,284	105,298	2,271,249
Occupancy Rate	88.6%	88.2%	90.9%
<b>Tenure</b>			
Owner Occupied	38.9%	50.6%	63.1%
Renter Occupied	61.1%	49.4%	36.9%
<b>Housing Type</b>			
Single-family (detached or attached)	68.8%	68.5%	72.2%
Small multifamily (2-19 units)	29.3%	22.9%	15.7%
Large multifamily (20+ units)	1.4%	5.3%	9.1%
Other (mobile home, boat, RV, other)	0.6%	3.2%	3.0%
<b>Housing Age</b>			
Median Year Built	1975	1986	1991
<b>Housing Cost</b>			
Median Gross Rent	\$817	\$955	\$1,106
Median Owner Costs (with a mortgage)	\$1,098	\$1,136	\$1,495
Median Owner Costs (without a mortgage)	\$299	\$388	\$467

*Source: 2014-2018 5-Year American Community Survey*

<b>Indicators of Service Need</b>			
	<i>Defined Neighborhood</i>	<i>Clayton County</i>	<i>Metro Atlanta Region</i>
<b>Educational Attainment (Population Age 25+)</b>			
No high school diploma	22.6%	15.3%	10.8%
High school or equivalent	40.4%	32.9%	24.1%
Some college, no degree	17.6%	24.1%	19.9%
Associate's degree	6.8%	8.2%	7.4%
Bachelor's degree or higher	12.6%	19.5%	37.8%
<b>Health Insurance Coverage</b>			
Uninsured Rate	19.2%	19.2%	13.3%
<b>Transportation</b>			
Households without a vehicle	10.5%	7.1%	5.9%
Workers who commute via public transit, walking, taxi, or bike	8.6%	6.4%	6.1%
<b>Employment</b>			
Unemployment rate	8.6%	8.5%	5.9%

*Source: 2014-2018 5-Year American Community Survey*