

CREATING LINKAGES AND ELIMINATING BARRIERS

The Strategic Community Investment (SCI) Report

A Report Presented to the City of Atlanta
Department of Planning and Community Development
Office of Housing by APD Solutions



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**EXECUTIVE
SUMMARY**



EXECUTIVE SUMMARY

The report that follows, known as the Strategic Community Investment (SCI) report, contains an extensive inventory and analysis of Atlanta, Georgia’s residential real estate. The SCI report is based on “windshield” survey field data specifically collected for this report, as well as supplemental economic and demographic indicators from a variety of public and third-party sources. The SCI report documents the conditions of Atlanta’s residential properties, in order to highlight the strengths and weaknesses of the city’s housing market on the neighborhood level, and to generate strategies for the purpose of attracting investment and development in areas where such change can have the greatest positive impact.

In recent years, the city of Atlanta has seen decidedly uneven growth and development. Some parts of the city have flourished, while others have declined. Powerful macroeconomic forces and a tumultuous real estate market have brought instability to many once-growing communities. This report was designed to assist the City of Atlanta decision makers in their efforts to formulate plans for equitable growth and development across Atlanta. The authors of the following report believe that a key strategy for initiating equitable growth and development is to work towards the stabilization of neighborhoods that are currently struggling. More specifically, a main objective of this report is to identify “tipping point neighborhoods”—areas where small changes might dramatically alter the state of a neighborhood for good or ill. In accordance with the City’s Comprehensive Development Plan, the precise documentation of Atlanta’s 258 residential neighborhoods can help target intervention or stabilization efforts into specific areas. To this end, the SCI Study will support the Mayor’s vision to target communities for investment in order to spur interest from the private development community, and create a model for neighborhood stabilization and revitalization across the city. The recommendations contained within the SCI report reflect the broad desires and goals of the City of Atlanta, but remain grounded within existing economic and political realities.

OUTLINING THE STUDY

This report is broken into several sections. First, an executive summary will broadly describe the contours of the report and its findings. Secondly, the necessary context for the report is provided in the form of a broad overview of Atlanta, its neighborhoods, the strengths and weaknesses of the city’s housing market, and pertinent issues surrounding residential investment and neighborhood revitalization. Next, a guide on using the report outlines the tools that are contained within it and a series of recommended actions for interested parties to take. Then a description of the methods used to determine and gather necessary data will precede an overview and analysis of the study’s findings. This will include the classification of neighborhoods for the purpose of targeting investment, and a series of related planning and policy recommendations for the City’s consideration.



ATLANTA AT A GLANCE

The city of Atlanta is the commercial and transportation hub of the Southeast, and the urban center of an area of nearly 6 million people, with a strong corporate, governmental, and entrepreneurial presence. It possesses a uniquely green and tree-lined urban setting, a temperate climate, and a relatively low population density. Atlanta is also a city of neighborhoods, and a patchwork of vibrant and diverse communities that are constantly developing, changing, and affecting one another.

Home prices in the Atlanta metropolitan area are significantly lower today than in the year 2000, making it only one of four major metro areas where prices are below 2000 figures (CoreLogic RealQuest, 2012). The effects of the collapse of the U.S. housing bubble and the recession of the late-2000s have left many Atlanta neighborhoods full of foreclosed and vacant residential properties. The significant decline in home values along with an increased pool of renters caused by the foreclosure crisis has made Atlanta a prime target for investors. Banks and investors are keeping the vast majority of foreclosed and vacant properties off the market for now, posing a major constraint against goals of stabilizing struggling neighborhoods.

Residents, policy makers, investors, employers, lenders, realtors, developers, visitors, and other parties invariably have very different perspectives on any given neighborhood. In Atlanta, there is only limited coordination between these parties in directing and establishing investments, programs, and initiatives. As strategies and tactics are developed and evaluated to stabilize and grow Atlanta's struggling neighborhoods, it is essential to encourage collaboration between these parties, and to try to generate understanding and empathy for the perspectives of many diverse stakeholders in these communities.

DEMOGRAPHICS, ECONOMICS, AND HOUSING

According to the United States Census Bureau, Atlanta's estimated 2011 population was 432,427, with a density of 3,188 persons per square mile (United States Census Bureau, 2013). Atlanta's population grew by 0.8% from 2000 to 2010. In 2010, the city's racial makeup was 54% Black, 38.4% White, 3.1% Asian, 0.2% Native American, 2.2% some other race and those from two or more races made up 2.0% of the population. Hispanics of any race made up 5.2% of the city's population. Atlanta's median household income from 2007 to 2011 was \$45,171, with a per capita figure of \$35,453. 22.6% of the city's population was living below the poverty line in 2011. From 2007 to 2011, 7.6% of Atlanta residents were foreign born, and 10.5% spoke a primary language other than English in their homes. The median value of an owner occupied home in Atlanta from 2007 to 2011 was \$228,000, and the homeownership rate was 47% in the city, with 53.9% of total housing units located in multi-unit structures. From 2007 to 2011, 87.3% of Atlanta residents had at least a high school degree, and 46.1% had a bachelor's degree or higher.



SUMMARY OF FINDINGS

As part of the SCI report, multiple data sources were referenced to gather information on Atlanta's neighborhoods. These sources included new information generated by the "windshield" survey identifying the existing conditions of Atlanta's residential real estate. As a supplement to the "windshield" survey, information was collected from the U. S. Census Bureau, CoreLogic Real Quest, Fulton and DeKalb Tax Digest, Atlanta Police Department, Georgia Department of Education, Neilson-Caritas, Atlanta's Department of Parks Recreation and Cultural Affairs, and Metrostudy. The following summarizes some of the most significant citywide findings:

EXISTING CONDITIONS OF HOUSING

CITYWIDE CONDITIONS SNAPSHOT

| Category | Number | Percentage |
|--|---------|------------------------------|
| Parcels | | |
| Total Parcels Citywide | 160,207 | 100% |
| Residential Parcels | 143,888 | 89.8% |
| Non Residential Parcels | 16,319 | 10.2% |
| Survey Totals | | |
| Surveyed Structures | 125,022 | 86.9% of Residential Parcels |
| Surveyed Lots | 9,664 | 6.7% of Residential Parcels |
| Unsurveyable Parcels | 9,202 | 6.4% of Residential Parcels |
| Structures* | | |
| Total Structures | 125,022 | 100% |
| 1-2 Unit Structures (Single-Family) | 123,327 | 98.6 |
| 3+ Unit Structures (Multi-Family) | 1,695 | 1.4% |
| Structure Occupancy (Tenure) | | |
| Occupied Structures | 117,048 | 93.6% |
| Vacant Structures | 7,974 | 6.4% |
| Total Vacancy | | |
| Vacant Structures and Vacant Lots | 17,638 | - |
| Citywide Vacancy Percentage | - | 12.3% |
| Structure Condition (Percentages based Surveyed Property totals of 125,022) | | |
| Good | 97,623 | 78.1% |
| Fair | 22,362 | 17.9% |
| Poor | 2,498 | 2.0% |
| Deteriorated | 1,352 | 1.1% |
| Not Visible | 1,187 | 0.9% |
| Vacant Lot Condition (Total 9,664) | | |
| Good | 1,237 | 12.8% |
| Fair | 6,175 | 63.9% |
| Poor | 1,329 | 13.8% |
| Not Visible | 923 | 9.5% |

Source: APD Solutions Field Evaluation

Within the city of Atlanta's 143,888 residential parcels, there are 125,022 residential structures, of which approximately 6.4% appear to be vacant or abandoned (APD Solutions, 2011-2012). Of the 12.3% total residential parcels (structures and lots) in the city that are vacant, large numbers are concentrated in a few neighborhoods, with many of these comprising a loose "band" that stretches from Northwest to Southeast Atlanta. 1-4 unit structures comprise 99.2% of residential structures in the city, with structures having 5 or more residential units making up the remaining 0.8%. However, the structures within the remaining 0.8% contain 52,243 total housing units averaging 53.3 units per structure.

Atlanta's housing stock has a mean age of 44 years (DeKalb County Tax Assessor's Office, 2011) (Fulton County Tax Assessor's Office, 2011). The average percentage of blight observed among residential parcels in a neighborhood is 2% and the average percentage of residential properties with code issues is 3%. According to the "windshield" survey, 69% of the city's residential lots and structures were defined for the purposes of this study to have "curb appeal," meaning that they appear to be in fair or good condition when viewed from the sidewalk or "curb."



HOUSING AND NEIGHBORHOOD ECONOMICS

Our research reveals the median mortgage payment in the Atlanta was \$1,853 per month (CoreLogic RealQuest, 2012). The analysis of property valuation from July 2011 to June 2012 indicated that the average neighborhood saw a 19% appreciation in residential properties. The analysis also revealed vast differences in residential appreciation across neighborhoods. On the neighborhood level, a 45% overall loss of value was observed for residential properties over that time period. Housing starts on the other hand are on an overall upswing, with a 22% increase over the same time period. Distressed assets in the city were significant in number with the average Atlanta neighborhood having 9% of its residential properties either in the foreclosure process or advertised for sale by a bank or lender at a depressed price, with some neighborhoods as high as 34% (CoreLogic RealQuest, 2012). The positive side of the equation reveals the average residential real estate transaction value by neighborhood from July 2011 to August 2012 was \$225,483, with averages ranging as low as \$86,630 and as high as \$1,810,330. Residential ownership in the city averaged a rate of 52% on the neighborhood level with some neighborhoods seeing highs of 90% and lows of 0%.

The extent of “community commerce” production in Atlanta was measured to average \$24 million by neighborhood (Nielsen Claritas, 2012), meaning that there are 24 million dollars in retail sales on an annual basis in the mean Atlanta neighborhood. The average number of retail/commercial businesses in an Atlanta neighborhood is 21, indicating average annual sales of \$1,142,857 per business. Our analysis shows that the majority of this revenue is concentrated in the north and east of the city, leaving many neighborhoods in the South and West underserved by retail, and their residents forced to travel beyond the locality to meet much of their demand for goods and services. There were 91 building permits issued in the average Atlanta neighborhood over a recent five year period (city of Atlanta Planning Department, 2012).

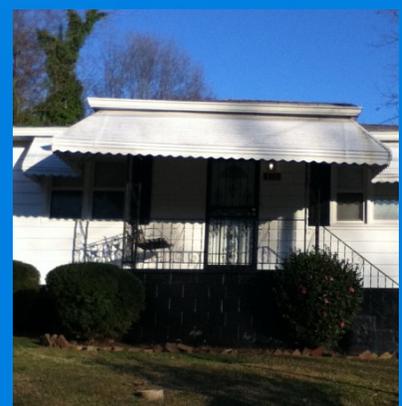
QUALITY OF LIFE

When comparing the average commute time between Atlanta’s communities, 37% of neighborhoods contain residents that face daily commute times of 30 minutes or more (CoreLogic RealQuest, 2012). Atlanta’s green spaces are numerous, as seen by the fact that 87% of residential parcels enjoy a half mile or less proximity to parks or walking trails (City of Atlanta Parks and Recreation Department, 2012). Pedestrians in the city can access sidewalks for only 40% of parcels frontages (APD Solutions, 2011-2012). While the proximity of green space to residential properties in the city is encouraging, the lack of safe pedestrian infrastructure is worrisome, as is the fact that 34% of Atlanta neighborhoods are only accessible by one or two modes of transportation. The average Atlanta neighborhood sees 310 instances of violent or property crime per year (City of Atlanta Police Department, 2012).

USING THIS REPORT SYNOPSIS

The anticipated result of the SCI report is two-fold, first to inform stakeholders and investors about the current conditions of the city’s housing stock, and second to help move them from a place of inaction to one of directed and strategic activity. Investors are individuals or entities that bring resources to bear and put them at risk in an effort to enhance a community, while stakeholders are interested parties that affect or can be affected by the circumstances in the community. Because the report contains a vast amount of information about the city’s neighborhoods, it can be used by these parties in many different ways.

Neighborhoods exist on a continuum of investment quality or “health” that is a reflection of the investment decisions that people make there. Every neighborhood is built to fulfill a vision or need, but over time, investment and disinvestment can move any place up or down the continuum. Disinvestment occurs when risk-averse investors and stakeholders avoid places that are seen as having poor investment quality. “Community Investment” describes the asset or value based contributions made by public and private entities, along with community coalitions, to coordinate and target resources to improve a community. As a community moves down the continuum, a mix of public/private investment and local activism becomes critical, and the public sector must be strategic in where it targets its limited resources.



The result of the research and analysis conducted by the APDS team is a series of tools for stakeholders and investors to use: maps, graphs, tables and recommendations. These tools are intended to help these parties understand conditions in different parts of the city, identify the factors that make a difference in a neighborhood, and determine how their decisions and investments can impact these factors. These tools include:

- a) **Neighborhood Wave Tool** - provides insight into the neighborhood factors that most effectively influence the investment quality of a neighborhood.
- b) **Neighborhood Typology Heat Map** - shows the current conditions of each neighborhood along a continuum.
- c) **Tables and Maps** – indicates the Target Areas of Opportunity/TAOs and the Tipping Point Neighborhoods that are recommended for investment and activism.
- d) **Neighborhood Factor/Recommendation Tactic Matrix** - recommends specific tactics for improving different neighborhood factors.

With these tools, an interested investor or stakeholder can use the data and findings of the SCI report in a number of ways. Our recommended process begins with the identification of a desired neighborhood for evaluation. After a neighborhood is identified, the user can identify the factors affecting investment quality that are most important to them, and then examine the community's location on the continuum and the assessment of its current conditions along their chosen factors. Next, the user can compare the investment strength of the neighborhood with other areas to determine which specific factors are important in shifting the neighborhood's investment quality. Finally, the stakeholder/investor can use those factors to identify recommendations and related best practices in order to create initiatives for neighborhood improvement. It is ultimately hoped that the tools and processes contained within the SCI report will facilitate activity that positively transforms targeted neighborhoods for the benefit of the entire city.

METHOD OF APPROACH SYNOPSIS

A key desired outcome of the SCI report is the direction of strategic investment into neighborhoods where small changes can potentially have a major positive impact. To lay the groundwork for this strategy, so-called tipping point neighborhoods had first to be identified. The process leading to this determination began with the selection of criteria for evaluating and ranking neighborhoods. This was followed by the collection and analysis of data on the existing conditions of Atlanta's residential real estate, the selection of specific neighborhoods to be targeted for investment and growth based on a number of criteria, and the creation of relevant policy and planning recommendations.

In order to provide a clear and accurate picture of both positive and negative trends affecting the city of Atlanta's housing stock, APD Solutions (APDS) collected comprehensive and objective data on every accessible residential parcel within the city limits in a process that began in December 2011 and ended in August 2012. The next step was to break this information down to the neighborhood level, examining the current state of housing in each of Atlanta's communities. The research involved a total of 258 neighborhood areas. Some of those areas were assessed to be largely industrial or vacant and therefore not all of the 258 neighborhoods ended up as part of the final neighborhood typology ranking - to be discussed later on in the report. This exhaustive, detailed description of the conditions of the city's housing stock should be valuable in helping the city of Atlanta optimize its policy and planning priorities, and in turn build a better Atlanta for all of its residents. Organizing this data by neighborhood also serves to satisfy demand among various local and regional parties for detailed and granular comparative information on Atlanta's housing conditions.

In order to determine what information needed to be gathered through a citywide field survey and additional data collection, APDS held focus groups representative of many different stakeholders to determine what neighborhood “factors” should be used to evaluate neighborhood quality. The 25 factors that were ultimately chosen were derived from an initial list of 100.

NEIGHBORHOOD DATA COLLECTION

Central to putting together the information for these 25 factors was APDS’ visual or “windshield” field survey of ever accessible residential parcel in the city of Atlanta, which was conducted based on the observations of a team of approximately 50 individual surveyors. This information includes property tenure, lot and structure condition, the presence of sidewalks, identification of code issues, and other criteria deemed relevant for the evaluation of existing conditions. The surveyors collected all of the aforementioned information in the field using a proprietary application that was installed on mobile Apple devices.

In addition to the “windshield” survey, additional information on neighborhood and property-level factors was collected from a wide variety of public and third-party sources, including the U.S. Census Bureau, CoreLogic RealQuest, Fulton/DeKalb County Tax Digest, Atlanta Police Department, Georgia Department of Education, Nielson-Claritas, Atlanta Parks Department, Metrostudy, and others. Together, the “windshield” survey and additional sources of information yielded a total of 41 data points for every parcel and 84 data points for each city neighborhood.

The assembled city, neighborhood and parcel-level findings were converted into two sections, or phases, of information. Phase I contains information from the “windshield” survey, concerning the economic challenges and opportunities related to the physical conditions of structures and lots throughout the city, while Phase II contains information and attributes concerning neighborhood quality of life, condition, amenities, investment, and demographics.



INVESTMENT AREA INDICATORS

Atlanta's citywide metrics are helpful in providing context for neighborhood-level findings. The SCI report focuses on relevant data that is aggregated at the neighborhood level. This prospective provides a platform for the purposes of evaluating neighborhoods utilizing 25 factors compiled from the "windshield" survey and supplemental data collections. These factors were grouped into the following five assessment categories: Quality of Life, Condition, Amenities, Investment, and Demographics. The factors were combined to create a rating for each Atlanta neighborhood and were compiled according to the following categories:

A) Quality of Life

- A1: Crime Incidences
- A2: Average Commute
- A3: Housing Expenses
- A4: Community Commerce
- A5: Community Identity

B) Condition

- B1: Curb Appeal
- B2: Age of Housing Stock
- B3: Vacancy
- B4: Code Issues
- B5: Blight

C) Amenities

- C1: Number of Retail/Commercial Businesses
- C2: Quality of Public Education
- C3: Transportation Options
- C4: Access to Green Space
- C5: Presence of Sidewalks

D) Return on Investment

- D1: Property Appreciation/Depreciation
- D2: Public Subsidies
- D3: Permit Issuance
- D4: Level of Distressed Assets
- D5: Average Real Estate Transaction Value

E) Demographics/Diversity

- E1: Population Growth
- E2: Owner-Occupancy
- E3: Presence of Diversity
- E4: Educational Attainment
- E5: Income



SCORES AND RANKINGS

Every neighborhood was given a positive or negative score for each of the 25 factors, ranging from -5 to +5. These factors were then weighted based on the findings of a survey given to real estate professionals, builders, property owners, homeowners, renters, lenders, and civil servants. The sum of these weighted scores generated a final score for each neighborhood, with the final results placed along the following scale of neighborhood typologies:

- **Exceptional Investment Area (+39 to +50)**
- **Strong Investment Area (+26 to +38)**
- **Stable Investment Area (+13 to +25)**
- **Trending Investment Area (0 to +12)**
- **Transitional Investment Area (0 to -12)**
- **Vulnerable Investment Area (-13 to -25)**
- **Declining Investment Area (-26 to -38)**
- **Fragile Investment Area (-39 to -50)**

Since these eight typologies were formulated using 25 different factors, it is difficult to describe any of them in overly broad terms. However, certain characteristics emerge that are common to the majority of neighborhoods within the different typologies.

With generally high scores across the board, neighborhoods in an Exceptional Investment Area tend to stand out particularly for their strong community identities and extremely low incidences of vacancy and code issues, as exemplified by areas like Poncey-Highland. These investment areas tend to be clustered roughly around Piedmont Park, with the Cabbagetown neighborhood as a notable outlier to the south. Strong Investment Area neighborhoods tend to lie adjacent to the Exceptional ones and they also stretch northwest along I-75 to Underwood Hills and north along Highway 400 towards North Buckhead. Stable Investment Area neighborhoods vary tremendously in their characteristics. They do tend to have much greater recent building permit activity and presence of sidewalks than those in typologies ranked below them, as represented by neighborhoods such as South Tuxedo Park, and are spread out throughout much of the northern and eastern areas of the city.

The remaining investment area typologies can be found throughout all areas of the west and south of the city, with a sprinkling of Trending and Transitional Investment Area neighborhoods in Northern Atlanta. The Trending area neighborhoods tend to fall close to the middle of the grouping of neighborhood factors, with the Boulevard Heights neighborhood being exemplary to this rule. Transitional Investment Area neighborhoods also hold a median position in many categories. Though slightly below Trending a reason an overall basis, the Cascade Heights neighborhood proved to be representative of this typology. Among the most discernible differences are between Trending and Transitional Investment Area neighborhoods. Trending neighborhoods tend to have noticeably shorter commute times, higher housing costs, higher projected incomes and educational attainment levels among residents.

With respect to public education, neighborhoods in Vulnerable Investment Areas tend to have the lowest rankings of the group of typologies as well as reasonably low rates of vacancy and code issues despite poor rankings in many other areas. The Boulder Park neighborhood typifies a Vulnerable Investment Area neighborhood. Declining and Fragile Investment Area neighborhoods are fairly similar in many ways, in that they both represent communities experiencing the worst overall position rankings among the 25 factors. The advantages that Declining areas tend to have over Fragile ones are that, they include stronger neighborhood identities, have better access to green space, and present lower incidences of vacancy and blight. The Adamsville neighborhood represents an example of a community within a Declining Investment Area, while Almond Park is representative of a Fragile Investment Area neighborhood, though it has unusually high access to green space for its typology.

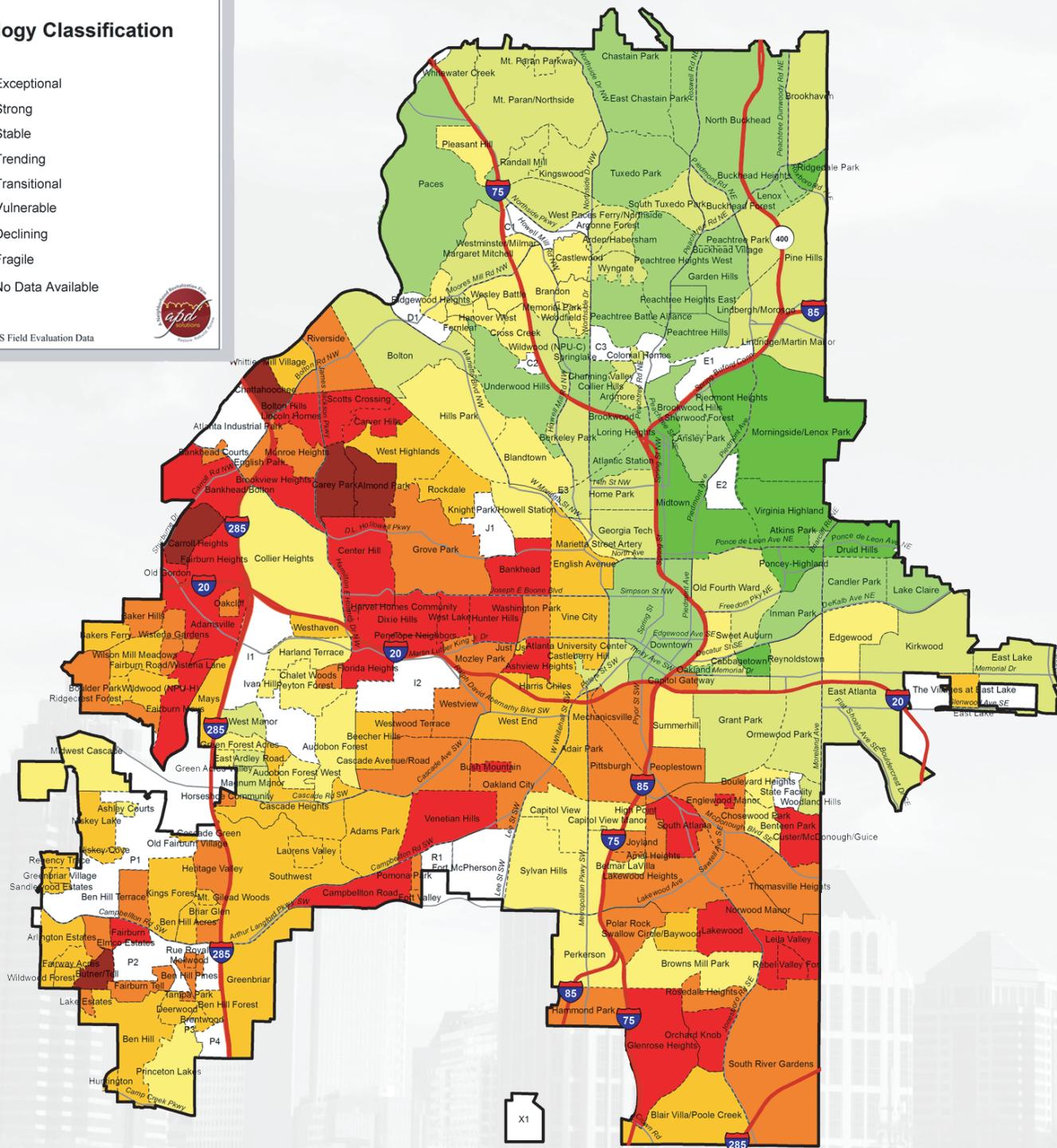
NEIGHBORHOOD TYPOLOGY HEAT MAP

Legend

Typology Classification

- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile
- No Data Available

Source: APDS Field Evaluation Data

Residential properties that were surveyed in these areas not identified by a neighborhood name were too few in numeric proportion to be represented by a typology, however these properties were included within the overall city-wide statistical measurement of existing conditions.

Source: APDS Field Evaluation Data

NEIGHBORHOOD TYPOLOGY RANKINGS & SCORES

KEY

- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile

| Neighborhood Name | Typology | Neighborhood Name | Typology | Neighborhood Name | Typology | Neighborhood Name | Typology |
|----------------------------|----------|----------------------------------|----------|-----------------------------|----------|------------------------|----------|
| Cabbagetown | ● | The Villages at Castleberry Hill | ● | Old Fairburn Village | ● | Pomona Park | ● |
| Poncey-Highland | ● | Mt. Paran Parkway | ● | Cascade Heights | ● | Amal Heights | ● |
| Virginia Highland | ● | Wyngate | ● | West Highlands | ● | Hammond Park | ● |
| Morningside/Lenox Park | ● | Kingswood | ● | Greenbriar | ● | Mellwood | ● |
| Midtown | ● | Georgia Tech | ● | Sandlewood Estates | ● | Rue Royal | ● |
| Piedmont Heights | ● | Woodland Hills | ● | Adair Park | ● | Rosedale Heights | ● |
| Ridgedale Park | ● | Brookhaven | ● | Westhaven | ● | Oakland City | ● |
| Druid Hills | ● | Whitewater Creek | ● | Mt. Gilead Woods | ● | Wisteria Gardens | ● |
| Buckhead Village | ● | Arden/Habersham | ● | Southwest | ● | South River Gardens | ● |
| Springlake | ● | Colonial Homes | ● | Laurens Valley | ● | Chosewood Park | ● |
| Brookwood Hills | ● | Bolton | ● | Briar Glen | ● | The Villages at Carver | ● |
| East Chastain Park | ● | West Manor | ● | Fairway Acres | ● | Cascade Avenue/Road | ● |
| Sherwood Forest | ● | Berkeley Park | ● | Swallow Circle/Baywood | ● | Pittsburgh | ● |
| Lenox | ● | Ardmore | ● | Kings Forest | ● | Norwood Manor | ● |
| Atlantic Station | ● | Mt. Paran/Northside | ● | Ben Hill Forest | ● | Monroe Heights | ● |
| Collier Hills | ● | Magnum Manor | ● | Bakers Ferry | ● | Thomasville Heights | ● |
| Ansley Park | ● | Edgewood | ● | Brentwood | ● | Oakcliff | ● |
| Atkins Park | ● | Blandtown | ● | Blair Villa/Poole Creek | ● | Fort Valley | ● |
| North Buckhead | ● | Princeton Lakes | ● | Niskey Cove | ● | Mechanicsville | ● |
| Channing Valley | ● | High Point | ● | The Villages at East Lake | ● | Joyland | ● |
| Peachtree Hills | ● | Westover Plantation | ● | West End | ● | Baker Hills | ● |
| Inman Park | ● | Capitol View | ● | Regency Trace | ● | English Park | ● |
| Candler Park | ● | Marietta Street Artery | ● | Wilson Mill Meadows | ● | South Atlanta | ● |
| Oakland | ● | Audobon Forest | ● | Ben Hill | ● | Englewood Manor | ● |
| Buckhead Heights | ● | Capitol View Manor | ● | Rockdale | ● | Hunter Hills | ● |
| Downtown | ● | Brandon | ● | Deerwood | ● | Harvel Homes Community | ● |
| Loring Heights | ● | Boulevard Heights | ● | Adams Park | ● | Old Gordon | ● |
| Peachtree Battle Alliance | ● | Hanover West | ● | Wildwood (NPU-H) | ● | Brookview Heights | ● |
| Chastain Park | ● | Fernleaf | ● | Huntington | ● | Campbellton Road | ● |
| Garden Hills | ● | Pleasant Hill | ● | Vine City | ● | West Lake | ● |
| Underwood Hills | ● | Hills Park | ● | Harris Chiles | ● | Bankhead | ● |
| Brookwood | ● | Westminster/Milmar | ● | English Avenue | ● | Glenrose Heights | ● |
| Lake Claire | ● | Castlewood | ● | Niskey Lake | ● | Carver Hills | ● |
| Tuxedo Park | ● | Ridgewood Heights | ● | Greenbriar Village | ● | Ashview Heights | ● |
| Peachtree Heights East | ● | Sweet Auburn | ● | Ben Hill Acres | ● | Fairburn Heights | ● |
| Peachtree Heights West | ● | Collier Heights | ● | Ridgecrest Forest | ● | Bolton Hills | ● |
| Paces | ● | Ivan Hill | ● | Atlanta University Center | ● | Lincoln Homes | ● |
| West Paces Ferry/Northside | ● | Ashley Courts | ● | Westview | ● | Orchard Knob | ● |
| Old Fourth Ward | ● | Audobon Forest West | ● | Elmco Estates | ● | Bush Mountain | ● |
| Ormewood Park | ● | Woodfield | ● | Heritage Valley | ● | Fairburn Mays | ● |
| Grant Park | ● | Harland Terrace | ● | Lake Estates | ● | Lakewood | ● |
| Margaret Mitchell | ● | Benteen Park | ● | Boulder Park | ● | Custer/McDonough/Guice | ● |
| Wildwood (NPU-C) | ● | Betmar LaVilla | ● | Riverside | ● | Florida Heights | ● |
| Peachtree Park | ● | Green Acres Valley | ● | Capitol Gateway | ● | Rebel Valley Forest | ● |
| Argonne Forest | ● | Knight Park/Howell Station | ● | Chalet Woods | ● | Penelope Neighbors | ● |
| Collier Hills North | ● | Wesley Battle | ● | Polar Rock | ● | Fairburn | ● |
| Randall Mill | ● | Perkerson | ● | Ben Hill Terrace | ● | Center Hill | ● |
| South Tuxedo Park | ● | Sylvan Hills | ● | Westwood Terrace | ● | Adamsville | ● |
| Castleberry Hill | ● | Peyton Forest | ● | Tampa Park | ● | Venetian Hills | ● |
| Memorial Park | ● | Midwest Cascade | ● | Fairburn Road/Wisteria Lane | ● | Dixie Hills | ● |
| Home Park | ● | Browns Mill Park | ● | Mozley Park | ● | Bankhead/Bolton | ● |
| Lindbergh/Morosgo | ● | Summerhill | ● | Washington Park | ● | Scotts Crossing | ● |
| Pine Hills | ● | Green Forest Acres | ● | Meadowbrook Forest | ● | Leila Valley | ● |
| Buckhead Forest | ● | Cross Creek | ● | Peopletown | ● | Carroll Heights | ● |
| Kirkwood | ● | Arlington Estates | ● | Bankhead Courts | ● | Almond Park | ● |
| East Atlanta | ● | Beecher Hills | ● | Grove Park | ● | Carey Park | ● |
| East Lake | ● | Whitter Mill Village | ● | Horseshoe Community | ● | Butner/Tell | ● |
| Lindridge/Martin Manor | ● | Mays | ● | Fairburn Tell | ● | Chattahoochee | ● |
| East Ardley Road | ● | Just Us | ● | Ben Hill Pines | ● | | |
| Reynoldstown | ● | Wildwood Forest | ● | Lakewood Heights | ● | | |



Many of these tipping point Investment Areas are contained within a clearly discernible swath of the city, reaching from Northwest to Southeast Atlanta. Current trends of investment, population growth, and new building permits show development pressure steadily moving south and west, but there are also significant barriers forestalling much of this potential development. The interstate highways that cut through the heart of the city, and the Westside industrial corridor that still separates much of the north and east of the city from the south and westside. These constructs of the built environment form the two most significant barriers cutting many of these tipping point communities off from areas that are observed to have higher levels of investment and development. Significant numbers of vacant, blighted, and foreclosed residential properties exist in and around these tipping point areas, symptomatic of disinvestment, threatening further decline in these promising neighborhoods and undermine the potential for investment and growth.

Many of these Trending and Transitional Investment Areas are adjacent to or in close proximity to thriving areas. One prominent example is Vine City/English Avenue's adjacency to Downtown. The pronounced differences between areas can be explained to a significant degree by the barriers and lack of strong linkages between them. Eliminating these barriers and strengthening linkages between more economically robust neighborhoods and tipping point communities are keys to moving them in a positive direction. Ultimately, 47 neighborhoods were selected as Targeted Areas of Opportunity (TAO) for the city. Of the 47 targeted areas, the Trending and Transitional Investment Areas would be recommended as a starting point in the prioritization of efforts designed to direct investment and revitalization.



RECOMMENDATIONS

Based on the SCI report's data collection and analysis, and subsequent selection of TAOs, a number of recommendations to the City can be made. These recommendations include four overarching strategies and fourteen specific tactics within these four strategies. Also, comparable examples of best practices similar to the tactics described have been identified. These best practices can be referenced and investigated when considering implementation and planning. In many cases, these recommendations should be interpreted as ways to enhance existing programs and policies rather than reinventing the wheel.

STRATEGIES AND TACTICS – POLICIES, PLACES, PEOPLE AND PARTNERSHIPS

Policy Strategy: The City should work towards the enactment of ordinances and legislation at both the local and state levels that promote and ensure the improvement of housing conditions throughout the city. These policies should reflect specific local contexts, and create conditions that encourage various stakeholders to affect investment and development in targeted neighborhoods.

Policy Strategy Tactics:

1. Maintain an effective Vacant Property Registration System and Database
2. Concentrate Housing Dollars and Code Enforcement in Priority Areas
3. Establish a Vacant Property Receivership/Conservatorship Program
4. Promote a Neighborhood Agenda at the State Legislature

Place Strategy: Addressing the physical and aesthetic condition of residential properties must be central to any program that targets Atlanta neighborhoods. The problems of vacant, abandoned, and physically distressed properties and insufficient physical infrastructure are at crisis levels in parts of the city, discouraging investment and the demand for housing, depressing property values, harming service provision and devastating neighborhood commerce.

Place Strategy Tactics:

1. Promote Purchase-Rehab Lending
2. Implement the Use of a Smart Rehab Code
3. Enhance Neighborhood Gateways
4. Improve Pedestrian Mobility

People Strategy: The City should work towards the attraction or retention of various groups in targeted neighborhoods in the hope of bringing commitment and resources to those areas. This can be done through the development of initiatives focused on making these neighborhoods places where existing residents want to stay and new residents want to live.

People Strategy Tactics:

1. Establish a Targeted Workforce or Employer-Assisted Housing Initiative
2. Encourage Linkages Through Community Engagement
3. Create a Collaborative Culture between Non-profit and For-Profit Developers

Partnership Strategy: Working cross-sectoral partnerships between public, private, and non-profit groups must be established as part of coherent long-term housing strategies that reflect a shared vision for housing and community development in the city of Atlanta. Without proper coordination and consensus building, different entities too often make decisions that conflict with or offset one another, not supporting any larger goal or strategy for the city.

Partnership Strategy Tactics:

1. Facilitate Stronger Collaboration between Community Development & Economic Development Initiatives
2. Train Industry Professionals on New Strategies, Incentives and Marketing Approaches
3. Collaboration with Public and Private Utility Provider

THE CONSULTANT TEAM

APD Solutions (APDS) is a for-profit national neighborhood revitalization firm providing services and strategies that impact community development. Headquartered in Atlanta, Georgia, the firm enjoys a stellar reputation and a long history of creative success in communities. As a small minority-owned business enterprise, the company's mission is to design strategies and assemble partners that influence socially responsible housing activities and investment in the communities it serves. APDS' team has an extensive track record of working in neighborhoods that have experienced blight and neglect. The team's experience includes neighborhood and urban planning, project management, real estate development of in-town and inner-city neighborhood properties, property management, asset management and REO property disposition, strategic planning/marketing/sales of REO for numerous hedge funds and asset managers, and the implementation of more than a dozen Neighborhood Stabilization Programs for local government clients. APDS currently manages neighborhood-based development projects nationwide. For this project, the APDS team is comprised of internal staff and a chosen subcontractor, The Collaborative Firm (TCF). The Collaborative Firm played a vital role as part of the team and provided assistance in the data collection and analysis process, which was influential in the project analysis. Based in East Point, Georgia, TCF offers a unique blend of expertise in land use planning, program management, real estate development, and public involvement, which was influential in the project analysis.





INTRODUCTION

FROM PAST TO PRESENT

From Past - In 1970, the City of Atlanta completed its' first detailed structure-level study of the entire city. At that time, it was found that Atlanta had 107,871 structures, of which 96,021 had residential uses and 11,850 did not (H. Bartholemew and Associates). Of the residential structures, 69% were deemed to be in sound condition, while 22% had signs of minor deterioration, and 9% were considered dilapidated. Single-family residential land use was the dominant housing type, comprising 90.1% of residential structures. At the time, this preponderance of single family homes was uniquely high for an American city of its size and was regarded as a "great municipal asset". In 1970, Atlanta's population was 502,326 and the city projected an increase to 670,000 by 1983.

To Present - In the year 2012 (at the time of the study), Atlanta had 160,207 parcels of land, with 143,888 of those designated for residential land use, and a remaining 16,319 not designated for residential use (DeKalb County Tax Assessor's Office, 2011) (Fulton County Tax Assessor's Office, 2011). Of the 125,022 total residential structures in the city, 78% were judged to be in good condition, 18% possessed minor deterioration, and 4% were in poor or deteriorated condition (APD Solutions, 2011-2012). The city is still dominated by housing types with few residential units, with 98.6% of residential structures having 1-2 units, 0.6% having 3-4 units, and 5+ unit multi-family housing structures making up just 981 parcels for the remaining 0.8%. In 2010, the U.S. Census Bureau estimated the city's population to be 432,427, showing that the city's expected population growth never materialized, with population actually peaking in 1970, and massive growth occurring in suburbs outside the city of Atlanta over the past four decades. After a decline from 1970 to 1990, when the population fell to 394,017, there has been modest growth in the city of Atlanta's population over the past two decades (United States Census Bureau, 2013).

THE CURRENT MARKET

The past decade has brought economic changes to the city of Atlanta that has resulted in significantly reduced home prices as compared to 2002. Atlanta is one of four major American urban areas where current home prices are below 2000 values (Case-Shiller Home Price Index, 2012). This significant decline in real estate prices has made the Atlanta market desirable to investors, who are enjoying greater returns on investment than in most other areas of the country.

For decades, the Atlanta area brought in scads of prospective homebuyers from all over the country, attracted by a robust job market and low housing and living costs. However, this influx has recently dwindled significantly. The recent collapse of the housing bubble has left many of Atlanta's neighborhoods plagued with an overabundance of foreclosed and vacant residential properties. Adding to this challenge is the fact that numerous submarkets of Atlanta have been inundated by mortgage fraud, and many recently built residential properties have yet to be occupied or even completed. In an effort to manage the effects of the current economic crisis, banks and investors are restricting the retail supply of a vast majority of foreclosed and vacant properties, placing constraints against the goal of stabilizing struggling neighborhoods.

The recent collapse of the housing bubble has left many of Atlanta's neighborhoods plagued with an overabundance of foreclosed and vacant residential properties.

NEIGHBORHOODS MAP

Legend

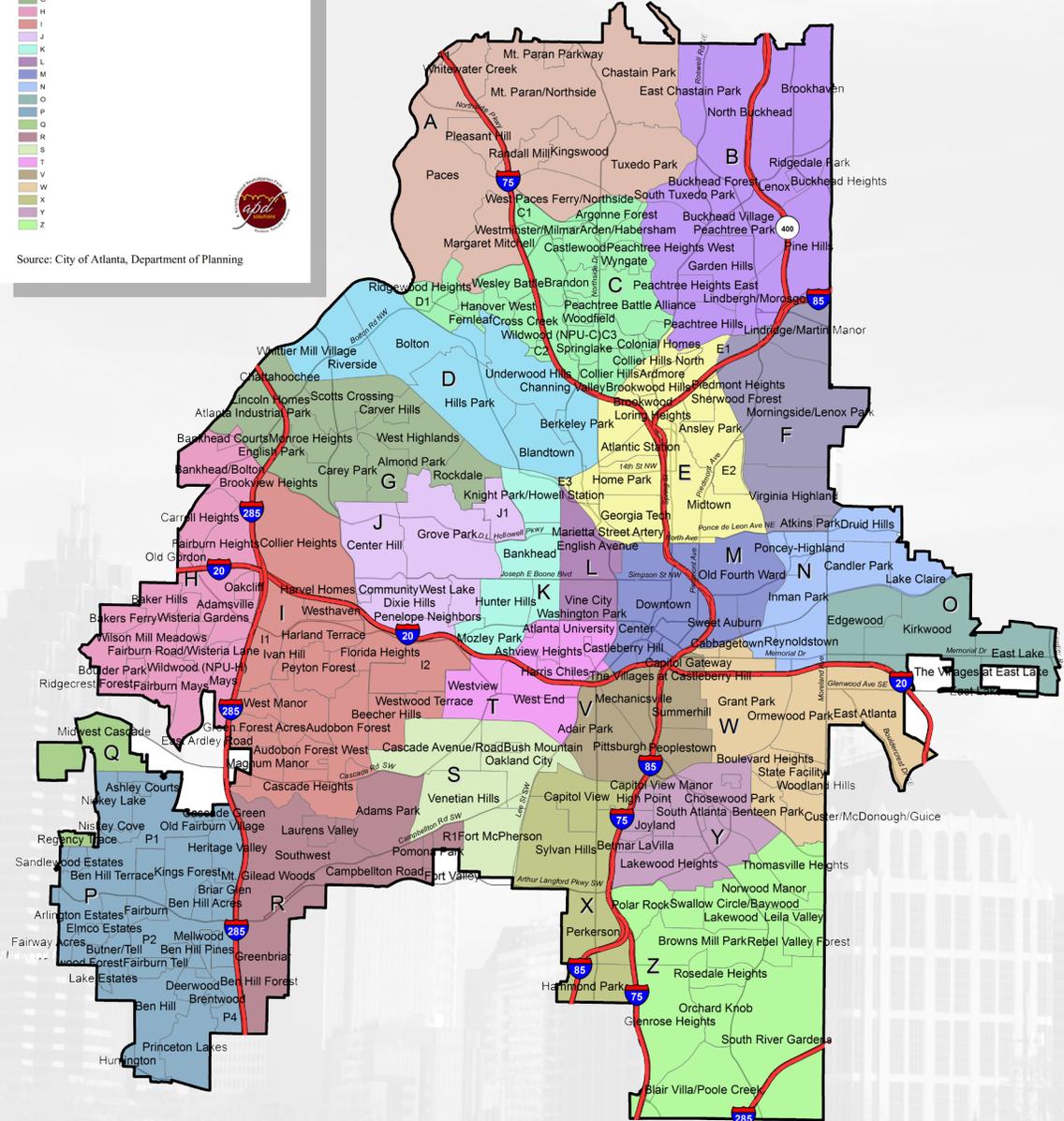
Neighborhood Map

 Neighborhood Boundary

NPU Boundary

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R
- S
- T
- V
- W
- X
- Y
- Z

Source: City of Atlanta, Department of Planning



0 1 2 4 Miles

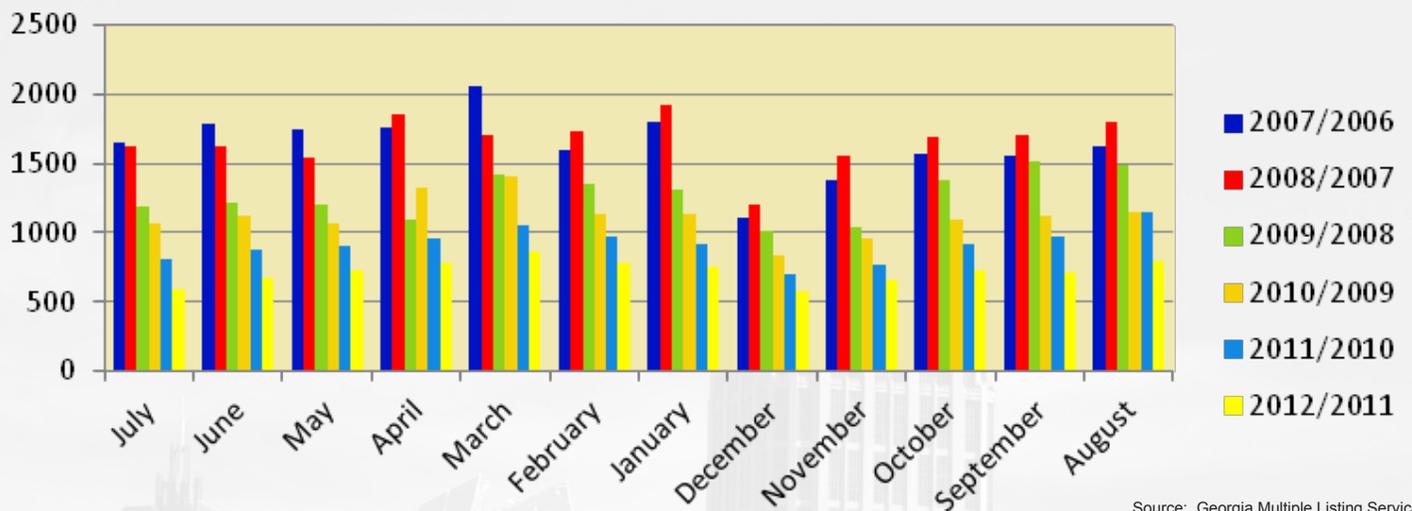


Atlanta has suffered not only from a reduced number of in-migrating households and individuals, but also from a shrinking pool of eligible purchasers. The number of people moving from within the United States to metropolitan Atlanta peaked at 100,000 in 2006 and plunged to just 17,000 by 2009 (Rich, 2012). A large proportion of home transactions in Atlanta over the last decade have been purchases by individuals and households relocating from outside the State of Georgia, which may be why the city's vacancy rate is not more severe.

According to the Georgia Multiple Listing Service, a total of 8,615 homes were listed for sale during the 12 months that ended in July 2012, a 56.9% decline from the high of 2008. Figure 1 shows newly listed homes for sale, by month, for the years 2007-2012:

Figure 1

CITY OF ATLANTA NEWLY LISTED HOMES BY MONTH



Source: Georgia Multiple Listing Service

The number of people moving from within the United States to metropolitan Atlanta peaked at 100,000 in 2006 and plunged to just 17,000 by 2009

The total closings of new homes in the city of Atlanta increased from August 2011 to July 2012, but the percentage increase was less pronounced than in the twelve months preceding March 2012, which indicates the market may be leveling out.



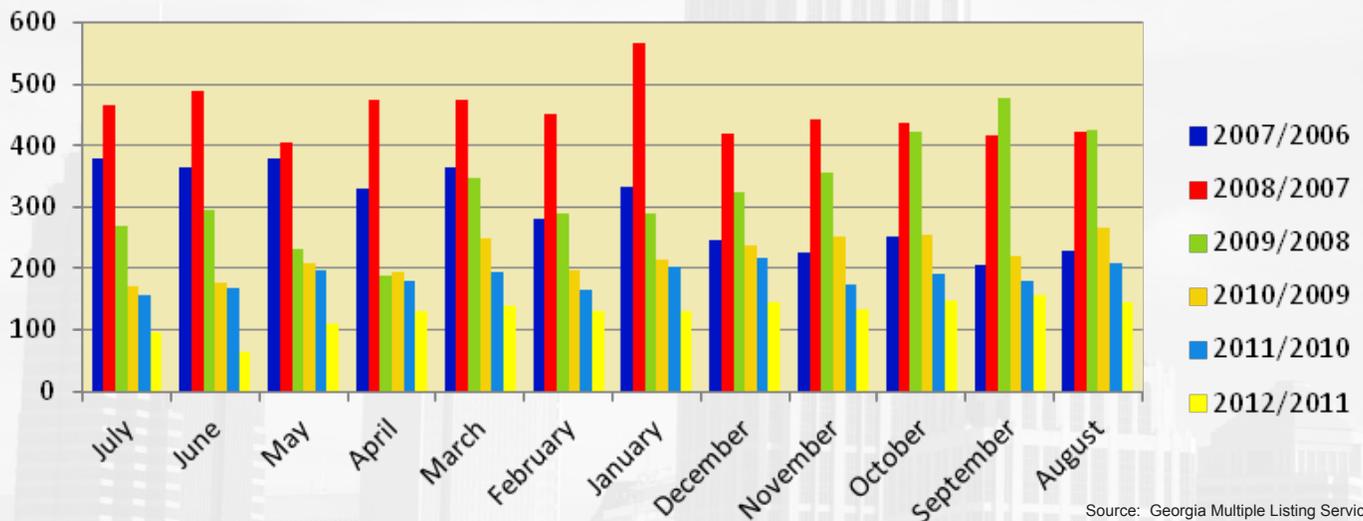
DISTRESSED MARKET TRANSACTIONS

Distressed home sales include foreclosures, short sales, deeds in lieu of foreclosure, “cash for keys” agreements, and unapproved tenancies. The large volume of these distressed transactions are putting downward pressure on the prices of traditional home transactions. Because home appraisal policies are increasingly more focused on the sale prices of nearby comparable properties than other methods of valuation, appraised values are declining significantly in neighborhoods with large numbers of distressed home sales, making it difficult for values to stabilize. Today, significant numbers of listed homes are either foreclosed or potential short sale properties. Atlanta’s sellers are forced to compete with bank and investor homeowners who can dilute losses through large property portfolios and lower home prices significantly until viable transactions occur (APD Solutions Real Estate Group, 2012).

Although more than 50% of real estate transactions are now some type of distressed sale, the number of these troubled properties being placed on the market is declining dramatically as many owners are choosing to simply not place their assets for sale (Metrostudy, 2012). As a result, thousands of vacant homes remain empty for months or years without any opportunity to become occupied. Figure 2 shows that in the city of Atlanta, there were 1,500 foreclosures listed for sale during the last year, and July 2012 saw only 97 foreclosures listed for sale. These numbers are miniscule when compared to the number of foreclosure filings in Atlanta over the same periods of time. This slow-down of residential inventory is a major constraint to neighborhood stabilization because homes are being left unoccupied, and the distressed properties tend to be heavily clustered in specific areas.

Figure 2

CITY OF ATLANTA FORECLOSURES ON THE MARKET BY MONTH



Because of a severely limited residential inventory, homes on the market are receiving many offers. Many of the owner-occupied properties being put on the market are short sales, meaning that the sale prices are lower than the combined face value of mortgage debt and other liens secured by the property. The majority of these transactions have not been approved by the mortgage lenders or servicers, causing major delays and obstacles towards the closing of these transactions. In many of these cases, the homeowner simply loses patience and moves to another property.

Real estate owned (REO) and distressed properties currently make up the majority of Atlanta's real estate inventory. Many of these properties are in need of repairs and renovation, and over 35% of today's buyers will be using government-backed Federal Housing Administration (FHA) or Department of Veteran's Affairs (VA) loan products to finance their home purchases (Mortgage Bankers Association, 2012). The return of government-backed purchases and rehab loan products is a major key to generating more eligible buyers of distressed and physically deteriorated properties. The lending market has tightened its underwriting standards tremendously since the housing crisis and late-2000s recession, as credit scoring requirements have become more demanding not only for conventional mortgages, but for FHA and VA borrowers as well. The combination of increasingly restrictive underwriting requirements and the falling credit scores of many Americans have caused the pool of potential purchasers to thin considerably (APD Solutions Real Estate Group, 2012).

Single-family residential is not the only housing sector dramatically affected by the new realities of the real estate market. The Georgia Multiple Listing Service data indicates that multi-family sales prices have also decreased, and to an even more significant degree. Because of depressed prices and regional population growth, there is an abundance of investment activity in the multi-family market (APD Solutions Real Estate Group, 2012). The average per-unit price of a multi-family property has fallen to \$34,289 today, a 55% drop compared to a 2008 high of \$76,549 (Metrostudy, 2012).

USING THIS REPORT

The anticipated result of the SCI report is two-fold, first to inform stakeholders and investors about the current conditions of the city's housing stock, and second to help move them from a place of inaction to one of directed and strategic activity. The research and analysis conducted by the APDS team has generated a large amount of information on Atlanta's neighborhoods. As a result, a set of tools: maps, graphs, tables and recommendations were developed to provide stakeholders and investors with a great deal of insight into the impact of neighborhood investment and disinvestment in the city. In the context of this report, stakeholders and investors are similar and overlapping groups with many and varied perspectives on a neighborhood. Investors are individuals or entities that bring resources to bear and put them at risk in an effort to enhance a community. Stakeholders are interested parties that affect or can be affected by the circumstances in a community. A neighborhood's stakeholders and investors can include residents, policy makers, institutional investors, employers, lenders, realtors, developers, visitors, and more. For example, a business owner is an investor and a stakeholder. A convention attendee who visits a neighborhood and patronizes businesses is a stakeholder but not necessarily an investor.

Today, these interested parties face significant challenges in accurately measuring and understanding what is happening in different areas of the city. Because resources such as capital and time are limited, most stakeholders and investors are cautious and conservative in their actions. This report will not only help determine what locations to target, but the activities that will be most effective in a particular investment area. With the creation of 25 assessment factors for each neighborhood, it is easy to observe and compare how particular factors perform in different locations throughout the city, as well as, how these factors can impact a neighborhood's investment quality. With this in mind, the recommended tactics will bolster the reader's interest in establishing a strategic community investment approach. In return, strengthening community coalitions and transforming them into powerful change agents. Moving these parties to action fulfills the document's central goal of creating a positive environment to improve the investment quality in targeted neighborhoods.

INDICATORS OF INVESTMENT QUALITY

The investment quality of a community can be described as the strengths, amenities, and protections from risk that it has, or the fundamental “health” of that neighborhood. A neighborhood’s health is reflected in the investment decisions that people make there, whether they decide to live, grow a business, or raise a family in a particular location. Neighborhoods are not static, but instead exist on a continuum. Every neighborhood was once built to fulfill a vision and serve a purpose, but over time the level of investment or disinvestment can move a neighborhood in either direction along this continuum. As a neighborhood moves up or down the continuum, changes to a neighborhood’s conditions, identity, and reputation can become significant. These fluctuations represent changes in the overall investment quality of a neighborhood.

The Neighborhood Continuum



Investment in a neighborhood is not limited to the actions of private individuals and firms. The concept of “Community Investment” describes how public and private entities coordinate and target their resources to improve or enhance a community as a whole. Given a community’s strengths, private resources are often sufficient to maintain a neighborhood’s quality and build upon those strengths. However, as a neighborhood moves down the continuum, the right mix of public and private investment becomes critical. With limited resources, the public sector must be strategic in where it chooses to target its resources and capital. The tipping point neighborhoods and TAOs represent some of the best opportunities for public investment to effectively leverage private capital. Such targeted investment is likely to spur positive change and further investment in neighborhoods higher/lower on the continuum as well.

Key to the investment quality of a neighborhood is the stakeholder/investor’s need to avoid risk. Risk can come in many forms: financial risks, safety risks, opportunity costs borne by lengthy commutes, natural/environmental risks, and more. All stakeholders and investors want to steer clear of risk unless they are satisfactorily compensated for accepting it. If two investment opportunities have the same perceived level of benefit, the one with the lowest risk or threat will almost always be favored. When an individual or entity makes a decision to purchase a home, start a business, provide a loan or accept a job, they are making a risk-averse decision that both impacts and reflects the investment strength of a location to some degree. A riskier investment must have a higher expected return in order to provide motivation for choosing it.

TOOLS YOU CAN USE

The SCI report offers a number of tools, containing the means to help stakeholders/investors understand the conditions of different parts of the city, evaluate the factors that are important in improving the quality of neighborhoods, and determine how their investment decisions can best achieve these desired changes and outcomes. Some of the main tools in the SCI report are as follows:

The Neighborhood Wave tool is designed to help the stakeholder understand which neighborhood factors most effectively influence the level of investment quality of a neighborhood. This tool is available to assist users of this report in grouping their chosen investment area with similarly performing areas. Neighborhood Waves are available for each neighborhood and for each of the eight typologies. The thematic colors for the eight typologies or waves range from green hues representing high performance and low risk, yellow hues reflecting performance at or near the city-wide average, and red hues to symbolize fragile investment performance with higher levels of risk. The raw scores representing the 25 neighborhood factors are also available for each neighborhood in the appendix of this report.

Another tool contained in the SCI report is the Neighborhood Typology Heat Map (See Findings section). The Heat Map illustrates the current conditions of each neighborhood on the continuum by displaying the associated typology color for each neighborhood. The condition of a neighborhood is not only defined by what occurs within its boundaries, but what happens around it, and the linkages and barriers between various neighborhoods/regions. The importance of the Heat Map is to provide the context of the neighborhood/investment area performance and to create awareness of the impact of adjacent investment areas.

Some additional tools contained in the SCI report are tables and maps that indicate the Tipping Point Neighborhoods and the Targeted Areas of Opportunity/TAOs (See Findings section). Tipping Point Neighborhoods have been determined, based on the evaluation of their 25 factors, as places where small changes might potentially have major impacts, and where an area’s problems and assets might be less entrenched than in places above or below them on the typology spectrum. TAOs are

neighborhoods that are specifically recommended by the report as starting points in the prioritization of efforts designed to direct investment and revitalization in the city. These maps and tables should assist stakeholders and investors in targeting investment, directing activism towards the goal of improving the city as a whole, and illuminating the best strategic opportunities towards doing so.

One other tool contained in the SCI report is the Neighborhood Factor/Recommendation Tactic Matrix. The final section of the report presents recommendations in narrative form that are accompanied by a matrix (See Conclusions and Next Steps section) that identifies which of the 25 factors each tactic best relates to. This matrix provides a useful guide for a stakeholder or investor who wants to improve the investment quality of a neighborhood. Stakeholders/investors can use this matrix by identifying the factors to improve in that neighborhood, and locating the “x” in the boxes below the tactics which are most likely to positively influence those factors. The fourteen recommendations are accompanied by examples of best practices from municipalities across the country where those identified tactics have been successfully implemented.

With these tools in hand, the data and findings of this report can be used in various ways. An interested stakeholder/investor should begin by following these 5 steps to compare the strengths and weaknesses present in any part of the city and with any other neighborhood investment area. These steps are:

1. Select the desired neighborhood investment area for evaluation.
2. Examine the investment area score and the contributing 25 assessment factors included in this report for that investment area and decide which one(s) are most revealing.
3. Review the investment area’s Neighborhood Wave or raw factor data table that shows the performance measures (See Attachments/Appendices section).
4. Using the Neighborhood Wave or raw factor data, compare the investment strength of the area with other areas or typologies along with any of the 25 dimensions of neighborhood quality (See Findings section). Based on this comparison, identify specific factors that are important in shifting the neighborhood’s quality of life in a desired fashion.
5. Use the report’s recommendations as a guide to create initiatives that enhance the chosen neighborhoods/investment areas (see Recommendations section).

The tools and steps described above should prove useful in strengthening strategic direction and policies, encouraging long-term thinking, communicating aspirations and visions, and building dialogue and consensus in Atlanta’s communities. The resulting investment and revitalization should help to positively transform Atlanta’s neighborhoods for the benefit of all the city’s residents.

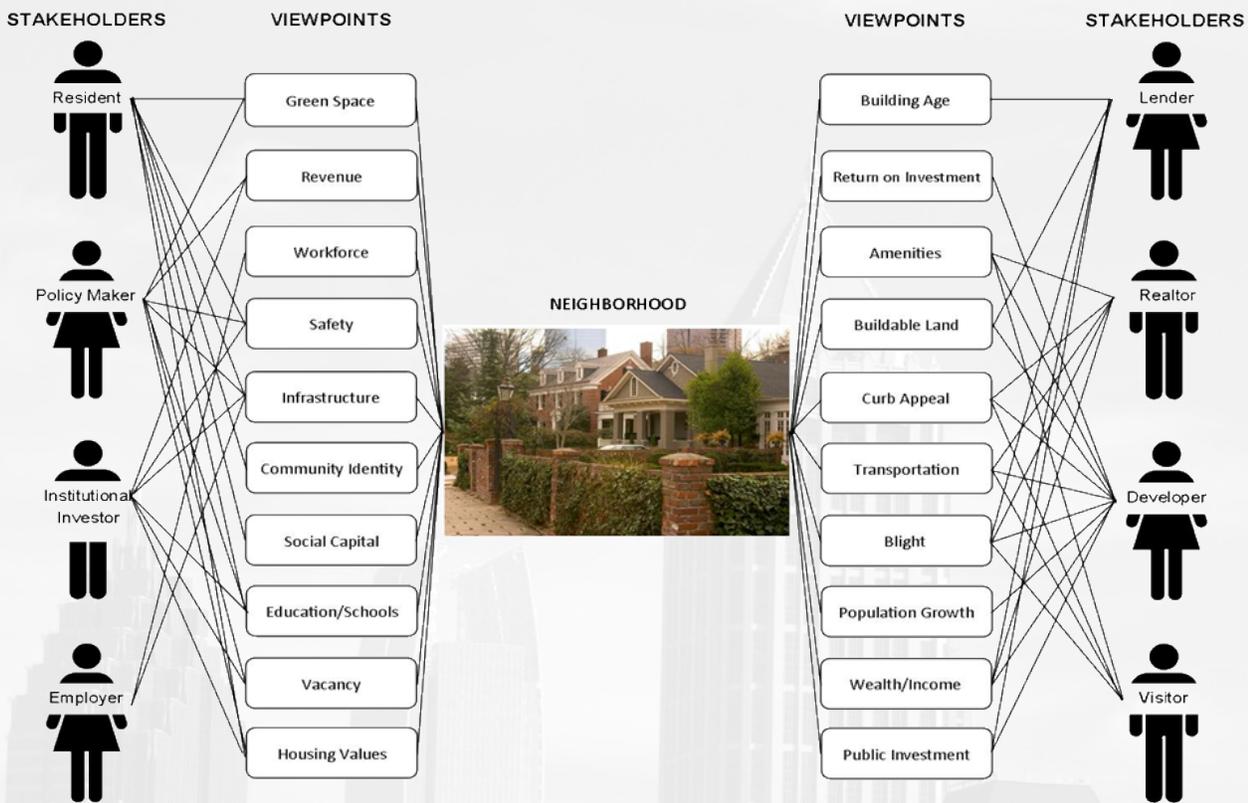
THE ROLE OF INVESTMENT EMPATHY IN EMPOWERING NEIGHBORHOOD CHANGE

A major objective of the SCI report is to help establish a best in class public-private investment environment in Atlanta. In order to catalyze positive neighborhood change, it is recommended that the City develop specific initiatives to enhance coordination among the varying stakeholder and investor groups. As strategies and tactics are developed and evaluated to stabilize and grow Atlanta’s struggling neighborhoods, it is essential to encourage collaboration between these parties, and to generate understanding and empathy for the many perspectives present in these communities.

An empathetic party understands that a degree of introspection is necessary when planning investment or development in a neighborhood. A cocooned, self-driven perspective often leads to a distorted

sense of reality. Too often, private investors, community and non-profit organizations, and governmental entities assume that other parties share similar understandings, goals, language and viewpoints. This insularity often manifests itself in the belief that one possesses an eminently sensible approach and pure motives, making it difficult to empathize with others. It is important that those engaged in investment and development in the city's neighborhoods make an effort to a) be affected by and aware of circumstances surrounding the decision making processes of other stakeholders, b) fully grasp the reasons for the other party's choices, and c) identify with the perspectives of other stakeholders. There are many involved parties with differing perspectives of the same place. Understanding or empathizing with the various viewpoints enhances the potential for the improvement of the investment area and empowerment of the involved stakeholders.

VARIOUS NEIGHBORHOOD PERSPECTIVES



The “Investment Empathy” concept challenges localities to work towards understanding the sentiments and viewpoints of these varied stakeholders, and to make decisions in ways that minimize negative impacts to neighborhoods. The graphic above illustrates that an area’s stakeholders and investors can have varied, complex, and overlapping perspectives on the same place. Even within one neighborhood, each type of stakeholder or investor can contain within its ranks many different viewpoints and concerns. Recognizing the value of the competing viewpoints may be difficult but essential in creating an environment that generates investment in the most at risk neighborhoods, where public investment is often the lead in stimulating activity. Public resources should be invested in ways that can best leverage private capital and produce the greatest possible economic benefit for all residents of the city. This will ultimately drive neighborhood investment areas to become self-sustaining and stable without the need for artificial intervention. Beyond the SCI report is the need to re-examine how neighborhoods are comprehended, approach development and attract investment in the city of Atlanta.

In recent years, due to the state of Atlanta’s current real estate market, three unpredicted groups of stakeholders have emerged as particularly important players. They are Institutional Investors/Private Equity, Non-profit Stakeholders, and Foreign Investors.

INSTITUTIONAL INVESTORS AND PRIVATE EQUITY

In recent years, institutional investors and private equity have become increasingly active in the Atlanta real estate market. Institutional investors, such as hedge funds, can undertake a wider range of investment and trading activities than other investment funds. Private equity consists of investors and funds that invest directly into private companies or other vehicles with funds raised from retail and institutional conduits.

These funds typically employ a wide range of strategies and are highly opportunistic, investing where the most potential profit is seen. Some of these players primarily invest in real estate, while others take advantage of occasional real estate opportunities as they present themselves. Many cities around the country have seen a high volume of home “flipping” as investors purchase foreclosures and short sales and resell them to buyers eager to take advantage of historically low mortgage rates. Phoenix, Arizona was hit particularly hard by foreclosures and vacant properties following the housing crisis, leads the nation with nearly 10,000 flipped properties during the first half of 2012, according to Realty Trac. Also noted, Las Vegas, Los Angeles, Miami and Atlanta are all generating similarly high interest by investor groups.

According to a September 2012 report by the investment banking firm Keefe, Bruyette & Woods Inc., private equity firms have raised \$8 billion dollars to buy 80,000 single-family assets in the Atlanta area (Gopal & Gittelsohn, 2012). Market rents make it highly profitable for private equity firms to buy and lease properties to tenants, many of whom don't have the necessary credit scores or down payments to get approved for a mortgage. These firms' intentions are to hold onto houses for several more years, slowly selling their stock back as home prices increase.

Hedge funds and private equity have inherent advantages over owner-occupant, government and non-profit homebuyers. Their offers are made entirely with cash, with short closing times and few contingencies. They are well-equipped to handle repair costs if necessary and do not ask sellers for concessions. Distressed market sellers are more inclined to accept these transactions because they're much more likely to close, and they don't need to be concerned with the strict and unpredictable mortgage underwriting process.



NON-PROFIT STAKEHOLDERS

Atlanta Community Development Corporations (CDCs) have played an enduring and innovative role in the improvement of distressed neighborhoods across Atlanta for the past three decades. These organizations are well attuned to the views of local residents in the communities they serve, and serve as a linchpin towards accessing special set asides from Federal Housing funds. However, in recent years, many of these developers have become severely fiscally strained. Even small numbers of cash-draining properties can result in existential crises for CDCs, and the high risk nature of non-profit and affordable housing development and unpredictable market conditions have posed major challenges for the viability of many such groups. Additionally, many organizations faltered when they tried to grow or expand into new roles.

Further examples of challenges facing the non-profit developers include the following:

- Adding programs or business lines too quickly without proper staffing or expertise.
- Pushing the growth of the development business.
- Relying on a development partner, third-party property manager, and/or the syndicator's asset management department without building internal capacity to take over these responsibilities.
- Underwriting a new department at a cash loss with the expectation that other business lines or grants would subsidize the losses indefinitely, and without a plan for self-sufficiency.
- Expanding into a new product, service or geographic area that does not complement the organization's core competencies or represents "mission drift."

A lack of revenue-stream diversity seems to affect small and mid-sized non-profit organizations the most. As their development pipelines slow, fees are no longer earned, impacting the organization's ability to continue to operate. In some cases, additional capacity and access to resources such as private capital could significantly expand their direct market impact.

FOREIGN INVESTORS

Many foreign investors look to diversify their investments or shield income and wealth from onerous local policies by investing in real estate in the United States. The limited number of barriers and restrictions and strong property rights for foreign owners make investment in America real estate attractive to many. A scarcity of available and attractive properties in coastal cities, continued high economic uncertainty in Europe, and low housing costs have made the Atlanta metro area an appealing market.

From the perspective of metropolitan Atlanta, there are positive and negative aspects to foreign real estate investment. On the positive side of the ledger, it creates liquidity in the local market and generates revenue for local real estate professionals such as brokers and contractors. On the negative side, value is being extracted from a fixed, local asset and exported to a foreign location, rather than circulated back into the local economy.





**METHOD
OF
APPROACH**



METHOD OF APPROACH

DETERMINING NEIGHBORHOOD FACTORS

In order to determine what information needed to be gathered on Atlanta's neighborhoods and residential properties, APDS held focus groups representative of many different types of stakeholders to ascertain what neighborhood "factors" should be used to evaluate the quality of each Atlanta neighborhood. The 25 final factors that were chosen derived from an original list of 100.

To obtain the data necessary for the 25 factors that would make up the detailed neighborhood profiles, multiple methods of data collection were necessary. The most labor-intensive portion was APDS' visual or "windshield" survey of every accessible residential parcel in the city of Atlanta based on the observations of a team of approximately 50 individual surveyors. This study effort was conducted from the time period spanning December 2011 through August 2012, and the information that was collected includes property tenure, lot and structure condition, the presence of sidewalks, identification of code issues, and other criteria deemed relevant for the evaluation of housing conditions. The surveyors collected all of the aforementioned information in the field using a proprietary application that was installed on mobile Apple devices. Surveyors were given comprehensive training on their duties and methods before entering the field, and APDS' collaborated with the City of Atlanta in devising and conducting the training process.

In addition to the visual "windshield" survey, additional information on 17 neighborhood and property-level factors was collected from a wide variety of public and third-party sources, including the U.S. Census Bureau, CoreLogic RealQuest, Fulton/DeKalb County Tax Digest, Atlanta Police Department, Georgia Department of Education, Nielson-Claritas, Atlanta Parks Department, Metrostudy, and others. Together, the "windshield" survey and additional sources of information yielded a total of 41 data points for every parcel and 84 data points for each city neighborhood.

PHASE I: THE WINDSHIELD SURVEY

A "Windshield" Survey is a systematic visual assessment of a predetermined set of locations and record of these observations. This type of survey relies entirely on observations for data collection rather than questions directed towards survey participants. Systematic visual surveys are known as "windshield" surveys when they can be primarily conducted by a person seated behind the windshield of a car. Primary questions addressed in the APDS' "windshield" survey included the following:

- What is the condition of the housing structures? Are they in a state of disrepair?
- Are there noticeable signs of decay, such as large quantities of trash, abandoned structures, or junked vehicles?
- Are lots and structures accessible by sidewalks?

Approximately 50 field surveyors were assembled to collect information on every observable residential parcel in the city of Atlanta. This was the first time ever that such a comprehensive survey of Atlanta real estate was conducted using mobile, digital technology. APDS created a proprietary application compatible with all Apple devices for the purposes of the "windshield" survey. Unlike a traditional "windshield" survey, where data is collected with pen and paper and transferred to a database later, this modern approach allowed the field surveyors to quickly assess every accessible residential parcel in

the city of Atlanta at their fingertips and greatly reduced time-consuming follow up work, enhancing the survey's accuracy and efficiency. In addition to recording surveyor's observations for each property, this method allowed surveyors to quickly take photos of each residential parcel, in accordance with the study's requirements. These photos were saved on the mobile devices and instantly linked with a relevant property address.

As information was recorded onto mobile devices, it was automatically uploaded to an APDS database. As a result, the APDS team was able to track the number of parcels surveyed, information collected, and the productivity of the surveying team in real time.

THE PARCEL MAP

The field evaluation was guided by parcel data provided by the City of Atlanta's Office of Planning. The city was split into four quadrants for the purposes of assigning surveyors, and each quadrant was appointed a field marshal responsible for overseeing data collection and assessment in that area. While evaluating the parcels during the surveyor assignment phase, a large number of parcels without corresponding street addresses were identified. Rather than relying solely on addresses to identify parcels, surveyors were provided with neighborhood maps inclusive of a Parcel Identification Number (PIN) to assist them in locating their assigned surveillance areas.

EVALUATION CRITERIA

The evaluation criteria collected as part of the "windshield" survey were developed and customized to best meet the goals and objectives of the SCI report as outlined in the scope of work. These criteria included property tenure, lot condition, structure condition, the presence of sidewalks, and identification of city code issues. Table 1 provides an outline of the data fields used to conduct the "windshield" survey.

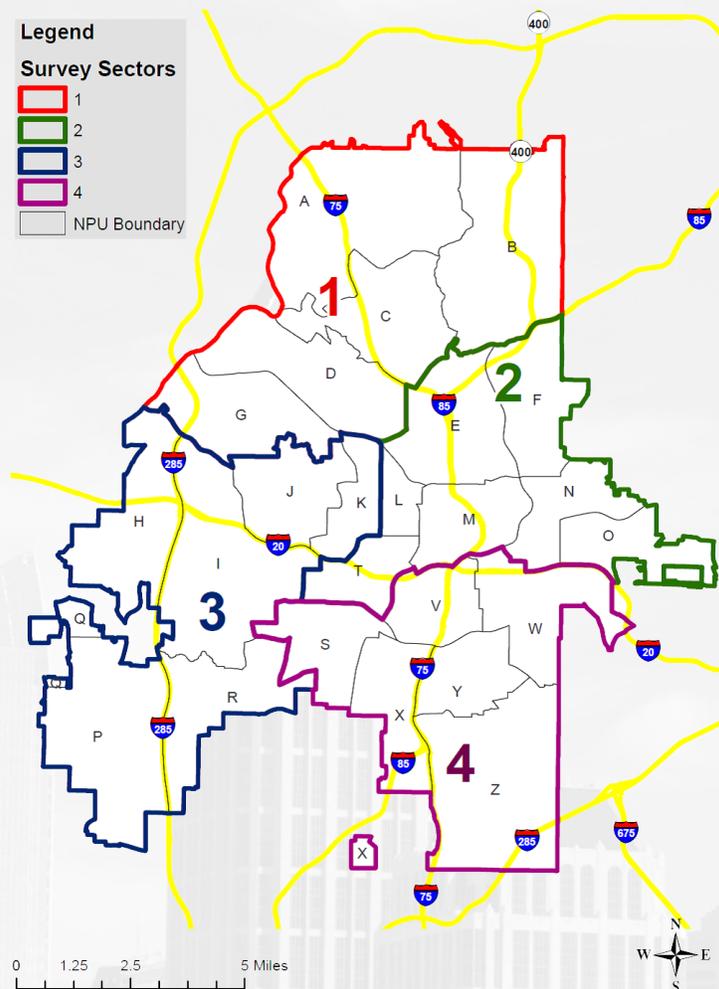


TABLE 1

DEFINITIONS OF WINDSHIELD CONDITIONS

| Tenure | Lot Aesthetic Condition | Structure Aesthetic Condition | Sidewalks Present | 4 or More Code Issues |
|--------------|-------------------------|-------------------------------|-------------------|-----------------------|
| Occupied | Good | Good | Yes | Yes |
| Vacant | Fair | Fair | No | No |
| No Structure | Poor | Poor | - | Not Visible |
| Not Visible | Not Visible | Deteriorated | - | - |
| - | - | No Structure | - | - |
| - | - | Not Visible | - | - |

Source: APDS Solutions Field Evaluation

*Definitions of all “windshield” survey evaluation criteria are available in the Glossary of Key Terms.

FIELD EVALUATION OF STRUCTURAL CONDITION

| Observation Category | Description | Example |
|----------------------|---|---|
| Good | A structure that is well maintained, with little to no anesthetic issues. Focuses strictly on the condition of the house, not the architectural style. |  |
| Fair | A structure that is mostly maintained with few minor anesthetic issues i.e., an overgrown lawn or faded or chipping paint. These should be cosmetic issues that don't appear to affect the structural integrity of the house. |  |
| Poor | A structure that is not well maintained, but enough structural integrity remains that it need not be demolished. The condition of paint or building materials will be lacking and the landscaping is likely overgrown. Cracked windows may also be present. |  |
| Deteriorated | A structure that, because of years neglect, would likely be demolished because it would be less expensive than renovation. A dilapidated roof, extensive rotting, and clear structural issues are good indicators of a deteriorated property. |  |

Source: APD Solutions Field Evaluation

Field surveyors captured data on the aesthetic condition of structures using the following descriptive categories: Good, Fair, Poor, and Deteriorated. In order to ensure consistency and the highest possible level of objectivity across the entire survey, surveyors were provided with explanatory photos of structures that fell into each category to aid in their classification. In instances where structures were not clearly visible, surveyors used the description “Not Visible.”

FIELD EVALUATION OF LOT CONDITION

| Observation Category | Description | Example |
|----------------------|---|---|
| Good | A lot that appears to be maintained. Grass appears to be cut and landscaping is properly presented. |  |
| Fair | A lot that has not recently been maintained. Some litter or debris may be present. |  |
| Poor | A lot that is not maintained. Overgrown vegetation and/or significant amounts of debris or trash are visible. |  |

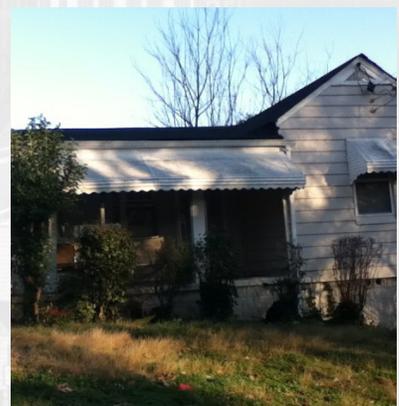
Source: APD Solutions Field Evaluation

Field surveyors captured the aesthetic condition of lots using the following descriptive categories: Good, Fair, and Poor. In order to ensure consistency and the highest possible level of objectivity across the entire survey, surveyors were provided with explanatory photos of structures that fell into each category to aid in their classification. In instances where lots were not clearly visible, surveyors used the description “Not Visible.”

FIELD EVALUATION OF TENURE

For the purposes of this study, the term vacancy is used to describe both vacant lots and unoccupied structures. In order to determine property tenure by parcel during field evaluation, surveyors were instructed to look for telltale signs of vacancy and abandonment, to include the following:

- Overgrown landscaping.
- Full or overflowing mailboxes.
- Boarded doors and/or windows.
- Broken windows.
- Vacancy notices posted on doors and/or windows.



CHALLENGES: UNSURVEYABLE PARCELS

Of the 143,888 total residential parcels, 9,202 or 6.4% were deemed to be unsurveyable during the “windshield” survey process. Several scenarios necessitated the use of the term “unsurveyable” by field crews. Table 2 provides an outline of each reason code and corresponding definitions.

TABLE 2

UNSURVEYABLE PARCEL REASON CODES (9,202 PARCELS)

| Reason Code | Definition |
|--|---|
| Address Error or mis- matching address | Parcels reported or recorded improperly; address present on base map but, not visually recognized to exist. |
| Landlocked parcels | Parcels which have no access or ingress /egress (entry or exit) to a public street and cannot be reached except by crossing private property. In such cases survey access for field crews was prohibitive. |
| Restricted Access | A limitation to property access imposed by individuals or physical barriers. i.e. gated communities; areas where security, police, or residents threatened and/or requested surveyors to discontinue surveying. |
| Vegetative visual Obstruction | Single or multiple parcels not visible from the sidewalk due to overgrown trees, shrubbery, etc. |
| Incomplete or Partially Built Structures | Infrastructure in place; however structure found to be incomplete or partially built. |

Source: APDS Solutions Field Evaluation



CHALLENGES: LAND USE CODES

While analyzing the data collected in the “windshield” survey, it became apparent that the structure of the city’s land use code has distinct limitations. Atlanta’s boundaries lie within both DeKalb and Fulton Counties, leading to some conflicting information when parcels were cross referenced against the Fulton and DeKalb County tax digests and the zoning designations provided by the City of Atlanta. Because of these data conflicts, land use designations were cross referenced from all three sources and recoded into a combined “SCI Land Use Codes” set of designations. The final set of land use designations was as follows: Residential, Commercial, Industrial, Exempt, Office Institutional, Other Residential, Utility, and Vacant.

CHALLENGES: DATA ASSOCIATION

After data was recorded as part of the “windshield” survey, it was imported into a Geographic Information Systems (GIS) database where each parcel could be associated with a neighborhood. The error rate of the association of parcel shapes with neighborhood shapes is estimated to be 5%. This means that it can be expected that a parcel was associated with the correct neighborhood 95% of the time.

PHASE II: DESKTOP DATA COLLECTION

In addition to the “windshield” survey, additional information on 17 neighborhood and property-level factors were collected from a wide variety of public and third-party sources, including the U.S. Census Bureau, CoreLogic RealQuest, Fulton/DeKalb County Tax Digest, Atlanta Police Department, Georgia Department of Education, Nielson-Claritas, Atlanta Parks Department, Metrostudy, and others. This information, combined with the data from the “windshield” survey, allowed the team to create a data-rich profile of every neighborhood of Atlanta.



Table 3 provides an outline of both “windshield” and desktop data factors, including definitions of each factor, the source of the data, level of geography, and the measurement used for analysis purposes.

TABLE 3

NEIGHBORHOOD WAVE FACTOR DATA MATRIX

A. QUALITY OF LIFE

| Neighborhood Factor | Definition | Source Data | Geography | Measurement |
|------------------------|--|--|--------------|---|
| A1: Crime Incidences | Statistical measures of criminal activity in neighborhoods, based on the number of occurrences per parcel. | COA Atlanta Police Department Crime Data | Neighborhood | Analyzed three years of crime data. Identified the number of occurrences per neighborhood sorted by violent or property crimes. |
| A2: Average Commute | The average amount of time one takes to travel from home to work or school. | CoreLogic RealQuest | Neighborhood | The percentage of commuters in the neighborhood that travel more than 30 minutes to work or school. |
| A3: Housing Expenses | Determination of how affordable it is to live in a community. | CoreLogic RealQuest | Neighborhood | Average monthly mortgage payment per neighborhood compared to the City of Atlanta average. |
| A4: Community Commerce | The measurement of how goods and services are transferred between consumers and local businesses in a community. | Nielson-Cleritas & Metrostudy | Neighborhood | Total sales in millions of dollars from businesses that are physically located in the targeted neighborhood. |
| A5: Community Identity | A neighborhood’s unique history, natural features, culture(s) and sources of community pride. | APDS Neighborhood Survey | Neighborhood | Qualitative assessment per the neighborhood survey and supplemental research. Viewing signage and documented history. |

B. CONDITION

| Neighborhood Factor | Definition | Source Data | Geography | Measurement |
|--------------------------|---|--------------------------|-----------|---|
| B1: Curb Appeal | The visual attractiveness of a property as seen from the street. | APDS “Windshield” Survey | Parcel | The percentage of parcels in the neighborhood that received a good rating per “windshield” survey |
| B2: Age of Housing Stock | The year the structure was built. | Fulton/DeKalb Tax Digest | Parcel | Average year built by neighborhood. |
| B3: Vacancy | Structures not occupied or in use. | APDS “Windshield” Survey | Parcel | Identifies the percentage of vacant properties by neighborhood. |
| B4: Code Violations | Code issues are items that are eyesores and nuisances within a neighborhood. These can include tall grass and weeds, dilapidated and unsecured structures, inoperable vehicles, graffiti, junk and debris, and poor property maintenance. | APDS “Windshield” Survey | Parcel | Percentage of properties in the neighborhood with four or more code violations visibly present. |
| B5: Blight | Lots and/or structures in poor or deteriorated condition that represent a general state of neglect and disrepair in a neighborhood. | APDS “Windshield” Survey | Parcel | The percentage of properties with a poor or dilapidated rating by neighborhood. |

C. AMENITIES

| Neighborhood Factor | Definition | Source Data | Geography | Measurement |
|--|---|--------------------------------------|--------------|---|
| C1: Number of Retail/Commercial Businesses | Attractive or pleasant opportunities to dine, shop, worship, bank, etc. | Nielson-Cleritas | Neighborhood | Number of businesses that are physically located within the neighborhood as compared to citywide average. |
| C2: Quality of Public Education | The overall level of academic achievement and progress shown by a school in a specific time interval. | Georgia Department of Education Data | Neighborhood | Utilized the Georgia Department of Education's school district report card for Atlanta Public Schools. Prepared a score for each school based on pass or fail of Adequate Yearly Progress (AYP) and standardized test scores. |
| C3: Transportation Options | The quantity and quality of accessibility options available to an individual or group taking into account their specific needs and abilities. | APDS Neighborhood Survey | Neighborhood | Count of transportation options by neighborhood (pedestrian, bicycle, Rapid Rail, taxi, etc.). |
| C4: Access to Green Space | Public/Community space consisting of land (such as parks and trails) rather than buildings. | COA Parks and Recreation Data | Parcel | Percentage of parcels in a neighborhood within a 1/2 mile radius to green space. |
| C5: Presence of Sidewalks | Existence of public sidewalks. | APDS "Windshield" Survey | Parcel | Percentage of neighborhood with sidewalk access. |

D. RETURN ON INVESTMENT

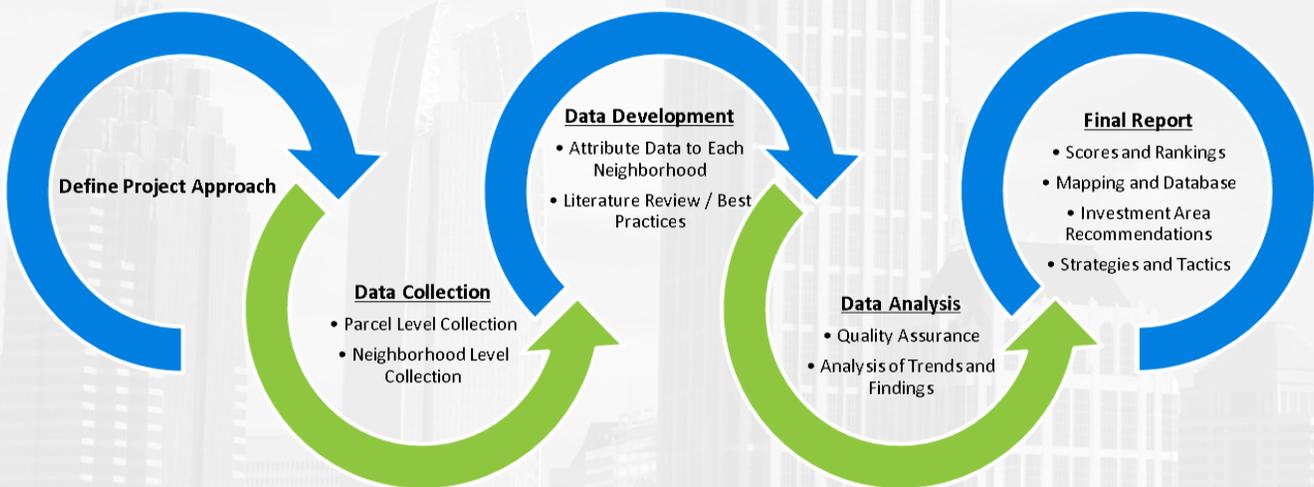
| Neighborhood Factor | Definition | Source Data | Geography | Measurement |
|---|---|---|--------------|--|
| D1: Property Appreciation/Depreciation | Increase or decrease in a property's value over time. | Georgia MLS and Metrostudy | Neighborhood | Percentage of appreciation/depreciation by neighborhood as compared to the overall change in value citywide. |
| D2: Public Subsidies | A provision of economic value provided by a public entity to a private entity for purposes of incentivizing an activity. | City, State & Federal Government Agencies | Neighborhood | Measured percentage of neighborhoods within a TAD or other types of physically subsidized economic zones. |
| D3: Permit Issuance | Assessment of planned new investment in neighborhoods. | City of Atlanta Planning Department | Neighborhood | Number of permits issued per neighborhood (5 year period) sorted by neighborhood. |
| D4: Level of Distressed Assets | Property that is under a foreclosure order or is advertised for sale by its mortgagee. | CoreLogic RealQuest and Metrostudy | Parcel | Percentage of foreclosures by neighborhood. |
| D5: Average Real Estate Transaction Value | Measurement of the average value of all residential real estate transactions to occur in the neighborhood July 2011 to August 2012. | Georgia MLS and Metrostudy | Parcel | Average of all closed residential real estate sales per neighborhood. |

E. DEMOGRAPHICS/DIVERSITY

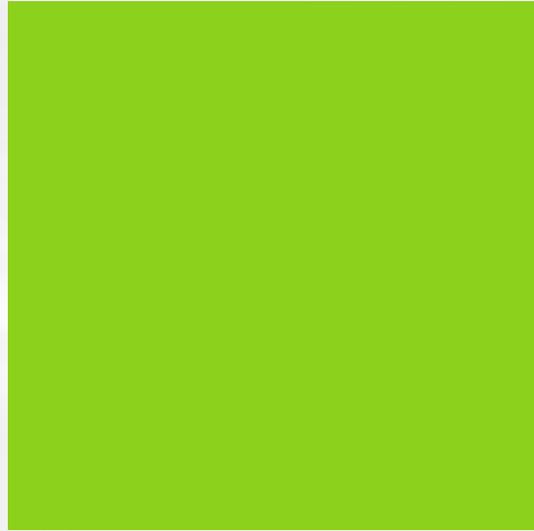
| Neighborhood Factor | Definition | Source Data | Geography | Measurement |
|----------------------------|---|--|--------------|---|
| E1: Population Growth | A change in the relative numbers of different groups of individuals making up a neighborhood. | CoreLogic RealQuest | Neighborhood | Based on census data and additional data. |
| E2: Owner-Occupancy | Variance between a person granted temporary occupancy or use of one's property versus an individual occupying a residence they own. | CoreLogic RealQuest | Neighborhood | Identify the percentage of owner occupied homes by neighborhood. |
| E3: Presence of Diversity | Inclusion of different types of people according to race and/or ethnicity. | Census Bureau American Communities Survey | Neighborhood | The amount of diverse races and percentage of the overall population of each. |
| E4: Educational Attainment | Highest level of schooling each student attended and successfully completed. | Census Bureau American Communities Survey | Neighborhood | Measurement of the highest level of education completed by the dominant population in the neighborhood. |
| E5: Income | Forecasted average median income. | Bureau of Economic Analysis | Neighborhood | Average forecasted income by neighborhood. |

As shown in the diagram below, the SCI project involved four main phases: data collection, data development, data analysis, and policy recommendations.

SCI PROJECT PHASES







FINDINGS



FINDINGS

The assembled city, neighborhood and parcel-level findings are categorized into two phases. Phase I: Existing Housing Conditions contains information concerning the economic challenges and opportunities related to the physical conditions of structures and lots throughout the city. Phase II: Neighborhood Wave Assessment Model contains information and attributes concerning neighborhood quality of life, existing housing conditions, amenities, investment, and demographics.

PHASE I: EXISTING HOUSING CONDITIONS

A CITYWIDE PERSPECTIVE

The citywide existing housing conditions data provides a snapshot of Atlanta's residential properties. Table 4 shows the city of Atlanta's residential parcel composition and overall conditions across a variety of factors.

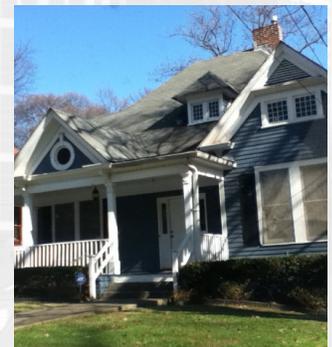
TABLE 4

EXISTING CONDITIONS OF HOUSING

CITYWIDE CONDITIONS SNAPSHOT

| Category | Number | Percentage |
|-------------------------------------|---------|------------------------------|
| Parcels | | |
| Total Parcels Citywide | 160,207 | 100% |
| Residential Parcels | 143,888 | 89.8% |
| Non Residential Parcels | 16,319 | 10.2% |
| Survey Totals | | |
| Surveyed Structures | 125,022 | 86.9% of Residential Parcels |
| Surveyed Lots | 9,664 | 6.7% of Residential Parcels |
| Unsurveyable Parcels | 9,202 | 6.4% of Residential Parcels |
| Structures* | | |
| Total Structures | 125,022 | 100% |
| 1-2 Unit Structures (Single Family) | 123,327 | 98.6 |
| 3+ Unit Structures (Multifamily) | 1,695 | 1.4% |

Source: APDS Solutions Field Evaluation



City of Atlanta Comprehensive Land Use Composition

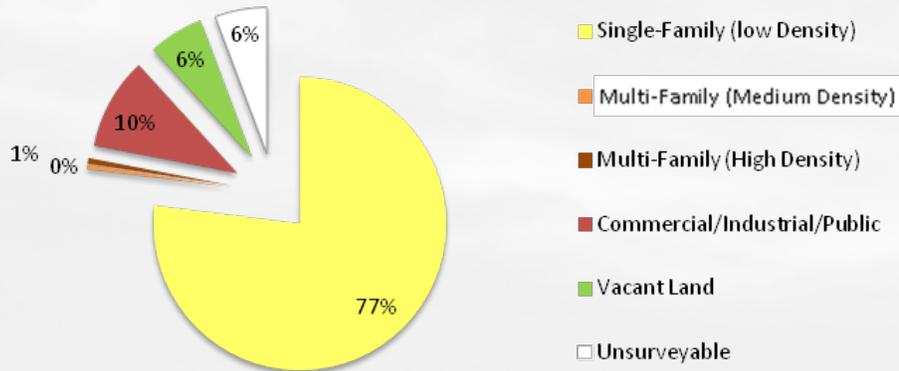


TABLE 4 (cont'd)

CITY- WIDE RESIDENTIAL STRUCTURE OCCUPANCY

| Structure Occupancy (Tenure) | Number | Percentage |
|------------------------------|---------|------------|
| Occupied Structures | 117,048 | 93.6% |
| Vacant Structures | 7,974 | 6.4% |

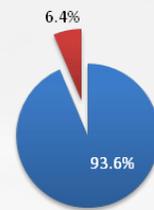
| Total Vacancy | | |
|-----------------------------------|--------|-------|
| Vacant Structures and Vacant Lots | 17,638 | - |
| Citywide Vacancy Percentage | - | 12.3% |

| Structure Condition (Total 125,022) | | |
|-------------------------------------|--------|-------|
| Good | 97,623 | 78.1% |
| Fair | 22,362 | 17.9% |
| Poor | 2,498 | 2.0% |
| Deteriorated | 1,352 | 1.1% |
| Not Visible | 1,187 | 0.9% |

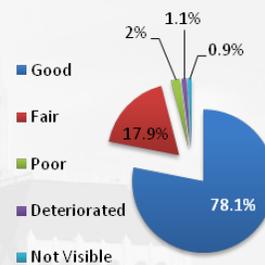
| Lot Condition (Total 9,664) | | |
|-----------------------------|-------|-------|
| Good | 1,237 | 12.8% |
| Fair | 6,175 | 63.9% |
| Poor | 1,329 | 13.8% |
| Not Visible | 923 | 9.5% |

City- wide Residential Structure Occupancy

■ Occupied Structures ■ Vacant Structures

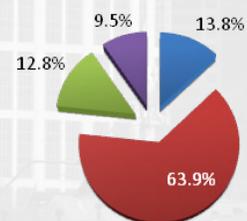


City-wide Residential Structure Conditions



City-wide Lot Conditions

■ Good ■ Fair ■ Poor ■ Not Visible



Source: APDS Solutions Field Evaluation



STRUCTURAL CONDITIONS

As outlined in Table 4, the city of Atlanta is comprised of 160,207 parcels, of which 16,319 are non-residential, and 143,888 are residential. Within those residential parcels, there are 125,022 residential structures, of which approximately 6.3% appear to be vacant or abandoned (APD Solutions, 2011-2012). Housing types with fewer units dominate the residential stock in Atlanta, with 98.6% of residential structures having 1-2 units, 0.6% having 3-4 units, and 5+ unit structures making up just 981 parcels for the remaining 0.8%. The structures within the remaining 0.8% contain 52,243 total housing units averaging 53.3 units per structure. Of the 125,022 total structures in the city, 78% were judged to be in good condition, 18% possessed minor deterioration, and 4% were in poor or deteriorated condition.

LOT CONDITIONS

Across the city, surveyors identified 9,664 vacant lots designated for residential use (APD Solutions, 2011-2012). Of these vacant lots, 13% were determined to be in good condition, 64% were determined to be in fair condition, and 14% were determined to be in poor condition.



VACANCY MAP

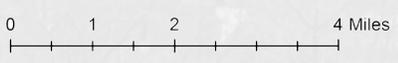
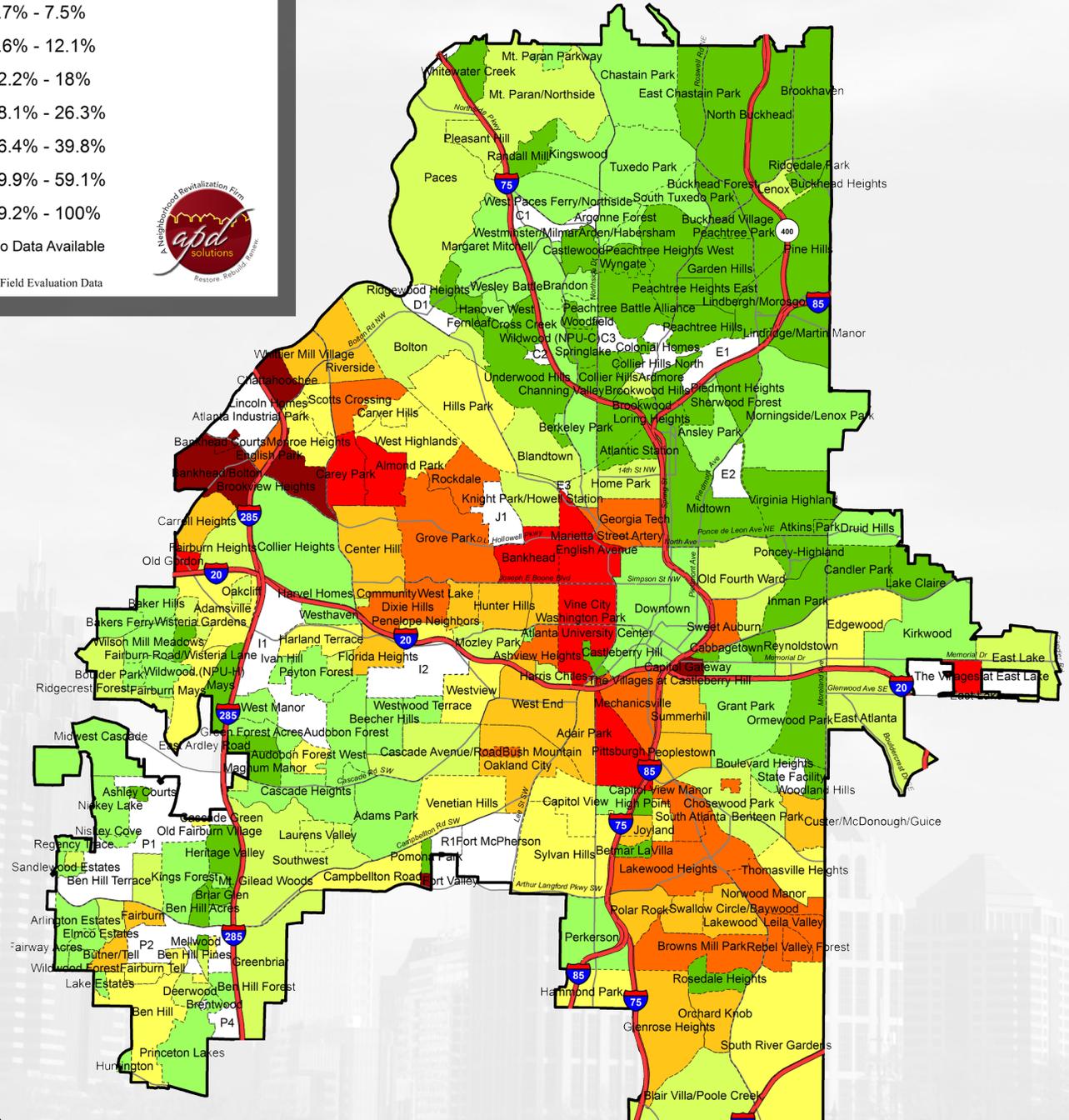
Legend

Percentage of Vacancy

- 0% - 3.6%
- 3.7% - 7.5%
- 7.6% - 12.1%
- 12.2% - 18%
- 18.1% - 26.3%
- 26.4% - 39.8%
- 39.9% - 59.1%
- 59.2% - 100%
- No Data Available



Source: APDS Field Evaluation Data



PROPERTY TENURE

When accounting for both structures and lots, the city of Atlanta has 17,638 total vacant parcels. Of the 12.3% parcels in the city that are vacant, large numbers are concentrated in a few neighborhoods, with many of these comprising a loose “band” that stretches from Northwest to Southeast Atlanta, and particularly focused towards the city’s southern boundaries (APD Solutions, 2011-2012).

A NEIGHBORHOOD PERSPECTIVE

Central to the SCI report is neighborhood-level data aggregation and analysis of the city’s residential properties, as well as relevant economic and demographic figures for each neighborhood. The neighborhood table, Attachment B, includes information on the existing conditions of residential properties within each neighborhood.

LOT AND STRUCTURAL CONDITIONS

TABLE 5

| CURB APPEAL | | | | |
|---------------------------|---------------|---------------------|---------------------------------------|------------|
| Neighborhood Name | Total Parcels | Residential Parcels | Structures & Lots in "Good" Condition | Percentage |
| Memorial Park | 124 | 124 | 123 | 99.2% |
| East Ardley Road | 108 | 108 | 107 | 99.1% |
| Buckhead Village | 936 | 757 | 744 | 98.3% |
| Collier Hills North | 119 | 119 | 116 | 97.5% |
| Sherwood Forest | 250 | 244 | 237 | 97.1% |
| Buckhead Heights | 517 | 515 | 500 | 97.1% |
| Collier Hills | 284 | 278 | 268 | 96.4% |
| Argonne Forest | 213 | 212 | 204 | 96.2% |
| Peachtree Battle Alliance | 538 | 534 | 511 | 95.7% |
| Wildwood (NPU-C) | 333 | 300 | 286 | 95.3% |

Source: APDS Solutions Field Evaluation

For the purposes of the SCI report, “curb appeal” is defined as a measurement of the general attractiveness of lots and structures in fair and good condition when viewed from the sidewalk. In the above table, a more demanding threshold is applied, with neighborhoods ranked only by parcels deemed to be in good condition. Based on the aesthetic findings of the “windshield” survey, the majority of Atlanta’s neighborhoods have very little or no blight and the city is dominated by structures in good or fair condition.

TABLE 6

BLIGHT

| Neighborhood Name | Total Parcels | Residential Parcels | Structures & Lots in "Poor" or "Deteriorated" Condition | Percentage |
|---------------------|---------------|---------------------|---|------------|
| Bankhead/Bolton | 168 | 122 | 83 | 68.0% |
| English Avenue | 1,530 | 1,161 | 309 | 26.6% |
| Center Hill | 1,283 | 1,177 | 208 | 17.7% |
| Carroll Heights | 625 | 581 | 102 | 17.6% |
| Pittsburgh | 1,821 | 1,571 | 233 | 14.8% |
| Lakewood Heights | 1,135 | 962 | 135 | 14.0% |
| Campbellton Road | 546 | 481 | 65 | 13.5% |
| Grove Park | 2,604 | 2,396 | 315 | 13.1% |
| Oakland City | 1,724 | 1,517 | 192 | 12.7% |
| Rebel Valley Forest | 183 | 174 | 22 | 12.6% |

Source: APDS Solutions Field Evaluation

For the purposes of the SCI report, "blight" is defined as lots and/or structures that represent a general state of neglect or disrepair in a neighborhood, represented here by parcels that were categorized by field surveyors as poor or deteriorated. These blighted properties tend to be heavily concentrated in certain neighborhoods. Illustrating this extreme geographic concentration of troubled properties, the ten neighborhoods in the table above, 4% of the city's total neighborhoods, contain over 40% of the total city's parcels that were observed to be in poor or deteriorated condition (APD Solutions, 2011-2012). There are many neighborhoods with an elevated presence of visual blight throughout central and southern areas of the city. Neighborhoods facing severe blight are particularly plentiful in the areas directly west and south of Downtown.

Neighborhoods facing severe blight are particularly plentiful in the areas directly west and south of Downtown.



PROPERTY TENURE

TABLE 7

VACANT LOT COUNT

| Neighborhood Name | Total Parcels | Total Residential Parcels | Vacant Lots | Percentage |
|---------------------------|---------------|---------------------------|-------------|------------|
| Carey Park | 585 | 546 | 264 | 48.4% |
| Niskey Lake | 154 | 148 | 54 | 36.5% |
| Almond Park | 508 | 471 | 170 | 36.1% |
| Bakers Ferry | 120 | 112 | 38 | 33.9% |
| Fairburn | 217 | 213 | 69 | 32.4% |
| Atlanta University Center | 424 | 252 | 74 | 29.4% |
| Ben Hill | 504 | 485 | 138 | 28.5% |
| Bush Mountain | 197 | 173 | 47 | 27.2% |
| Vine City | 1,315 | 1,040 | 272 | 26.2% |
| Boulder Park | 141 | 134 | 35 | 26.1% |

Source: APDS Solutions Field Evaluation

The presence of vacant lots in a community is often indicative of commercial disinvestment and/or stalled real estate development. In the aftermath of the housing bubble and late-2000s recession, the presence of some vacant lots in an area is not entirely unusual, even in thriving communities. Highly concentrated areas of vacancy, however, can demonstrate a severe lack of commercial investment. They can also signal declining demand for goods and services from residents in and around specific neighborhoods. Vacant lots are also generally more susceptible to creeping disrepair and neglect over time, such as plant overgrowth or excess debris, lending to an increasing overall perception of visual blight or decay in an area.

TABLE 8

VACANT STRUCTURES (TOTAL: 9,664)

| Neighborhood Name | Total Parcels | Total Residential Parcels | Vacant Structures | Percentage |
|---------------------|---------------|---------------------------|-------------------|------------|
| Bankhead/Bolton | 168 | 122 | 87 | 71.3% |
| Bankhead | 921 | 714 | 233 | 32.6% |
| English Avenue | 1,530 | 1,161 | 371 | 32.0% |
| Pittsburgh | 1,821 | 1,571 | 495 | 31.5% |
| Rebel Valley Forest | 183 | 174 | 51 | 29.3% |
| Ashview Heights | 699 | 607 | 147 | 24.2% |
| South Atlanta | 773 | 642 | 154 | 24.0% |
| Lakewood Heights | 1,135 | 962 | 210 | 21.8% |
| Dixie Hills | 969 | 877 | 186 | 21.2% |
| Grove Park | 2,604 | 2,396 | 488 | 20.4% |

Source: APDS Solutions Field Evaluation

As seen in Table 8, the neighborhoods with the very highest structural vacancy rates are located south of I-20 or west of I-75. Because vacant structures are highly susceptible to loitering and crime, managing the issue on a neighborhood level is important to goals of encouraging future investment and development, and to the welfare of a neighborhood's residents.

PROPERTY CODE ISSUES

TABLE 9

PROPERTY CODE ISSUES

| Neighborhood Name | Total Parcels | Total Residential Parcels | No. Properties w/ Multiple Code Issues | Percentage |
|-------------------|---------------|---------------------------|--|------------|
| Bankhead/Bolton | 168 | 122 | 82 | 67.2% |
| English Avenue | 1,530 | 1,161 | 208 | 17.9% |
| Carroll Heights | 625 | 581 | 102 | 17.6% |
| Center Hill | 1,283 | 1,177 | 199 | 16.9% |
| Pittsburgh | 1,821 | 1,571 | 213 | 13.6% |
| Lakewood Heights | 1,135 | 962 | 127 | 13.2% |
| Campbellton Road | 546 | 481 | 63 | 13.1% |
| South Atlanta | 773 | 642 | 81 | 12.6% |
| Westview | 1,404 | 1,317 | 154 | 11.7% |
| English Park | 133 | 121 | 14 | 11.6% |

Source: APDS Solutions Field Evaluation

Field surveyors documented 3,788 residential properties with four or more code issues, equal to 3.0% of total residential parcels in the city (APD Solutions, 2011-2012).

These code issues include instances of weed overgrowth, dumping, dilapidated porches, water damage, dumpster overflow, improper storage issues, inoperable vehicles, non-conforming commercial activity at residential addresses and vehicles parked in yards. For the purposes of the SCI report, code issue information was not divided along different dimensions, such as structural, environmental, or aesthetic issues.

Extreme dilapidation was observed in 1,352 parcels. Parcels in this category include structures determined by field surveyors to likely require more investment to successfully rehabilitate than to demolish. These properties are often characterized by missing roofs, doors, windows and/or walls, and sometimes are already partially demolished.

PHASE II: NEIGHBORHOOD WAVE ASSESSMENT MODEL

Twenty-five neighborhood factors compiled from the “windshield” survey and supplemental data collection were grouped into five assessment categories: Quality of Life, Condition, Amenities, Investment, and Demographics. These factors were combined to create a typology and rating for each Atlanta neighborhood. Every neighborhood was given a positive or negative score for each of the 25 quantitative factors, ranging from -5 to +5, with 0 representing the average city neighborhood for each factor. The goals of this Neighborhood Wave Assessment Model were to provide tools to assist in the goal of identifying neighborhoods that should be targeted for investment and development, and that can be used more generally for purposes of market and neighborhood analysis. The “neighborhood wave” includes 25 factors segmented into 5 assessment areas:

- Quality of Life - Factors tied to sense of security and ability to receive enjoyment.
- Condition – Factors tied to the physical conditions of residential real estate.
- Amenities – Factors that reveal the impact of access to businesses, quality education, effective multi-modal transportation options and infrastructure, open spaces and parks, etc. to a neighborhood’s shared sense of value.
- Investment – Factors that show the current activity and impacts that investment and development incentives are having in a neighborhood.
- Demographics – The socioeconomic characteristics of each neighborhood that influence perceptions in ways that attract or repel investment and development.

A complete overview of the factors can be found on page 37 in Table 3. The following section will detail findings and relevant analysis, including an explanation of the neighborhood typology and ratings. The following section will include a section about each typology, including average characteristics, general findings, and one profile of a representative neighborhood for each group.

In addition to the information found in this report, the consultant team assembled an appendix as a companion tool, in hopes that making the information gathered for the SCI report widely available can help lead to positive action, growth, and development for Atlanta’s neighborhoods. The appendix will provide users a wealth of detail on the neighborhoods based upon the 25 factors. It will allow users to:

- See wave factors and ratings for each neighborhood.
- Identify the factors having the most negative impact on a neighborhood.
- Compare a chosen neighborhood data to the eight typologies or any other Atlanta neighborhood.
- Access raw data that will allow users to conduct their own analyses.
- View additional citywide maps and conditions maps of each neighborhood.

In order to make the information contained within the report as accessible as possible to as many parties as possible, the following appendix serves as a companion to this written report. The appendix includes the following:

- A glossary of technical terms used in this report.
- A look-up table of windshield survey parcel findings for each neighborhood.
- The wave factors and ratings for each neighborhood broken down by assessment areas.
- Additional citywide maps.
- A booklet of conditions maps of each neighborhood.

The availability of this multi-faceted information on Atlanta’s neighborhoods, all in one place, should empower individuals and organizations to collaborate with each other and the City towards the goal of improving the quality of life for all residents.

INVESTMENT AREA INDICATORS

Based on the sum of ratings for each of the 25 neighborhood factors, each neighborhood received an overall score. In theory, an unweighted neighborhood score could be as high as +125 or as low as -125, but in reality, the highest unweighted score found was +47.8, while the lowest was -52.1.

Weighting factors for each of the 25 neighborhood factors were then created based on feedback from the City of Atlanta. The specific numeric weights were ultimately generated by a survey of real estate professionals, builders, property owners, homeowners, renters, lenders, and civil servants regarding the importance of each factor on neighborhood quality. Survey participants were given the option of selecting from three levels of importance for each factor. After aggregating these results, the following weights were generated for each category:

| | |
|--------------------------------------|------|
| Crime Incidences | 1.37 |
| Curb Appeal | 1.33 |
| Owner Occupancy | 1.29 |
| Vacancy | 1.29 |
| Property Appreciation/Depreciation | 1.23 |
| Blight | 1.16 |
| Level of Distressed Assets | 1.14 |
| Quality of Public Education | 1.10 |
| Code Issues | 1.06 |
| Educational Attainment | 1.04 |
| Income | 1.00 |
| Housing Expense | 0.98 |
| Transportation Options | 0.98 |
| Presence To Sidewalks | 0.96 |
| Population Growth | 0.94 |
| Community Identity | 0.91 |
| Average Commute | 0.85 |
| Community Commerce | 0.85 |
| Permit Issuance | 0.85 |
| Age of Housing Stock | 0.83 |
| Presence of Diversity | 0.83 |
| Number of Retail/Commercial Business | 0.79 |
| Access to Green Space | 0.75 |
| Average Real Estate Transaction | 0.75 |
| Public Subsidies | 0.73 |



*Figures above are rounded.



After evaluating the weighted methodology against the unweighted one, it was determined that the weighted approach was most appropriate for use in the SCI report. Neighborhood rankings were then recalculated based on the weighting factors, and organized into the following categories or typologies:

- | | |
|---------------------------|--|
| ● Exceptional | 1. Exceptional Investment Area - Neighborhoods that are the most competitive, locally and regionally, in all indicators. (+39 to +50) |
| ● Strong | 2. Strong Investment Area - Neighborhoods that represent a desired location for families and business with robust rankings in multiple indicators. (+26 to + 38) |
| ● Stable | 3. Stable Investment Area - Attractive neighborhoods with strong housing demand and a balanced assessment across indicators. (+13 to +25) |
| ● Trending | 4. Trending Investment Area - Neighborhoods generally experiencing either improved conditions or the first signs of decline. (0 to +12) |
| ----- Tipping Point ----- | |
| ● Transitional | 5. Transitional Investment Area - Neighborhoods with many positive features that are experiencing significant problems among some factors. (0 to -12) |
| ● Vulnerable | 6. Vulnerable Investment Area - Neighborhoods that are susceptible to exposure to a variety of factors that threaten the vitality of the area and its residents. (-13 to -25) |
| ● Declining | 7. Declining Investment Area - Neighborhoods that have experienced decline among multiple indicators for some time. (-26 to -38) |
| ● Fragile | 8. Fragile Investment Area - Neighborhoods that represent the most entrenched social, economic and physical difficulties. (-39 to -50) |



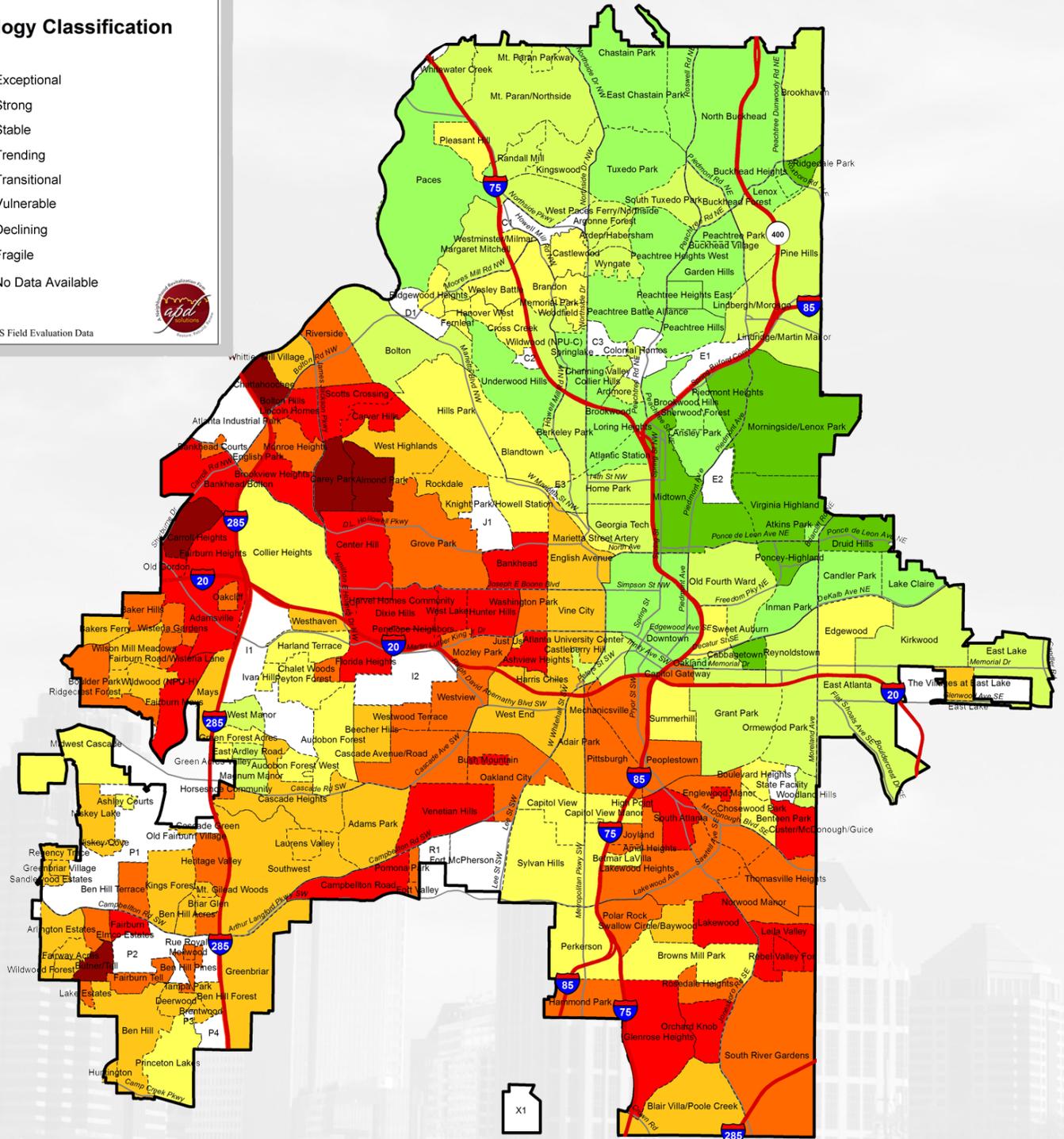
NEIGHBORHOOD TYPOLOGY HEAT MAP

Legend

Typology Classification

- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile
- No Data Available

Source: APDS Field Evaluation Data

Residential properties that were surveyed in these areas not identified by a neighborhood name were too few in numeric proportion to be represented by a typology, however these properties were included within the overall city-wide statistical measurement of existing conditions.

Source: APDS Field Evaluation Data



NEIGHBORHOOD TYPOLOGY RANKINGS & SCORES

| NPU Name | Total Score | Typology | NPU Name | Total Score | Typology | NPU Name | Total Score | Typology |
|------------------------------|-------------|----------|--------------------------------|-------------|----------|------------------------------|-------------|----------|
| N Cabbagetown | 47.8 | ● | W Grant Park | 23.9 | ● | C Westover Plantation | 10.7 | ● |
| N Poncey-Highland | 47.8 | ● | A Margaret Mitchell | 23.9 | ● | X Capitol View | 10.5 | ● |
| F Virginia Highland | 46.4 | ● | C Wildwood (NPU-C) | 23.6 | ● | E Marietta Street Artery | 10.5 | ● |
| F Morningside/Lenox Park | 44.2 | ● | B Peachtree Park | 23.6 | ● | I Audobon Forest | 10.3 | ● |
| E Midtown | 42.6 | ● | C Argonne Forest | 23.2 | ● | X Capitol View Manor | 10.3 | ● |
| F Piedmont Heights | 40.7 | ● | C Collier Hills North | 22.7 | ● | C Brandon | 10.1 | ● |
| B Ridgedale Park | 40.2 | ● | A Randall Mill | 22.4 | ● | W Boulevard Heights | 9.8 | ● |
| N Druid Hills | 38.7 | ● | B South Tuxedo Park | 22.4 | ● | C Hanover West | 9.0 | ● |
| B Buckhead Village | 37.9 | ● | M Castleberry Hill | 21.6 | ● | C Fernleaf | 8.9 | ● |
| C Springlake | 37.7 | ● | C Memorial Park | 21.6 | ● | A Pleasant Hill | 8.7 | ● |
| E Brookwood Hills | 37.7 | ● | E Home Park | 21.4 | ● | D Hills Park | 8.2 | ● |
| B East Chastain Park | 37.5 | ● | B Lindbergh/Morosgo | 21.0 | ● | C Westminster/Milmar | 8.1 | ● |
| E Sherwood Forest | 37.4 | ● | B Pine Hills | 20.4 | ● | C Castlewood | 8.0 | ● |
| B Lenox | 36.7 | ● | B Buckhead Forest | 20.3 | ● | C Ridgewood Heights | 8.0 | ● |
| E Atlantic Station | 35.6 | ● | O Kirkwood | 19.3 | ● | M Sweet Auburn | 7.6 | ● |
| C Collier Hills | 35.3 | ● | W East Atlanta | 18.6 | ● | I Collier Heights | 7.2 | ● |
| E Ansley Park | 35.1 | ● | O East Lake | 18.2 | ● | I Ivan Hill | 6.9 | ● |
| F Atkins Park | 35.1 | ● | F Lindridge/Martin Manor | 17.7 | ● | P Ashley Courts | 6.1 | ● |
| B North Buckhead | 34.7 | ● | I East Ardley Road | 17.7 | ● | I Audobon Forest West | 5.8 | ● |
| C Channing Valley | 34.5 | ● | N Reynoldstown | 17.7 | ● | C Woodfield | 5.0 | ● |
| B Peachtree Hills | 34.0 | ● | T The Vlg. at Castleberry Hill | 17.1 | ● | I Harland Terrace | 4.5 | ● |
| N Inman Park | 33.9 | ● | A Mt. Paran Parkway | 17.1 | ● | W Benteen Park | 4.1 | ● |
| N Candler Park | 33.8 | ● | C Wyngate | 17.0 | ● | Y Betmar LaVilla | 4.1 | ● |
| W Oakland | 31.5 | ● | A Kingswood | 16.8 | ● | I Green Acres Valley | 4.1 | ● |
| B Buckhead Heights | 31.3 | ● | E Georgia Tech | 16.3 | ● | K Knight Park/Howell Station | 3.7 | ● |
| M Downtown | 30.9 | ● | W Woodland Hills | 16.0 | ● | C Wesley Battle | 3.7 | ● |
| E Loring Heights | 30.1 | ● | B Brookhaven | 15.9 | ● | X Perkerson | 3.3 | ● |
| C Peachtree Battle Alliance | 28.8 | ● | A Whitewater Creek | 15.8 | ● | X Sylvan Hills | 3.2 | ● |
| A Chastain Park | 28.8 | ● | C Arden/Habersham | 15.5 | ● | I Peyton Forest | 2.3 | ● |
| B Garden Hills | 28.6 | ● | C Colonial Homes | 15.5 | ● | Q Midwest Cascade | 1.9 | ● |
| D Underwood Hills | 28.1 | ● | D Bolton | 14.8 | ● | Z Browns Mill Park | 1.7 | ● |
| E Brookwood | 27.2 | ● | I West Manor | 14.3 | ● | V Summerhill | 1.7 | ● |
| N Lake Claire | 26.6 | ● | D Berkeley Park | 13.5 | ● | R Green Forest Acres | 0.7 | ● |
| A Tuxedo Park | 26.5 | ● | E Ardmore | 13.3 | ● | C Cross Creek | 0.2 | ● |
| B Peachtree Heights East | 26.0 | ● | A Mt. Paran/Northside | 12.9 | ● | | | |
| B Peachtree Heights West | 25.8 | ● | I Magnum Manor | 12.9 | ● | | | |
| A Paces | 25.5 | ● | O Edgewood | 12.2 | ● | | | |
| A West Paces Ferry/Northside | 25.5 | ● | D Blandtown | 12.1 | ● | | | |
| M Old Fourth Ward | 25.4 | ● | P Princeton Lakes | 11.9 | ● | | | |
| W Ormewood Park | 24.0 | ● | Y High Point | 11.1 | ● | | | |

KEY

- Exceptional
- Strong
- Transitional
- Vulnerable
- Stable
- Trending
- Declining
- Fragile

| NPU Name | Total Score | Typology | NPU Name | Total Score | Typology | NPU Name | Total Score | Typology |
|-----------------------------|-------------|----------|-------------------------------|-------------|----------|--------------------------|-------------|----------|
| P Arlington Estates | -0.5 | ● | T Atlanta University Center | -12.1 | ● | V Mechanicsville | -25.1 | ● |
| I Beecher Hills | -0.5 | ● | T Westview | -12.9 | ● | Y Joyland | -25.2 | ● |
| D Whitter Mill Village | -0.8 | ● | P Elmco Estates | -13.5 | ● | H Baker Hills | -25.2 | ● |
| H Mays | -1.0 | ● | P Heritage Valley | -13.6 | ● | G English Park | -25.5 | ● |
| T Just Us | -2.3 | ● | P Lake Estates | -13.7 | ● | Y South Atlanta | -25.6 | ● |
| P Wildwood Forest | -2.4 | ● | H Boulder Park | -13.7 | ● | Y Englewood Manor | -26 | ● |
| P Old Fairburn Village | -2.8 | ● | D Riverside | -13.8 | ● | K Hunter Hills | -26.2 | ● |
| I Cascade Heights | -2.8 | ● | V Capitol Gateway | -13.9 | ● | J Harvel Homes Community | -26.5 | ● |
| G West Highlands | -3.4 | ● | I Chalet Woods | -14.4 | ● | H Old Gordon | -27.2 | ● |
| P Greenbriar | -3.5 | ● | Z Polar Rock | -14.6 | ● | G Brookview Heights | -27.2 | ● |
| P Sandlewood Estates | -3.6 | ● | P Ben Hill Terrace | -14.8 | ● | R Campbellton Road | -27.3 | ● |
| V Adair Park | -4.2 | ● | I Westwood Terrace | -15.3 | ● | J West Lake | -27.3 | ● |
| I Westhaven | -4.3 | ● | P Tampa Park | -15.3 | ● | K Bankhead | -27.6 | ● |
| P Mt. Gilead Woods | -4.7 | ● | H Fairburn Road/Wisteria Lane | -15.4 | ● | Z Glenrose Heights | -27.7 | ● |
| R Southwest | -5.5 | ● | K Mozley Park | -15.4 | ● | G Carver Hills | -28.2 | ● |
| R Laurens Valley | -5.5 | ● | K Washington Park | -15.7 | ● | T Ashview Heights | -29.9 | ● |
| P Briar Glen | -5.9 | ● | P Meadowbrook Forest | -15.9 | ● | H Fairburn Heights | -30 | ● |
| P Fairway Acres | -6.4 | ● | V Peoplestown | -16.3 | ● | G Bolton Hills | -30.7 | ● |
| Z Swallow Circle/Baywood | -6.6 | ● | H Bankhead Courts | -16.4 | ● | G Lincoln Homes | -30.7 | ● |
| P Kings Forest | -7.1 | ● | J Grove Park | -16.7 | ● | Z Orchard Knob | -30.9 | ● |
| P Ben Hill Forest | -7.2 | ● | Y Horseshoe Community | -17.1 | ● | S Bush Mountain | -31.3 | ● |
| H Bakers Ferry | -7.5 | ● | P Fairburn Tell | -17.8 | ● | H Fairburn Mays | -31.3 | ● |
| P Brentwood | -7.7 | ● | P Ben Hill Pines | -17.9 | ● | Z Lakewood | -31.5 | ● |
| Z Blair Villa/Poole Creek | -7.9 | ● | Y Lakewood Heights | -18.7 | ● | W Custer/McDonough/Guice | -31.6 | ● |
| P Niskey Cove | -9.1 | ● | R Pomona Park | -18.8 | ● | I Florida Heights | -32 | ● |
| O The Villages at East Lake | -9.3 | ● | Y Amal Heights | -19 | ● | Z Rebel Valley Forest | -32.1 | ● |
| T West End | -9.3 | ● | X Hammond Park | -19.3 | ● | J Penelope Neighbors | -34 | ● |
| Q Regency Trace | -9.4 | ● | P Mellwood | -20 | ● | P Fairburn | -34.3 | ● |
| H Wilson Mill Meadows | -9.6 | ● | P Rue Royal | -20.2 | ● | J Center Hill | -34.4 | ● |
| P Ben Hill | -9.9 | ● | Z Rosedale Heights | -21.9 | ● | H Adamsville | -35.5 | ● |
| G Rockdale | -10.1 | ● | S Oakland City | -22.4 | ● | S Venetian Hills | -35.6 | ● |
| P Deerwood | -10.3 | ● | H Wisteria Gardens | -22.4 | ● | J Dixie Hills | -37.1 | ● |
| R Adams Park | -10.7 | ● | Z South River Gardens | -23.1 | ● | H Bankhead/Bolton | -37.4 | ● |
| H Wildwood (NPU-H) | -10.7 | ● | Y Chosewood Park | -23.6 | ● | G Scotts Crossing | -38.1 | ● |
| P Huntington | -11 | ● | Y The Villages at Carver | -23.8 | ● | Z Leila Valley | -38.1 | ● |
| L Vine City | -11.1 | ● | S Cascade Avenue/Road | -24.3 | ● | H Carroll Heights | -38.9 | ● |
| T Harris Chiles | -11.3 | ● | V Pittsburgh | -24.5 | ● | G Almond Park | -39.8 | ● |
| L English Avenue | -11.5 | ● | Z Norwood Manor | -24.5 | ● | G Carey Park | -40.4 | ● |
| P Niskey Lake | -11.6 | ● | G Monroe Heights | -24.7 | ● | P Butner/Tell | -42.5 | ● |
| J Greenbriar Village | -11.8 | ● | Z Thomasville Heights | -24.8 | ● | G Chattahoochee | -52.1 | ● |
| P Ben Hill Acres | -11.8 | ● | H Oakcliff | -24.9 | ● | | | |
| H Ridgecrest Forest | -11.9 | ● | R Fort Valley | -25 | ● | | | |

- Exceptional
- Strong
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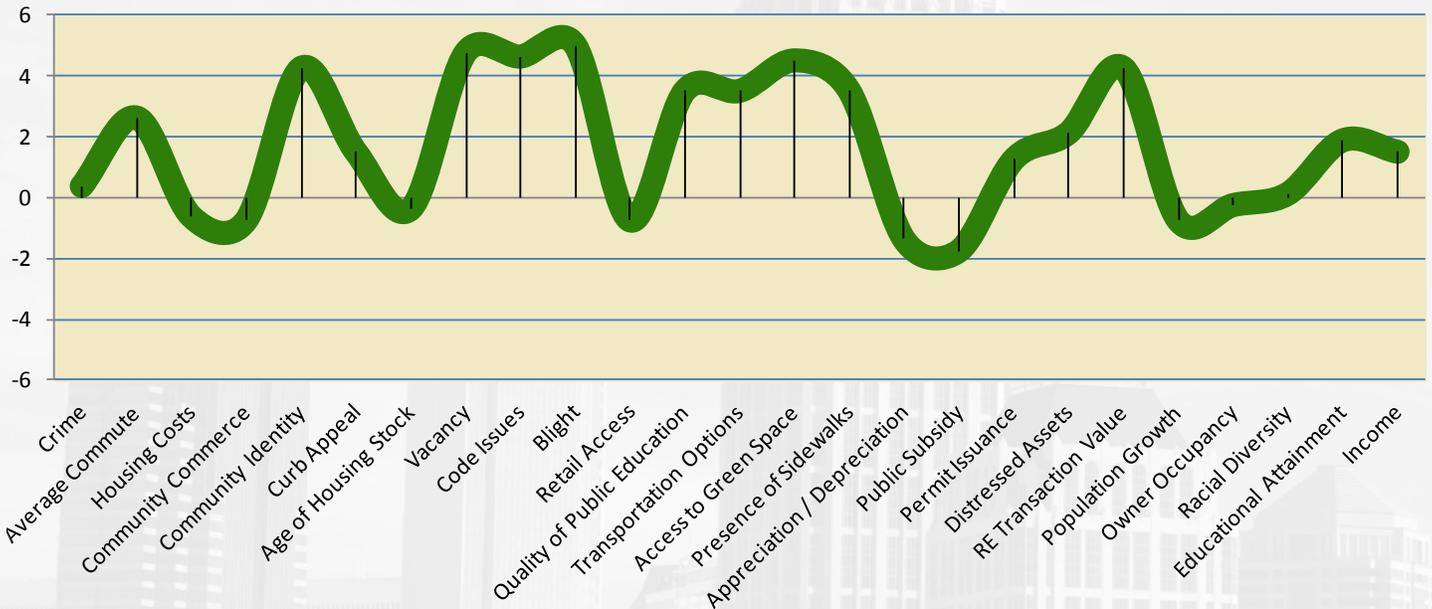
1. EXCEPTIONAL INVESTMENT AREA

Exceptional Investment Areas represent peak neighborhood conditions in the city. Here, residents mostly work in professional occupations, with the majority having earned at least a four year college degree. These neighborhoods tend to be lacking in racial and income diversity, partly as a result of multi-generational residency. These neighborhoods tend to have strong community identities, and high owner-occupancy and resident stability rates. They tend to have predominantly older, single-family housing stock that has been well maintained and preserved over time, as well as very low vacancy rates.

Strengths: Average Real Estate Transaction Value, Access to Green Space, Vacancy, Code Issues, Percentage of Blighted Properties

Weaknesses: Public Subsidy and Incentives, Property Appreciation/Depreciation, Population Growth

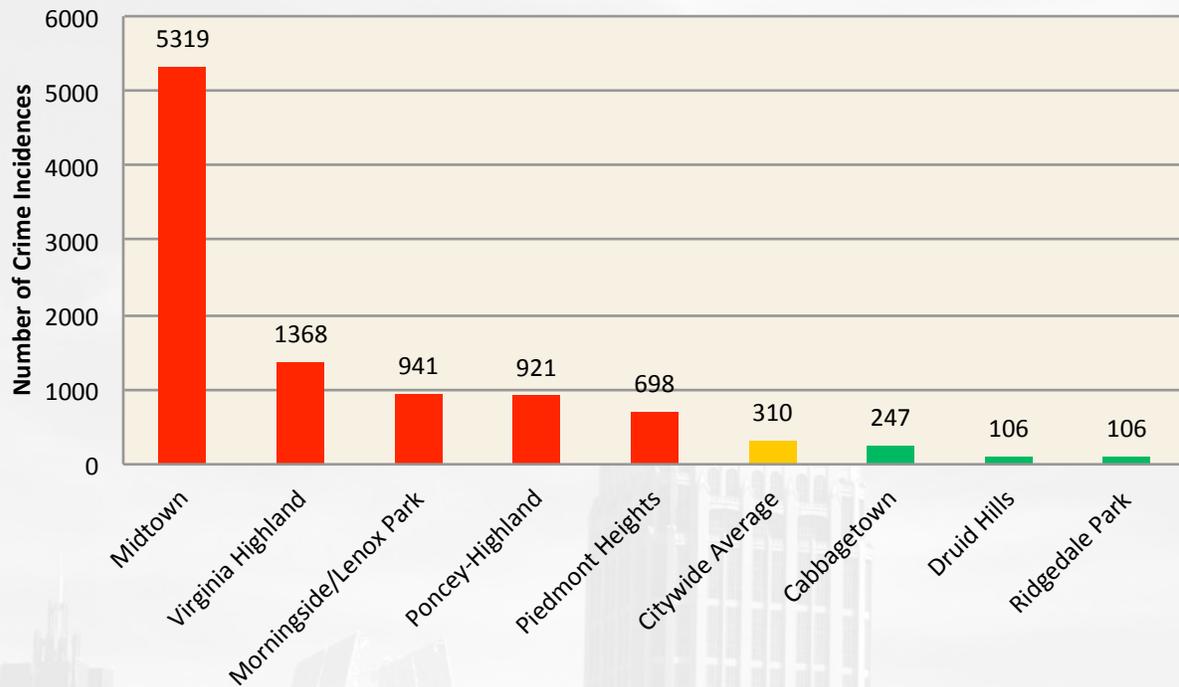
EXCEPTIONAL INVESTMENT AREA WAVE



FINDINGS: EXCEPTIONAL INVESTMENT AREA NEIGHBORHOODS

1. 63% of Exceptional Atlanta neighborhoods had a higher number of crime incidences in the last three years than the citywide average of 310 crime incidences.

CRIME INCIDENCES IN THE LAST THREE YEARS

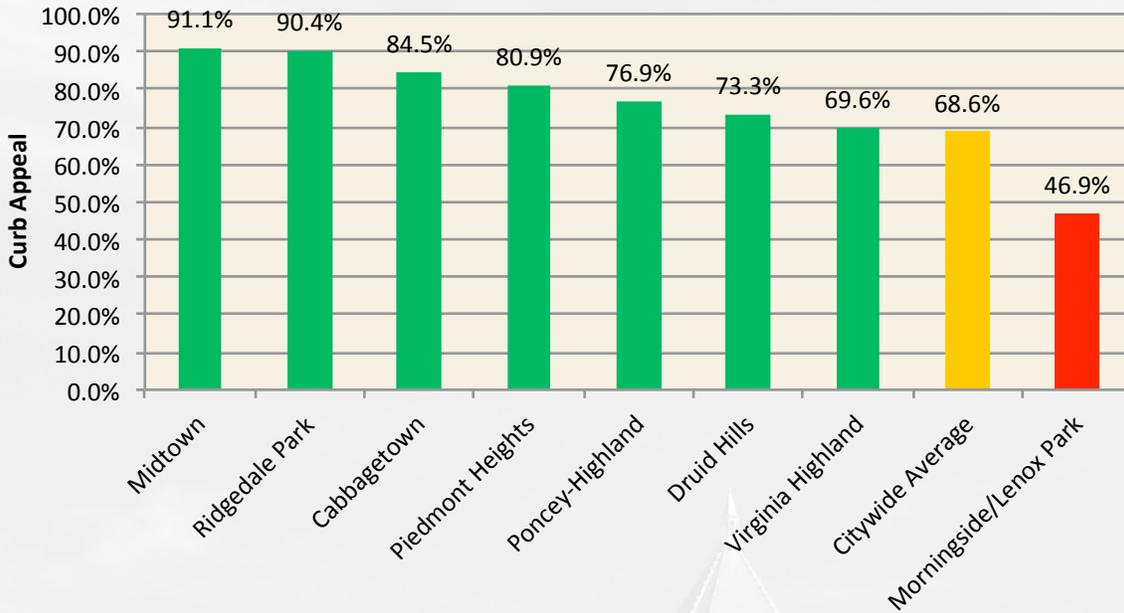


Source: Data extracted from COA Atlanta PD Crime Data by APD Solutions for the city of Atlanta, Strategic Community Investment Study, 2012.

2. 63% of Exceptional Atlanta neighborhoods have a higher level of community commerce than the citywide average of 24.2 million dollars.
3. 100% of Exceptional Atlanta neighborhoods have fewer code issues than the citywide average.
4. 100% of Exceptional Atlanta neighborhoods have no blighted properties.
5. 100% of Exceptional Atlanta neighborhoods have a greater level of community identity than the citywide average.
6. 88% of Exceptional Atlanta neighborhoods have greater curb appeal than the citywide average.



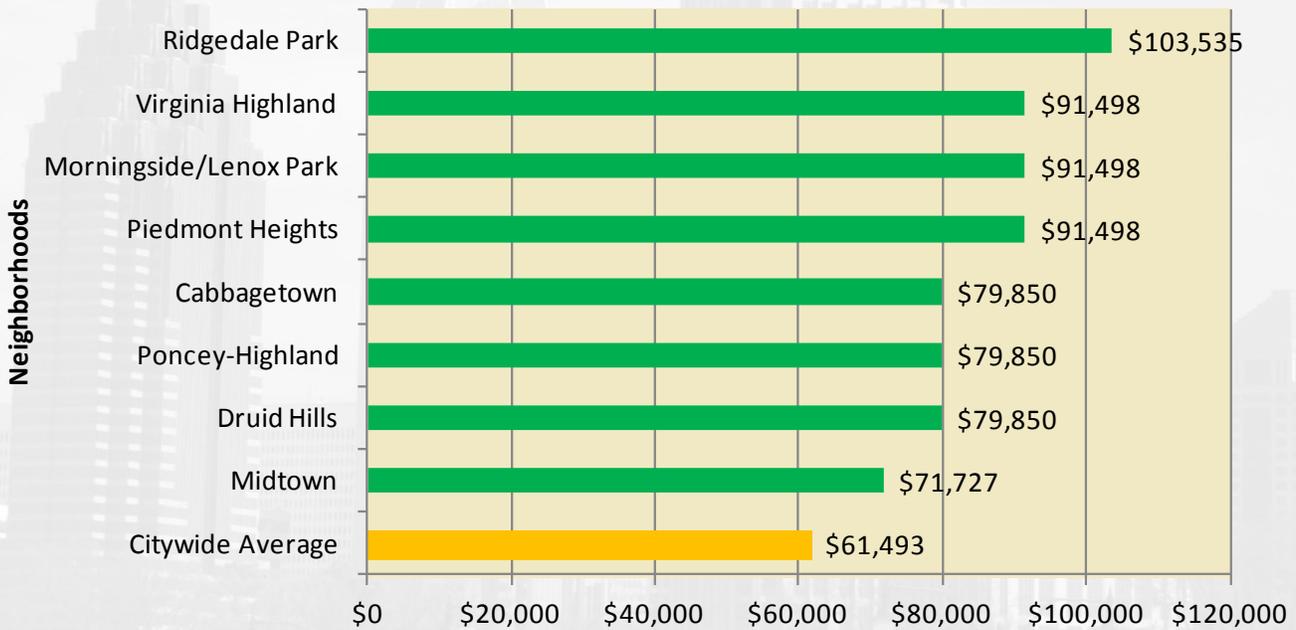
CURB APPEAL



Source: APDS Field Evaluation data.

- 7. 100% of Exceptional Atlanta neighborhoods have higher forecasted median incomes than the citywide average of \$61,493.

2012 FORECASTED MEDIAN INCOME

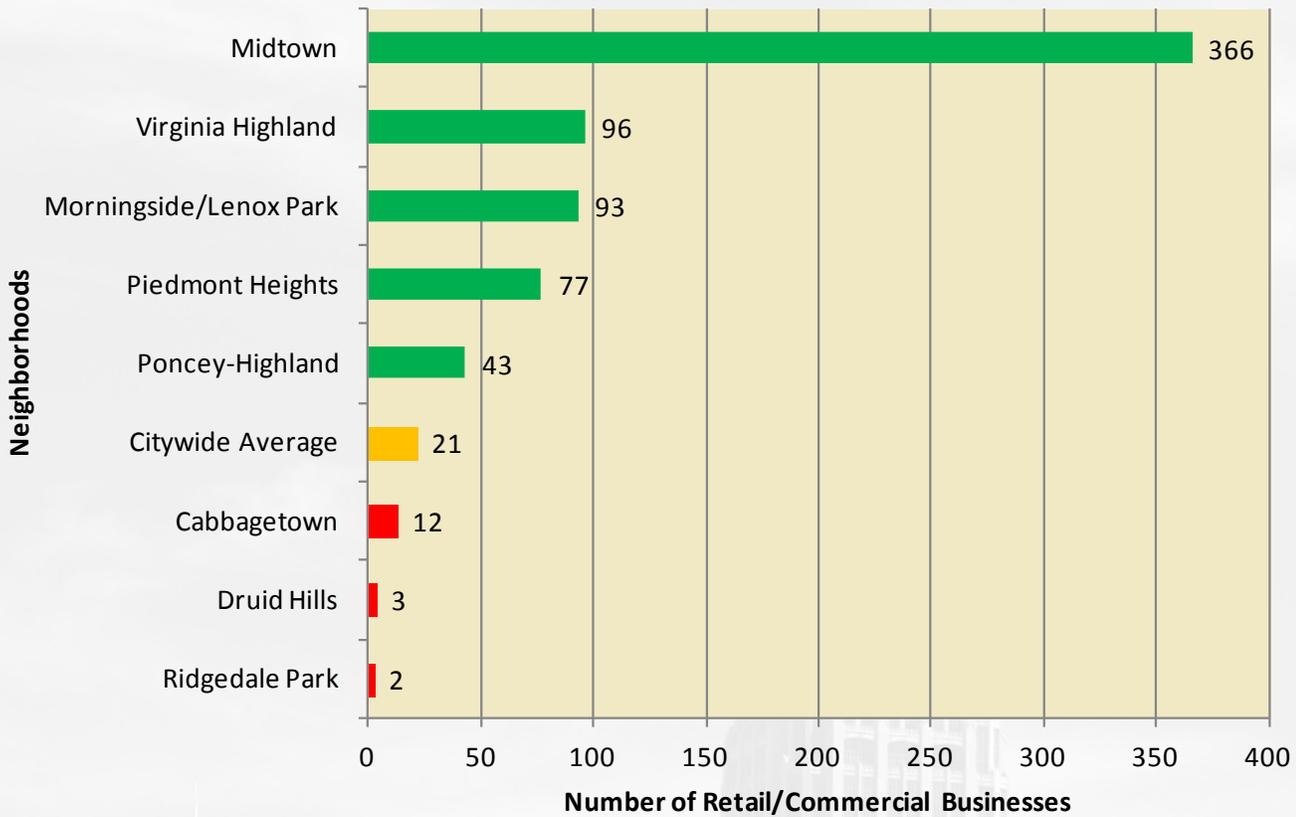


Source: Data extracted from Census Bureau American Communities Survey by APD Solutions for the city of Atlanta, Strategic Community Investment Project, 2012.

- 8. 63% of Exceptional Atlanta neighborhoods have a greater number of retail/commercial businesses than the citywide average of 21 retail/commercial businesses.

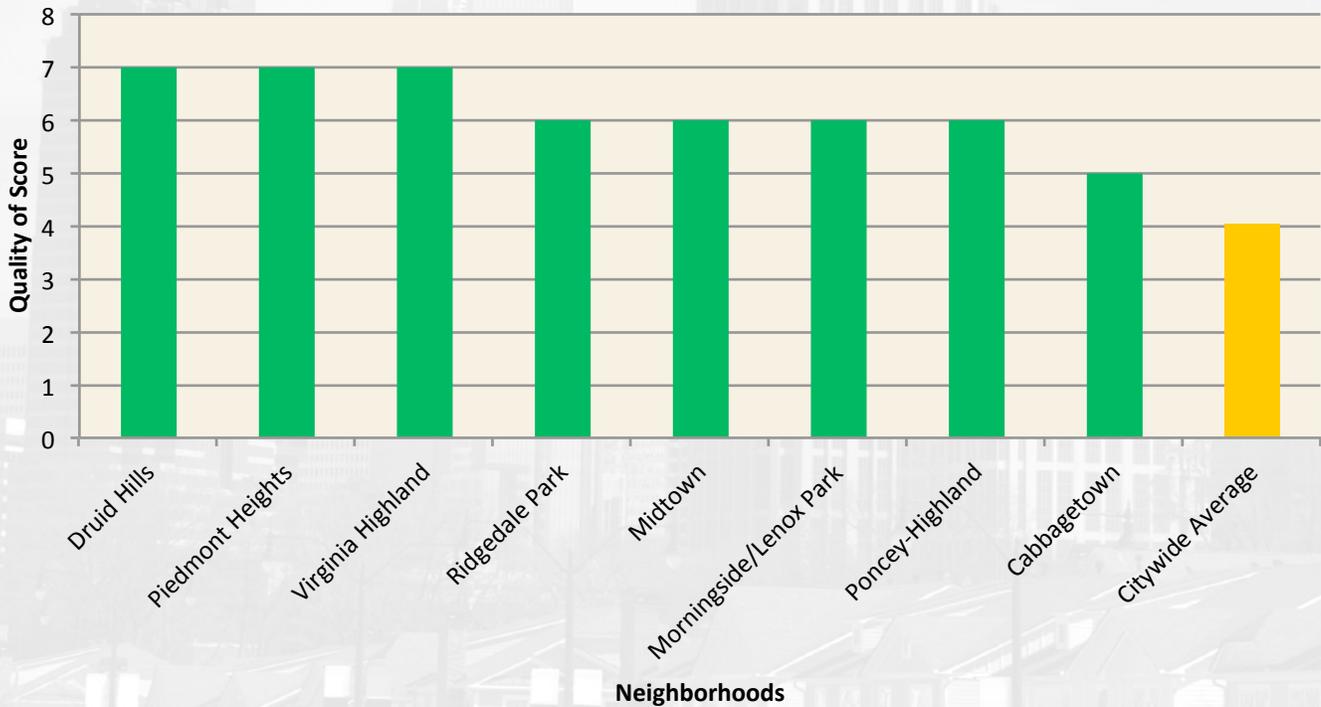


RETAIL/ COMMERCIAL BUSINESSES



Source: Data extracted from Nielson Claritas by APD Solutions for the City of Atlanta

QUALITY OF PUBLIC EDUCATION



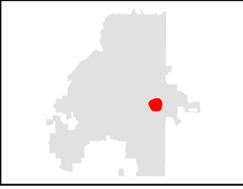
Source: Data extracted from the Georgia Department of Education by APD Solutions for the City of Atlanta



Spotlight Neighborhood: Cabbagetown

Investment Area Typology: **Exceptional**

Total Single Family Parcels: 638 Total Multi-Family Parcels: 4 Total Commercial/Industrial/Public Parcels: 50 Vacant Lots: 35 Unsurveyable Parcels: 61 Total Parcels: 788



Inset Map

Legend

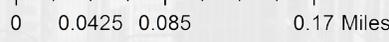
| Structure Condition | | Green Space | |
|---------------------|--------------|-------------|-------------------|
| | Good | | Green Space |
| | Fair | | Vacant Structures |
| | Poor | | No Structure |
| | Deteriorated | | Not Visible |
| | | | No Data Available |



| | | | |
|------------------|-----|-------------------|----|
| # of Structures: | 586 | # of Structures: | 6 |
| # of Structures: | 51 | # of Vacant Lots: | 35 |
| # of Structures: | 4 | # of Structures: | 0 |
| # of Structures: | 1 | # of Structures: | 61 |



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city-wide total



EXCEPTIONAL NEIGHBORHOOD SPOTLIGHT: CABBAGETOWN

HISTORY

An old industrial settlement dating from the late 19th century, Cabbagetown is one of Georgia's most historic neighborhoods, and is featured in the U.S. National Register of Historic Places. Once defined by the Fulton Bag and Cotton Mill, the neighborhood struggled to find an identity after the closing of the mill in 1978 and the steep neighborhood decline that followed.

In the early 1980s, the community was reinvigorated by an influx of artists. Over the last three decades, significant redevelopment, much of it spurred by federal development incentives, has greatly transformed the community, with the most famous example being the Fulton Cotton Mill Lofts located on Carroll Street, as the largest residential loft community in the country. Today, Cabbagetown is home to many families and young professionals, and hosts numerous events and festivals, with the Chomp and Stomp bluegrass and chili festival being the most popular.

STRENGTHS / WEAKNESSES

With an attractive, older housing stock and high owner-occupancy rate, Cabbagetown is a desirable location for those who want access to intown amenities and a stable, distinct neighborhood feel. Though a considerable amount of the older structures have been redeveloped, the neighborhood maintains a unique architectural aesthetic. Much of the neighborhood is highly walkable, with close access to green space and a high volume of foot traffic because of limited parking. While housing costs are only slightly above the citywide average at \$1,575, costs are rising as the neighborhood becomes more fashionable (CoreLogic RealQuest, 2012). The quality of public education in the area is only slightly above average.

CURRENT MARKET CONDITIONS

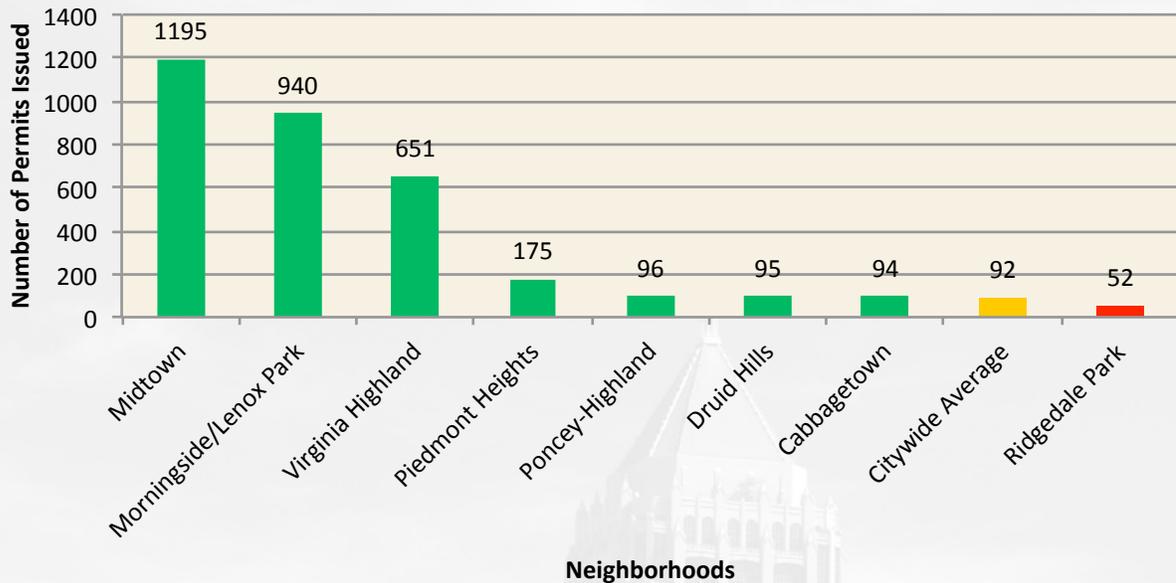
Residential property values in Cabbagetown have depreciated 10% since 2009, with the average real estate transaction value at \$190,733 between July 2011 and August 2012 (MetroStudy, 2012). A high owner occupancy rate of 60% (CoreLogic RealQuest, 2012) and low vacancy rate of 2% (APD Solutions, 2011-2012) reflect the neighborhood's residential stability.



FINDINGS: EXCEPTIONAL INVESTMENT AREA NEIGHBORHOODS (CONT'D)

9. 100% of Exceptional Atlanta neighborhoods have a higher quality of public education than the citywide average.

PERMIT ISSUANCE IN THE LAST FIVE YEARS



Source: Data extracted from the city of Atlanta Planning Department by APD Solutions for the city of Atlanta

10. 100% of Exceptional Atlanta neighborhoods have more access to green space than the citywide average.
11. 88% of Exceptional Atlanta neighborhoods have been issued a higher number of permits over the last five years than the citywide average of 91 permits.
12. 88% of Exceptional Atlanta neighborhoods had a higher average real estate transaction value from July 2011 to August 2012 than the citywide average of \$225,482 over that time period.
13. 88% of Exceptional Atlanta neighborhoods have a higher level of educational attainment than the citywide average.
14. 63% of Exceptional Atlanta neighborhoods had more population growth than the citywide average population growth of 7.6%.
15. 50% of Exceptional Atlanta neighborhoods have fewer owner-occupants than the citywide average of 52%.



2. STRONG INVESTMENT AREA



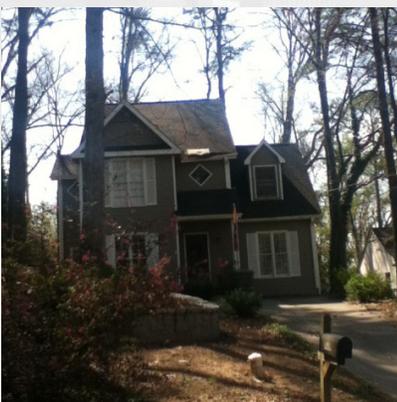
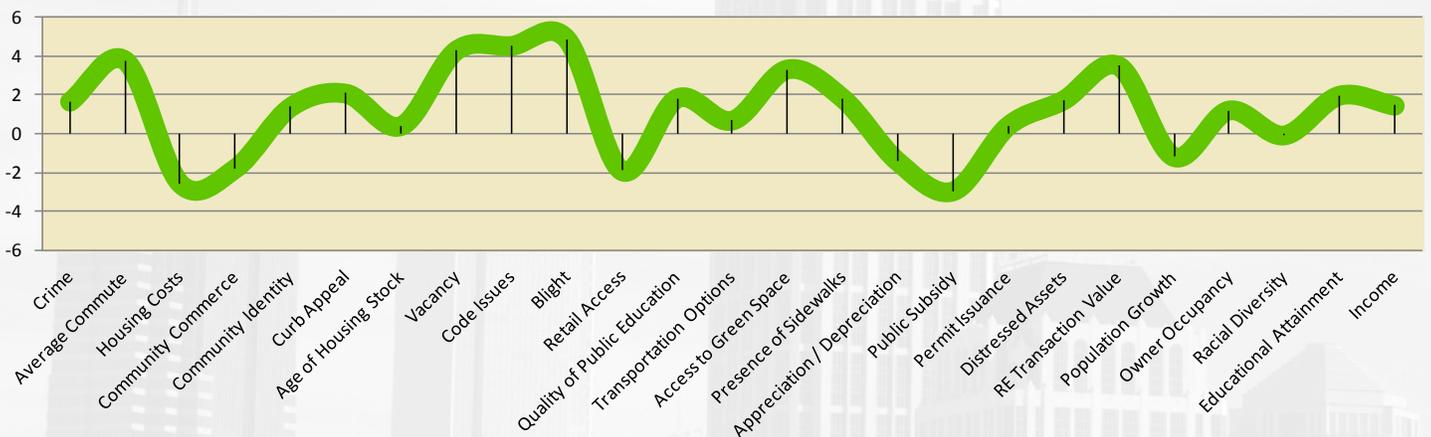
Strong Investment Areas are generally desirable neighborhoods for households and individuals who desire an urban environment with access to amenities. Residents in these communities tend to be young professionals with four year college degrees and middle-to-high incomes, many of whom value proximity to multiple modes of transportation. These neighborhoods tend to have attractive residential real estate, very few blighted properties and a sense of stability.

Strong neighborhoods often have a mix of residential and commercial land uses, and in many cases have seen heavy recent development. There is high demand among residents for recreational amenities, and there tend to be numerous shopping and entertainment facilities that can satisfy much of the locals' demands.

Strengths: Average Commute, Access to Green Space, Vacancy, Code Issues, Percentage of Blighted Properties

Weaknesses: Public Subsidy and Incentives, Property Appreciation/Depreciation, Housing Costs, Community Commerce, Number of Retail/Commercial Businesses

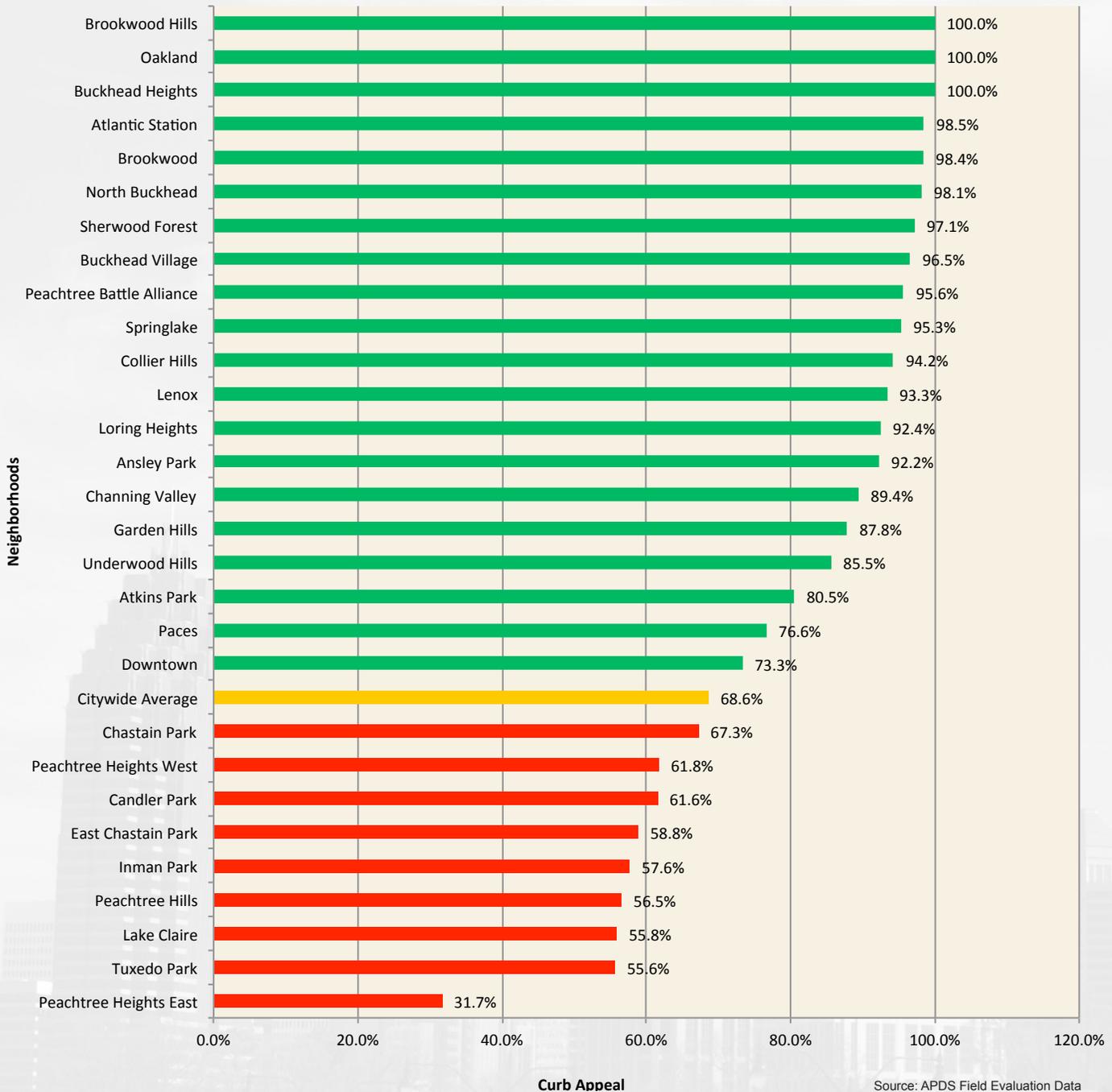
STRONG INVESTMENT AREA WAVE



FINDINGS: STRONG INVESTMENT AREA NEIGHBORHOODS

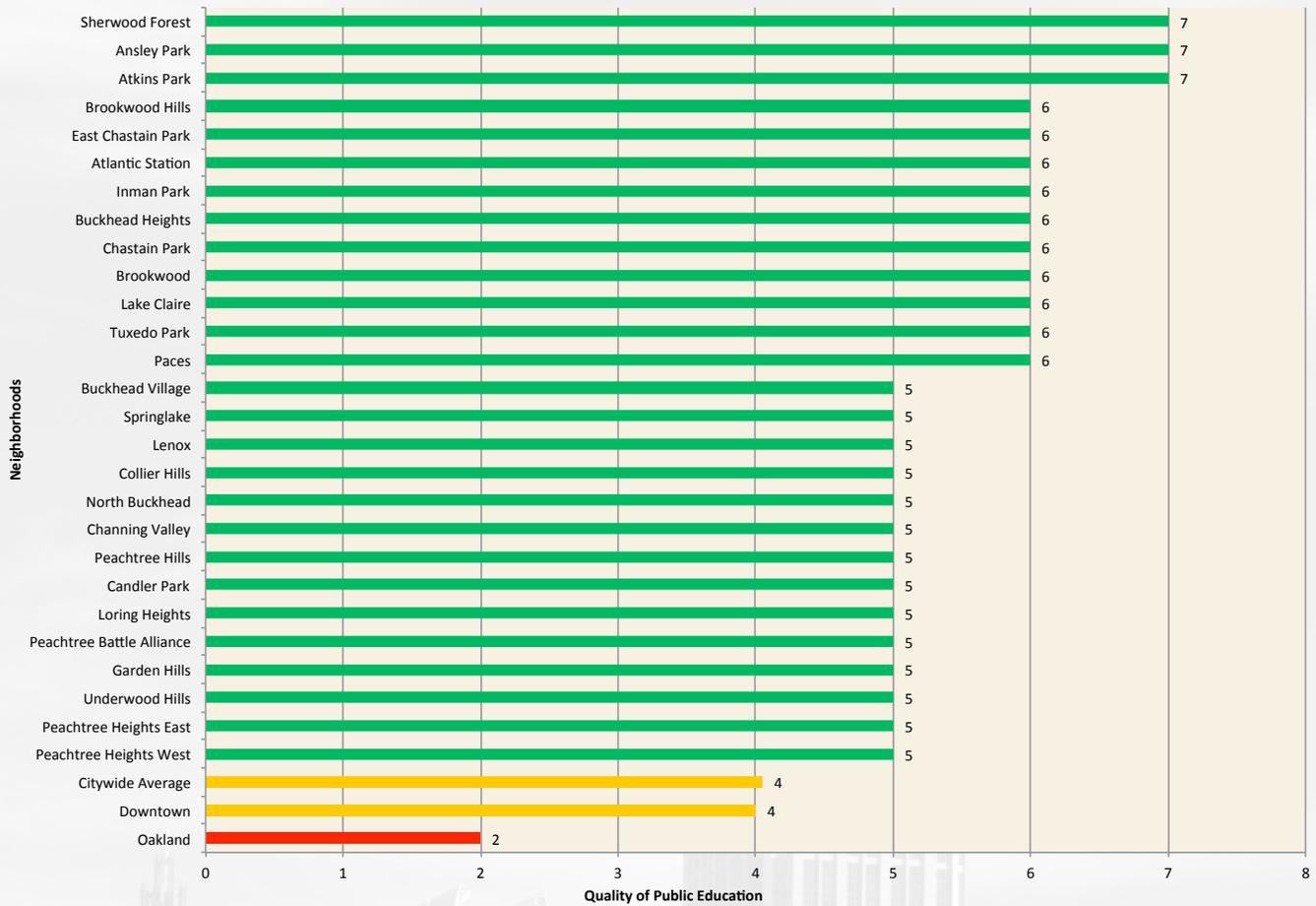
1. 100% of Strong Atlanta neighborhoods have fewer code issues than the citywide average.
2. 100% of Strong Atlanta neighborhoods have less vacancy than the citywide average.
3. 73% of Strong Atlanta neighborhoods have greater curb appeal than the citywide average.

CURB APPEAL



4. 97% of Strong Atlanta neighborhoods have a higher quality of public education than the citywide average.

QUALITY OF PUBLIC EDUCATION

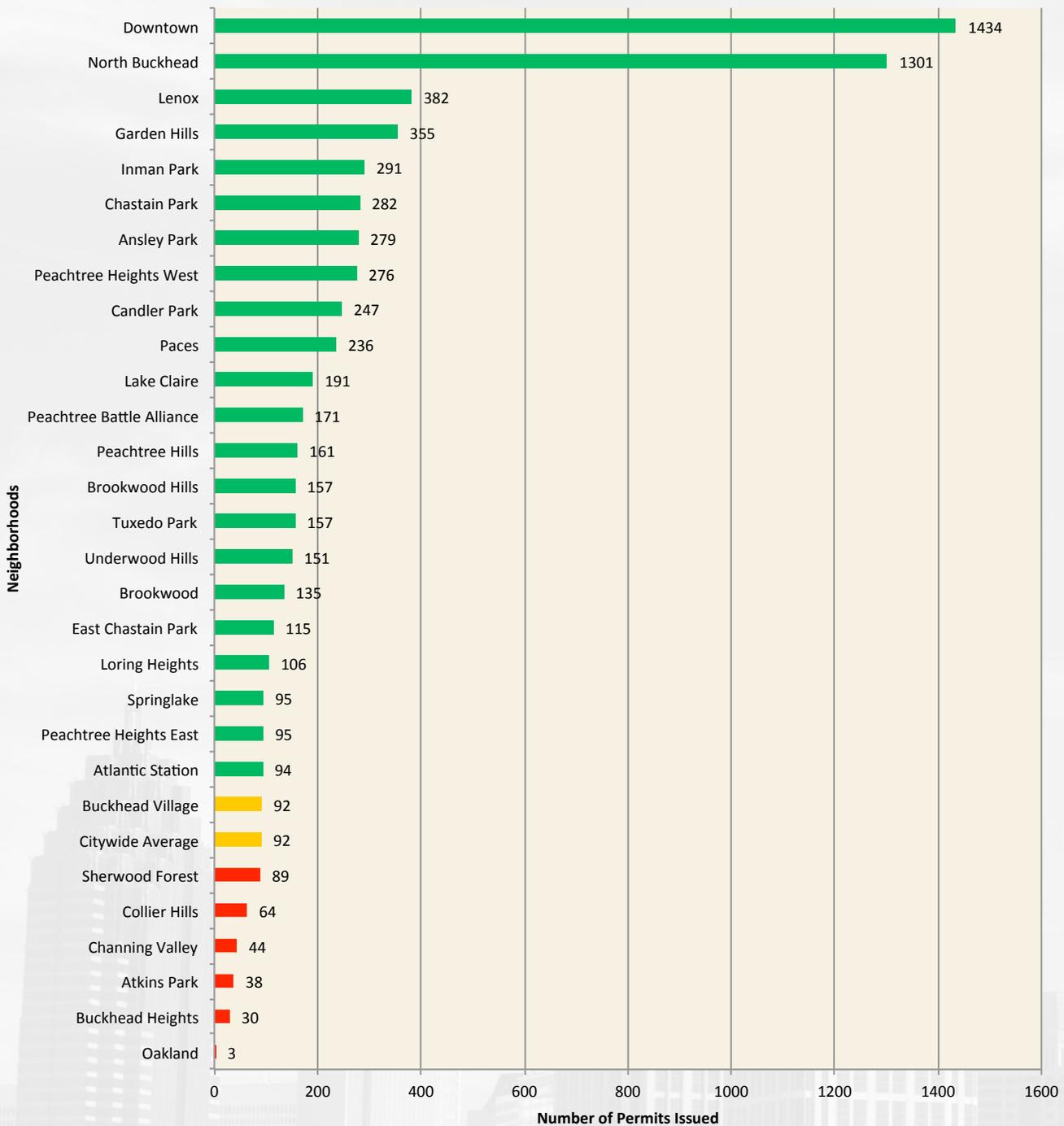


Source: Data extracted from the Georgia Department of Education by APD Solutions for the city of Atlanta

5. 79% of Strong Atlanta neighborhoods have more access to green space than citywide average.
6. 97% of Strong Atlanta neighborhoods have higher median monthly mortgage payments than the citywide average of \$1,853.
7. 79% of Strong Atlanta neighborhoods have issued a higher number of permits over the last five years than the citywide average of 91.



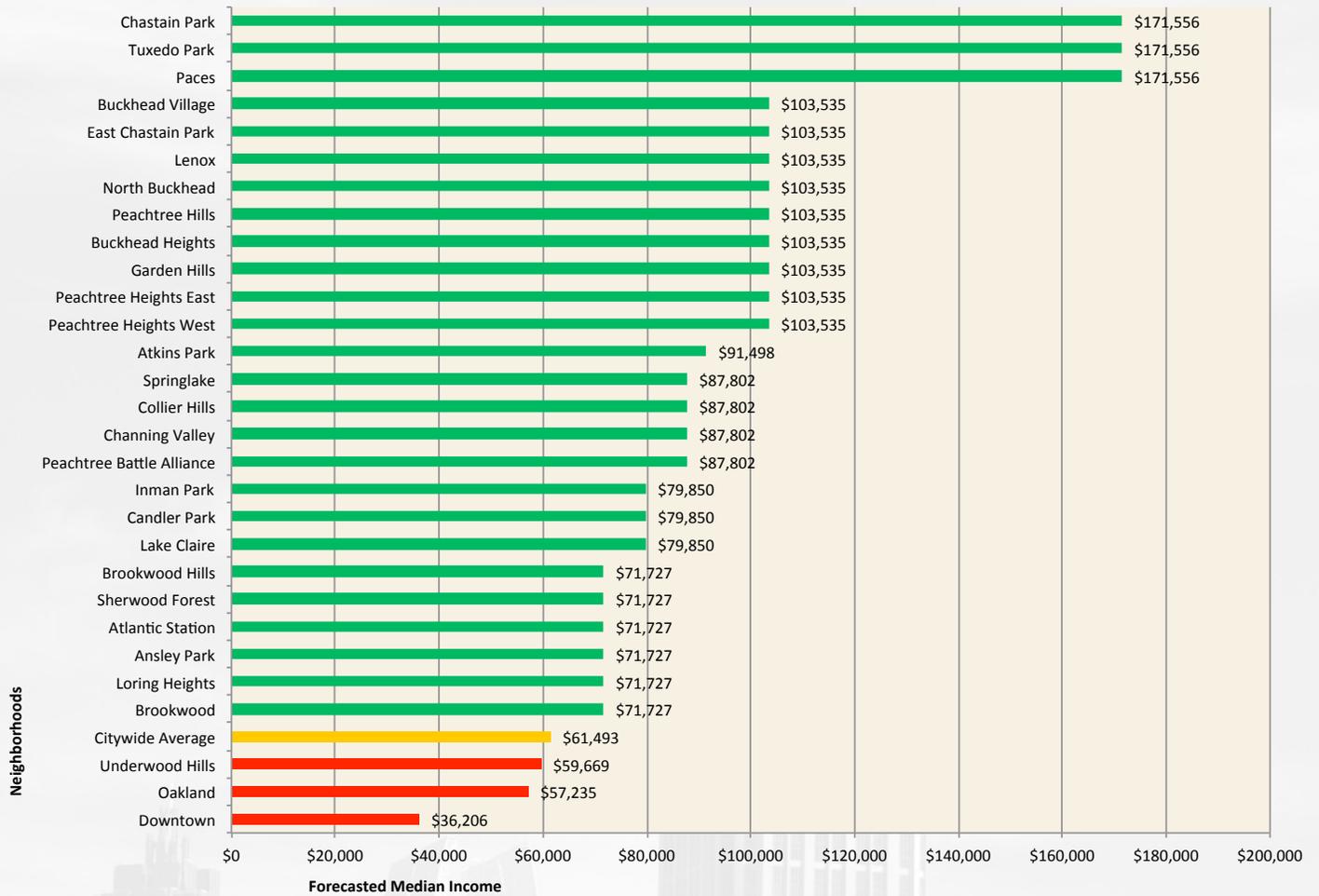
PERMIT ISSUANCE IN THE LAST FIVE YEARS



Source: Data extracted from the city of Atlanta Planning Department by APD Solutions for the city of Atlanta

8. 93% of Strong Atlanta neighborhoods have a higher level of educational attainment than the citywide average.
9. 79% of Strong Atlanta neighborhoods had a higher average real estate transaction value from July 2011 to August 2012 than the citywide average of \$225,482.
10. 79% of Strong Atlanta neighborhoods have a greater level of community identity than the citywide average.
11. 90% of Strong Atlanta neighborhoods have higher forecasted median incomes than the citywide average of \$61,493.

2012 FORECASTED MEDIAN INCOME



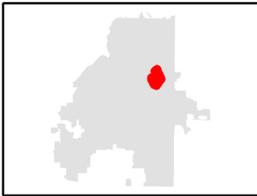
Source: Data extracted from Census Bureau American Communities Survey by APD Solutions for the city of Atlanta



Spotlight Neighborhood: Ansley Park

Investment Area Typology: **Strong**

Total Single Family Parcels: 818 Total Multi-Family Parcels: 9 Total Commercial/Industrial/Public Parcels: 17 Vacant Lots: 18 Unsurveyable Parcels: 27 Total Parcels: 889

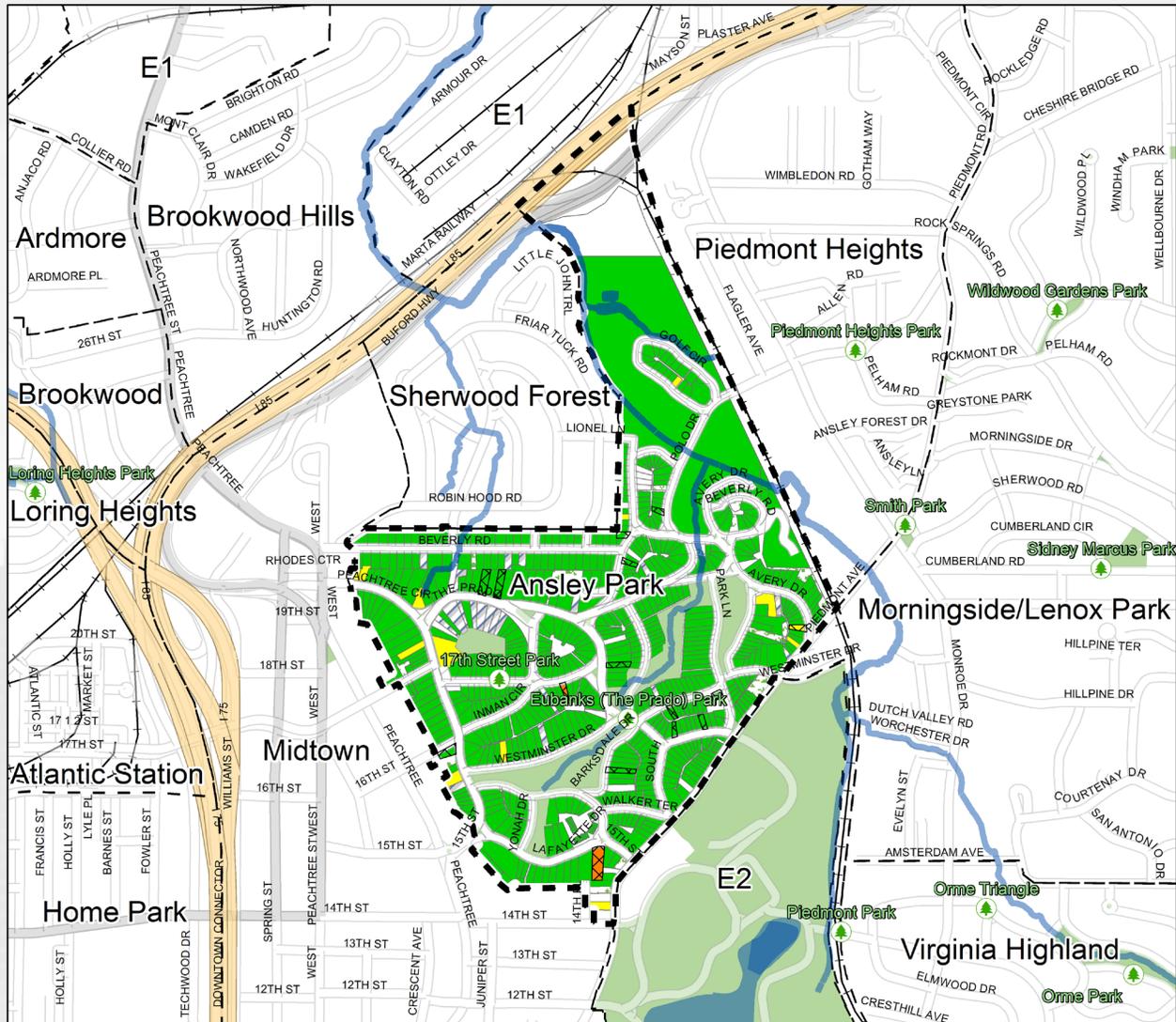


Inset Map

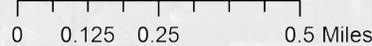
Legend

| | | | |
|--|----------------------|--|----------------------|
| Good | # of Structures: 793 | Green Space | |
| Fair | # of Structures: 7 | Vacant Structures | # of Structures: 12 |
| Poor | # of Structures: 1 | No Structure | # of Vacant Lots: 18 |
| Deteriorated | # of Structures: 0 | Not Visible | # of Structures: 26 |
| | | No Data Available | # of Structures: 27 |





Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city-wide total



STRONG NEIGHBORHOOD SPOTLIGHT: ANSLEY PARK

HISTORY

Ansley Park was Atlanta's first neighborhood specifically developed for automobiles, with broad, winding roads, rather than the grid patterns found in older streetcar-based Atlanta suburbs of the time (Squires, 2002). The neighborhood was developed initially starting in 1905 by the rail and real estate magnet Edwin Ansley, and was marketed as an alternative to Inman Park, which was then the city's most fashionable neighborhood. It was home to the Georgia Governor's Mansion for many years and to the famed Atlanta author Margaret Mitchell for much of her life.



STRENGTHS/WEAKNESSES

Ansley Park is one of the most picturesque neighborhoods in the city of Atlanta. Its residential properties, many of which are historic homes in a variety of architectural styles, are also attractive, with curb appeal of 92%, no blight whatsoever, and heavy presence of sidewalks (APD Solutions, 2011-2012). The neighborhood has access to outstanding public education and many lush, green parks. Housing is very expensive in the area, with median monthly mortgage payments of \$4,000 (CoreLogic RealQuest, 2012).

CURRENT MARKET CONDITIONS

With a vacancy rate of only 4% (APD Solutions, 2011-2012), an average residential real estate transaction value of \$492,139 between July 2011 and August 2012 (Metrostudy, 2012), and 62% owner occupancy (CoreLogic RealQuest, 2012), Ansley Park is an affluent and stable residential area. While values have declined 15% since 2009, they are still quite high, and only 5% of residential properties are distressed (Metrostudy, 2012). 279 permits issued over the past five years shows that the market is very active, with significant new residential development and rehabilitation occurring.



- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile

3. STABLE INVESTMENT AREA

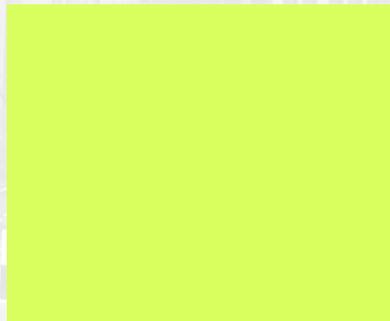
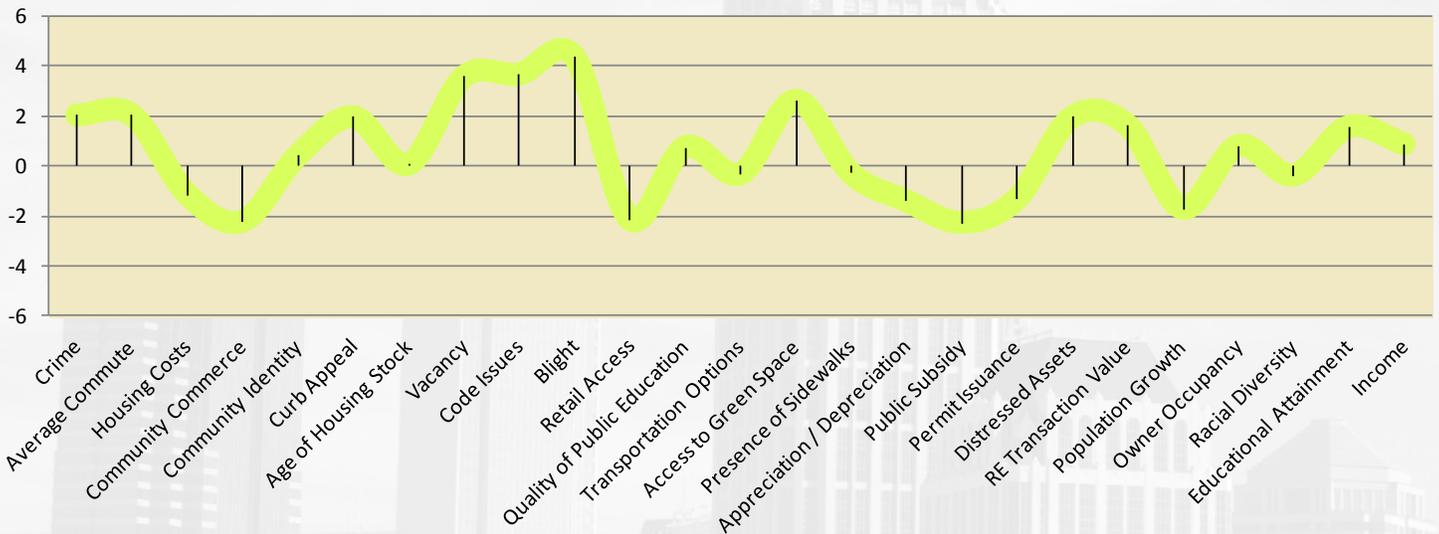
Stable Investment Areas tend to be well-established neighborhoods that are predominantly residential. They often have limited employment, retail and services within their boundaries, with residents tending to commute outside their neighborhoods for work, shopping, and entertainment. Residents are employed in an array of professional occupations, and forecasted household incomes are generally slightly above average for the city.

These communities boast a generally modest, older single-family housing stock. High levels of owner-occupancy and curb appeal, low crime rates, and little blight all lend stability to these neighborhoods. These neighborhoods tend to have high housing costs, slow population growth, and low levels of public investment.

Strengths: Access to Green Space, Crime Incidences, Vacancy, Code Issues, Percentage of Blighted Properties

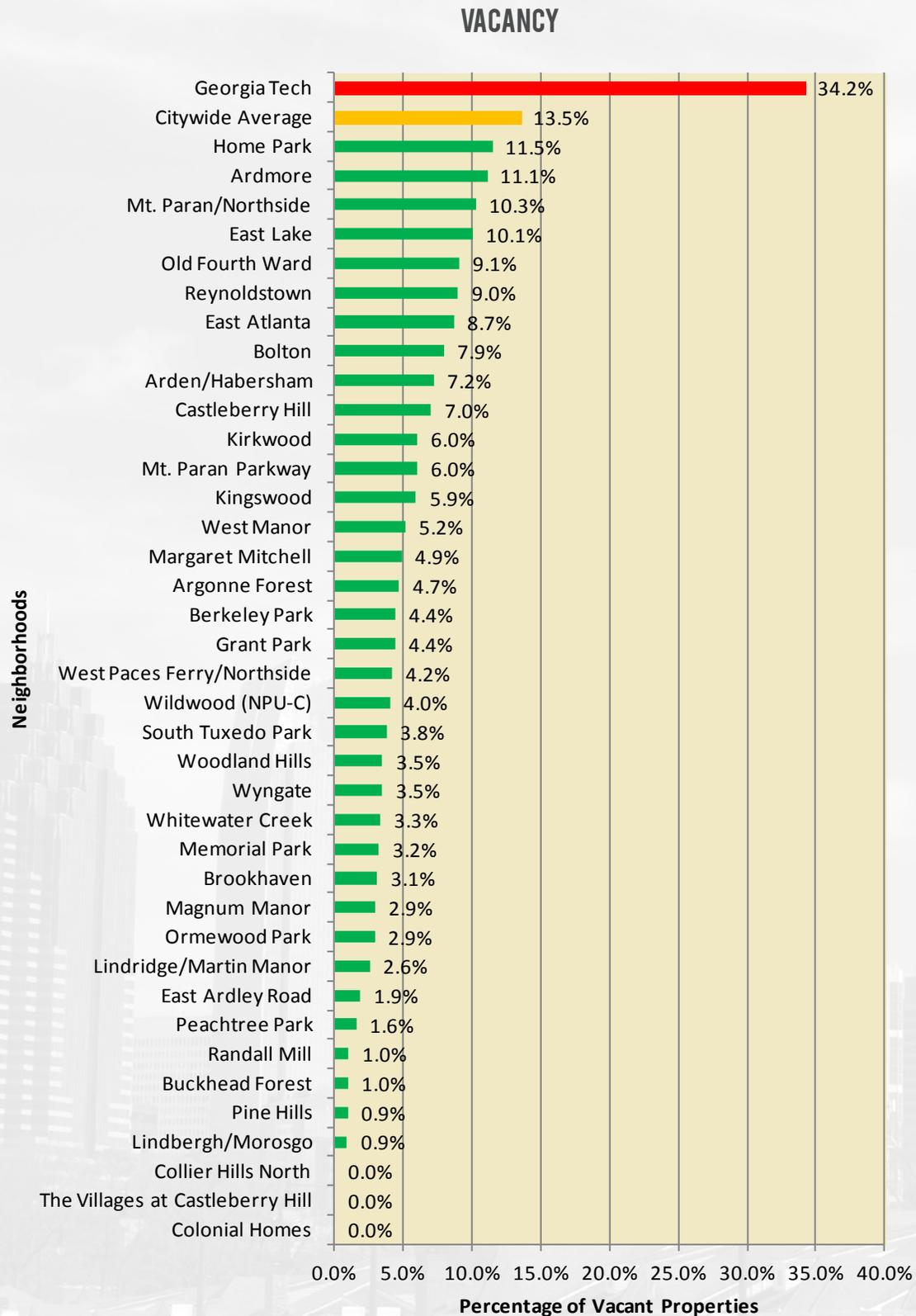
Weaknesses: Community Commerce, Number of Retail and Commercial Businesses, Public Subsidy and Incentives, Property Appreciation/Depreciation, Population Growth

STABLE INVESTMENT AREA WAVE



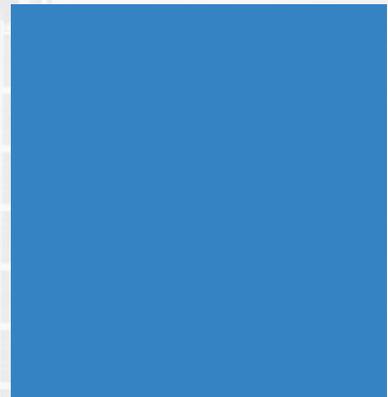
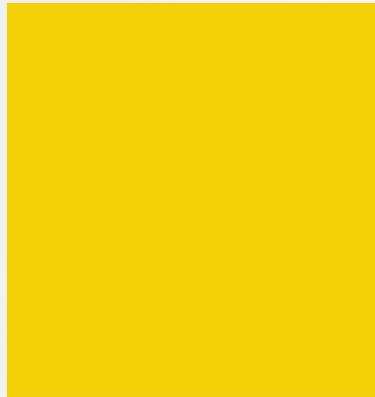
FINDINGS: STABLE INVESTMENT AREA NEIGHBORHOODS

- 97% of Stable Atlanta neighborhoods have lower vacancy than the citywide average.

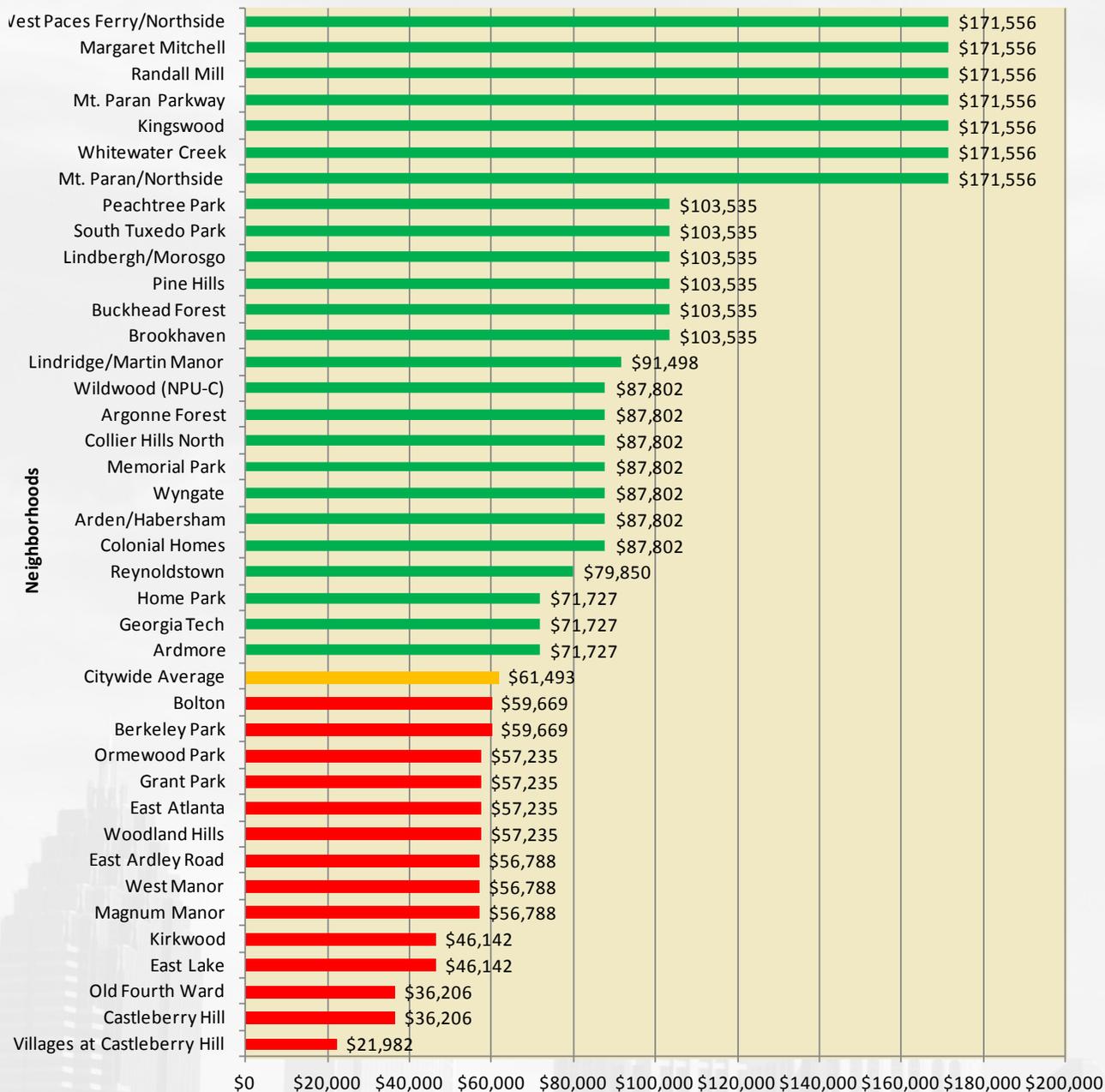


Source: APD Field Evaluation Data

2. 95% of Stable Atlanta neighborhoods have fewer code issues than the citywide average.
3. 85% of Stable Atlanta neighborhoods have a higher level of educational attainment than the citywide average.
4. 74% of Stable Atlanta neighborhoods have a better quality of public education than the citywide average.
5. 69% of Stable Atlanta neighborhoods have fewer commutes exceeding 30 minutes than the citywide average.



2012 FORECASTED MEDIAN INCOME



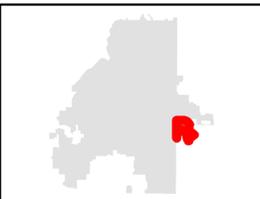
Source: Data extracted from Census Bureau American Community Survey by APD Solutions for the city of Atlanta

- 67% of Stable Atlanta neighborhoods have higher median monthly mortgage payments than the citywide average of \$1,853.
- 64% of Stable Atlanta neighborhoods have higher forecasted median incomes than the citywide average of \$61,493.
- 74% of Stable Atlanta neighborhoods have more access to green space than the citywide average.

Spotlight Neighborhood: East Atlanta

Investment Area Typology: **Stable**

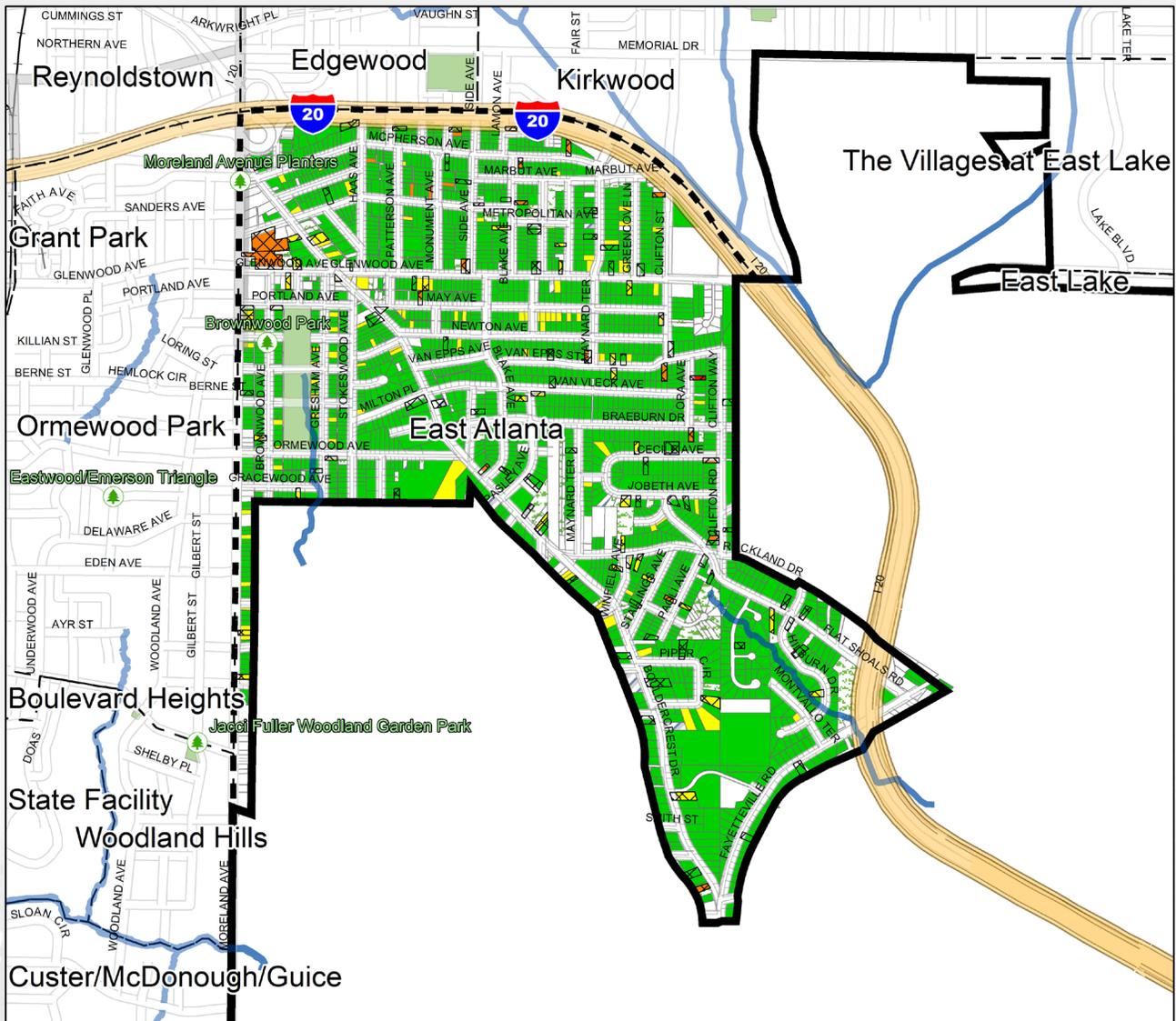
| Total Single Family Parcels | Total Multi-Family Parcels | Total Commercial/Industrial/Public Parcels | Vacant Lots | Unsurveyable Parcels | Total Parcels |
|-----------------------------|----------------------------|--|-------------|----------------------|---------------|
| 2373 | 2 | 103 | 83 | 31 | 2592 |



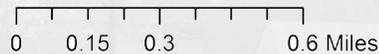
Inset Map

Legend

| Structure Condition | | Green Space | |
|--|-----------------------|--|----------------------|
| Good | # of Structures: 2206 | Green Space | |
| Fair | # of Structures: 134 | Vacant Structures | # of Structures: 126 |
| Poor | # of Structures: 21 | No Structure | # of Vacant Lots: 83 |
| Deteriorated | # of Structures: 2 | Not Visible | # of Structures: 12 |
| | | No Data Available | # of Structures: 31 |



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city-wide total



STABLE NEIGHBORHOOD SPOTLIGHT: EAST ATLANTA

HISTORY

One of the few Atlanta neighborhoods located entirely in DeKalb County, East Atlanta began as a small, unincorporated town bordering the city. In 1915, East Atlanta chose to be annexed into the city of Atlanta in order to take advantage of public services. The current urban center of the neighborhood around the intersection of Glenwood Avenue and Flat Shoals Avenue was subdivided and developed after World War II. Racial tensions in the 1980s led to a period of residential and commercial disinvestment in East Atlanta.

Today, East Atlanta is a shopping and social hub with many unique and popular small local businesses. Over time, the neighborhood' identity has been preserved through a strong dedication from residents and community leaders.

STRENGTHS/WEAKNESSES

The vibrancy of the small businesses in this neighborhood are reflected in the approximately \$59 million in annual retail sales (Nielsen Claritas, 2012). East Atlanta's robust community identity is evident in the aesthetic condition of the neighborhood, with a "curb appeal" rating of 86% (APD Solutions, 2011-2012). Low vacancy and a high owner occupancy rate of 76% all lend to the quaint, stable feel of the area (CoreLogic RealQuest, 2012).

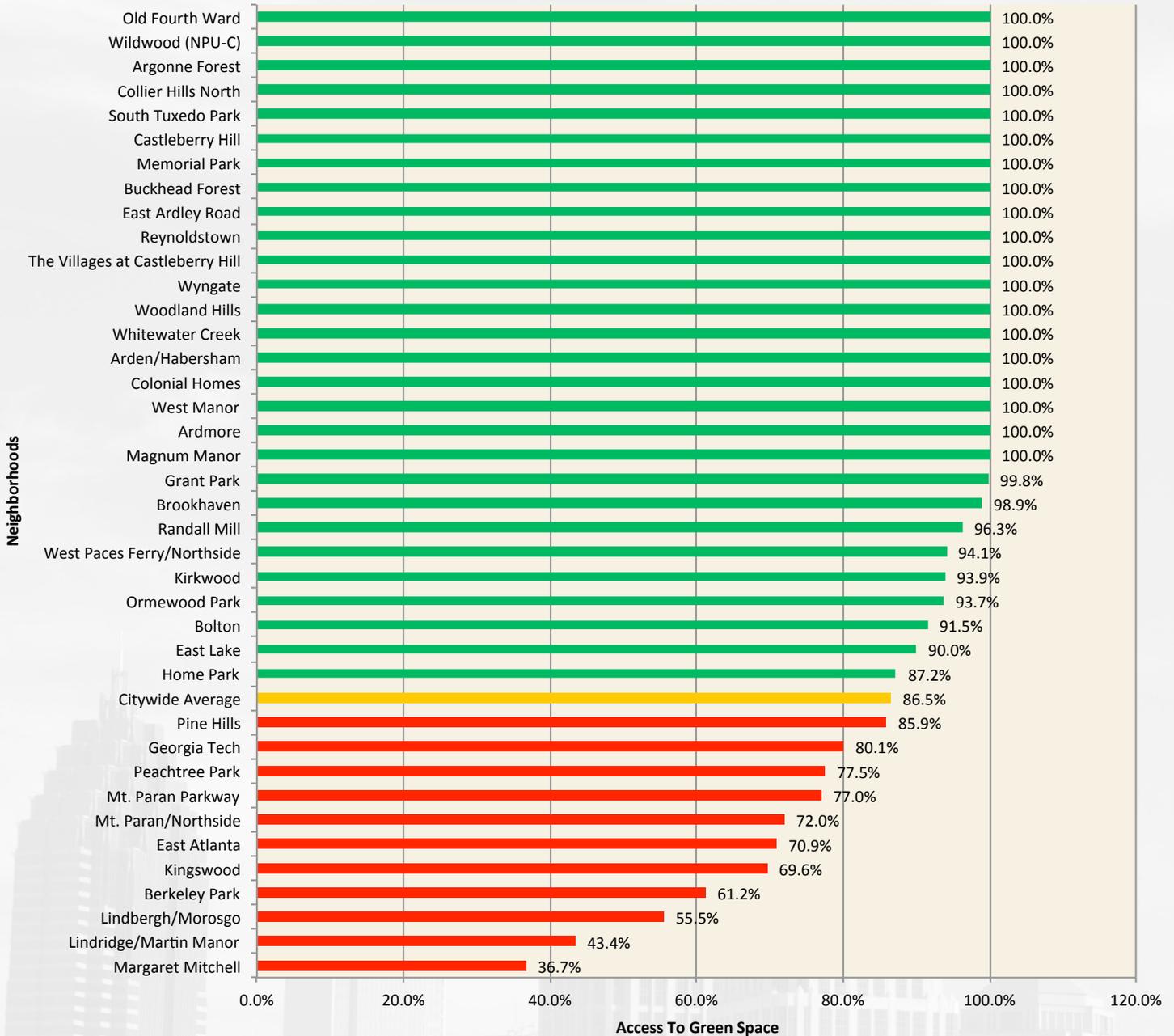
East Atlanta still struggles in regard to several neighborhood factors. Housing is becoming increasingly unaffordable in the area and the majority of housing stock is more than 60 years old, leading to increased maintenance costs and exacerbating affordability issues (DeKalb County Tax Assessor's Office, 2011). Additionally, crime rates in the neighborhood are higher than the citywide average (City of Atlanta Police Department, 2012).

CURRENT MARKET CONDITIONS

In comparison to the city as a whole, East Atlanta has been largely unharmed by distressed properties (Metrostudy, 2012). Property values have declined 4% over the past four years.



ACCESS TO GREEN SPACE



Source: Data extracted from COA Parks and Recreation by APD Solutions for the City of Atlanta

9. 59% of Stable Atlanta neighborhoods have greater levels of community identity than the citywide average.
10. 72% of Stable Atlanta neighborhoods have no blighted properties.

4. TRENDING INVESTMENT AREA

- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile

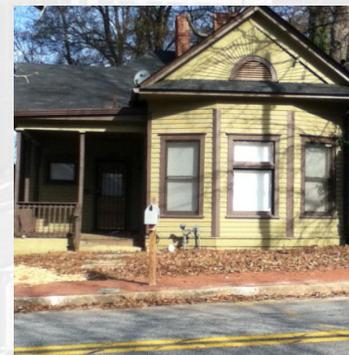
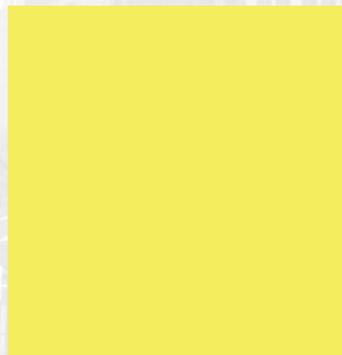
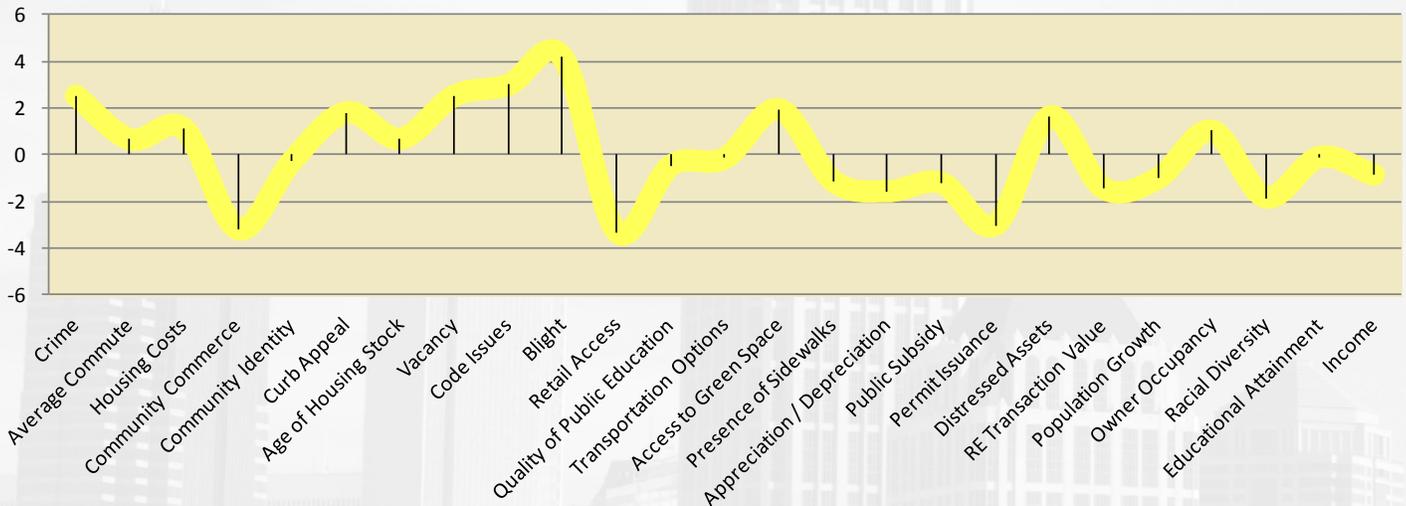
Trending Investment Areas tend to be neighborhoods that have experienced economic or social turbulence in the past, with some modest improvement in recent times.

These neighborhoods typically have limited retail and commercial activity, close proximity to green space and little blight. They tend to be located midway between downtown Atlanta and the city limits, with low-to-middle income residents. They have faced significant depreciation in property values since the collapse of the housing market.

Strengths: Vacancy, Access to Green Space, Code Issues, Percentage of Blighted Properties

Weaknesses: Community Commerce, Number of Retail and Commercial Businesses, Permit Issuance, Property Appreciation/Depreciation, Racial Diversity, Crime Incidences

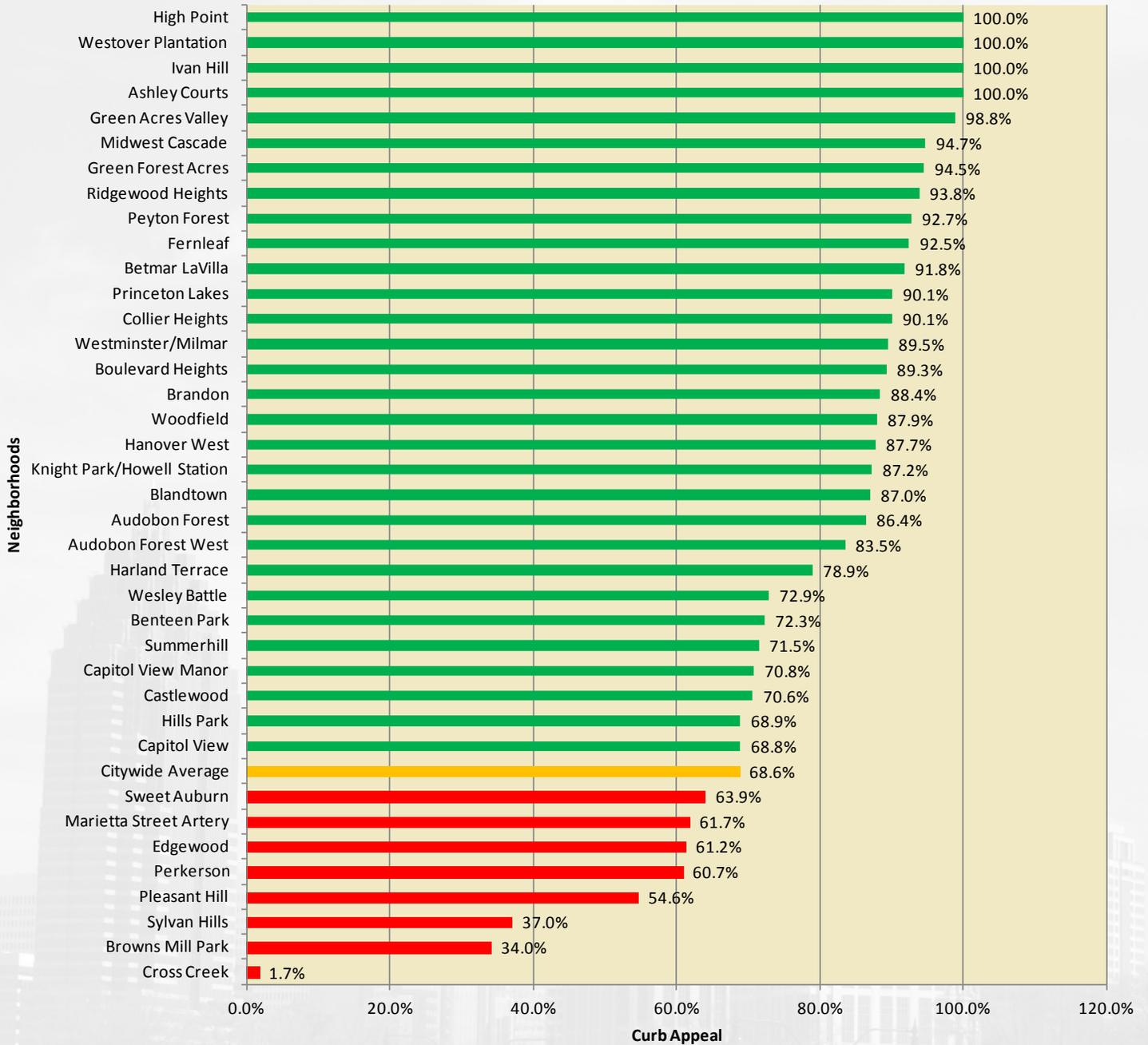
TRENDING INVESTMENT AREA WAVE



FINDINGS: TRENDING INVESTMENT AREA NEIGHBORHOODS

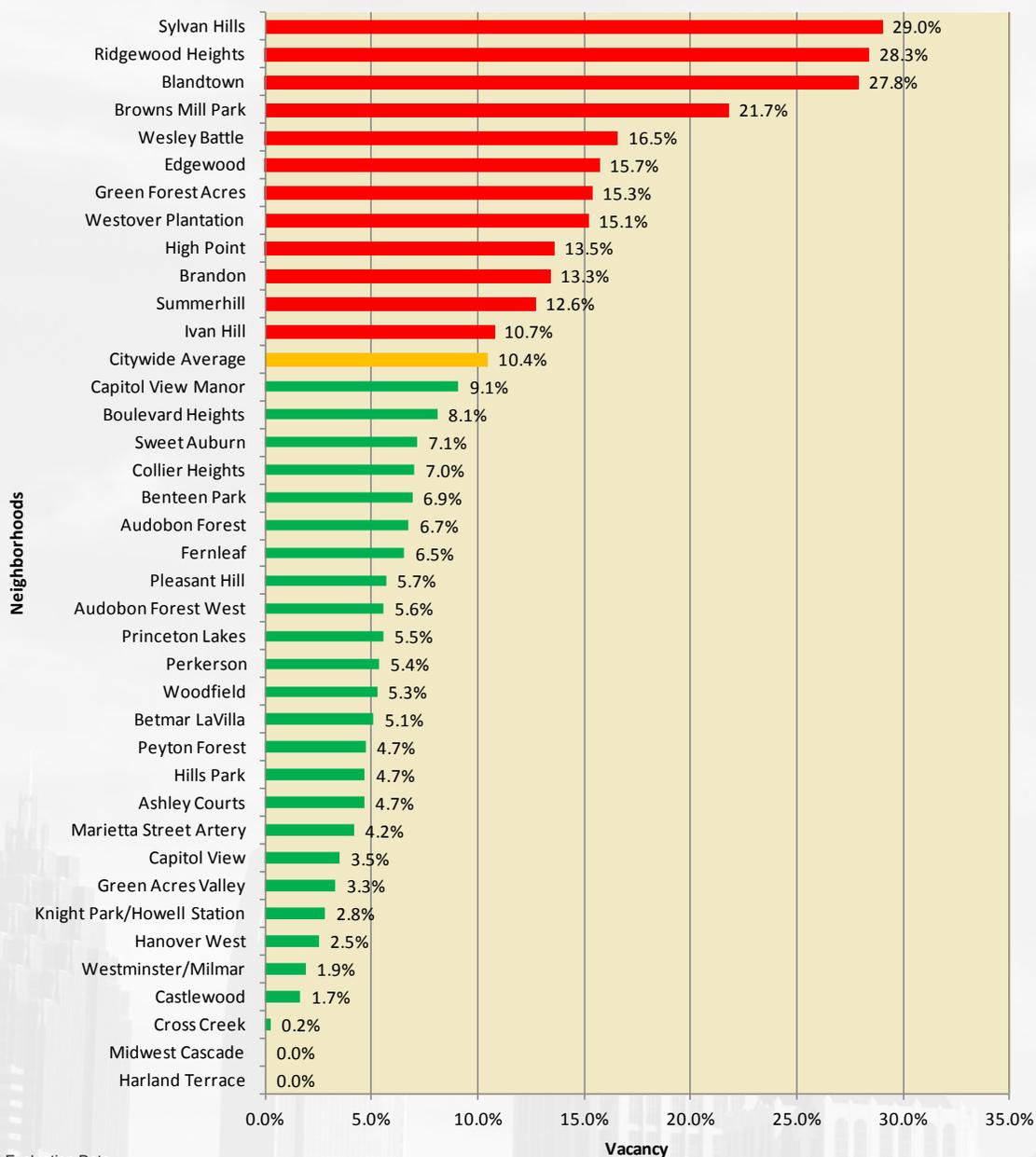
1. 79% of Trending Atlanta neighborhoods have greater curb appeal than the citywide average.

CURB APPEAL



Source: APDS Field Evaluation Data

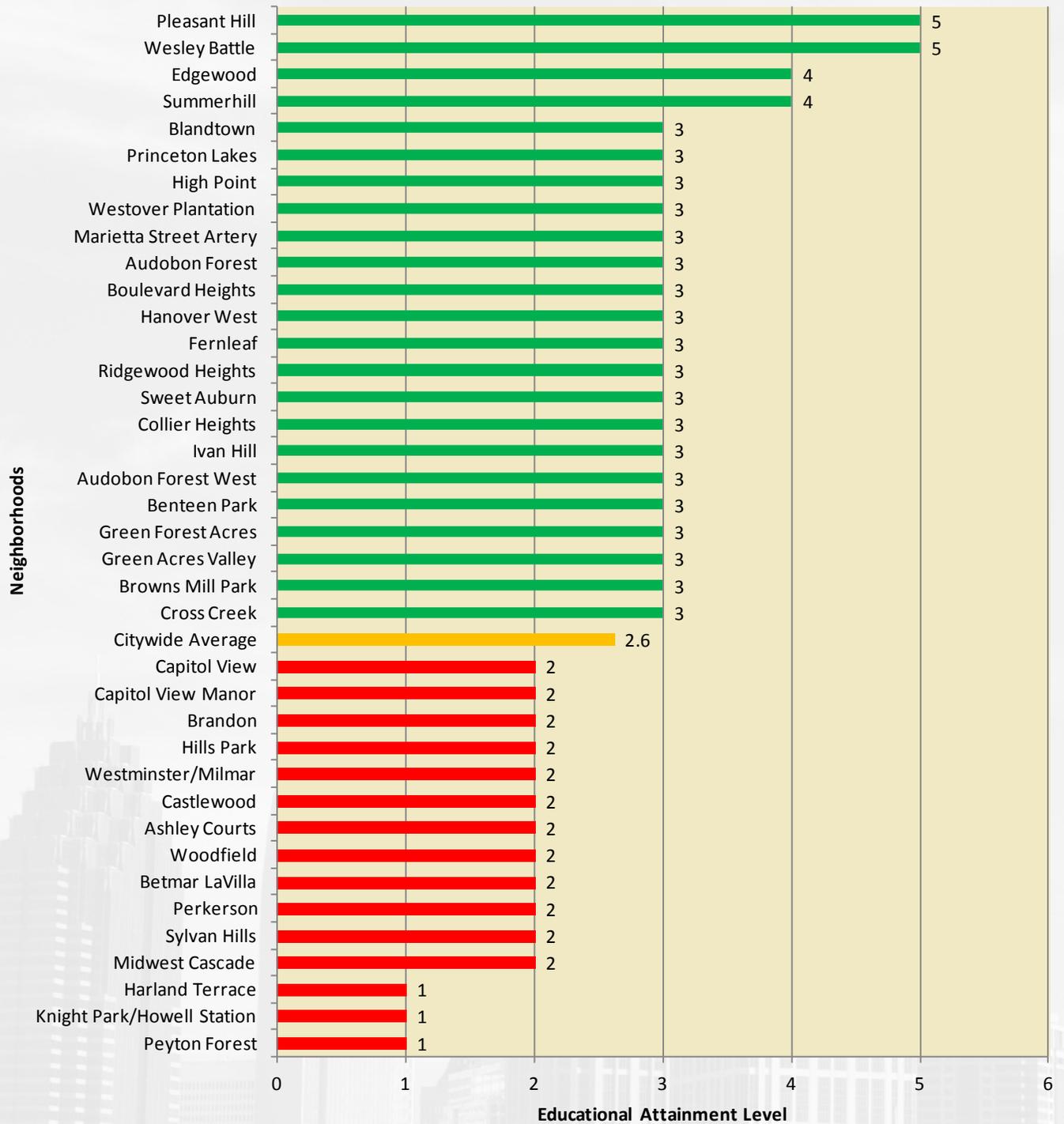
VACANCY



Source: APDS Field Evaluation Data

- 79% of Trending Atlanta neighborhoods have lower vacancy than the citywide average.
- 74% of Trending Atlanta neighborhoods have a lower level of community commerce than the citywide average of 24.2 million dollars.
- 92% of Trending Atlanta neighborhoods have fewer blighted properties than the citywide average.
- 74% of Trending Atlanta neighborhoods had a lower average real estate transaction value from July 2011 to August 2012 than the citywide average of \$225,482.
- 61% of Trending Atlanta neighborhoods have a higher level of educational attainment than the citywide average.

EDUCATIONAL ATTAINMENT

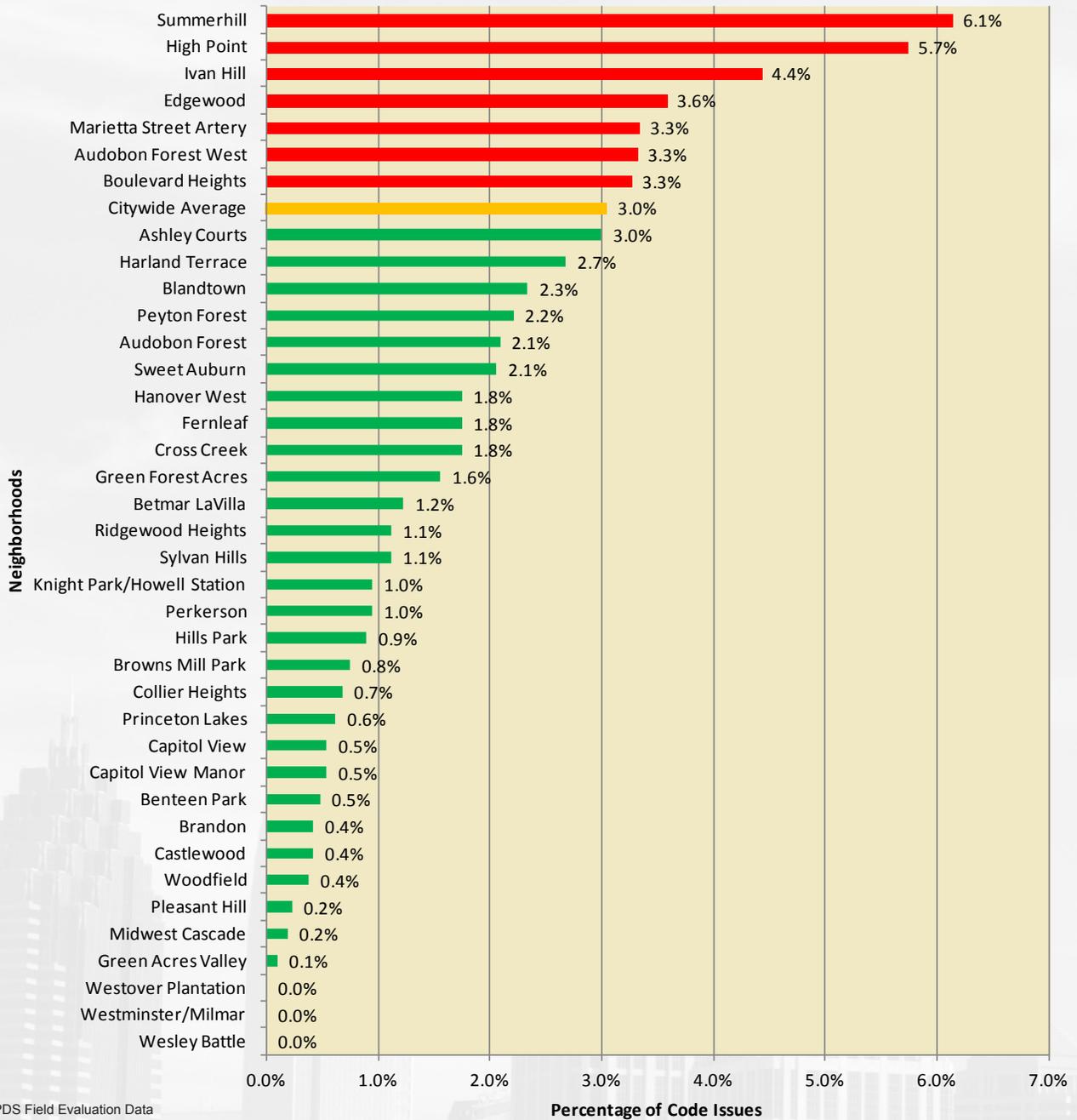


Source: Data extracted from the Census Bureau American Communities Survey by APD Solutions for the city of Atlanta

7. 69% of Trending Atlanta neighborhoods have more access to green space than the citywide average.

8. 82% of Trending Atlanta neighborhoods have fewer code issues than the citywide average.

CODE ISSUES

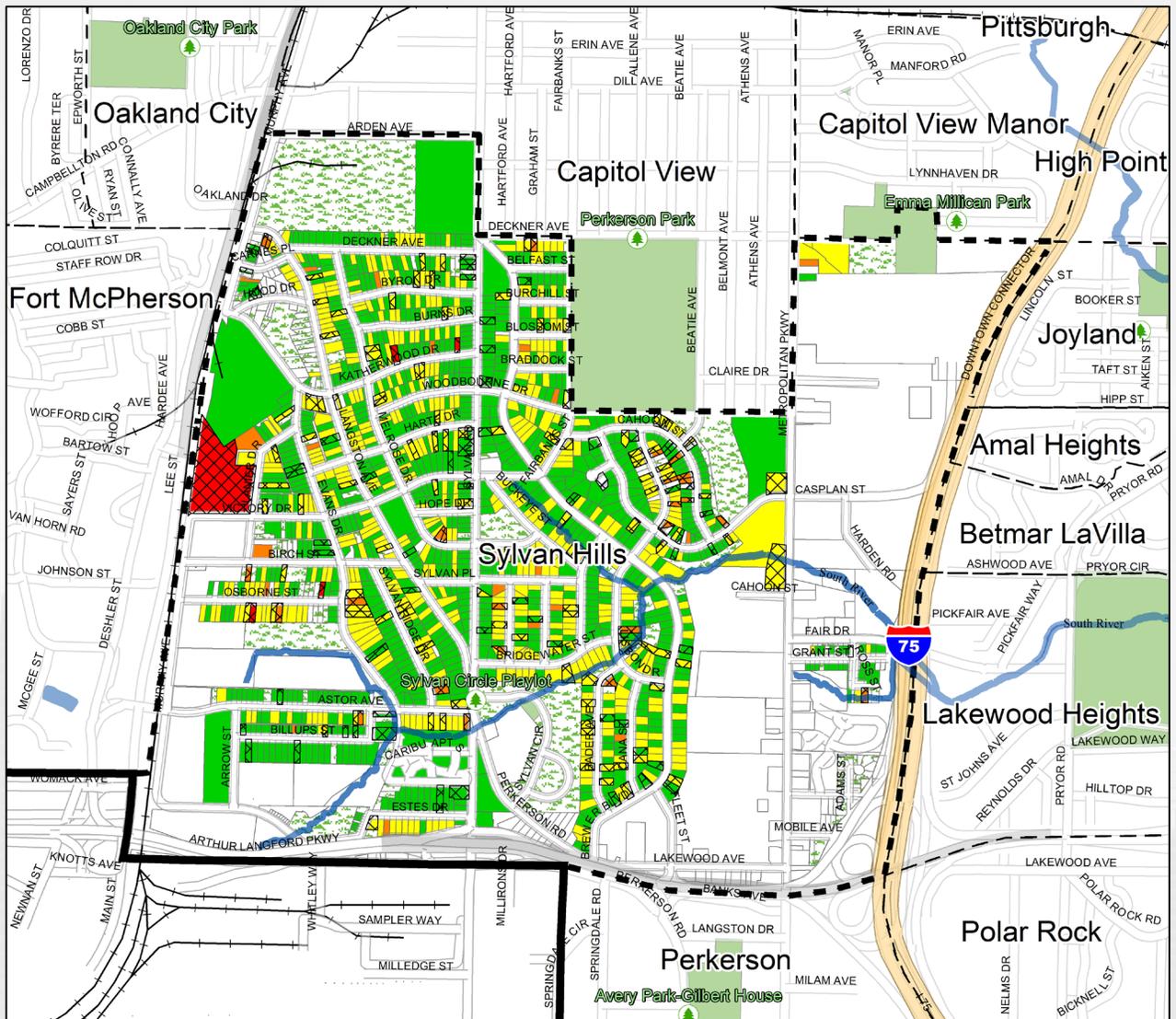
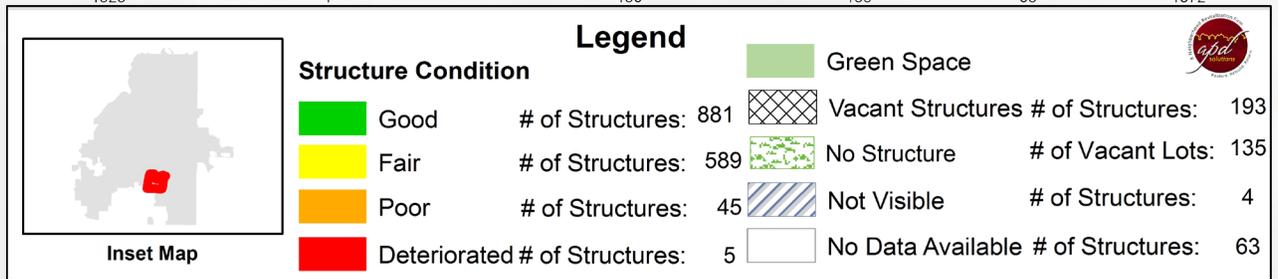


9. 76% of Trending Atlanta neighborhoods have fewer numbers of retail/commercial businesses than the citywide average of 21 retail/commercial businesses.

Spotlight Neighborhood: Sylvan Hills

Investment Area Typology: Trending

Total Single Family Parcels 1523 Total Multi-Family Parcels 1 Total Commercial/Industrial/Public Parcels 150 Vacant Lots 135 Unsurveyable Parcels 63 Total Parcels 1872



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city wide total



TRENDING NEIGHBORHOOD SPOTLIGHT: SYLVANHILLS

HISTORY

The Sylvan Hills neighborhood, named for its many poplar, oak, and hickory trees, emerged in two major phases of initial development, after World Wars I and II respectively. The growth of the neighborhood marked some of the earliest development southwest of the city's core, matching a growing need to house employees of the new industrial sites in the area. Today, Sylvan Hills is a diverse and growing area, and is home to Atlanta Technical College and Atlanta Metropolitan College. An active neighborhood association, the Sylvan Hills Neighborhood Association, was founded in 2009, and it has been engaged in many active efforts to effect positive change in the community.



STRENGTHS/WEAKNESSES

Housing in this area remains affordable, with a median monthly mortgage payment of \$1,135 (CoreLogic RealQuest, 2012), and there are few distressed properties (MetroStudy, 2012). Proximity to public transportation options and close access to the airport make this neighborhood a desirable location for young professionals. A strong community identity, moderate commute times, and access to green space are all strengths of the Sylvan Hills neighborhood.

Elevated crime rates and poorly performing public schools are some of the notable weaknesses of this neighborhood. Additionally, there are aesthetic issues in this community, with only 36% of parcels showing "curb appeal" (APD Solutions, 2011-2012) and an aging housing stock that was primarily built before 1950 (Fulton County Tax Assessor's Office, 2011).

CURRENT MARKET CONDITIONS

This area has seen property values decline approximately 20% over the last three years (MetroStudy, 2012). However, this depreciation and low average real estate transaction values, paired with many other indications of strength, make the area appear prime for potential investment.



5. TRANSITIONAL INVESTMENT AREA

Transitional Investment Areas tend to be neighborhoods that are experiencing significant economic and social turbulence, yet show great potential for a number of different reasons. Many of these areas are currently experiencing drastic population and demographic changes, or are expected to in the near future. These communities require significant support and investment to mitigate their current challenges and reinforce their inherent assets.

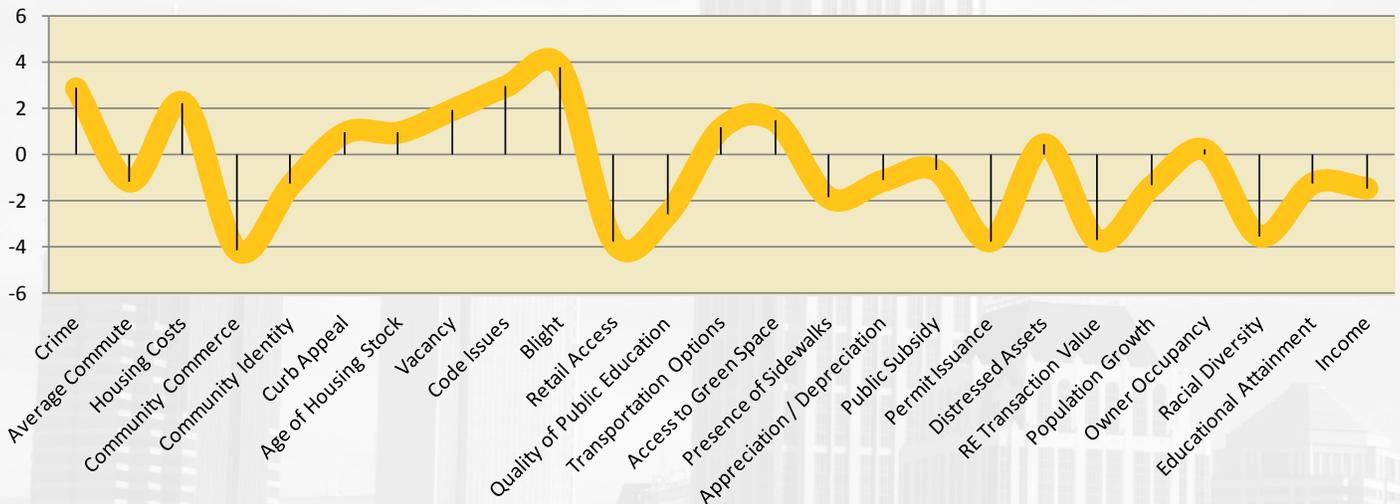
These neighborhoods frequently struggle with high crime and lack of strong community identities, but have many inherent strengths and assets that make them prime targets for investment and development. They typically have high vacancy rates in their residential real estate and limited retail and commerce.

Strengths: Access to Green Space, Housing Costs, Code Issues, Percentage of Blighted Properties, Crime Incidences

Weaknesses: Crime Incidences, Community Commerce, Number of Retail and Commercial Businesses, Permit Issuance, Racial Diversity, Average Real Estate Transaction Value

- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile

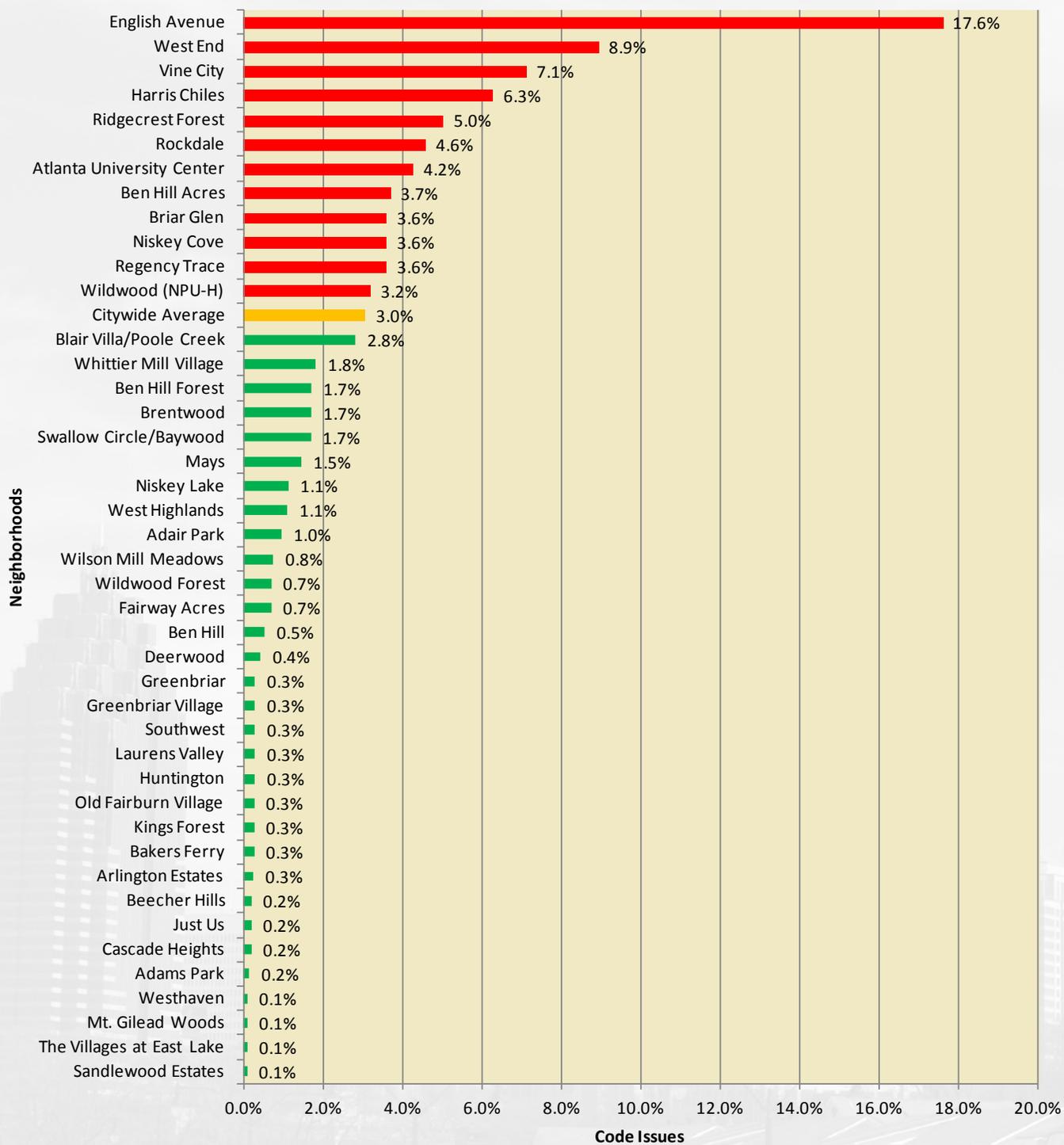
TRANSITIONAL INVESTMENT AREA WAVE



FINDINGS: TRANSITIONAL INVESTMENT AREA NEIGHBORHOODS

1. 74% of Transitional Atlanta neighborhoods have fewer code issues than the citywide average.

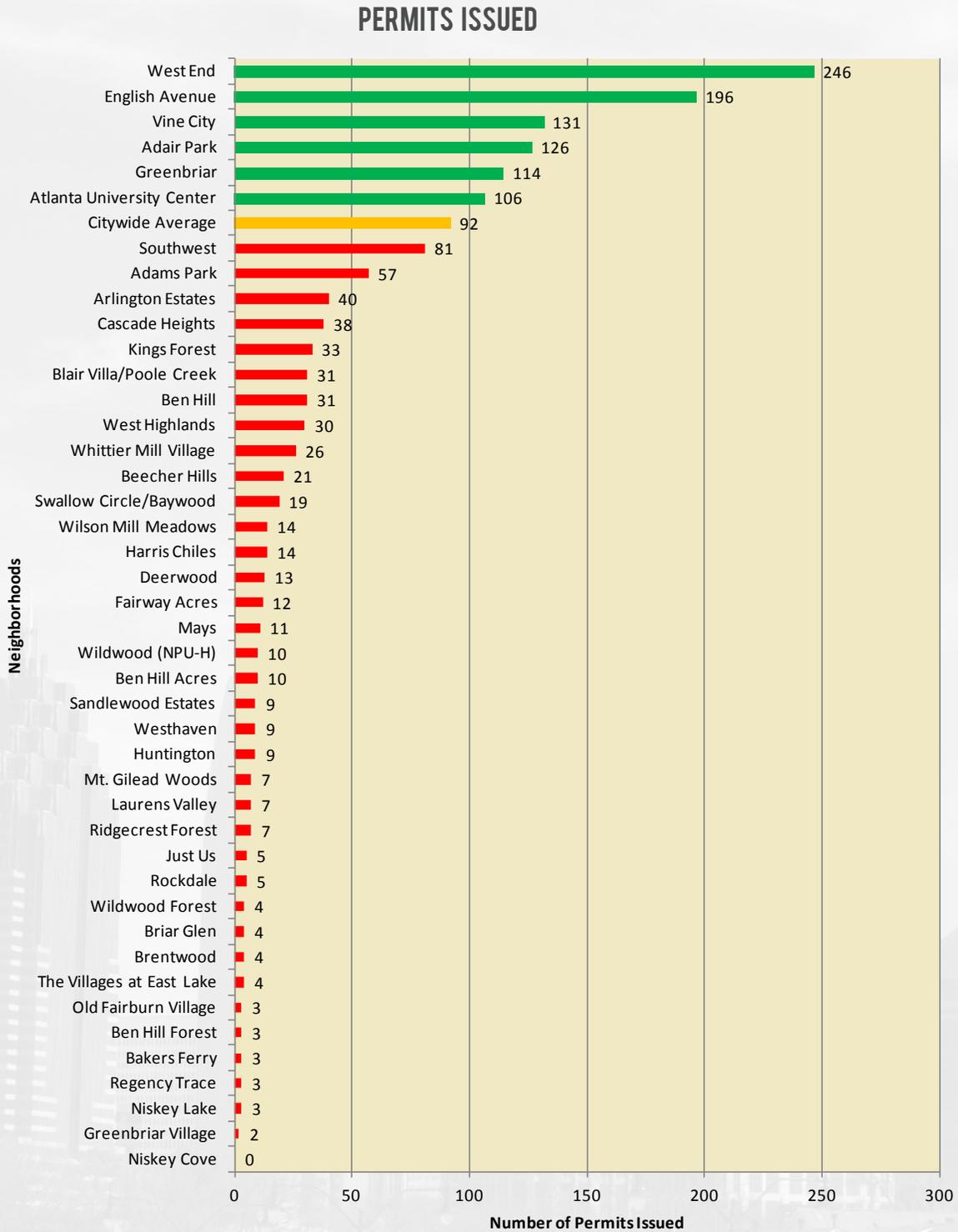
CODE VIOLATIONS



Source: APDS Field Evaluation Data



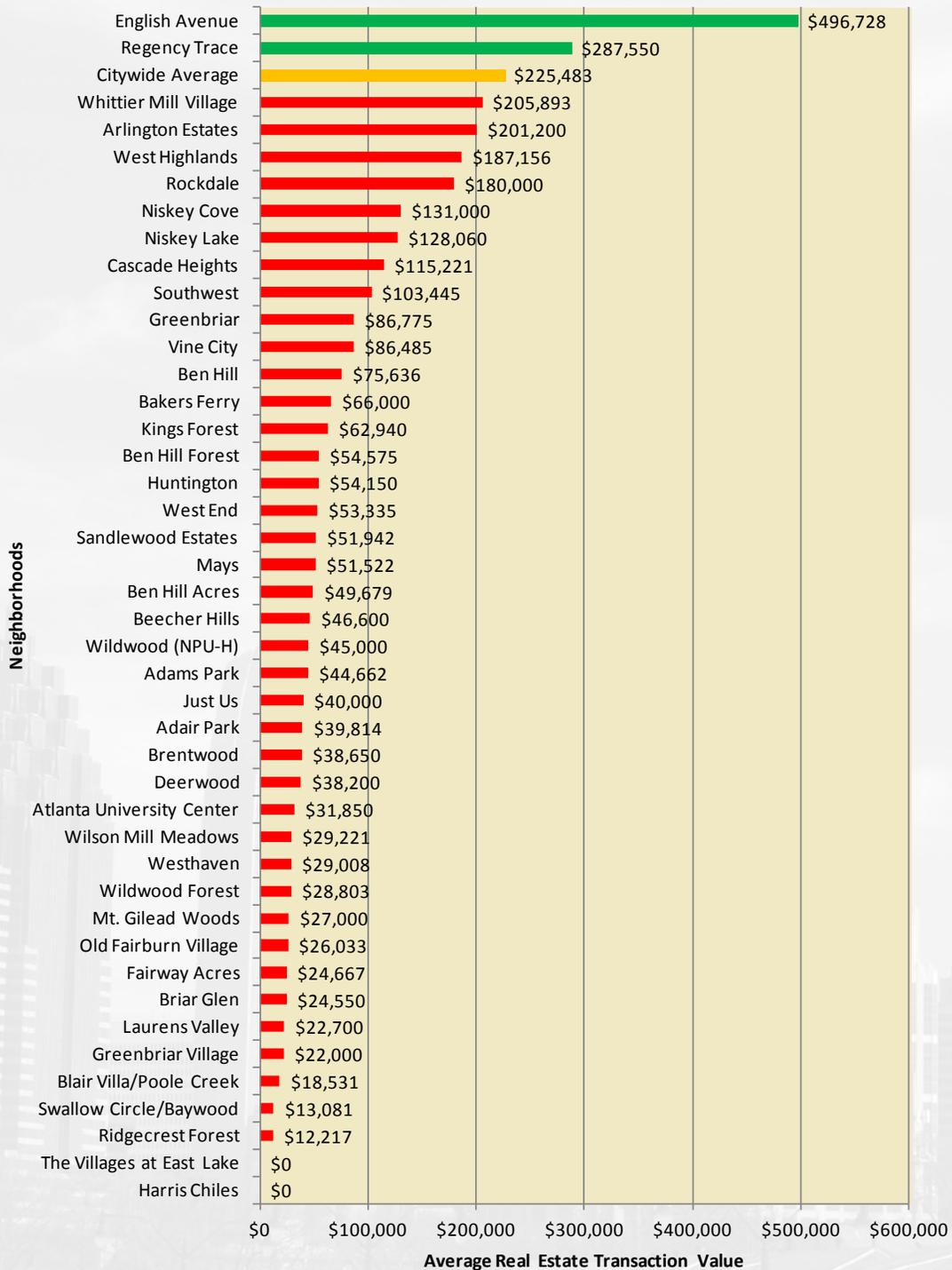
2. 86% of Transitional Atlanta neighborhoods have issued a lower number of permits over the last five years than the citywide average of 91 permits.



Source: Data extracted from the city of Atlanta Planning Department by APD Solutions for the city of Atlanta

3. 95% of Transitional Atlanta neighborhoods had a lower average real estate transaction value over the last year than the citywide average of \$225,482.

REAL ESTATE TRANSACTION VALUES



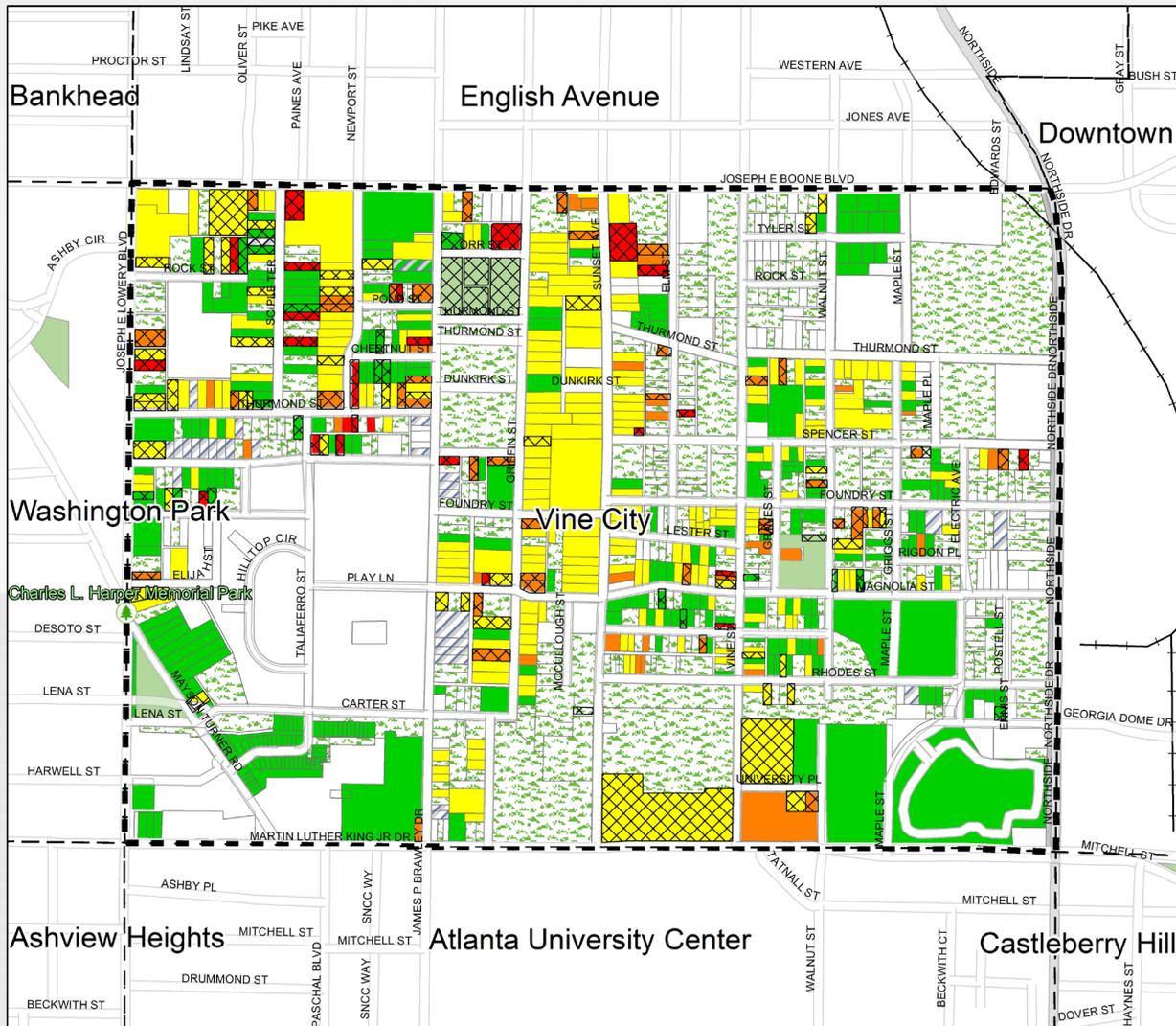
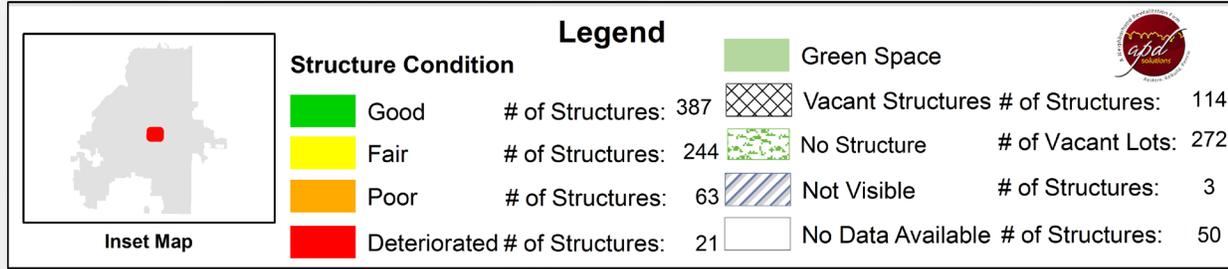
Source: Data extracted from Georgia MLS and Metro Study by APD Solutions for the city of Atlanta



Spotlight Neighborhood: Vine City

Investment Area Typology: Transitional

Total Single Family Parcels: 699 Total Multi-Family Parcels: 19 Total Commercial/Industrial/Public Parcels: 275 Vacant Lots: 272 Unsurveyable Parcels: 50 Total Parcels: 1315



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city-wide total

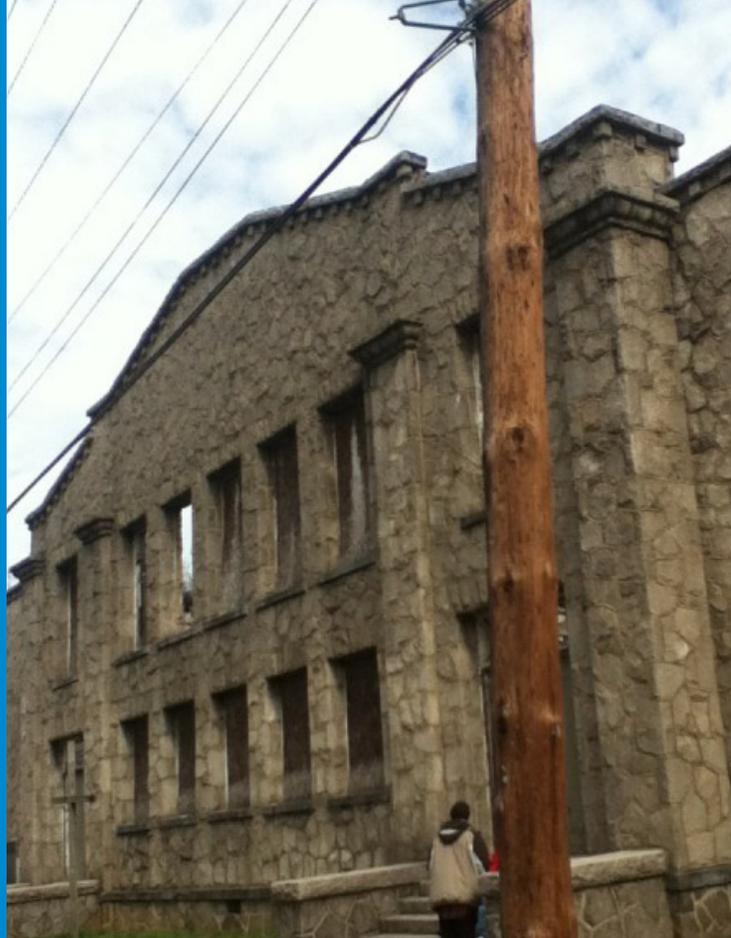


0 0.05 0.1 0.2 Miles

TRANSITIONAL NEIGHBORHOOD SPOTLIGHT: VINE CITY/ENGLISH AVENUE

HISTORY

The area south of Simpson Road (Joseph E. Boone Blvd. today), known as Vine City, emerged in the late 1800s as a social and racially diverse area. In the early decades of its existence, the neighborhood was predominantly African American, with some pockets of white residents. The English Avenue neighborhood, north of Simpson Road and Vine City, was initially developed in the 1890s by James W. English Jr., son of former Mayor James W. English, in response to increased demand for working class housing in Atlanta. Though the Simpson Road corridor initially tended to divide the area racially, with whites living to the north and blacks to the south, African Americans began to move into English Avenue in the early 1930s.



STRENGTHS/WEAKNESSES

Homes remain relatively affordable in these neighborhoods, with a median monthly mortgage payment of \$838 in English Avenue and \$1,644 in Vine City (CoreLogic RealQuest, 2012). These neighborhoods are in close proximity to the Downtown and Midtown neighborhoods, as well as Interstates 75 and 85. These areas are plagued with issues of disinvestment and abandonment, along with high crime rates and low curb appeal.

CURRENT MARKET CONDITIONS

Real estate transaction values are very low in the two neighborhoods, at approximately \$25,879 (MetroStudy, 2012). Combined with these low property values, the neighborhood has inherent geographic and situational strengths that give it high investment potential.



FINDINGS: TRANSITIONAL INVESTMENT AREA NEIGHBORHOODS (CONT'D)

4. 79% of Transitional Atlanta neighborhoods had fewer crime incidences in the last three years than the citywide average of 310 crime incidences per neighborhood.
5. 81% of Transitional Atlanta neighborhoods have more commutes exceeding 30 minutes than the citywide average.
6. 58% of Transitional Atlanta neighborhoods have more access to green space than the citywide average.
7. 88% of Transitional Atlanta neighborhoods have fewer numbers of retail/commercial businesses than the citywide average of 21 retail/commercial businesses.
8. 84% of Transitional Atlanta neighborhoods have a lower level of racial diversity than the citywide average.
9. 88% of Transitional Atlanta neighborhoods have lower median monthly mortgage payments than the citywide average of \$1,853.
10. 93% of Transitional Atlanta neighborhoods have a lower level of community commerce than the citywide average.
11. 88% of Transitional Atlanta neighborhoods have fewer blighted properties than the citywide average.





6. VULNERABLE INVESTMENT AREA

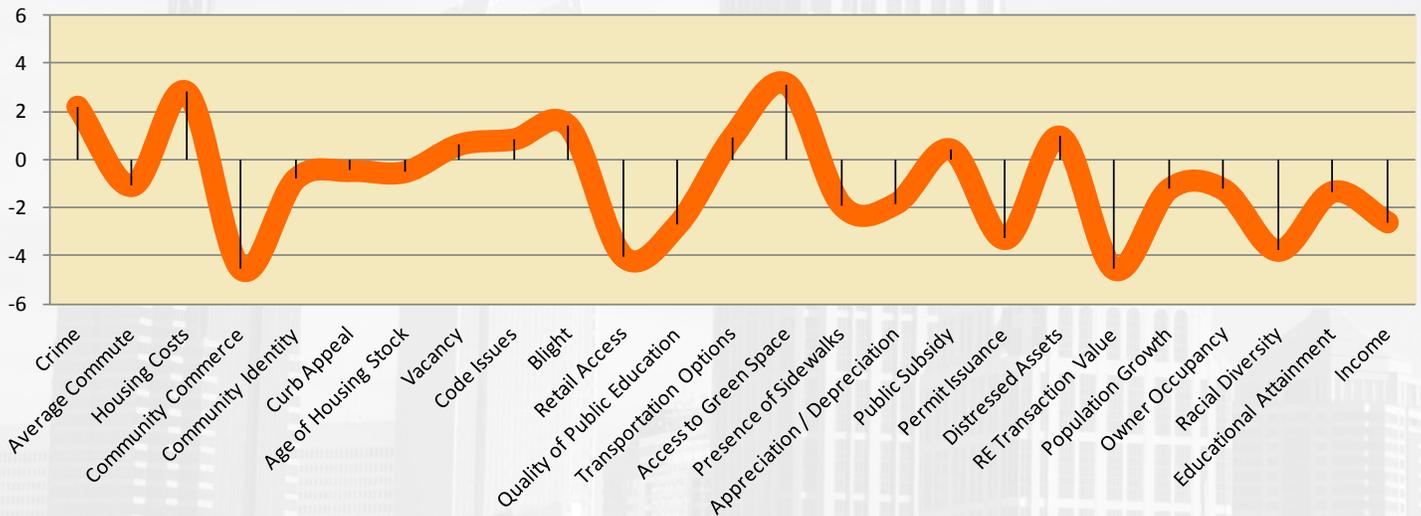
Vulnerable Investment Areas typically possess a number of negative factors that threaten the vitality of the communities and their residents. Many of these neighborhoods are in close proximity to Downtown Atlanta and have a variety of public transportation options and short commute times. Residents in the area tend to have lower incomes and many are employed in service or sales occupations. There is a significant lack of racial and income diversity in these neighborhoods.

While many of these neighborhoods have strong community identities tied to their long histories, high crime and climbing vacancy rates, among numerous other factors, make them highly unstable. These areas tend to be victim to underinvestment in public infrastructure, and they typically have poor “curb appeal” and declining property values. These neighborhoods have frequently seen many businesses over the years, and they are home to only limited commercial and retail activity.

Strengths: Vacancy, Access to Green Space, Code Issues, Crime Incidences, Percentage of Blighted Properties

Weaknesses: Crime, Community Commerce, Average Real Estate Transaction Value, Number of Retail and Commercial Businesses, Permit Issuance, Racial Diversity

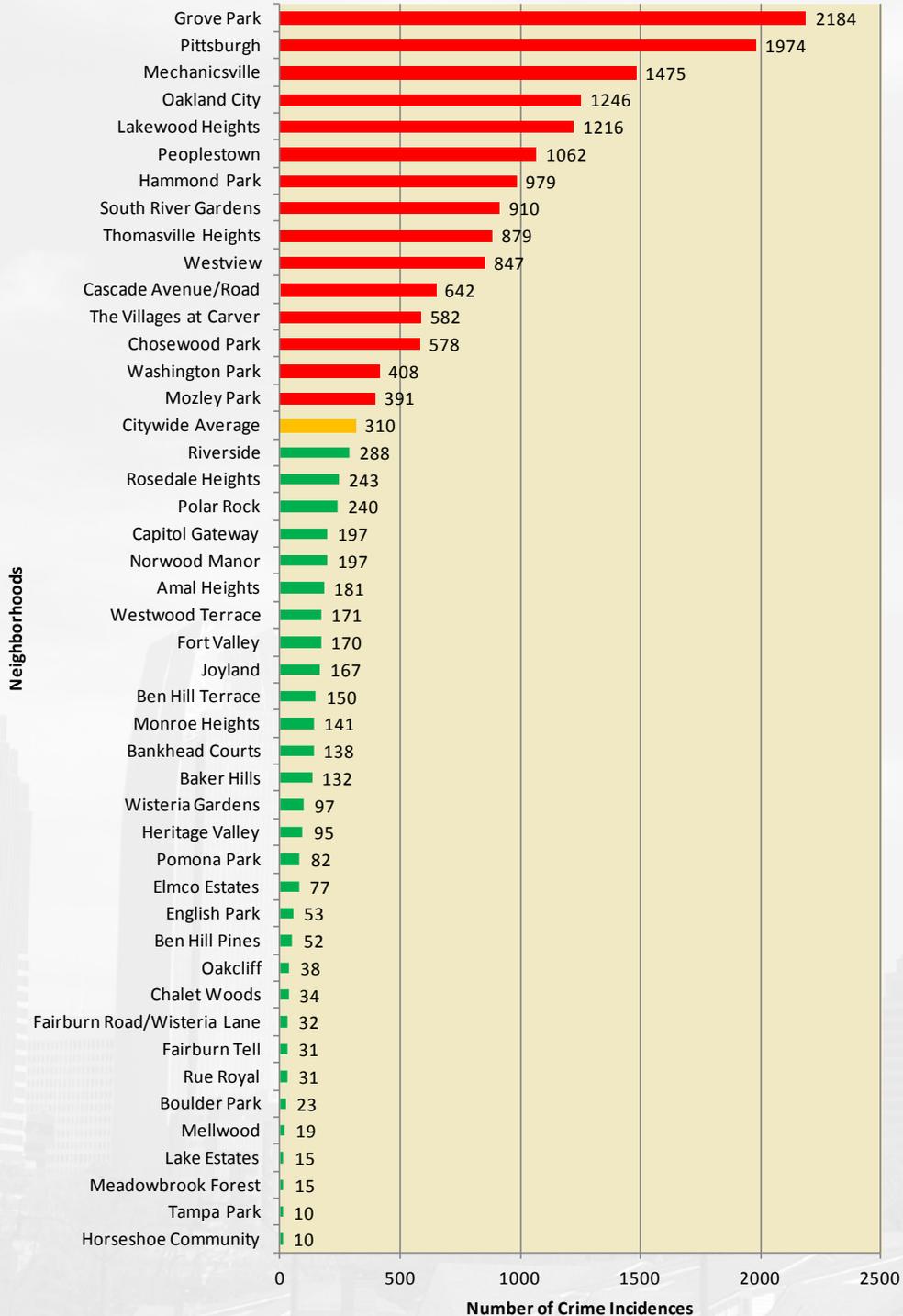
VULNERABLE INVESTMENT AREA WAVE



FINDINGS: VULNERABLE INVESTMENT AREA NEIGHBORHOODS

- 67% of Vulnerable Atlanta neighborhoods had a lower number of crime incidences in the last three years than the citywide average of 310 crime incidences.

CRIME INCIDENCES IN THE LAST THREE YEARS

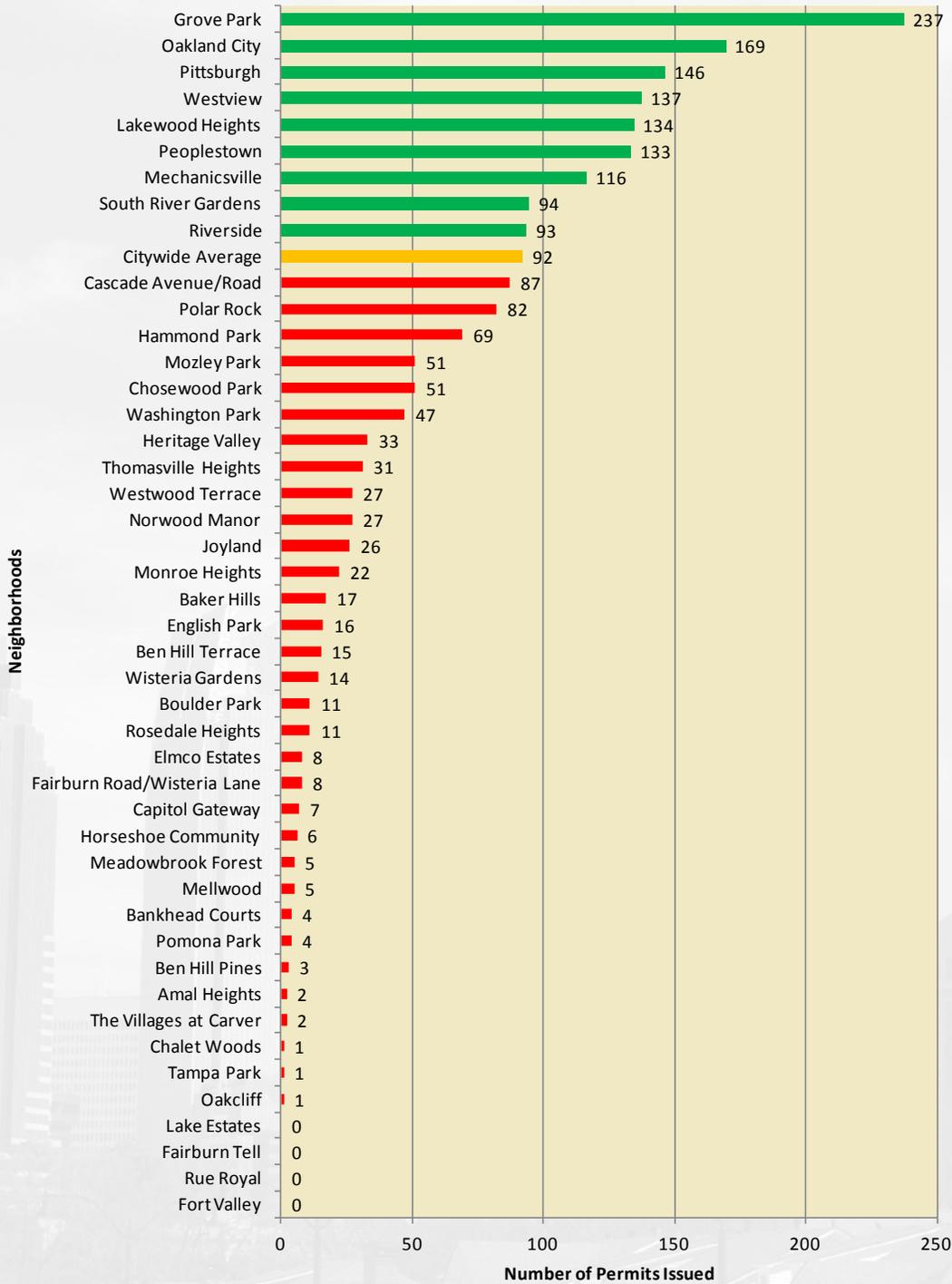


Source: Data extracted from COA Atlanta PD Crime Data by APD Solutions for the city of Atlanta



- 2. 96% of Vulnerable Atlanta neighborhoods have lower median monthly mortgage payments than the citywide average of \$1,853.
- 3. 80% of Vulnerable Atlanta neighborhoods have been issued a lower number of permits in the last five years than the citywide average of 91 permits.

PERMIT ISSUANCE IN THE LAST FIVE YEARS

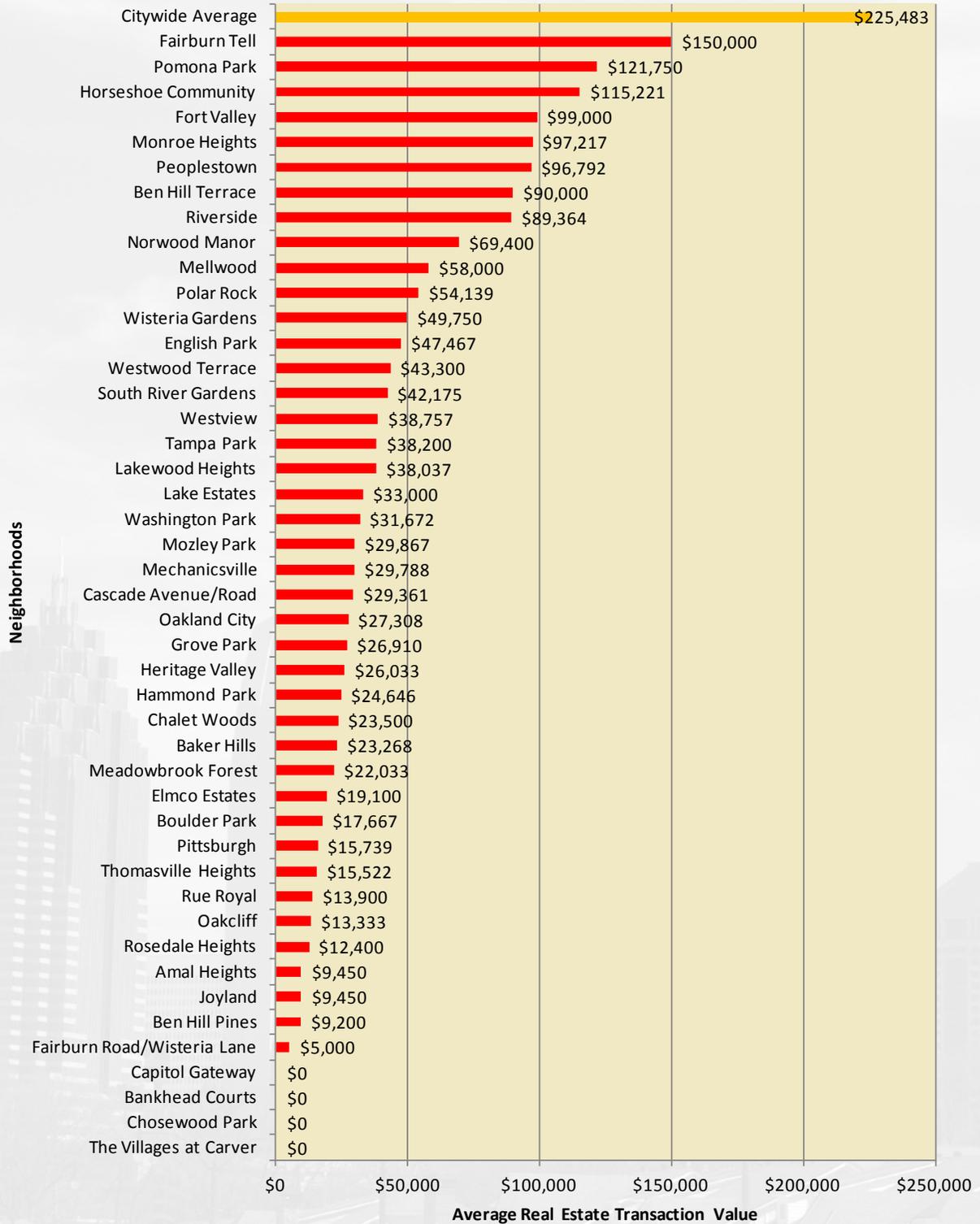


Source: Data extracted from the city of Atlanta Planning Department by APD Solutions for the city of Atlanta



4. 100% of Vulnerable Atlanta neighborhoods have a lower average real estate transaction value than the citywide average of \$225,483.

REAL ESTATE TRANSACTION VALUES



Source: Data extracted from Georgia MLS and Metro Study by APD Solutions for the city of Atlanta

5. 98% of Vulnerable Atlanta neighborhoods have a lower quality of public education than the citywide average.
6. 100% of Vulnerable Atlanta neighborhoods have a lower level of community commerce than the citywide average.
7. 91% of Vulnerable Atlanta neighborhoods have fewer numbers of retail/commercial businesses than the citywide average of 21 retail/commercial businesses.
8. 89% of Vulnerable Atlanta neighborhoods have a lower level of racial diversity than the citywide average.
9. 76% of Vulnerable Atlanta neighborhoods have more transportation options than the citywide average.
10. 82% of Vulnerable Atlanta neighborhoods have a lower percent change in appreciation/depreciation values than the citywide average.
11. 80% of Vulnerable Atlanta neighborhoods have more commutes exceeding 30 minutes than the citywide average.



Spotlight Neighborhood: Pittsburgh

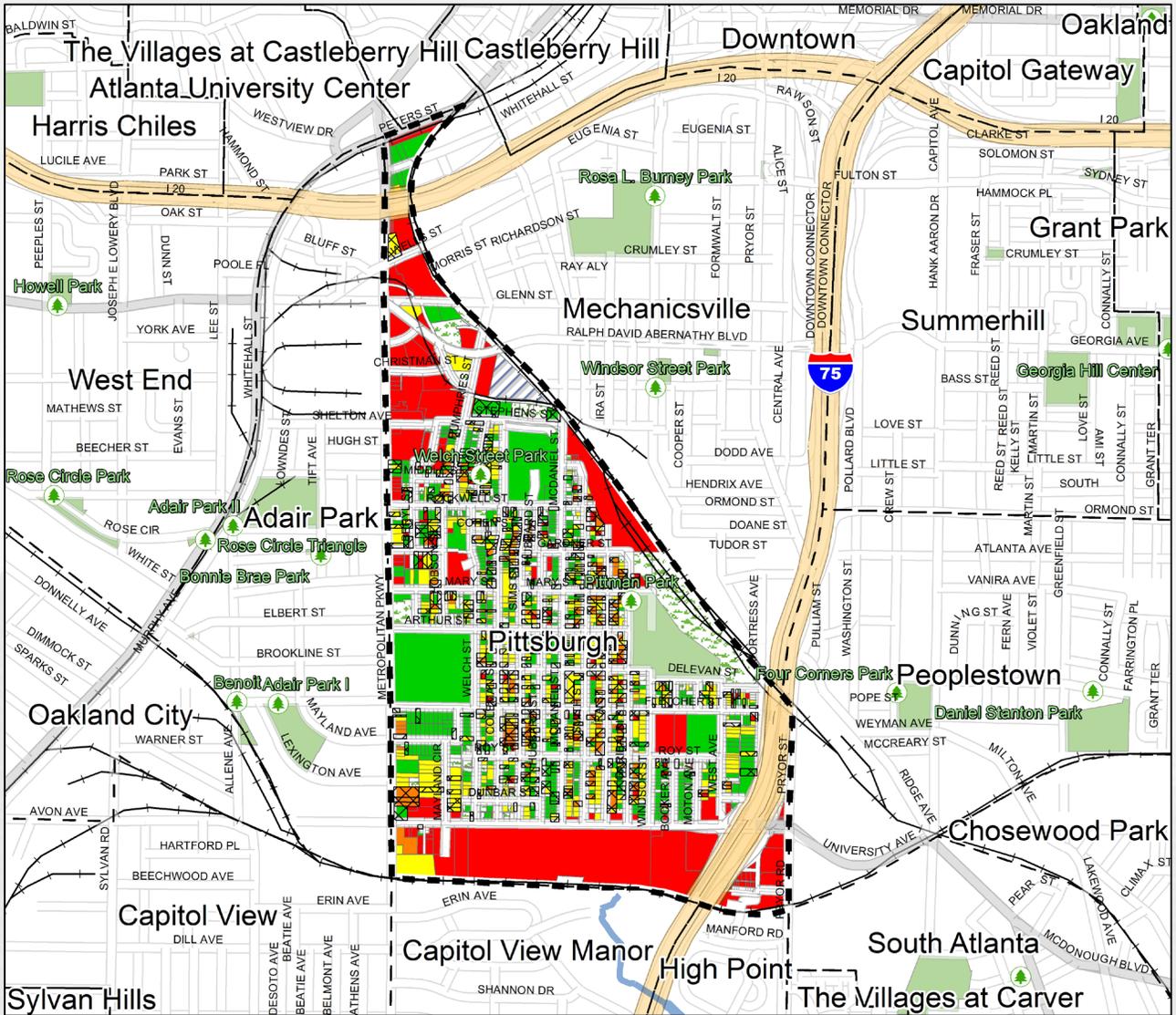
Investment Area Typology: Vulnerable

Total Single Family Parcels: 1347 Total Multi-Family Parcels: 7 Total Commercial/Industrial/Public Parcels: 250 Vacant Lots: 206 Unsurveyable Parcels: 11 Total Parcels: 1821

Inset Map

Legend

| | | | |
|--|----------------------|--|-----------------------|
| Structure Condition | | Green Space | |
| Good | # of Structures: 586 | Green Space | |
| Fair | # of Structures: 528 | Vacant Structures | # of Structures: 495 |
| Poor | # of Structures: 162 | No Structure | # of Vacant Lots: 206 |
| Deteriorated | # of Structures: 71 | Not Visible | # of Structures: 7 |
| | | No Data Available | # of Structures: 11 |



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city wide total



VULNERABLE NEIGHBORHOOD SPOTLIGHT: PITTSBURGH

HISTORY

Pittsburgh was established by African Americans in 1883 and is recognized as one of Atlanta's oldest neighborhoods. The neighborhood, which occupies 554 acres southwest of Downtown Atlanta, thrived in the aftermath of the Civil War as a segregated community. In the late 1800s, Atlanta's economy was dependent upon three major rail lines which merged near Five Points, and the railroad played a defining role in the neighborhood's development. Pittsburgh experienced considerable growth during the early part of the 20th century. Starting in the 1950s, the neighborhood began to experience several decades of decline (Pittsburgh Community Improvement Association, Inc., 2013).



In the early 2000s, Pittsburgh began to attract middle and upper income people interested in transitional urban neighborhoods, with many of them relocating from Atlanta's suburban areas. The area is located within close proximity to three major interstate highways (I-20, I-75 and I-85), Downtown Atlanta, and Hartsfield –Jackson International Airport are easily accessible from the area.

STRENGTHS/WEAKNESSES

Pittsburgh's prime location provides an opportunity for affordable intown living, with median monthly mortgage payments at \$1,289 (CoreLogic RealQuest, 2012). Pittsburgh has an exceedingly strong community identity, a rich history and many families that have remained there for decades. The neighborhood had other distinct strengths, such as the presence of many sidewalks. The neighborhood has many weaknesses as well, including high vacancy rates, and a high number of distressed and blighted properties.

CURRENT MARKET CONDITIONS

With a low average real estate transaction value of \$30,999 (MetroStudy, 2012), there are opportunities for growth and positive change in this neighborhood with appropriate investment and intervention.



7. DECLINING INVESTMENT AREA



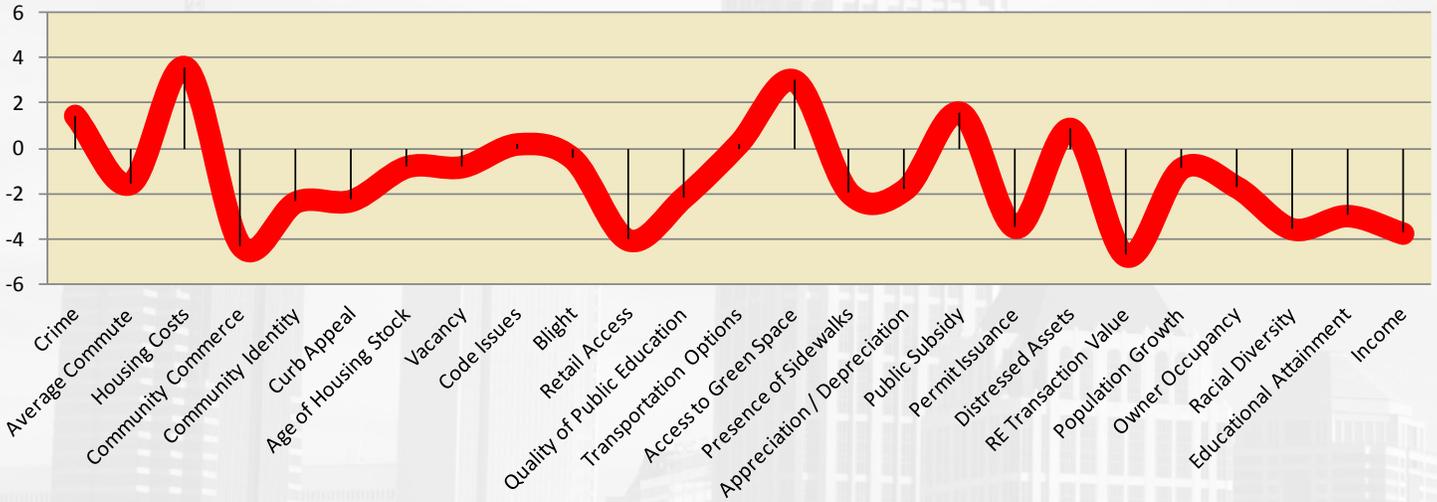
Declining Investment Areas are often marked by multiple signs of disinvestment, including severely limited or nonexistent retail options, a lack of public events, and an overall decrease in outside patronage. Residents in these neighborhoods are low-income and many are in poverty, including large numbers of children and senior citizens. Many residents in these communities have earned a high school diploma or less and there are high rates of unemployment and underemployment.

These neighborhoods tend to have high residential vacancy rates and large numbers of industrial parcels. There tend to be large areas of developable land in these neighborhoods, but a lack of investment and development. Some of these neighborhoods have declined steeply, and were once far more stable than they are today.

Strengths: Average Age of Housing Stock, Transportation Options, Public Subsidy & Incentives, Access to Green Space, Housing Costs

Weaknesses: Average Real Estate Transaction Value, Community Commerce, Number of Retail and Commercial Businesses, Permit Issuance, Racial Diversity

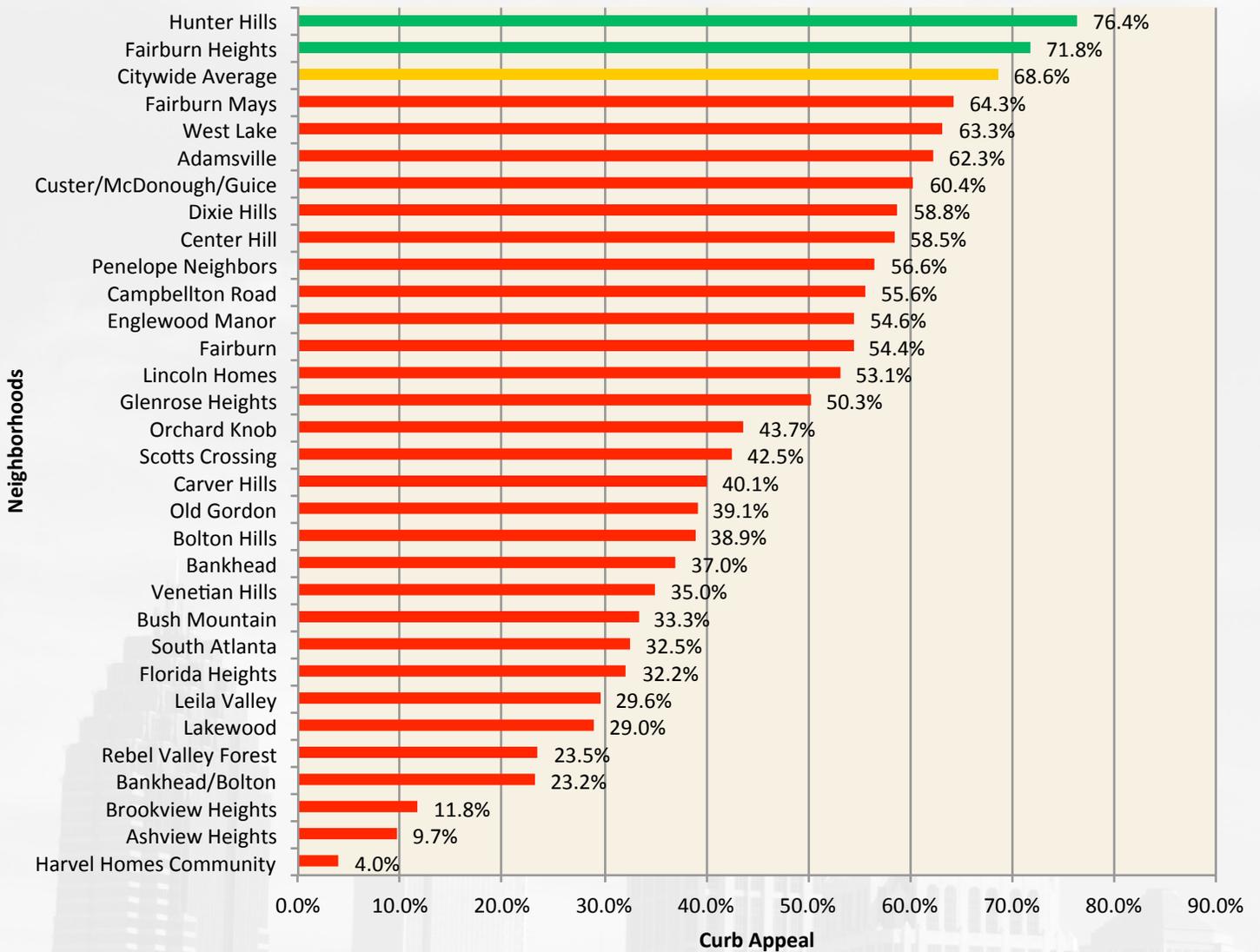
DECLINING INVESTMENT AREA WAVE



FINDINGS: DECLINING INVESTMENT AREA NEIGHBORHOODS

1. 94% of Declining Atlanta neighborhoods have less curb appeal than the citywide average.

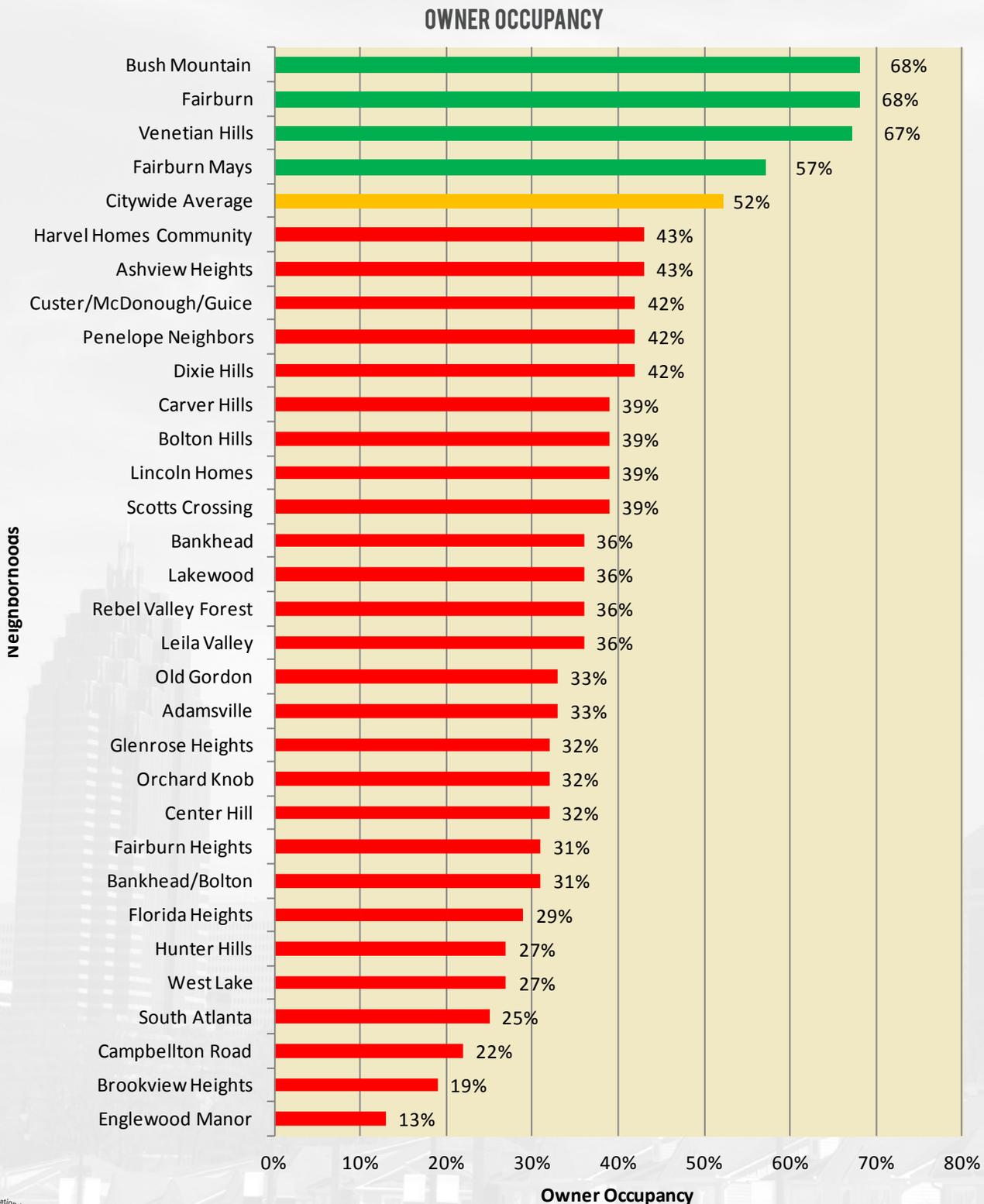
CURB APPEAL



Source: APDS Field Evaluation Data

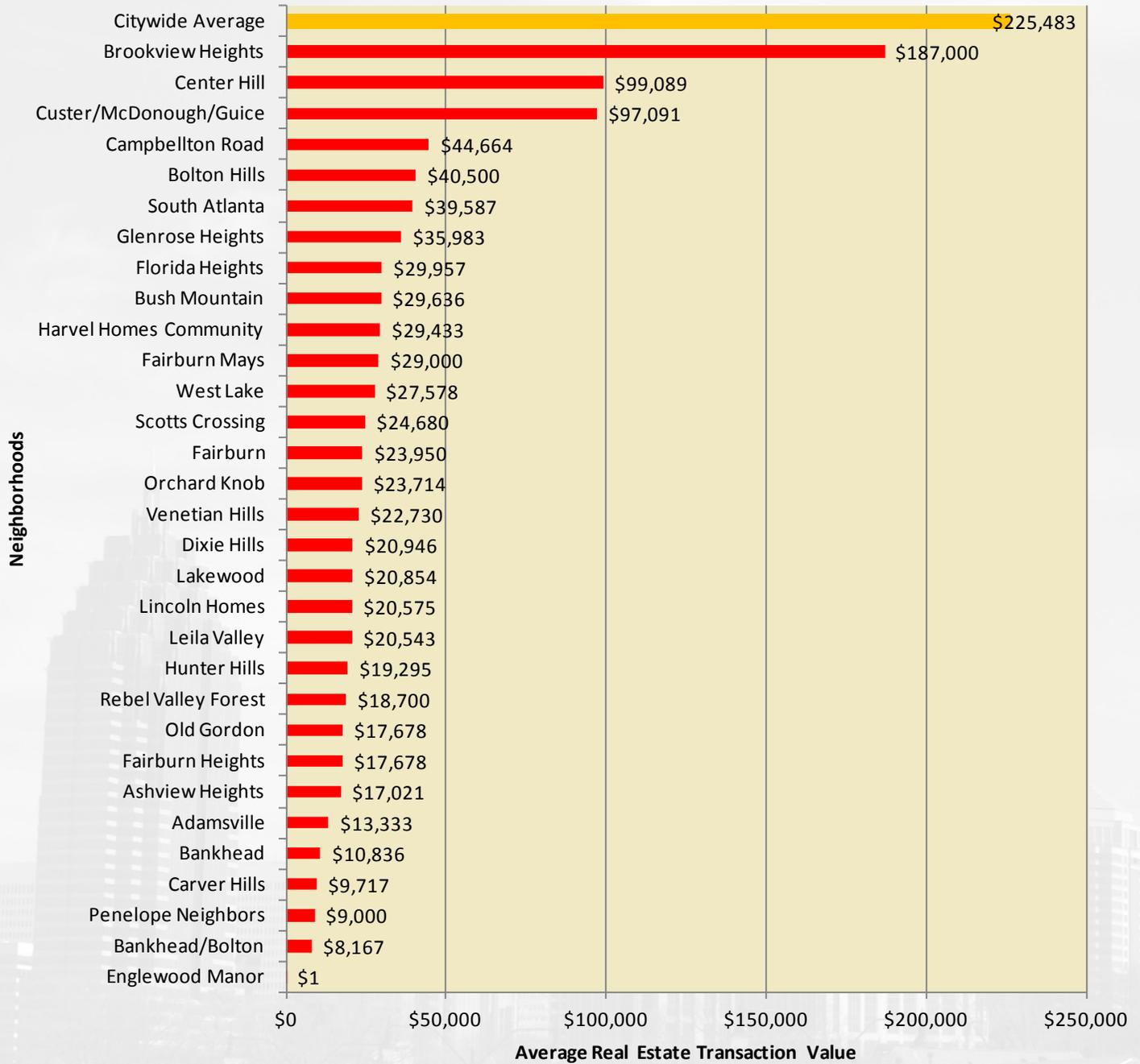


2. 77% of Declining Atlanta neighborhoods have older average ages of housing stock than the citywide housing stock average of 44 years old.
3. 87% of Declining Atlanta neighborhoods have less owner occupancy than the citywide average of 52%.



- 4. 100% of Declining Atlanta neighborhoods have a lower average real estate transaction value than the citywide average of \$225,483.

REAL ESTATE TRANSACTION VALUES



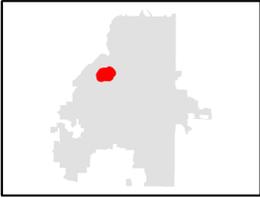
Source: Data extracted from Georgia MLS and Metro Study by APD Solutions for the city of Atlanta



Spotlight Neighborhood: Carver Hills

Investment Area Typology: **Declining**

Total Single Family Parcels: 313 Total Multi-Family Parcels: 1 Total Commercial/Industrial/Public Parcels: 34 Vacant Lots: 20 Unsurveyable Parcels: 32 Total Parcels: 400

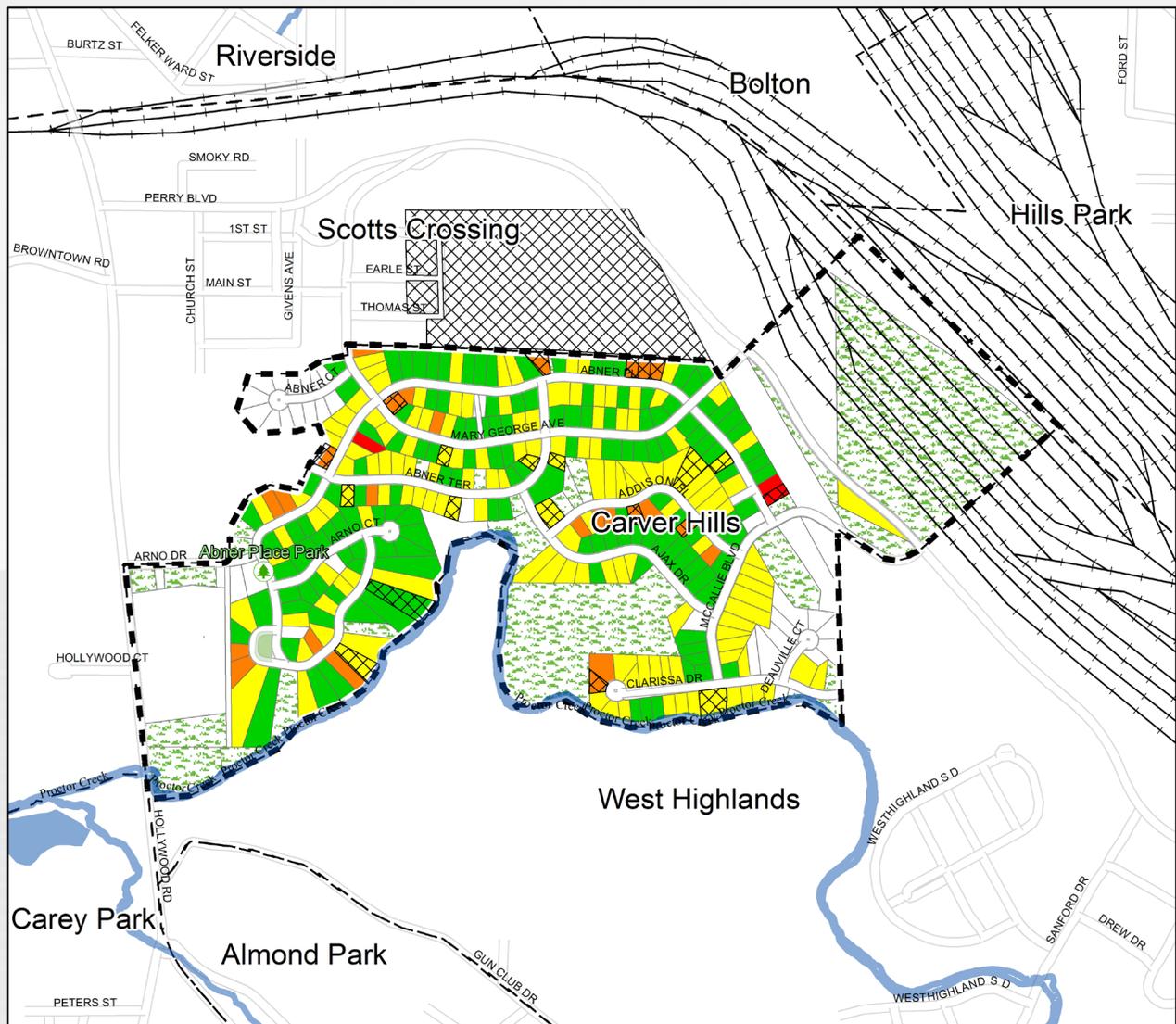


Inset Map

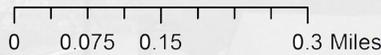
Legend

| Structure Condition | | | |
|---------------------|--------------|------------------|-----|
| | Good | # of Structures: | 146 |
| | Fair | # of Structures: | 142 |
| | Poor | # of Structures: | 25 |
| | Deteriorated | # of Structures: | 1 |

| | | | |
|--|-------------------|-------------------|----|
| | Green Space | # of Structures: | 20 |
| | Vacant Structures | # of Vacant Lots: | 20 |
| | No Structure | # of Structures: | 0 |
| | Not Visible | # of Structures: | 32 |
| | No Data Available | # of Structures: | 32 |



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city-wide total



DECLINING NEIGHBORHOOD SPOTLIGHT:

CARVER HILLS

HISTORY

Carver Hills is a quaint community located between Scotts Crossing and West Highlands in Northwest Atlanta. This neighborhood is home to rolling topography, winding streets, and mid-century ranch homes, and is in close proximity to industrial sites such as the Norfolk Southern Inman Rail Yard.

STRENGTHS/WEAKNESSES

The Carver Hills neighborhood has ample access to green space and a relatively stable community feel. The community is close to many amenities around South Cobb Drive, northwest of the neighborhoods. However, the area's meandering roads limit the

connections between Carver Hills and adjacent locations. A lack of retail amenities, along with circuitous street connections, has led to a sense of isolation and stagnancy in Carver Hills. With an average residential structure age of 49 years, homes showing signs of significant deterioration, and a scarcity of new construction or development in the area, there is a risk of further decline.

CURRENT MARKET CONDITIONS

This neighborhood has an owner-occupancy rate of 39% (CoreLogic RealQuest, 2012) and an average real estate transaction value of only \$9,717 (Metrostudy, 2012). The values in Carver Hills have depreciated by 45.4%, population growth is stagnant, and average forecasted incomes are approximately \$22,717 (U.S. Bureau of Economic Analysis). There is some public subsidy available for economic stimulus and few distressed assets in the neighborhood.



FINDINGS: DECLINING INVESTMENT AREA NEIGHBORHOODS (CONT'D)

5. 100% of Declining Atlanta neighborhoods have lower median monthly mortgage payments than the citywide average of \$1,853.
6. 97% of Declining Atlanta neighborhoods have lower forecasted median incomes than the citywide average of \$61,493.
7. 100% of Declining Atlanta neighborhoods have a lower quality of public education than the citywide average.
8. 94% of Declining Atlanta neighborhoods have fewer numbers of retail/commercial businesses than the citywide average of 21 retail/commercial businesses.
9. 94% of Declining Atlanta neighborhoods have a lower level of community commerce than the citywide average of 24.2 million dollars.
10. 97% of Declining Atlanta neighborhoods have issued a lower number of permits in the last five years than the citywide average of 91 permits.
11. 94% of Declining Atlanta neighborhoods have more commutes exceeding 30 minutes than the citywide average.
12. 84% of Declining Atlanta neighborhoods have less racial diversity than the citywide average.
13. 94% of Declining Atlanta neighborhoods have a lower level of educational attainment than the citywide average.
14. 81% of Declining Atlanta neighborhoods have more access to green space than the citywide average.
15. 90% of Declining Atlanta neighborhoods offer more public subsidies and incentives than the citywide average.
16. 58% of Declining Atlanta neighborhoods had a fewer number of crime incidences in the last three years than the citywide average of 310 crime incidences.
17. 74% of Declining Atlanta neighborhoods have more blighted properties than the citywide average.





8. FRAGILE INVESTMENT AREAS

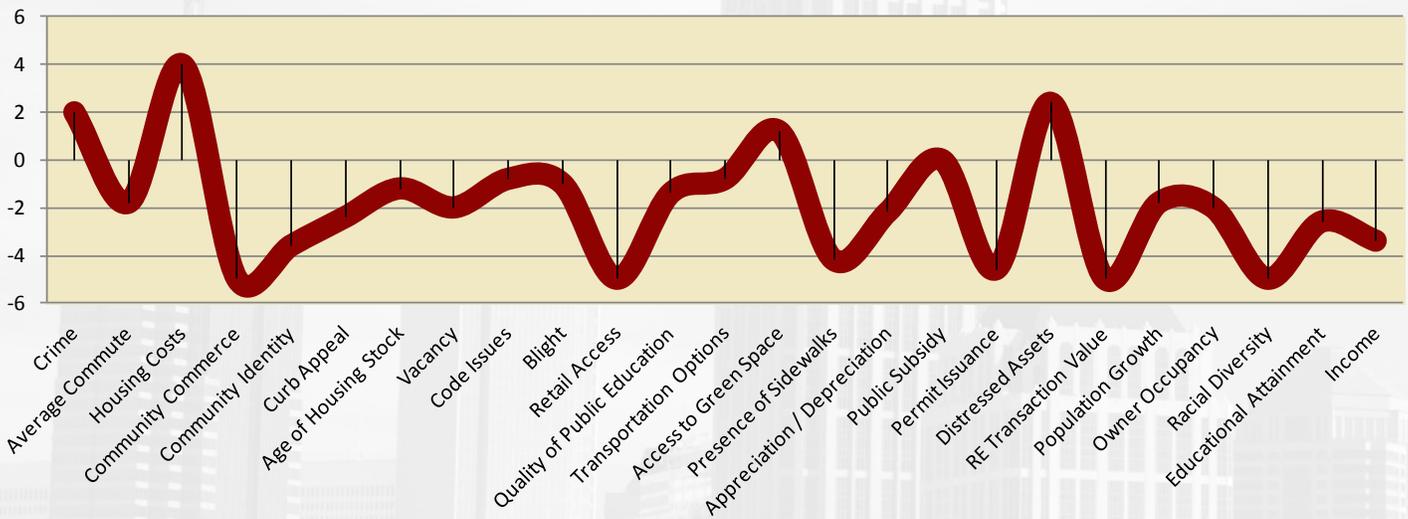
Fragile Investment Areas have faced many of the same issues encountered by Declining Investment Areas, and are now in disrepair due to a lack of investment. Visible crime and disorder, large numbers of blighted properties and infrastructural deterioration have led to almost no presence of retail or commerce. Residents typically have low levels of educational attainment, with many not completing high school and living in poverty.

These areas are marked by low owner-occupancy and a growing population of homeless individuals and the mentally ill. Much of the housing stock in these communities has been rendered nearly obsolete due to severe physical deterioration. Vacant commercial and industrial parcels comprise a large portion of these neighborhoods, which often lack proximity to green space and transportation options. Though these areas may be targeted for one or more public subsidies, investment has failed to make significant changes to neighborhood demographics.

Strengths: Housing Costs, Access to Green Space, Public Subsidy and Incentives, Transportation Options, Average Age of Housing Stock

Weaknesses: Community Commerce, Number of Retail/Commercial Establishments, Permit Issuance, Average Real Estate Transaction Value, Racial Diversity

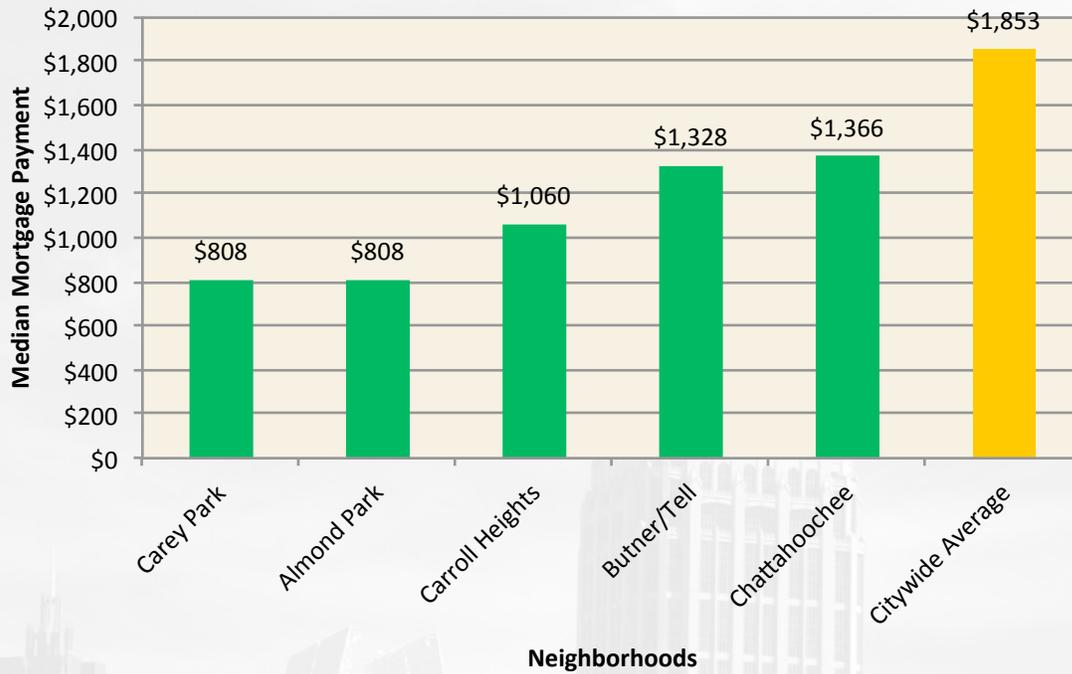
FRAGILE INVESTMENT AREA WAVE



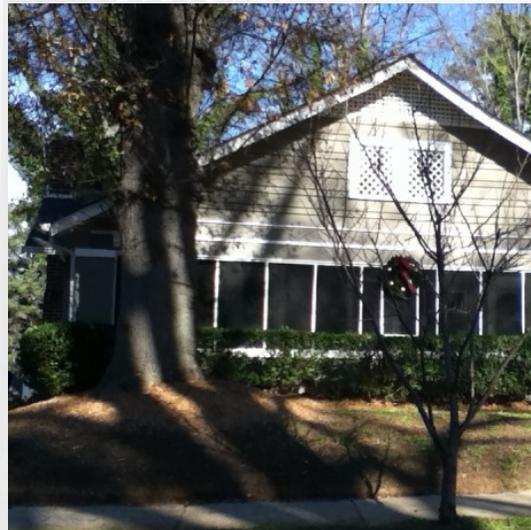
FINDINGS: FRAGILE INVESTMENT AREA NEIGHBORHOODS

- 100% of Fragile Atlanta neighborhoods have lower median monthly mortgage payments than the citywide average of \$1,853.

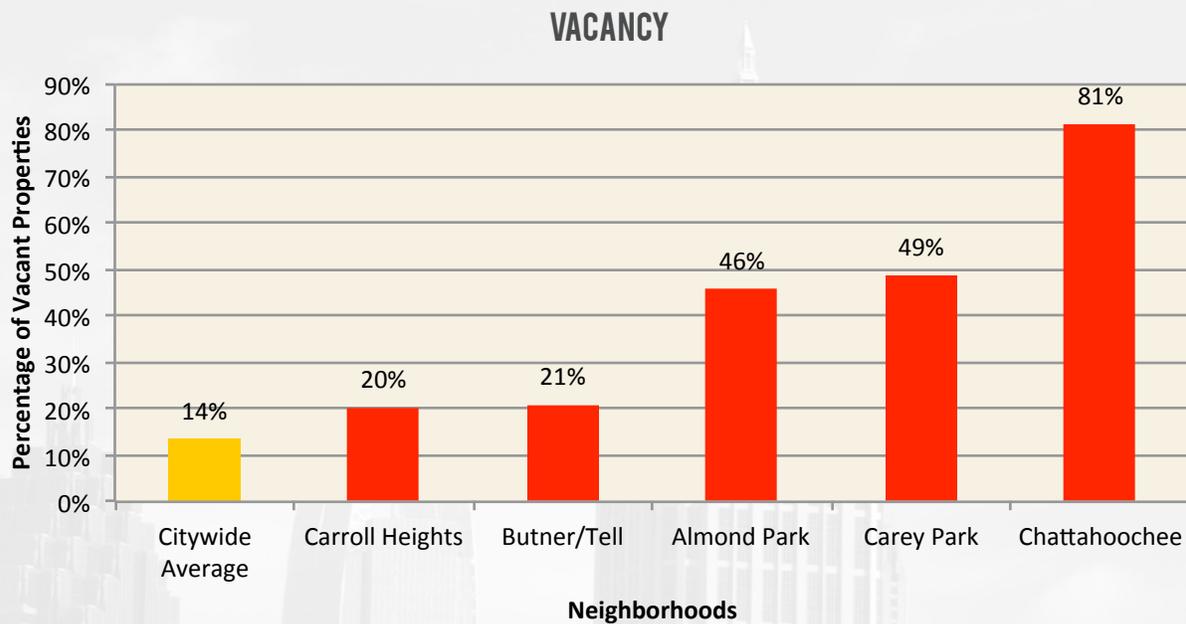
HOUSING COST



Source: Data extracted from CoreLogic RealQuest by APD Solutions for the city of Atlanta



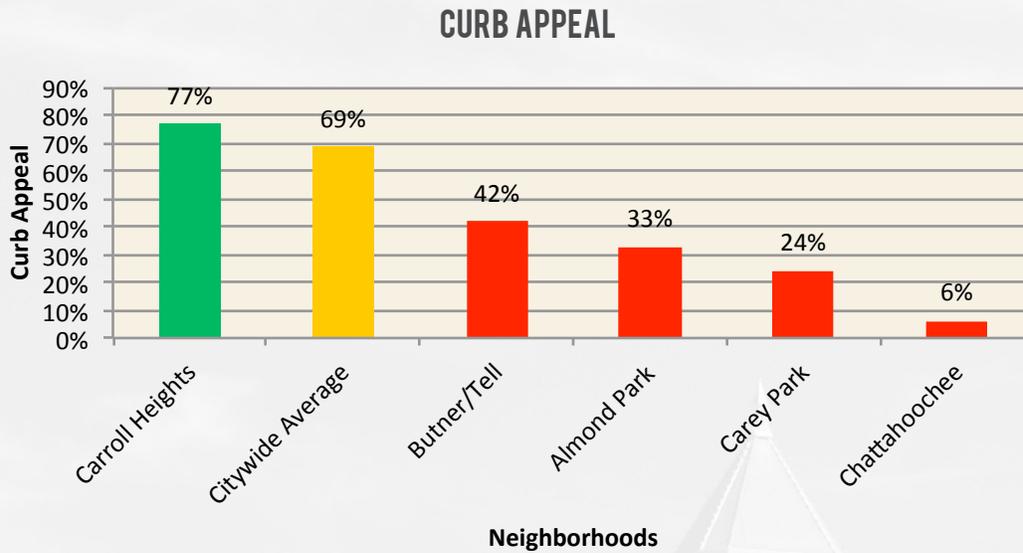
2. 100% of Fragile Atlanta neighborhoods have more commutes exceeding 30 minutes than the citywide average.
3. 100% of Fragile Atlanta neighborhoods have a lower level of community commerce than the citywide average of 24.2 million dollars.
4. 100% of Fragile Atlanta neighborhoods have a lower level of community identity than the citywide average.
5. 100% of Fragile Atlanta neighborhoods have more blighted properties than the citywide average.
6. 100% of Fragile Atlanta neighborhoods have higher vacancy than the citywide average.



Source: APDS Field Evaluation Data

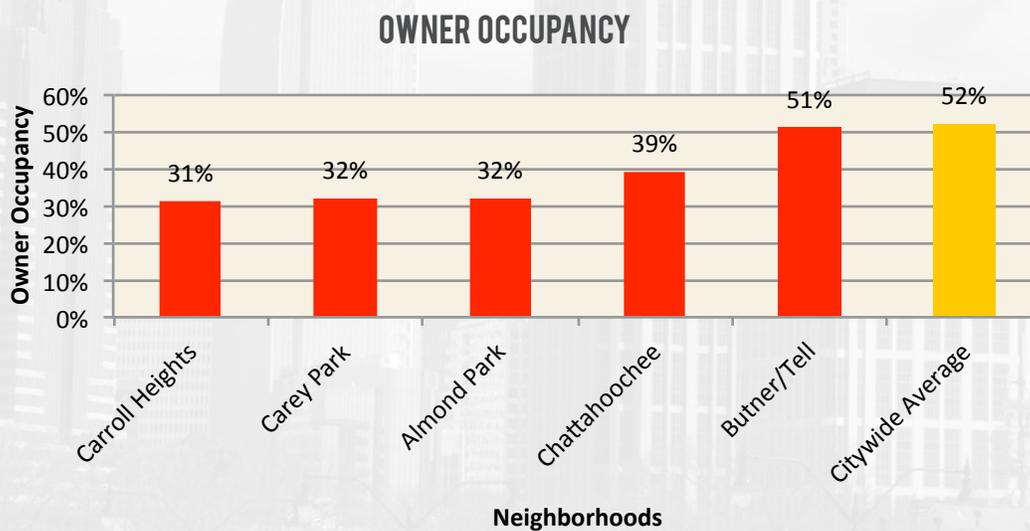


7. 80% of Fragile Atlanta neighborhoods have less curb appeal than the citywide average.



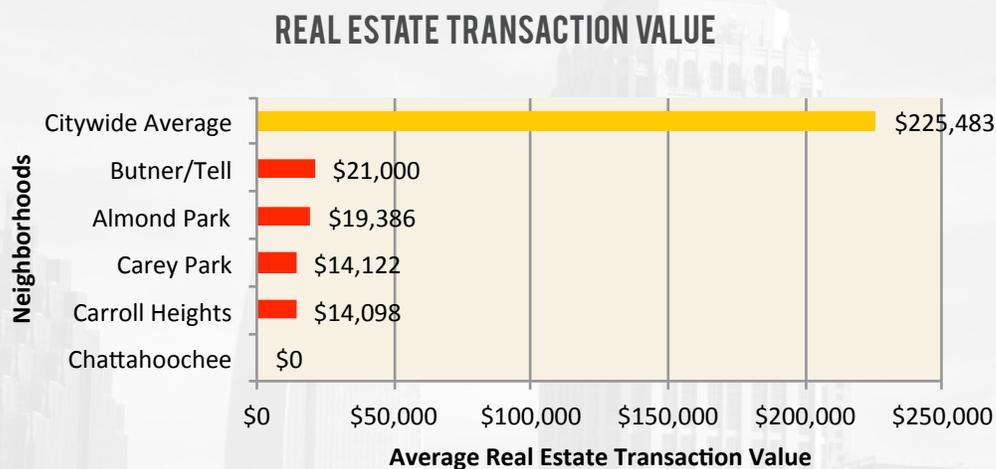
Source: APDS Field Evaluation Data

8. 100% of Fragile Atlanta neighborhoods have fewer numbers of retail/commercial businesses than the citywide average of 21 retail/commercial/businesses.
9. 100% of Fragile Atlanta neighborhoods have less owner occupancy than the citywide average of 52%.



Source: Data extracted from CoreLogic RealQuest by APD Solutions for the city of Atlanta

10. 100% of Fragile Atlanta neighborhoods have older average ages of housing stock than the citywide average of 44 years old.
11. 100% of Fragile Atlanta neighborhoods have issued a lower number of permits in the last five years than the citywide average of 91 permits.
12. 100% of Fragile Atlanta neighborhoods have a lower quality of public education than the citywide average.
13. 100% of Fragile Atlanta neighborhoods have less racial diversity than the citywide average.
14. 100% of Fragile Atlanta neighborhoods have fewer sidewalks present than the citywide average.
15. 89% of Fragile Atlanta neighborhoods have a lower percent change in appreciation/depreciation values than the citywide average.
16. 100% of Fragile Atlanta neighborhoods have a lower average real estate transaction value than the citywide average of \$225,483.



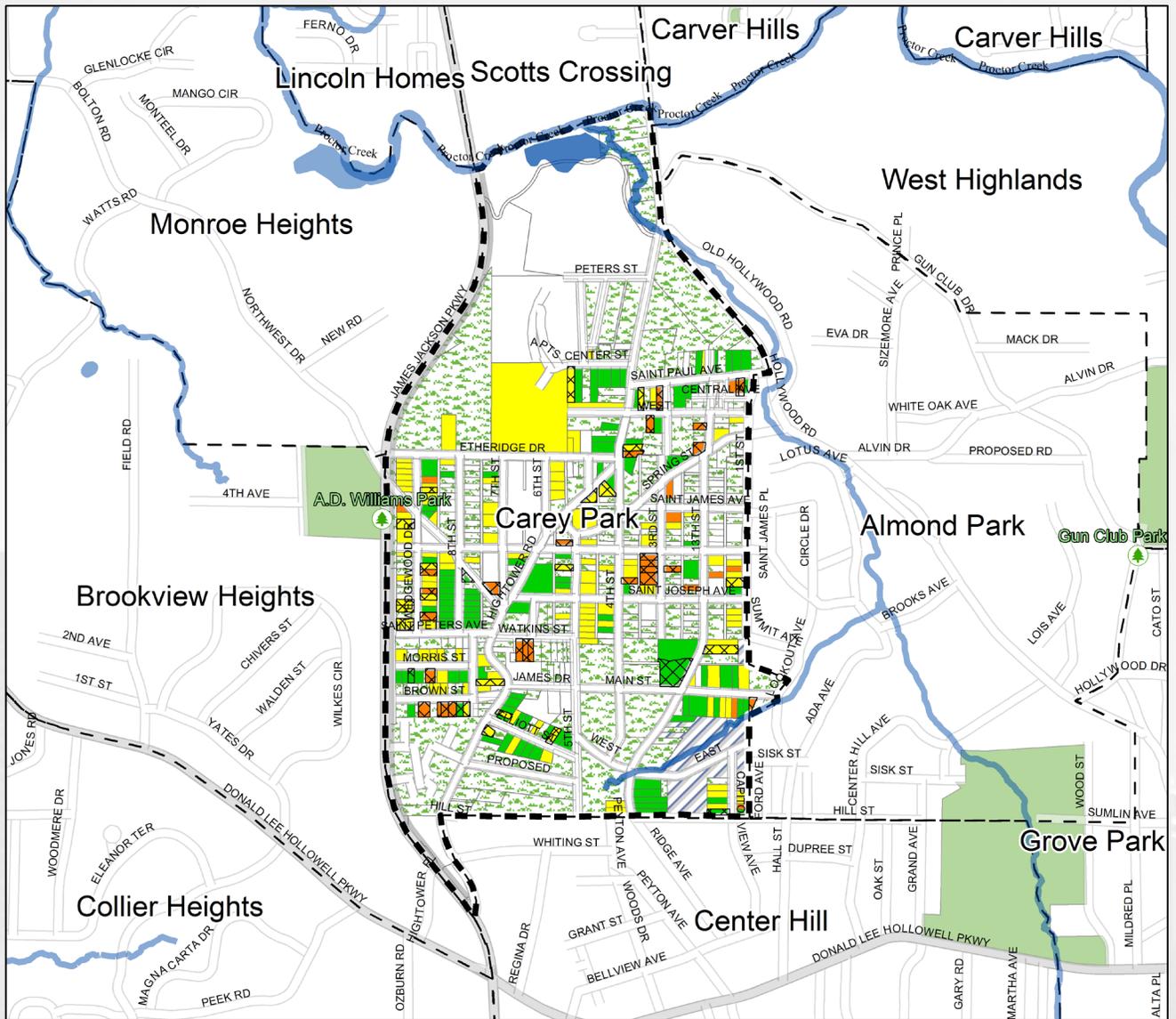
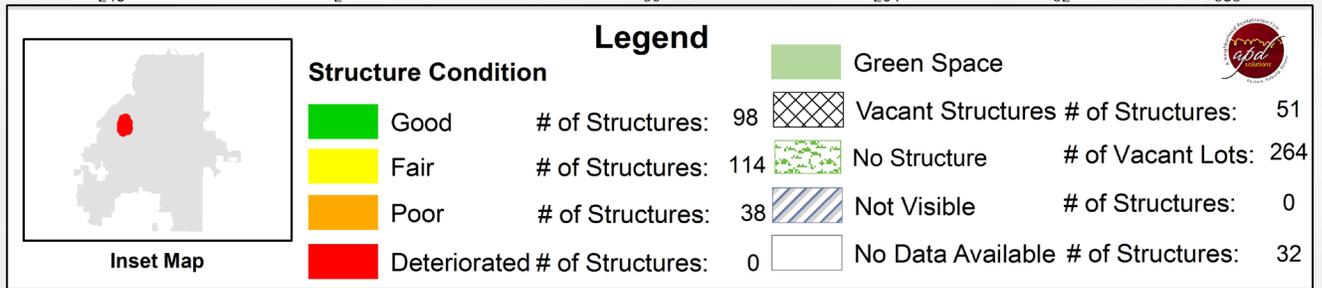
Source: Data extracted from CoreLogic RealQuest by APD Solutions for the city of Atlanta

17. 100% of Fragile Atlanta neighborhoods have more code issues than the citywide average.
18. 80% of Fragile Atlanta neighborhoods have a lower level of educational attainment than the citywide average.
19. 80% of Fragile Atlanta neighborhoods have lower median incomes than the citywide average of \$61,493.

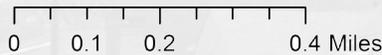
Spotlight Neighborhood: Carey Park

Investment Area Typology: **Fragile**

Total Single Family Parcels: 248 Total Multi-Family Parcels: 2 Total Commercial/Industrial/Public Parcels: 39 Vacant Lots: 264 Unsurveyable Parcels: 32 Total Parcels: 585



Source: APD Solutions Field Evaluation Data, 2012
 Neighborhood parcel counts may differ from visual representations within an error margin of +/- 5% of the city-wide total



FRAGILE NEIGHBORHOOD SPOTLIGHT: **CAREY PARK**

HISTORY

Host to a streetcar stop on Atlanta's "River Line" along Hollywood Road until 1949, Carey Park is named for John Carey, a Montreal-born Confederate army veteran who settled in Atlanta in 1880. The land that was eventually subdivided into the Carey Park neighborhood was originally owned by him, with a large number of parcels sold in 1913 for 200 to 400 dollars each (Garrett, 2011).

STRENGTHS/WEAKNESSES

Carey Park is in close proximity to multiple parks, including the one that it takes its name from. It also has very low cost housing, with a median mortgage payment of \$808 (CoreLogic RealQuest, 2012). It is deeply troubled in terms of its physical housing stock and residential tenure characteristics, however, only 24% of residential parcels were determined to be in fair or good aesthetic condition, and highly elevated levels of vacancy and blight, at 49% and 8% respectively (APD Solutions, 2011-2012).

CURRENT MARKET CONDITIONS

The average real estate transaction value in Carey Park was \$14,122 between July 2011 and August 2012 (MetroStudy, 2012), and the projected median resident income is \$22,717 (U.S. Bureau of Economic Analysis). Residential property values have depreciated 27% since 2009 (MetroStudy, 2012), while population has grown 12% in the neighborhood (CoreLogic RealQuest, 2012).



TIPPING POINT NEIGHBORHOODS

Neighborhoods exist along a continuum and their character is dynamic, not static. Seemingly minor changes can dramatically alter a neighborhood's fortune over time. Based on the neighborhood typology outlined in this report, communities with scores close to zero are viewed to be closest to a theoretical tipping point, where a small change might dramatically affect them for the better or worse. Accordingly, neighborhoods within the Trending and Transitional Investment Areas are the tipping point neighborhoods. The respective problems and assets of these communities are thought to be less entrenched than in those which are further along the positive or negative tails of the spectrum.



While some of the 81 neighborhoods in the Trending and Transitional Investment Areas are geographically scattered, a significant number of them are located within a discernible geographic swath of the city, reaching from Northwest to Southeast Atlanta. Because it is infeasible to target the finite resources of local government towards 81 different neighborhoods, observing the geographic clustering of these communities and their connections to one another can greatly assist in the creation of strategies toward optimizing public intervention and the leveraging of private investment.

ATLANTA'S TIPPING POINT NEIGHBORHOODS

● TRENDING INVESTMENT AREAS

| NPU | Name | Typology | NPU | Name | Typology |
|-----|----------------------------|----------|-----|------------------------|----------|
| C | Cross Creek | ● | M | Sweet Auburn | ● |
| I | Green Forest Acres | ● | C | Ridgewood Heights | ● |
| V | Summerhill | ● | C | Castlewood | ● |
| Z | Browns Mill Park | ● | C | Westminster/Milmar | ● |
| Q | Midwest Cascade | ● | D | Hills Park | ● |
| I | Peyton Forest | ● | A | Pleasant Hill | ● |
| X | Sylvan Hills | ● | C | Fernleaf | ● |
| X | Perkerson | ● | C | Hanover West | ● |
| C | Wesley Battle | ● | W | Boulevard Heights | ● |
| K | Knight Park/Howell Station | ● | C | Brandon | ● |
| I | Green Acres Valley | ● | X | Capitol View Manor | ● |
| Y | Betmar LaVilla | ● | I | Audobon Forest | ● |
| W | Benteen Park | ● | E | Marietta Street Artery | ● |
| I | Harland Terrace | ● | X | Capitol View | ● |
| C | Woodfield | ● | C | Westover Plantation | ● |
| I | Audobon Forest West | ● | Y | High Point | ● |
| P | Ashley Courts | ● | P | Princeton Lakes | ● |
| I | Ivan Hill | ● | D | Blandtown | ● |
| I | Collier Heights | ● | O | Edgewood | ● |



ATLANTA'S TIPPING POINT NEIGHBORHOODS

● TRANSITIONAL INVESTMENT AREAS

| NPU | Name | Typology | NPU | Name | Typology |
|-----|---------------------------|----------|-----|------------------------|----------|
| T | Atlanta University Center | ● | P | Ben Hill Forest | ● |
| H | Ridgecrest Forest | ● | P | Kings Forest | ● |
| P | Ben Hill Acres | ● | Z | Swallow Circle/Baywood | ● |
| P | Greenbriar Village | ● | P | Fairway Acres | ● |
| P | Niskey Lake | ● | P | Briar Glen | ● |
| L | English Avenue | ● | R | Laurens Valley | ● |
| T | Harris Chiles | ● | R | Southwest | ● |
| L | Vine City | ● | P | Mt. Gilead Woods | ● |
| P | Huntington | ● | I | Westhaven | ● |
| H | Wildwood (NPU-H) | ● | V | Adair Park | ● |
| R | Adams Park | ● | P | Sandlewood Estates | ● |
| P | Deerwood | ● | R | Greenbriar | ● |
| G | Rockdale | ● | G | West Highlands | ● |
| P | Ben Hill | ● | I | Cascade Heights | ● |
| H | Wilson Hill Meadows | ● | P | Old Fairburn Village | ● |
| Q | Regency Trace | ● | P | Wildwood Forest | ● |
| T | West End | ● | T | Just Us | ● |
| O | The Villages at East Lake | ● | H | Mays | ● |
| P | Niskey Cove | ● | D | Whittier Mill Village | ● |
| Z | Blair Villa/Poole Creek | ● | I | Beecher Hills | ● |
| P | Brentwood | ● | P | Arlington Estates | ● |
| H | Bakers Ferry | ● | | | |



THE TARGETED AREAS OF OPPORTUNITY (TAO)

Current trends of investment, population growth, and new building permits show development pressure steadily moving south and west. Some of the most significant findings in regards to development pressure include the following:

- City of Atlanta building permit data shows that over the past five years, almost 57% of all residential permits issued were in just 30 neighborhoods.
- Those 30 neighborhoods averaged 412 residential building permits. Downtown had the most permits issued over that time period of any neighborhood, with 1,434.
- The majority of these 30 neighborhoods are just north and east of Downtown. Several of these form a distinct diagonal line moving from northwest to southeast, from Brookwood and Atlantic Station all the way to Grant Park, East Atlanta, and Kirkwood.
- The remaining 208 neighborhoods averaged only 41 permits per neighborhood over the same five year period.

These trends reinforce the neighborhood typology findings with heavy investment and development pressure continuing into the Tax Allocation District (TAD) areas, many of which are arrayed similarly in a band from the northwest to the southeast, which would stimulate further investment. However, there are significant barriers forestalling much of this potential investment and development, particularly in regards to housing. Linkages must be created between tipping point

neighborhoods and nearby areas that are currently seeing robust investment and growth. These linkages can include both physical linkages such as transportation and infrastructure, and linkages between institutions, organizations, and people.



Linkages must be created between tipping point neighborhoods and nearby areas that are currently seeing robust investment and growth.

NEIGHBORHOOD BUILDING PERMIT ISSUANCE

Legend

Number of Permits Issued (Last 5 Years)

222 - 1434

110 - 221

74 - 109

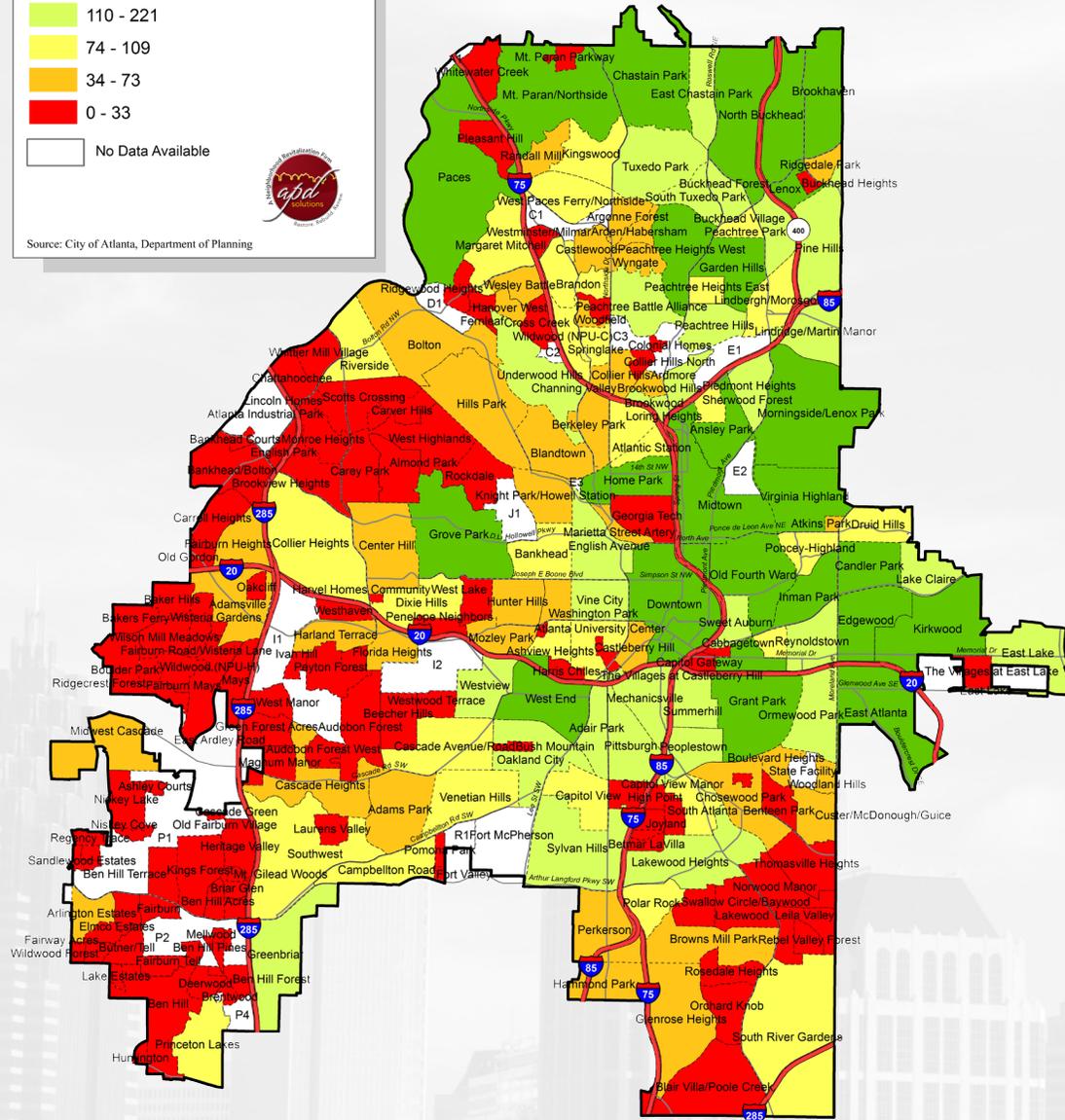
34 - 73

0 - 33

No Data Available



Source: City of Atlanta, Department of Planning



0 1 2 4 Miles

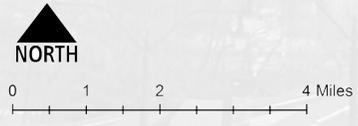
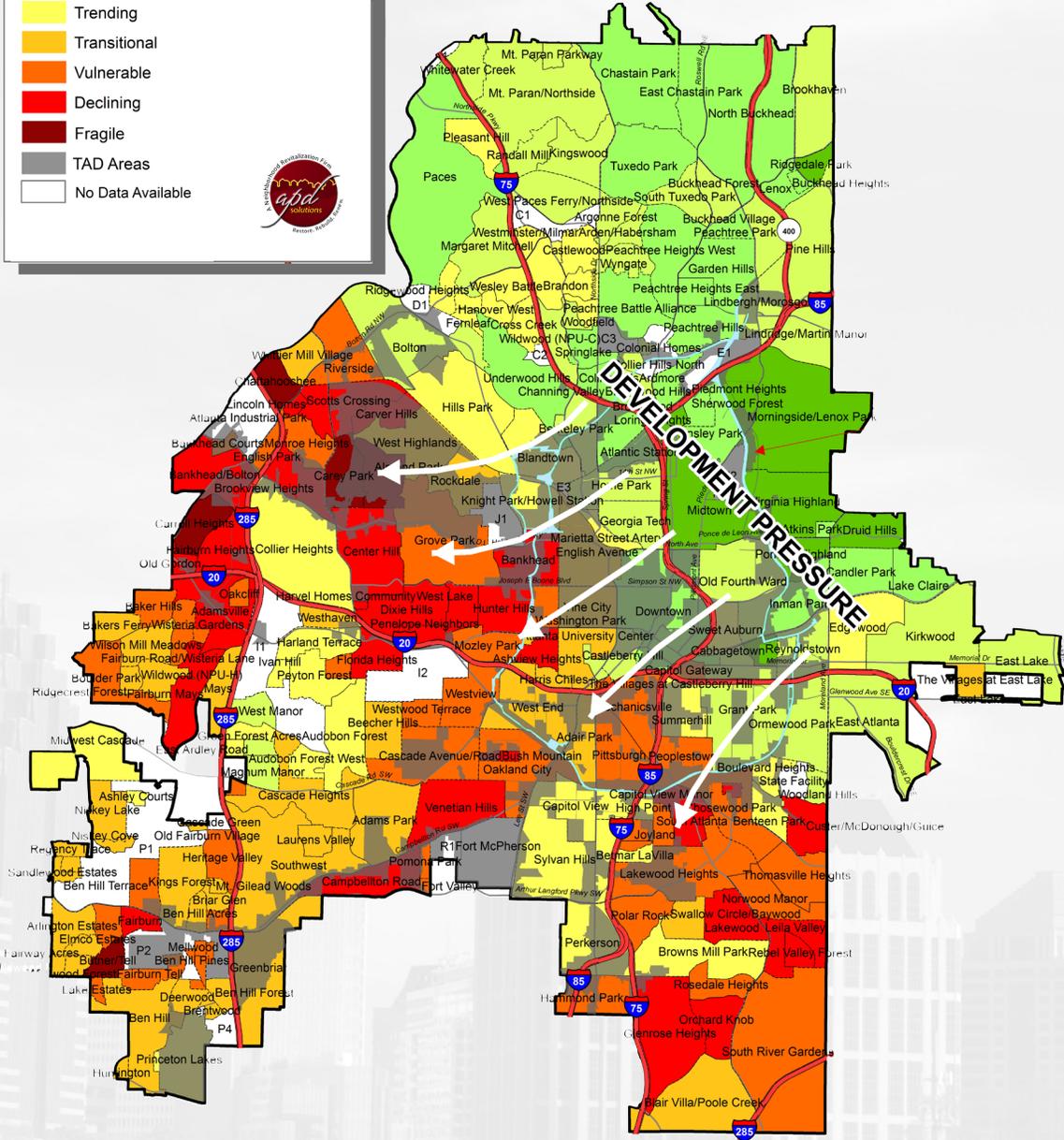


AREA DEVELOPMENT PRESSURE

Legend

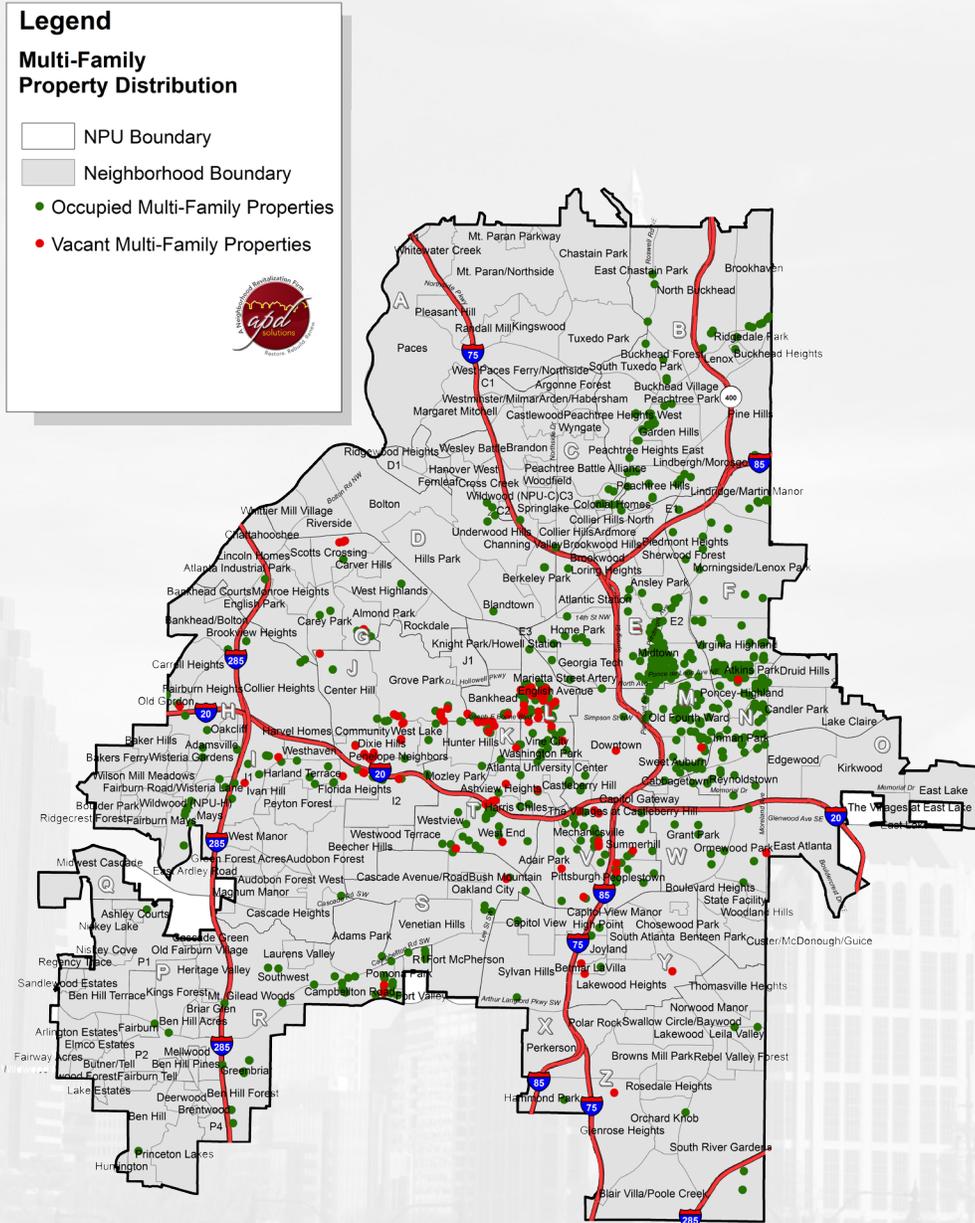
Typology Classification

- Exceptional
- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile
- TAD Areas
- No Data Available

The housing crisis has left many neighborhoods full of foreclosed, vacant and abandoned properties, and 9% of the recent real estate transactions in the city have been distressed sales (MetroStudy, 2012). Without intervention, these housing problems can spread quickly from neighborhood to neighborhood, leading to the destabilization of communities and neighborhood disinvestment. In many cases, local commercial disinvestment follows residential distress, creating a vicious circle of disinvestment and blight. The fact that many of the neighborhoods plagued by a distressed housing stock are concentrated spatially is a silver lining, as it allows certain areas of the city to be targeted in a more efficient, strategic manner.

MULTI-FAMILY PROPERTY TENURE

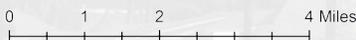
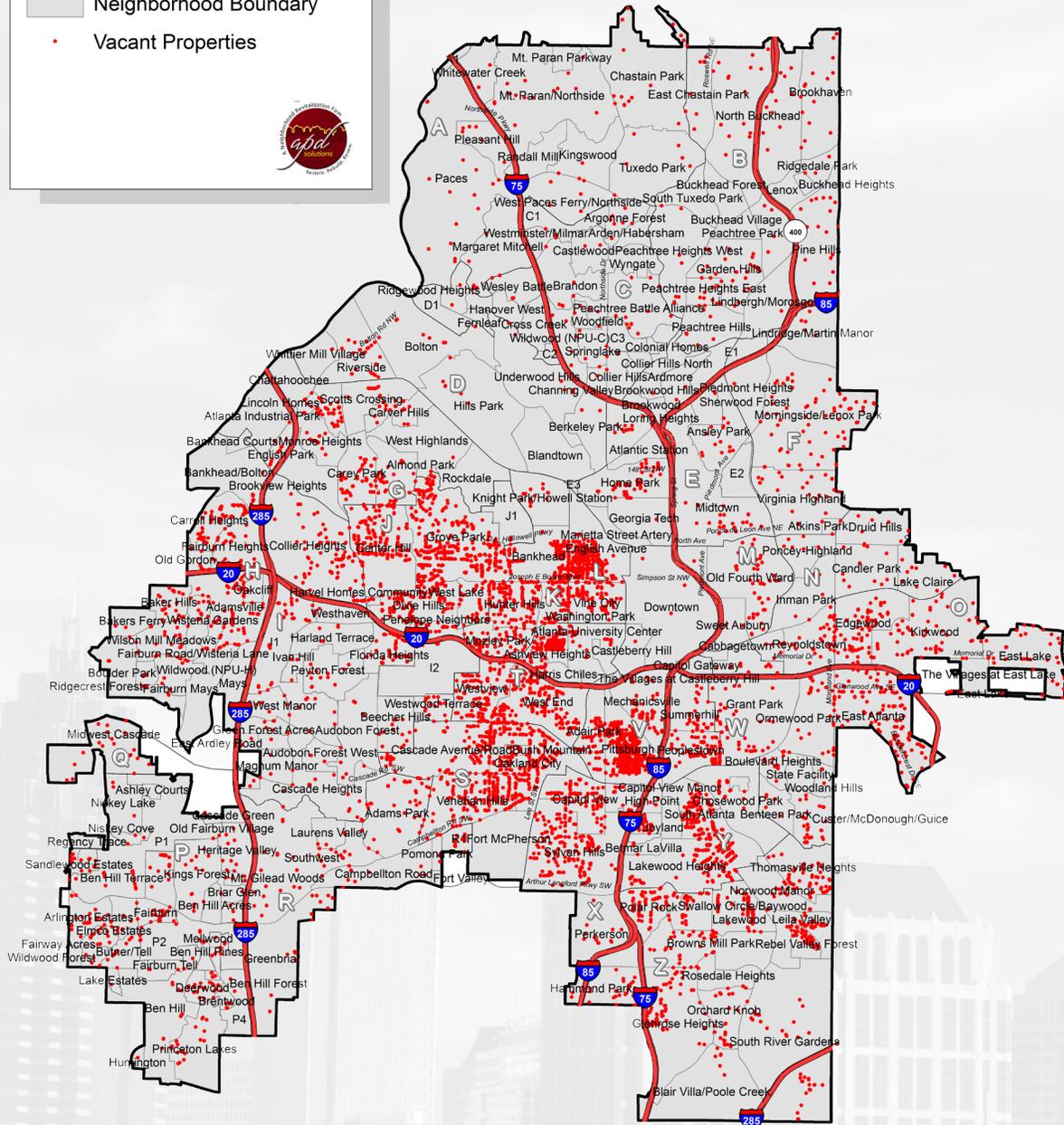


VACANT PROPERTIES

Legend

Vacant Property Distribution

-  NPU Boundary
-  Neighborhood Boundary
-  Vacant Properties

It is necessary to devise strategies to stem this process of decline in targeted areas. These strategies should be focused around increasing occupancy and helping to preserve the existing housing stock. A cursory look at a map of vacancies and distressed properties in Atlanta shows that vacancies are concentrated in a band that is moving from northwest to southeast, overlapping closely with many of the Trending and Transitional neighborhoods. This band appears superficially similar to that of the neighborhoods that are seeing the most growth and investment, but is located further to the west and to the south.

The incidence of weak linkages between certain areas is evidenced by the fact that many of Atlanta's most thriving and dynamic neighborhoods are located almost adjacent to its most at-risk ones. The physical and socio-economic barriers that divide neighborhoods have isolated some communities from a natural pattern of investment and growth that would likely have occurred given the absence of such impeding factors. It is necessary to do everything possible to create linkages and lower barriers between these disparate areas, creating conditions for investment to move south and west and move the tipping point neighborhoods in a positive direction.

The interstate highway that cut through the heart of the city and the Westside industrial corridor are the two most significant barriers cutting these tipping point communities off from areas that are observed to have higher levels of investment and development.



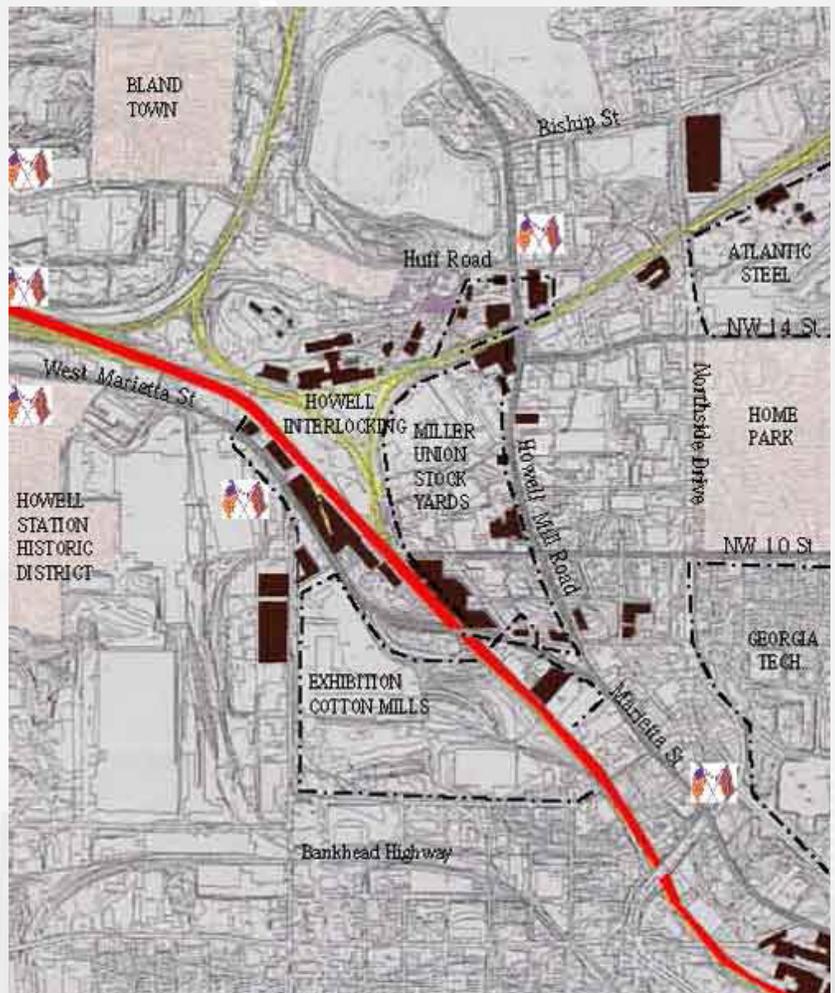
Atlanta's Westside industrial corridor, including the old Atlantic Steel Company, the Miller Union Stock Yards, the Atlanta Plow Company, and the Inman Rail Yards, has served as a major barrier to investment and development for many decades, keeping significant investment to the north and east. Many of the Westside neighborhoods were developed as housing for the working class individuals who worked in these industrial sites. As much of this industrial employment disappeared towards the end of the 20th century, the neighborhoods also began to decline, due to both job losses and their isolation from much of the city.

Atlanta has already seen powerful examples of how creating linkages and eliminating barriers can result in tremendous investment and development. The redevelopment of the old Atlantic Steel site into Atlantic Station created a destination that was the catalyst for revitalization and growth in West Midtown and change all over the Westside. New or expanded bridges on 5th, 10th, 14th and 17th Streets across I-75/85 created gateways from thriving Midtown to the Westside. While government intervention helped create the conditions that allowed investment to jump west, much of the development and investment activity in West Midtown today is now occurring entirely based on private economic activity. Today, development continues to travel along Northside Drive and Marietta Street, which no longer face the physical isolation and a lack of sufficient physical connections to Midtown proper that they once did.

There is already evidence of increased real estate activity in the northern part of the English Avenue neighborhood. According to Metrostudy, the average real estate transaction value for the year ending June 2012 was \$496,728, compared to only \$23,732 the previous year. English Avenue still faces many challenges, but its adjacency to the quickly growing Marietta Street and North Avenue corridors and West Midtown will make the area increasingly attractive to investment.

The Atlanta Beltline is an example of a project that has potential to create strong linkages that can spur investment.

The use of a former rail corridor to create trails and linear parks creates both physical linkages and destinations, creating connections between many different neighborhoods and individuals from all over the city. Much like The High Line in New York City, it has the potential to not only serve as a physical link, but to transform neighborhoods through increased investment and wealth circulating into the neighborhoods around it.



Westside: Marietta Street Industry and Rail
Source: www.artery.org

Forty-six neighborhoods were selected as Targeted Areas of Opportunity (TAO) for the city. Many, but not all, of these neighborhoods fell into the Trending and Transitional Investment Areas:

TARGET AREAS OF OPPORTUNITY

| Neighborhood Name | Typology | Neighborhood Name | Typology |
|---------------------------|----------|-----------------------------|----------|
| Oakland | ● | Fairburn Road/Wisteria Lane | ● |
| Castleberry Hill | ● | Mozley Park | ● |
| High Point | ● | Peoplestown | ● |
| Capitol View Manor | ● | Lakewood Heights | ● |
| Collier Heights | ● | Amal Heights | ● |
| Ivan Hill | ● | Hammond Park | ● |
| Harland Terrace | ● | Rosedale Heights | ● |
| Perkerson | ● | Wisteria Gardens | ● |
| Sylvan Hills | ● | Pittsburgh | ● |
| Peyton Forest | ● | Oakcliff | ● |
| Browns Mill Park | ● | Mechanicsville | ● |
| Summerhill | ● | Joyland | ● |
| Just Us | ● | Harvel Homes Community | ● |
| Adair Park | ● | Old Gordon | ● |
| Westhaven | ● | Glenrose Heights | ● |
| Swallow Circle | ● | Ashview Heights | ● |
| Blair Villa/Poole Creek | ● | Fairburn Heights | ● |
| West End | ● | Orchard Knob | ● |
| Harris Chiles | ● | Florida Heights | ● |
| Atlanta University Center | ● | Penelope Neighbors | ● |
| Westview | ● | Adamsville | ● |
| Capitol Gateway | ● | Dixie Hills | ● |
| Polar Rock | ● | Carroll Heights | ● |

KEY

- Strong
- Stable
- Trending
- Transitional
- Vulnerable
- Declining
- Fragile

With strategic focus on these neighborhoods, and particularly emphasis on neighborhoods that fall into Trending and Transitional Investment Areas, linkages can be created in order to encourage investment and development in them. These neighborhoods are all located in close proximity to the interstate highways of I-75/85 and I-20. While the negative effects that interstate highways have had on America's urban cores by creating physical barriers between neighborhoods have been well documented, it is the belief of this report that they can actually serve as an asset and important connective tissue for linking investment and wealth to and between the TAOs. Additionally, the expansion of the Hartsfield-Jackson Atlanta Airport may play a major role in the transformation of these TAOs, with potential development for supportive airport uses and housing for airport employees in the southernmost of the 46 neighborhoods.



Source: APDS Field Evaluation Data

The challenge facing the city of Atlanta is address the housing needs of the future while continuing to maintain and preserve the current assets of each neighborhood. This challenge must be met as a collective effort, with the city creating the space and conditions that will bring other parties in to affect positive change and create a virtuous cycle. Atlanta's neighborhoods must be the backbone of a strong, vibrant and resilient city with housing that serves the needs of all its residents, now and in the future.

Atlanta's neighborhoods must be the backbone of a strong, vibrant and resilient city with housing that serves the needs of all its residents, now and in the future.

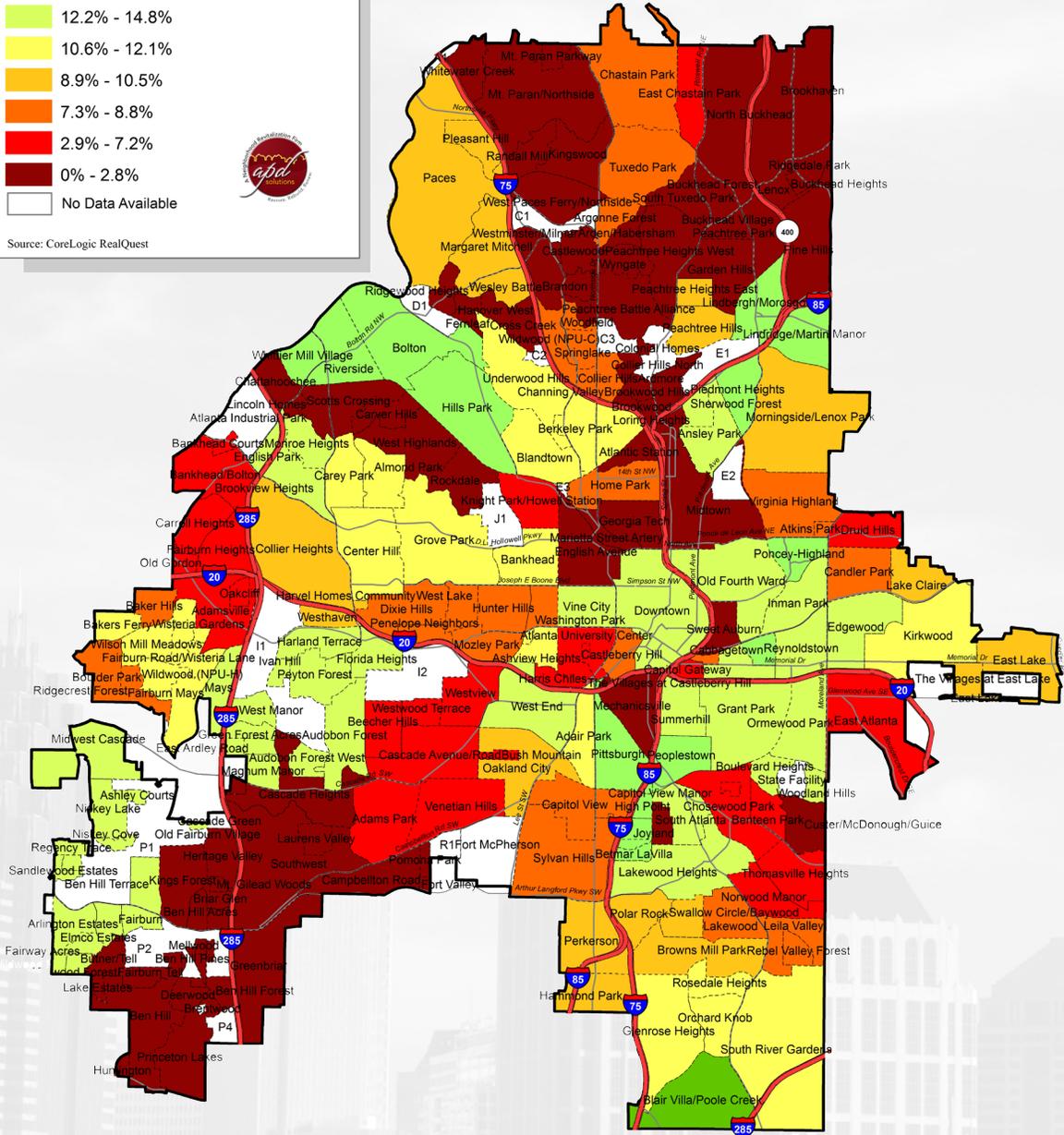
NEIGHBORHOOD POPULATION GROWTH

Legend Percentage of Neighborhood Population Growth (Last 5 Years)

- 17.8% - 70%
- 14.9% - 17.7%
- 12.2% - 14.8%
- 10.6% - 12.1%
- 8.9% - 10.5%
- 7.3% - 8.8%
- 2.9% - 7.2%
- 0% - 2.8%
- No Data Available

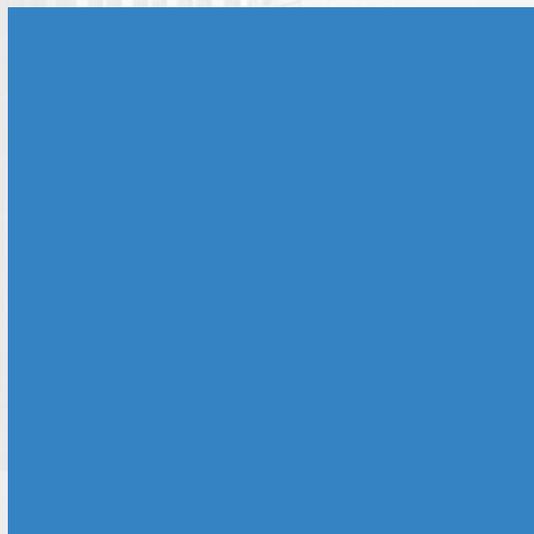
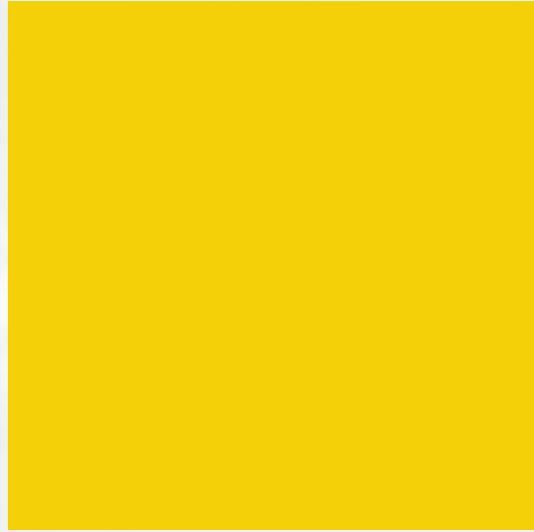


Source: CoreLogic RealQuest



0 1 2 4 Miles





RECOMMENDATIONS

Based upon the report's findings, a series of recommendations and action-oriented strategies to drive investment in targeted neighborhoods have been developed. These strategies each contain a series of tactics that are designed to stimulate participation from a variety of potential stakeholders, and should be targeted at the TAO's, and especially at those that fall within the Trending and Transitional Investment Areas, as they are the neighborhoods determined to be on a tipping point. These recommendations all have the possibility to create linkages and eliminate barriers that can set these tipping point neighborhoods on the right track.

Some examples of best practices from other U.S. Municipalities are described below. These practices can be referenced and investigated when considering implementation and planning. In many cases, the following recommendations might be best interpreted as ways to enhance existing programs and policies than to create entirely new ones. The four overarching strategies are as follows:

- **Policy Strategy:** Local ordinances, practices or legislation that incentivize or deter certain behaviors related to the improvement of Atlanta neighborhoods.
- **Place Strategy:** Asset development approaches that concentrate on the improvement of the physical structures and overall curb appeal in neighborhoods.
- **People Strategy:** Approaches based around the attraction or retention of specific groups that can bring vibrancy to neighborhoods.
- **Partnership Strategy:** Establishing working partnerships that are designed to educate, train and engage key groups that can influence the actual or perceived value of neighborhoods.

Through this four-pronged strategic approach, public intervention and investment can leverage private intervention and investment in the TAOs. Based upon the report's findings, the following 14 tactics are recommended:

- Tactic 1: Maintain an effective Vacant Property Registration System and Database
- Tactic 2: Concentrate Housing Dollars and Code Enforcement to Priority Areas
- Tactic 3: Establish a Vacant Property Receivership/Conservatorship Program
- Tactic 4: Promote a Neighborhood Agenda at the State Legislature
- Tactic 5: Promote Purchase Rehab Lending
- Tactic 6: Implement the Use of a Smart Rehab Code
- Tactic 7: Enhance Neighborhood Gateways
- Tactic 8: Improve Pedestrian Mobility
- Tactic 9: Establish a Targeted Workforce Housing Initiative
- Tactic 10: Encourage Linkages through Community Engagement
- Tactic 11: Develop a Collaborative Culture between For-profit and Non-profit Developers
- Tactic 12: Strengthen Collaboration between Community Development & Economic Development
- Tactic 13: Enlist and Train industry professionals for Redevelopment Duty
- Tactic 14: Collaborate with Public and Private Utilities

SCI STRATEGY ONE: POLICY

A DIVERSIFIED APPROACH

Housing needs and policy priorities differ across communities and change quickly due to shifting market conditions and political environments. Accordingly, housing strategies and policies should be tailored to many differing contexts. The City of Atlanta should develop a tool box of model policies practiced at both local and state levels that promote and ensure the improvement of housing conditions in Atlanta's neighborhoods. Creating encouragement and incentives for stakeholders to affect investment and development in targeted neighborhoods should be central to such policies.

POLICY STRATEGY TACTICS:

1. Enhance the Vacant Property Registration System and Database

The City of Atlanta has generated a registrations system and database that can be enhanced with vacant property registration policies. A registration ordinance requires owners of properties that have become vacant or abandoned for a predetermined length of time to register formally with the City. This policy would provide the City with a point of contact in the event that a property becomes a public annoyance or negatively impacts a neighborhood. It also allows the City to encourage the property owner to create an action plan aligned with the neighborhood's interests. Such a policy can also serve as a revenue source for the City as it includes registration fees. These fees increase the longer that a property remains vacant, and are reduced when a property owner makes a good faith effort towards actions that benefit the neighborhood. This policy can also include inspection requirements for vacant properties, local representation requirements for out-of-state owners, minimum insurance requirements, and maintenance standards. A frequently updated city-maintained vacant property database, containing ownership and contact information, condition descriptions, and more, would also be a part of this tactic.

Housing needs and policy priorities differ across communities and change quickly due to shifting market conditions and political environments.

This tactic could have a major positive impact on tipping point neighborhoods and TAOs. The enforcement aspects of the policy would require careful observation, and a careful review six months

THE OAKLAND EXAMPLE:

In 2010, the Oakland, California City Council implemented a program that requires banks to register homes in a Blight Database after property owners are notified that they are in default. After homes are registered in this database, banks must visit properties on a monthly basis and conduct visual inspections to determine their occupancy status. As homes remain vacant, banks pay the city a \$568 annual registration fee, and must hire a local property manager, securing the premises and performing property maintenance. Banks are charged every day for each property that does not comply with these standards. Revenue generated from this policy is invested into local foreclosure prevention organizations. In Oakland, this program has generated 1.6 million dollars in revenue since its inception.

after implementation would likely be necessary. After a full year of operation a thorough audit and evaluation should occur, including an analysis of the potential need for additional related legislation.

2. Concentrate Housing Dollars and Code Enforcement in Priority Areas

The City of Atlanta should design and implement a comprehensive code enforcement and program investment strategy based around targeted neighborhoods. With finite and shrinking funding for housing-related policies and investments, many municipalities have shifted away from spreading out their resources towards concentrating them in very specific locations and program areas. It is recommended that the City of Atlanta redirect the bulk of code enforcement resources towards selected improvement areas, such as the TAOs, while maintaining the ability to respond to enforcement complaints. Such a targeted program investment strategy might include a vacant properties action plan.

A targeted comprehensive code enforcement strategy could include the mobilization of local neighborhood residents as Code Enforcement Marshals, responsible for monitoring recording the condition of neighborhood properties, documenting code violations, taking relevant photos, identifying safety hazards, etc. This could be done with mobile devices, allowing for real time updating of a database of property information.

TARGETED DEPLOYMENT BEST PRACTICES:

Baltimore, Maryland has an initiative called Targeted Enforcement Toward Visible Outcomes (TEVO). TEVO focuses the Baltimore Housing Department's code enforcement resources towards 6,000 substandard, vacant, and boarded-up properties within transitional neighborhoods that have market potential, much like Atlanta's TAOs. Through TEVO, the city aggressively pursues the owners of these properties through an assortment of enforcement actions.

Tucson, Arizona established the Slum Abatement and Blight Enforcement Response (SABER) Team for the purpose of focusing code enforcement and nuisance abatement in target areas within the city, and to align these activities with existing city strategies. Nine city departments collectively share responsibility for the program, and they collectively pool their resources to carry out its goals. By doing this, SABER facilitates a more effective response to vacant and unsecured buildings than could otherwise be achieved.

The Dallas Neighborhood Investment Program (NIP) is a public investment program that focuses on distressed areas, especially those with many vacant lots, aging homes, and large numbers of code issues. Dallas is concentrating 60% to 80% of affordable housing funds and Community Development Block Grant Public Improvement funds in these selected areas. The NIP emphasizes leveraging private development, facilitating sustainable neighborhood redevelopment through stakeholder/community partnerships, and targeting city resources and initiatives in the following areas:

- Housing Rehabilitation/Reconstruction/New Construction
- Economic Development
- Public Improvements/Neighborhood Beautification
- Enhanced Code Enforcement and Community Prosecution Programs

3. Establish a Vacant Property Receivership/Conservatorship Program

Given the severity of property abandonment and blight in some parts of the country, there has been increased discussion about restrictions on property owners who do not pro-actively address the physical conditions of these properties. Eminent domain towards an end of wholesale disposition has been increasingly discussed as a tool for dealing with non-responsive owners.

The Vacant Property Receivership is one tool that has been effectively used in states like Maryland, Pennsylvania, Indiana and New Jersey. Receivership gives a municipality the authority to temporarily seize the rights of a property's owner under a court-appointed directive. The owner is required to complete specific duties and reimburse costs incurred during receivership, and only after these completions and reimbursements can the owner regain his or her rights to the property.

The city of Baltimore, Maryland has reported success with the use of a Vacant Property Receivership program to promote neighborhood revitalization and community empowerment. This tool is most effective when a particular property is desired for future use or historic preservation. It is sometimes known as possession or conservatorship. A careful review of state property laws is necessary for any municipality pursuing a program along these lines.

THE PENNSYLVANIA EXAMPLE:

In Pennsylvania, the Blighted and Abandon Property Conservatorship Law (68 P.S. §1101, Act 135 of 2008) allows a municipality, non-profit organization, development authority, neighbor or business owner to initiate a court action which appoints a third party "conservator" to improve a property when the owner refuses or is absent. This law has seen widespread and highly successful application in the cities of Philadelphia and Pittsburgh.

After giving due process notice to the property's owner and any lien holders, a conservator may be appointed. The conservator is given the right to take possession of the building to bring it up to code and carry out a rehabilitation plan approved by the court, or if rehabilitation is not feasible, to demolish the property.

If financing is necessary to carry out the court-approved conservator's plan, the court can approve a new first mortgage with priority over any other liens against the property, except governmental liens. The owner may then only regain possession after reimbursing the conservator for costs. If the owner does not redeem the property from conservatorship, the court may approve the sale of the property free and clear of any debt.

4. Promote a Neighborhood Agenda at the State Legislature

There are many good examples of local governments working collaboratively with their respective states to advance policies or programs for the purpose of targeting specific urban neighborhoods for investment and development. It is recommended that the City of Atlanta collaborate with legislative delegations at all levels to introduce measures that support these goals. The following are three strong examples of such efforts:

- Extradition of Out-of-State Owners

In order for someone to be prosecuted for code violations, that individual must be present in the state where the crime was committed, or he or she must be extradited. There has been significant confusion regarding municipalities' rights to seek the extradition of property owners not present in the state. Pennsylvania's Neighborhood Blight Reclamation and Revitalization Act clarify municipalities' rights to extradite those property owners.

- Permit and License Denial for Owners of Nuisance Property

In Pennsylvania, the Neighborhood Blight Reclamation & Revitalization Act allows municipalities to deny applications for permits and licenses if said applicants are delinquent on taxes or other municipal charges, or if any property owned by the applicants are in serious violation of code and no substantial action has been taken to remedy this. This is the case even if said properties are in other municipalities.

- Tax Exemption for Improvement of Deteriorating Real Property

A local taxing authority may exempt the assessed valuation of improvements to deteriorated properties in a designated "deteriorated neighborhood" from real property taxes. In a Pennsylvania example, the law's amendments allow for graduated ten-year abatement and permit a taxing body to devise its own schedule for abatement, which must be ten years or less.

SCI STRATEGY TWO: PLACE

A CALL FOR ACTION

For numerous reasons, addressing the condition of vacant and abandoned parcels must be central to any program that targets specific neighborhoods in Atlanta. The problem of vacant and abandoned properties is at a crisis level in certain areas of the city, exacerbating spatial inequity by discouraging investment and demand, and depressing property values in these areas, while other areas thrive and absorb pent-up investment and demand.

Municipal service provision is also harmed because property tax revenues are starved through both lowered assessed values and tax delinquency. These distressed residential properties also harm nearby businesses, having destimulating effects on the local neighborhood economy.

PLACE STRATEGY TACTICS:

1. Promote Purchase-Rehab Lending

With vacant properties, an aging housing stock, and limited government resources all creating a strain on the housing market, the preservation and renovation of existing housing stock should be a citywide priority. Many developers have limited single-family experience at the scale needed to deal with the problem, and there are high risks and costs to investing in properties that may sit idle for a very long time.

Renovation mortgages allow borrowers to secure permanent financing to repair or rehabilitate a site-built home, either as a purchase or a refinance transaction. This usually takes place with one loan and a single closing. These loan products allow new capital or investment to come into an area without taxing the borrowing capacity of local developers as these mortgages replace the interim construction financing that is typically used.

This type of financing can help increase the number of eligible and willing buyers for properties needing repair or renovation. Current renovation loan product offerings are often inadequate for three reasons: 1) the contingent liability (recourse) that lenders are required to hold during the period between loan origination and construction completion; 2) many lenders lack the degree of in-house construction monitoring capacity that large scale rehabilitation requires; and 3) after renovation property values may be difficult to ascertain. The City of Atlanta could leverage its relationship with the lending community to advocate for more renovation mortgage products like those described above.

2. Implement the Use of a Smart Rehab Code

The City of Atlanta could enhance interest in the renovation of vacant homes by adopting a “smart building code”. Construction costs have increased over time, and building codes have also changed in ways to attempt to offset those increases. However, they have not been entirely successful, and many potential development projects have never gotten off the ground because of prohibitive increases in construction costs. A smarter, more nimble building code would make it easier and cheaper to renovate vacant and abandoned structures.

A smart rehab code employs three distinct categories: rehabilitation, change of use, and additions. Rehabilitation is further divided into four categories, which relate to the extent of work that is to be undertaken: Repair, Renovation, Alteration, and Reconstruction. Smart rehab codes include provisions for buildings that meet the standards for historic buildings under State and Federal agencies, and provide flexible standards that best fit the extent of the planned rehabilitation.

PHILADELPHIA AND NEW JERSEY'S SMART CODE SUCCESS

In order to encourage neighborhood rehabilitation, Philadelphia, Pennsylvania uses an Existing Structures Code (35 P.S. §7210.101 et seq.). Since 2003, the International Existing Building Code (IEBC) has been part of Pennsylvania's Uniform Construction Code (UCC). The IEBC recognizes the difference between new construction and work on existing buildings, and is designed to facilitate the rehabilitation of existing structures in a safe and economical manner. This eliminates the application of construction codes to building rehabilitation projects.

This approach is also used effectively in the State of New Jersey, where many homes are subject to renovation and repair. New Jersey's Rehabilitation sub-code, adopted in 1998, has become a national model for the rehabilitation of older structures, and the revitalization of distressed neighborhoods. New Jersey's code excludes the application of building codes for renovation and rehabilitation projects. After New Jersey initially adopted this sub-code, construction work performed on existing structures in the state's five largest cities immediately increased by 60% in comparison to the prior year.

3. Enhance Neighborhood Gateways

Neighborhood gateways are views from major public right of ways that contribute to the aesthetics and identity of a community. They are often perceived key entrances or “front doors” to a neighborhood, which draw observers in and give them a sense of the area's character. Debris, disorder, vacancy and neglect along major neighborhood gateways can have undue negative influence on the choices of households, individuals, and investors, potentially repelling them. Retail stores and activities are often major components of the appearance of “gateways,” and indicators of perceived neighborhood quality. Vacant storefronts and underutilized

A smarter, more nimble building code would make it easier and cheaper to renovate vacant and abandoned structures.

buildings in visually prominent locations can exacerbate problems of disinvestment because of the perceptions they engender, as can the presence of industrial sites.

Establishing or improving a neighborhood's identity through the improvement of target neighborhood "gateways" can help in neighborhood revitalization. An improved physical appearance leads to an improved perception of safety, and to visitors and investors who are more likely to show interest in a community. Neighborhood assets displayed prominently, such as preserved historic structures, signage, public art, and community gardens, can help to improve a neighborhood's perception and have a positive impact on its economic fortunes.

CHICAGO'S GATEWAY PROGRAM

Chicago Gateway Green, founded in 1986, is a non-profit organization dedicated to greening and beautifying Chicago's expressways, gateways and neighborhoods, based on the idea that beauty and sustainability go hand in hand. Since its founding, Chicago Gateway Green and its partners have worked to better the environment and the quality of life of Chicagoland residents and visitors by improving the gateways that lead into public spaces and communities. Chicago Gateway Green is a 501(c)3 non-profit which improves Chicago neighborhoods through three main programs:

- 1) The Expressway Partnership, transforming city roadways into landscaped parkways.
- 2) The International Sculpture Program, beautifying gateways through the installation of public, international art on expressways and at neighborhood entrances.
- 3) The Tree Partnership Program, a large-scale tree planting initiative that transforms vacant land into tree-filled green spaces.

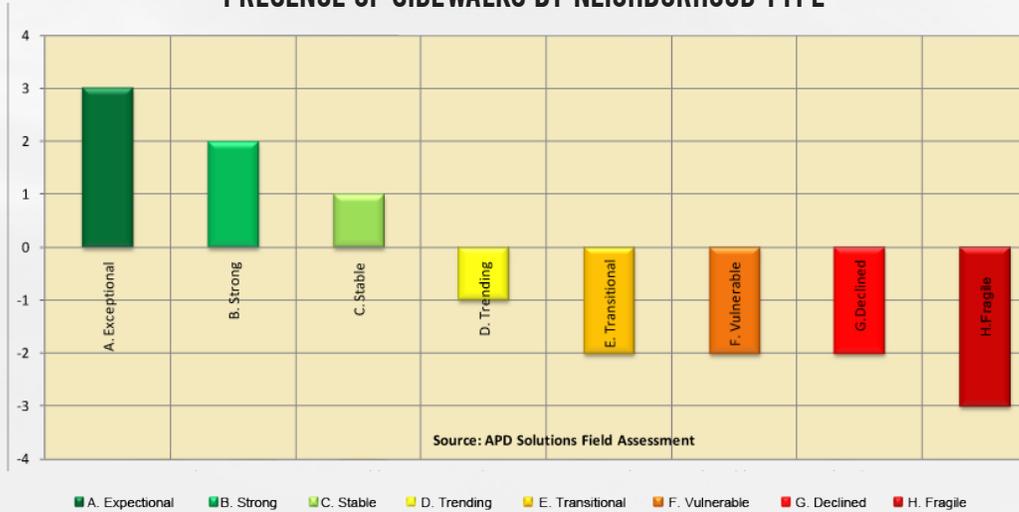
In addition to the State roads that are transformed through The Expressway Partnership, many of the gateways to communities are also located along State roads. The Illinois Department of Transportation and the Chicago Department of Transportation play central roles in all of Chicago Gateway Green's road initiatives. These roles include site monitoring, landscape design, and the provision of material and logistic support.

4. Improve Pedestrian Mobility

Efforts to improve pedestrian mobility can be low cost ways to reduce or eliminate physical barriers to development. The presence of a system of sidewalks in a neighborhood represents an important infrastructure of interconnections that bind neighborhoods and residents together. In its simplest form, the sidewalk is a platform that is shared by all, representing a place where each resident has equal rights and access. The presence of sidewalks in a neighborhood presents an opportunity for residents to interface, engage and organize across all age groups, encouraging increased community connectivity and cohesion.

According to the APDS "windshield" survey, fewer than 40% of the city's residential parcels have sidewalks, with the majority found in neighborhoods classified by the report's typology as Exceptional, Strong, or Stable. The dearth of sidewalks in Atlanta stifles various neighborhood linkages, and leads to relative physical and social isolation. Poorly maintained sidewalks, steep slopes, difficult-to-cross road barriers, and overgrown vegetation can also impede pedestrian traffic in the city. The presence of sidewalks increases property values and represents a desired amenity that contributes to a sense of order in a neighborhood.

PRESENCE OF SIDEWALKS BY NEIGHBORHOOD TYPE



The ultimate measure of walkability is whether pedestrians actively seek out a walking environment, ignore it as they pass through it, or actively avoid it because it is perceived as being unsafe or not walkable. When truly walkable communities are made available, they help to encourage walking as a primary means of transportation, support transit and bike mobility options, and can also improve the beginning and end of vehicular trips when drivers become pedestrians and vice-versa. Sidewalks contribute to and expand residents' transportation options, and provide alternatives to vehicular transit. The success of transit is highly dependent upon walkable and pedestrian-friendly environments, and sidewalks encourage residents to experience and enjoy green space pleasurable and interesting routes to their destinations.



SCI STRATEGY THREE: PEOPLE

The City should work towards the attraction or retention of various groups in targeted neighborhoods, in hopes of bringing commitment and resources to those areas. In neighborhoods with an oversupply of housing and weak demand, it is necessary to find ways to generate new demand and slow resident attrition, or see these neighborhoods sink into further decline. With potential homebuyers and renters under financial constraints, there is general downward pressure on home values that results in declining interest towards homes in distressed areas. Properties with declining values become increasingly physically distressed as owners see little benefit to maintaining or rehabilitating them, and developers have no incentive to target these neighborhoods because they cannot anticipate a reasonable return on investment or acquire necessary debt financing. With people tending to leave these neighborhoods in large numbers, and residents often increasingly temporary or transient, the social connections of communities often decay. Initiatives focused on making targeted neighborhoods places where existing residents want to stay and new residents want to live are needed to ensure that they move in the right direction.



PEOPLE STRATEGY TACTICS:

1. Establish a Targeted Workforce or Employer Assisted Housing Initiative

The suggested TAOs are in direct proximity to three of metro Atlanta's major employment centers: Hartsfield-Jackson International Airport, Downtown, and the Fulton Industrial area. Strengthening those nearby neighborhoods must include the creation of linkages to these job centers. Employer Assisted Housing (EAH) is a cost-effective initiative that can simultaneously help employers and neighborhoods. Through EAH programs, targeted employers promote affordable housing solutions for their workers. By helping employees find housing close to work or transit, employers reduce lengthy commutes that contribute to employee stress and fatigue, traffic congestion, and air pollution. They also help to reduce employees housing and transportation costs, the largest two expenses for Atlanta's working families which combine to make up close to 57% of household income. The benefits of these programs typically include homebuyer assistance, purchase incentives, rental assistance, education, and counseling. EAH programs make a great addition to local economic development plans for all of the reasons listed above.

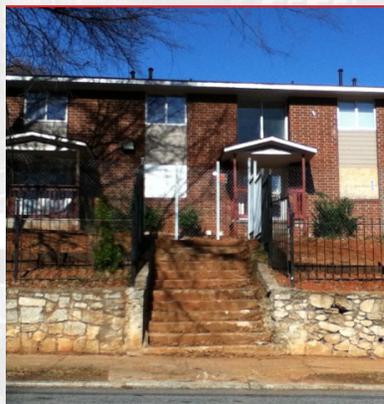
The City of Atlanta should champion an EAH program that helps workers gain access to housing in new developments and vacant properties located in target neighborhoods near major employment centers. Increasing the population of responsible, involved homeowners and renters in these communities can help to make them more vibrant and engaged, and allow them to more easily support and attract local businesses. EAH programs can also help improve residents' work-life balance, help employers to attract and retain quality employees, and increase employee productivity and morale. These impacts would all help to make the City more attractive as a place to live and do business.

We recommend three prime targets for beginning such an initiative: the employees of Hartsfield Jackson Airport/Aerotropolis, employees of in town universities and city/state government employees. According to a 2009 Airport Economic Impact Study, there are over 58,000 people who work at the City-owned and operated Hartsfield-Jackson International Airport, while less than 5,000 of these employees actually live in Atlanta. The majority of Airport employees live in the south suburbs, with many facing much longer commutes than they would in nearby Southside Atlanta neighborhoods. An emphasis on connecting more employees to housing opportunities within the City could have a major positive impact on the TAOs.

WHERE ATLANTA AIRPORT EMPLOYEES LIVE

| Metro County | H-J Airport Employee Residents | Percentage |
|--------------|--------------------------------|-------------|
| South Fulton | 8,971 | 15.45% |
| Clayton | 5,726 | 9.86% |
| DeKalb | 5,543 | 9.55% |
| Henry | 5,262 | 9.06% |
| Fayette | 4,730 | 8.15% |
| Cobb | 4,464 | 7.69% |
| Coweta | 4,274 | 7.36% |
| North Fulton | 3,500 | 6.03% |
| Gwinnett | 1,982 | 3.41% |
| Douglas | 1,342 | 2.31% |
| Cherokee | 661 | 1.14% |
| Other U.S. | 6,656 | 11.47% |
| Other GA | 1,473 | 8.52% |
| TOTAL | 58,056 | 100% |

Source: Economic Development Research Group and CH2M Hill, July 2010



UNIVERSITY CASE STUDY - JOHNS HOPKINS UNIVERSITY

Since 1997, Baltimore, Maryland's Johns Hopkins University has operated an EAH program in partnership with the City of Baltimore. Johns Hopkins provides eligible employees with a 1,000 dollar grant to purchase a home within a designated area, which is then matched by a 1,000 dollar grant from the city. If an employee chooses to buy a home in the target area — one of the neighborhoods close to the university's main campus — he or she receives a 500 dollar bonus grant from the University. To date, more than 350 University employees have taken advantage of the program. Johns Hopkins also has initiated conversations with other local institutions, such as the University of Baltimore and the Maryland Institute College of Art (MICA), about the possibility of creating a joint homebuyer assistance program and a shared-appreciation mortgage product for EAH program participants.

LOCAL GOVERNMENT CASE STUDY - SEATTLE, WASHINGTON

Since 1994, the City of Seattle has offered its employees an EAH benefit that provides reduced loan fees and closing costs. As of fall 2007, the EAH program had helped more than 720 city employees purchase homes. In 2003, the City broadened the program to pilot an initiative that encourages and enables Seattle public school teachers to live in the city. To select a third-party partner to serve as the administrator of the program, the City distributed a request for proposals (RFP) to local non-profit and private sector organizations, ultimately selecting the Seattle Teachers Credit Union. Looking forward, the City plans to pursue a more collaborative strategy with other employers to increase the pool of resources available for workforce housing. To further help encourage this private-sector participation, the City is currently pursuing a tax incentive for employers involved in workforce housing.

STATEWIDE EAH LEADERSHIP - ILLINOIS

The Illinois Affordable Housing Tax Credit Program provides tax credits on state income tax liability for money invested in EAHs. Programs include assistance with down payments, reduced interest mortgages, development accounts for individuals, and subsidies to help employees locate and pay for rental housing close to their employers. Tax credits are also available to defray costs related to homebuyer counseling and EAH program administration. Eligible EAH programs must have "live-near-work" requirements, and the employee's household incomes must be less than 120% of Area Median Income (AMI).

2. Encourage Linkages Through Community Engagement

The City should sponsor activities that promote a cross-functional, collaborative neighborhood culture in which neighborhood resources are collectively shared and enhanced. This should include the organization of neighborhood-based conferences that provide technical training and networking opportunities for community leaders, residents, investors and other stakeholders, which can serve to enhance working relationships and build mutual trust between various stakeholders in targeted neighborhoods. At these events, the City should publicize relevant programs and strategies and introduce trusted partners to neighborhood groups and representatives.

CHARLOTTE PROMOTES NEIGHBORHOODS

Charlotte's Neighborhood Matching Grants Program has been helping local citizens improve their neighborhoods since 1993. The program awards funds of up to \$25,000 to eligible neighborhood-based organizations for projects that make neighborhoods better places to live, work, play, and shop. The program helps to strengthen neighborhood organizations, while encouraging increased neighborhood participation and partnerships with the city and others. Organizations are required to match the funds requested. The match must be directly related to the proposed project, and may be in the form of cash, volunteer labor, or in-kind donations (equipment, supplies, professional services, etc.). Neighborhoods in targeted areas with median household income of less than \$57,489 are eligible.

NEW YORK STATE NEIGHBORHOOD REVITALIZATION CONFERENCE

New York State hosts a Neighborhood Revitalization Conference where neighborhood activists, educators, business people, and elected officials can share successes and develop strategies to maintain healthy and vibrant neighborhoods throughout Upstate New York. Jointly organized by resident groups and local businesspeople, the conference includes national and local speakers, authors and politicians. Subjects such as land use, foreclosure prevention, crime, education and other urban affairs topics are highlighted.

3. Create a Collaborative Culture between Non-profit and For Profit Developers

There is great opportunity in Atlanta for both visionary non-profit and for-profit developers, and their activities are essential to the creation of successful neighborhoods. Unfortunately, the two sectors ignore each other far more often than they collaborate. Non-profit and for-profit developers each have their own strengths and weaknesses. For-profit developers typically have specific technical expertise, better ability to cover land acquisition and up-front development costs, and are able to move through the development process more quickly and efficiently. Non-profit developers tend to be more familiar with

specific neighborhoods, their local market conditions, and the institutions in and around them. They also tend to have valuable relationships with individuals and organizations in these neighborhoods.

There is great opportunity in Atlanta for both visionary non-profit and for-profit developers, and their activities are essential to the creation of successful neighborhoods.

The City should promote collaboration and joint work on future projects between for-profit and non-profit developers, in which both sector's strengths can be best utilized in tandem. More broadly, the City should work towards the creation of a general environment of collaboration, mutual respect and trust between the two groups.

SCI STRATEGY FOUR: PARTNERSHIP

Housing issues transcend organizational, industrial and governmental boundaries. Working cross-sectorial partnerships between public, private, and non-profit groups must be established towards an overarching goal of generating positive change in targeted neighborhoods. These partnerships should be part of coherent long-term housing strategies that reflect a shared vision for housing and community development in the City of Atlanta, building connections between the organizations and agencies in areas of housing and community development, economic development, finance and banking, and more. Without proper coordination and consensus building, different entities often make decisions that conflict with or offset one another, not supporting any larger goal or strategy for the city. This lack of coordination reduces many potential positive impacts, even when each party is making decisions that seem efficacious when viewed on their own.

PARTNERSHIP STRATEGY TACTICS:

1. Stronger Collaboration between Community Development & Economic Development Initiatives

Working ties between community development and economic development agencies and practitioners in the Atlanta area need strengthening at the municipal, county, and state levels. Community development is the process of improving the quality of life in a community, generally fostered by the leadership of actors in the public and non-profit sectors. Economic development focuses around the creation of wealth and jobs in a region, often driven by the interests and needs of various businesses. Both practices perform important roles, but tend to have blind spots, making integrated and empathetic collaboration between the two immensely valuable. When community development and economic development professionals work together collaboratively, they can ensure that the actions they are taking to grow the local economy and improve quality of life do not have negative unintended consequences or undermine each other's goals. When viewed as a non-zero sum activity, this collaboration can allow the parties to leverage the numerous resources, skills, and competencies at their disposal across business, government, and community groups to positively impact the goals of either party, and to find approaches that synergistically align and reinforce their respective strategies and desired outcomes.

The two practices can successfully borrow tools and strategies from one another. In Atlanta, one of the most powerful economic development tools is the Community Improvement District (CID), often known as Business Improvement Districts (BID) in other cities. Along these lines, the City of Atlanta should consider establishing Neighborhood Improvement Districts (NID), entities that have been established in many other cities as community development tools in areas starting to see distress. These NIDs would function similarly to CIDs. A NID is established in an area where desired public improvements are to be paid for by special tax assessments from primarily residential property owners (as opposed to CIDs in which the assessments are typically paid by retail and commercial properties) in the area in which the improvements are made. These public improvements must confer a tangible benefit on the properties within the NID as well as to the public. In other cities, NID funds have been used for property acquisition, street and sidewalk improvements, landscaping, streetlights, property maintenance, security, drainage systems, and much more.

THE MISSOURI EXAMPLE:

The Missouri Department of Economic Development (DED) has several neighborhood-centered programs. DED works with local municipalities by overseeing their NID program, along with several tax credit initiatives. Missouri's Neighborhood Preservation Act provides an incentive for the rehabilitation or construction of owner-occupied homes in areas of the state designated as "distressed communities" and with median household incomes at or below 70% of AMI. The credits range from 15 to 35 percent of eligible rehabilitation or construction costs, and can be applied to income, corporate, or various other tax liabilities.

Under the DED, the State of Missouri also offers the Rebuilding Communities Business Incentive, intended to stimulate business activity in targeted neighborhoods. The tax credit incentive applies to businesses that locate, relocate or expand their business in "distressed communities". The businesses are eligible for 25 to 40 percent tax relief on relocation costs, new equipment, maintenance, wiring, or software development, as well as 1.5% of the gross salary of each employee at the location

2. Train Industry Professionals on New Strategies, Incentives and Marketing Approaches

Changing and challenging the public perceptions of troubled neighborhoods is a long-term goal of the City. Reshaping the image of a neighborhood is a necessary step towards creating the conditions that can bring independent private actors to invest in a community. Too often, local governments and community organizations give short shrift to the importance of improving a neighborhood's image at the expense of other agendas.

Real estate professionals, including agents, developers and builders, are important players, as they make many of their decisions and investments based on the popular images and perceptions of specific neighborhoods. Lingering image problems in a community deter activity and investment there. Many real estate professionals learn about plans and projects through publications or hearsay, with many promising investments going unmade because of a lack of awareness of an opportunity, advantage, or unmet need that would require local, specific knowledge to uncover.

Lingering image problems in a community deter activity and investment there.

A partnership between the city and these professionals would include regular engagement of trade groups, and elicitation of their support in the focused marketing of targeted areas. There are often individuals and households who would find superior location, proximity to jobs, historic character, and other assets in a given neighborhood, but are discouraged by images or perceptions that may be out of date or inaccurate. Real estate professionals who are specifically trained to market certain properties and areas can generate increased demand for Trending and Transitional Investment Areas with largely unmet market potential.

Market segmentation and advanced third-party data should be used to market and brand various neighborhoods to maximize residential absorption. Messages can be carefully tailored based on the characteristics of neighborhoods and the consumer preferences of various demographic segments of the population.

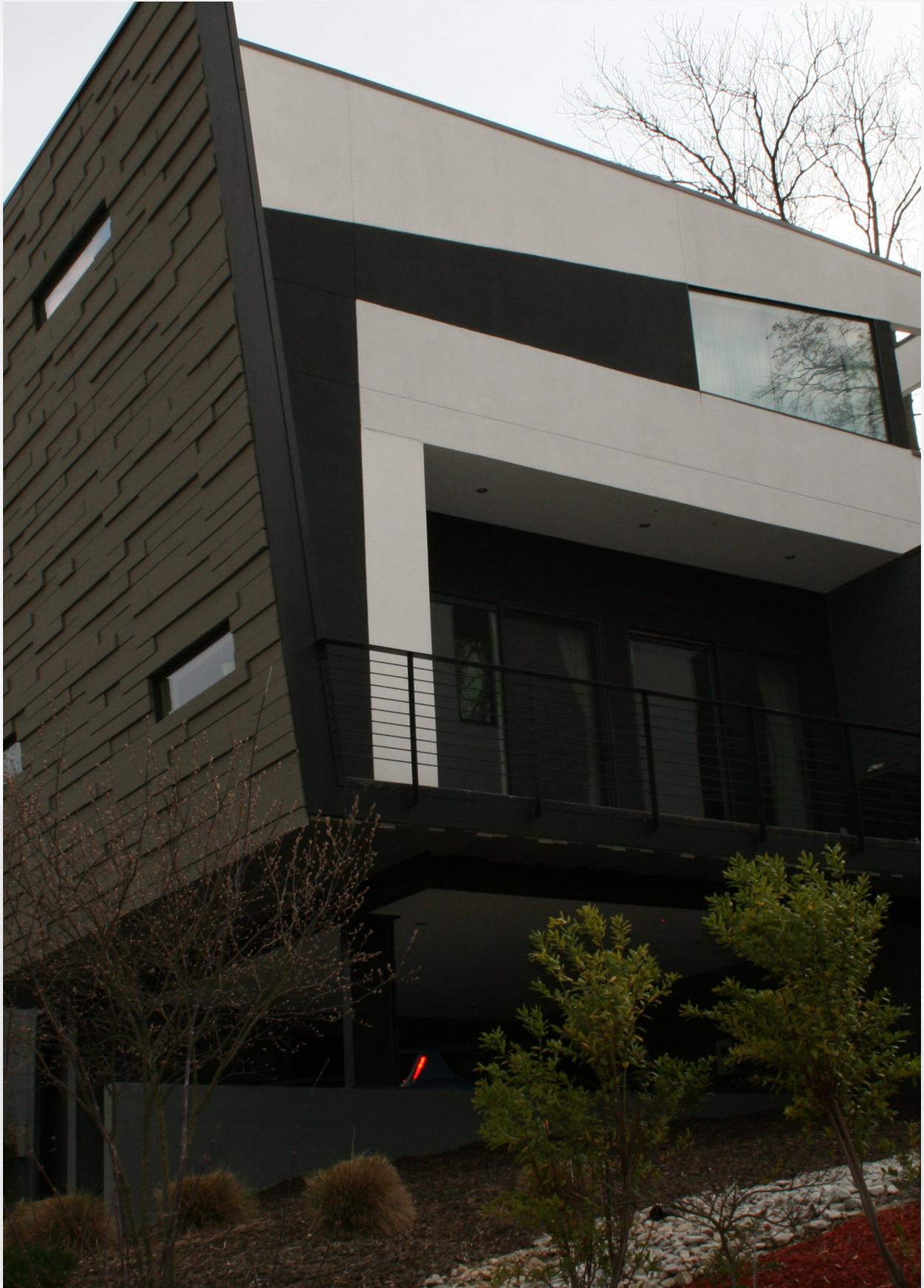
The City should organize a real estate roundtable with realtors, developers, and builders that address issues and strategies surrounding the targeted neighborhoods. They should also organize training sessions about housing programs, incentives, and strategies, explaining how they can be navigated and harnessed in manners beneficial to both the real estate community and the targeted communities.

3. Collaboration with Public and Private Utility Providers

Utility companies are rarely involved in attempts to track vacant properties and neighborhood changes. However, they possess detailed information that allows them to understand vacancy trends better than almost anyone, as they monitor the usage of their services at specific addresses. In 2003, Southern Company made a major investment in GIS enhancements that allowed the sharing of data across 153 of Georgia's 159 Counties. Georgia Power also uses GIS to assist the state and local Development Authorities with Economic Development site selection. The City of Atlanta Watershed Department has made significant investments in tracking systems, such as on-line tools that track and report work performed by their field crews.

The City should establish a neighborhood vacancy tracking initiative with Georgia Power and The Watershed Department that will allow for the sharing of information on utility uses. Cross referencing data from these two utilities could serve as additional confirmation to visual field assessments as to the occupancy status of a property. Additionally, data collection on the utility use patterns of residential properties would allow the City to stay ahead of vacancy and abandonment problems. This augmentation of the "windshield" survey field data would also allow the City to have better information on vacancies inside specific units of multi-family apartments and condominiums, as well as single-family homes. Utility companies could also enlist their field workers to report on the visual conditions of specific properties as they perform their day-to-day duties.







**CONCLUSION
AND
NEXT STEPS**



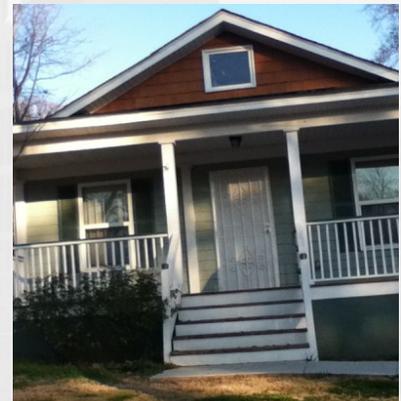
CONCLUSION AND NEXT STEPS

This is the first time that such a comprehensive study of Atlanta's residential properties has been undertaken using modern computer technology, and aggregated in detail at the neighborhood level. Access to this data should have profound impacts on the City's efforts to revitalize and stabilize struggling communities over both the short and long term.

The information available in this report has already helped in the identification of tipping point neighborhoods-- those that are most in need of positive investment and intervention. The report will hopefully serve as a catalyst for the eventual positive transformation of these communities through concrete actions as well. The SCI report has already begun to assist in the creation of long term strategies towards stabilizing neighborhoods to the benefit of the entire city and its residents, and this will continue.

It will be important to tailor these responses to targeted neighborhoods and areas based on their specific characteristics and contexts, rather than provide "one-size-fits-all" responses. Different neighborhoods in the city, even those close to one another or which exist within the same "typology," often face very different obstacles towards creating an environment for future investment. It will also be essential going forward that different types of stakeholders begin to better coordinate and work together in the planning and execution of investments, programs, and initiatives towards improving targeted neighborhoods.

The information in this report provides a comprehensive and objective assessment of both the positive and negative trends affecting the city's neighborhoods, allowing for an accurate view of this snapshot in time. This insight should help to mobilize stakeholders by identifying the potential areas of focus for continued growth and improvement. The Neighborhood Factor/Recommendation Tactic Matrix provides a useful guide for a stakeholder or investor who wants to improve the investment quality of a neighborhood. Stakeholders/investors can use this matrix by identifying the factors to improve in that neighborhood, and locating the "x" in the boxes below the tactics which are most likely to positively influence those factors. The fourteen recommendations are accompanied by examples of best practices from municipalities across the country where those identified tactics have been successfully implemented.



NEIGHBORHOOD FACTOR CHECKLIST MATRIX

Tactic Recommendations

- | | |
|--|---|
| <p>A. Vacant Property Registration System and Database (Oakland, CA)</p> <p>B. Concentration of Housing Dollars and Code Enforcement (Dallas, TX - Tuscon, AZ - Baltimore, MD)</p> <p>C. Vacant Property Receivership/Conservatorship (Philadelphia, PA)</p> <p>D. Neighborhood Agenda At the State Legislature (Pennsylvania)</p> <p>E. Promote Purchase Rehab Lending</p> <p>F. Implement the Use of a Smart Rehab Code (Philadelphia, PA - New Jersey)</p> <p>G. Enhance Neighborhood Gateways (Chicago, IL)</p> | <p>H. Improve Pedestrian Mobility</p> <p>I. Targeted Workforce Housing Initiative (Baltimore, MD - Seattle, WA - Chicago, IL)</p> <p>J. Community Engagement (Charlotte, NC - New York State)</p> <p>K. For-profit and Non-profit Developer Collaboration</p> <p>L. Synergize Community Development & Economic Development (Missouri)</p> <p>M. Enlist and Train Realtors, Builders & Developers</p> <p>N. Collaboration with Public and Private Utilities</p> |
|--|---|

| Neighborhood Factors | A | B | C | D | E | F | G | H | I | J | K | L | M | N |
|-------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Crime | X | | X | X | | | X | X | | X | | X | | X |
| Commute | | | | | X | | | X | X | | | X | | |
| Housing Costs | | | | | X | X | | | X | | X | X | X | |
| Community Commerce | | | | X | | X | X | X | X | X | X | X | X | |
| Community Identity | X | X | X | | X | | X | X | X | X | X | X | X | |
| Curb Appeal | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Age of Housing Stock | | | | X | X | X | | | | | X | X | | |
| Vacancy | X | X | X | X | X | X | X | | X | X | X | X | | X |
| Code Violations | X | X | X | | X | X | X | | X | X | X | X | | X |
| Blight | X | X | X | X | X | X | X | | X | X | X | X | | X |
| Retail / Commercial Business | | | | | | | X | X | X | X | X | X | X | |
| Public Education | | | | | | | | | | X | | X | X | |
| Transportation Options | | | | | | | X | X | X | X | | X | | |
| Green Space | | | | | | | X | X | | X | | X | | |
| Sidewalks | | | | | | | X | X | | X | | X | | |
| Appreciation / Depreciation | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Public Subsidy & Incentives | | X | | X | X | | X | | X | X | X | X | X | |
| Permit Issuance | | | | | X | X | X | | X | X | X | X | X | |
| Distressed Assets | X | X | X | X | X | X | X | | X | X | X | X | X | X |
| Real Estate Transaction Value | X | X | X | X | X | X | X | | X | X | X | X | X | X |
| Population Growth | | | | X | X | | X | X | X | X | X | X | X | X |
| Owner Occupancy | | | | X | X | X | X | X | X | X | X | X | X | |
| Racial Diversity | | | | | | | | X | X | X | X | X | X | X |
| Education Attainment | | | | | | | | | X | X | | X | X | |



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**ATTACHMENTS/
APPENDICES**



A. GLOSSARY OF KEY TERMS

| Key Term | Definition |
|------------------------|---|
| Aesthetic Condition | An evaluation of the outward appearance and physical condition of a lot or structure. |
| Age of Housing Stock | The physical age, in years, of residential dwellings. |
| Appreciation | An increase in the value of a residential asset over a defined period of time. |
| Average Commute | The time, in minutes, it takes to travel from an individual's residence to work or school. |
| Blight | Lots and/or structures in poor or deteriorated condition that represent a general state of neglect and disrepair in a neighborhood. |
| Code Issue | Action or inaction that breaks the City of Atlanta's code of conduct for owners and tenants. Examples include: excessive trash and debris; grass exceeding 18 inches; vacant, burned and dilapidated structures; and excessive junked vehicles. |
| Community Commerce | The measurement, in millions of dollars, of total retail sales in a neighborhood. |
| Community Identity | A neighborhood's distinct traditions, values, and social norms. |
| Crime Incidences | Actions or instances of neglect that are deemed harmful to the public welfare or morals and are prohibited by law. |
| Curb Appeal | A measurement of the general attractiveness of lots and structures in fair and good condition from the sidewalk, or "curb". |
| Depreciation | A decrease in the value of a residential asset over a defined period of time. |
| Deteriorated | A structure that has visibly diminished in quality or value due to time and/or neglect. A dilapidated roof, extensive rotting, and clear structural issues are good indicators. |
| Distressed Assets | Properties that are currently in the foreclosure process or are advertised for sale by a bank of lender at a price below market value. |
| Educational Attainment | The highest level of schooling attended and successfully completed by an individual. |
| Fair | A measure of aesthetic condition; the appearance of the lot or structure is acceptable. Generally, some litter or debris may be present. |
| Good | A measure of aesthetic condition; the appearance of the lot or structure is satisfactory. Generally, the grass appears to be cut and landscaping properly manicured. |
| Green Space | Public space consisting of parks and trails maintained for recreational enjoyment. |
| Housing Costs | The average amount of money needed to sustain basic housing expenses for renters and owners. |
| Income | Median income calculation to include the income of the householder and all other individuals 15 years old and over in the household. |
| Neighborhood | A district or area within a municipality with distinctive characteristics or indicators that may include: vicinity to park or attraction, community history, proximity to major thoroughfare, etc. |
| No Structure | An unimproved or vacant lot. |
| Not Visible | A lot or structure that is not visible from the sidewalk or curb, often as a result of trees, shrubbery or some other form of physical obstruction. The absence of visibility was prohibitive to a successful survey observation & or an accurate determination of condition. |
| Occupied | A structure that is currently in use by a tenant or owner. Indicators include: cars present in the driveway, blinds on windows, lawn maintained. |
| Occupancy | Based on visual inspection, the apparent residence or tenancy in a structure or on a piece of land. |

| Key Term | Definition |
|--------------------------------|--|
| Owner Occupancy | The condition of a property's owner also residing in the property as a primary residence. |
| Parcel | An individual tract or plot of land. |
| Permit Issuance | The number of permits issued by a municipality for building construction within a neighborhood. |
| Poor | A measure of aesthetic condition; appearance of lot or structure is not adequate. Generally, overgrown vegetation and/or significant amounts of debris or trash are visible. |
| Population Growth | The change in the number of individuals in a population over a specified period of time. |
| Public Subsidy | A provision of economic value provided by a municipality for the purpose of incentivizing an activity. |
| Quality of Public Education | Characteristics of schools supported by public funds and providing free education for children within a neighborhood or district. |
| Racial Diversity | The array of racial groups present in a neighborhood. |
| Real Estate Transaction | The purchase or sale of a real estate asset that involves a closing transaction. |
| Retail/Commercial Access | Proximity to opportunities to work, dine, shop, worship, exercise, etc. |
| Sidewalk | A raised, paved or asphalted path for pedestrians at the side of a road. |
| Tenure (also see Occupancy) | Based on visual inspection, the apparent residence or tenancy in a structure or on a piece of land. |
| Transportation Options | The quantity of accessibility options available to an individual or group to include vehicle, rail, bus, pedestrian, and bicycle. |
| Vacant | A structure that is not currently in use by a tenant or owner. Indicators include: landscaping that is overgrown, full or overflowing mailboxes, broken or boarded windows or doors. |
| Vacancy | The number of residential structures and lots appearing to be without occupants, expressed as a percentage of all properties surveyed, within a 5% margin of error. |

Appendix B: Windshield Survey Data By Neighborhood
Look-up Table Part 1 - 1

| Neighborhood Name | Total Parcels | Residential Parcels | Non-Residential Parcels | Unsurveyable Parcels | No. of Structures | Vacant Structures | No. of SF1 Structures (0-2) | No. of MF1 Structures | No. of MF2 Structures | No. Parcels w/ Multiple Code Issues |
|---------------------------|---------------|---------------------|-------------------------|----------------------|-------------------|-------------------|-----------------------------|-----------------------|-----------------------|-------------------------------------|
| A1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Adair Park | 672 | 585 | 87 | 91 | 447 | 63 | 443 | 4 | 0 | 4 |
| Adams Park | 762 | 717 | 45 | 72 | 583 | 32 | 581 | 1 | 1 | 1 |
| Adamsville | 774 | 668 | 106 | 38 | 562 | 89 | 557 | 0 | 5 | 13 |
| Almond Park | 508 | 471 | 37 | 9 | 292 | 79 | 278 | 0 | 14 | 18 |
| Amal Heights | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ansley Park | 889 | 872 | 17 | 27 | 827 | 12 | 801 | 17 | 9 | 5 |
| Arden/Habersham | 137 | 129 | 8 | 10 | 112 | 0 | 112 | 0 | 0 | 1 |
| Ardmore | 301 | 289 | 12 | 144 | 143 | 1 | 143 | 0 | 0 | 0 |
| Argonne Forest | 213 | 212 | 1 | 0 | 210 | 8 | 210 | 0 | 0 | 1 |
| Arlington Estates | 408 | 399 | 9 | 16 | 372 | 19 | 372 | 0 | 0 | 1 |
| Ashley Courts | 3 | 2 | 1 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| Ashview Heights | 699 | 607 | 92 | 19 | 523 | 147 | 520 | 1 | 2 | 15 |
| Atkins Park | 183 | 180 | 3 | 5 | 172 | 3 | 169 | 3 | 0 | 1 |
| Atlanta Industrial Park | 92 | 15 | 77 | 0 | 14 | 1 | 14 | 0 | 0 | 1 |
| Atlanta University Center | 424 | 252 | 172 | 26 | 152 | 30 | 148 | 1 | 3 | 10 |
| Atlantic Station | 855 | 808 | 47 | 52 | 756 | 0 | 756 | 0 | 0 | 5 |
| Audobon Forest | 272 | 259 | 13 | 41 | 188 | 7 | 188 | 0 | 0 | 4 |
| Audobon Forest West | 186 | 186 | 0 | 39 | 106 | 5 | 106 | 0 | 0 | 4 |
| Baker Hills | 394 | 391 | 3 | 9 | 369 | 21 | 369 | 0 | 0 | 1 |
| Bakers Ferry | 120 | 112 | 8 | 11 | 63 | 3 | 63 | 0 | 0 | 0 |
| Bankhead | 921 | 714 | 207 | 29 | 563 | 233 | 537 | 10 | 16 | 78 |
| Bankhead Courts | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bankhead/Bolton | 168 | 122 | 46 | 1 | 115 | 87 | 34 | 79 | 2 | 82 |
| Beecher Hills | 323 | 311 | 12 | 79 | 207 | 12 | 207 | 0 | 0 | 0 |
| Ben Hill | 504 | 485 | 19 | 19 | 328 | 12 | 327 | 0 | 1 | 2 |
| Ben Hill Acres | 100 | 84 | 16 | 12 | 70 | 1 | 70 | 0 | 3 | 3 |
| Ben Hill Forest | 66 | 64 | 2 | 16 | 43 | 2 | 43 | 0 | 0 | 0 |
| Ben Hill Pines | 108 | 105 | 3 | 32 | 65 | 7 | 65 | 0 | 0 | 0 |
| Ben Hill Terrace | 153 | 149 | 4 | 0 | 129 | 10 | 128 | 0 | 1 | 0 |
| Benteen Park | 338 | 304 | 34 | 22 | 257 | 6 | 257 | 0 | 0 | 1 |
| Berkeley Park | 433 | 279 | 154 | 46 | 222 | 2 | 219 | 1 | 2 | 1 |
| Betmar LaVilla | 341 | 332 | 9 | 48 | 238 | 3 | 236 | 0 | 2 | 3 |
| Blair Villa/Poole Creek | 402 | 190 | 212 | 72 | 101 | 6 | 101 | 0 | 0 | 0 |
| Blandtown | 514 | 311 | 203 | 1 | 289 | 0 | 286 | 2 | 1 | 9 |
| Bolton | 1,026 | 898 | 128 | 15 | 865 | 36 | 865 | 0 | 0 | 5 |
| Bolton Hills | 126 | 119 | 7 | 1 | 100 | 11 | 100 | 0 | 0 | 5 |
| Boulder Park | 141 | 134 | 7 | 4 | 95 | 6 | 95 | 0 | 0 | 0 |
| Boulevard Heights | 425 | 399 | 26 | 84 | 288 | 10 | 287 | 1 | 0 | 10 |
| Brandon | 380 | 378 | 2 | 9 | 338 | 5 | 338 | 0 | 0 | 0 |
| Brentwood | 70 | 70 | 0 | 8 | 58 | 4 | 58 | 0 | 0 | 1 |
| Briar Glen | 149 | 147 | 2 | 13 | 132 | 2 | 132 | 0 | 0 | 0 |
| Brookhaven | 822 | 819 | 3 | 34 | 739 | 14 | 736 | 1 | 2 | 0 |
| Brookview Heights | 102 | 24 | 78 | 0 | 4 | 0 | 4 | 0 | 0 | 0 |
| Brookwood | 457 | 442 | 15 | 180 | 257 | 0 | 256 | 1 | 0 | 3 |
| Brookwood Hills | 537 | 513 | 24 | 106 | 398 | 2 | 398 | 0 | 0 | 0 |
| Browns Mill Park | 848 | 811 | 37 | 33 | 598 | 42 | 597 | 1 | 0 | 6 |
| Buckhead Forest | 830 | 747 | 83 | 14 | 726 | 0 | 722 | 1 | 3 | 2 |
| Buckhead Heights | 517 | 515 | 2 | 11 | 500 | 0 | 499 | 0 | 1 | 0 |
| Buckhead Village | 936 | 757 | 179 | 13 | 744 | 0 | 743 | 0 | 1 | 1 |
| Bush Mountain | 197 | 173 | 24 | 13 | 113 | 30 | 113 | 0 | 0 | 2 |
| Butner/Tell | 97 | 95 | 2 | 1 | 67 | 11 | 67 | 0 | 0 | 11 |
| C1 | 451 | 341 | 110 | 80 | 257 | 2 | 257 | 0 | 0 | 9 |
| C2 | 171 | 160 | 11 | 6 | 144 | 0 | 143 | 0 | 1 | 0 |
| C3 | 25 | 23 | 2 | 0 | 22 | 1 | 22 | 0 | 0 | 0 |
| Cabbagetown | 788 | 738 | 50 | 61 | 642 | 6 | 633 | 5 | 4 | 11 |
| Campbellton Road | 546 | 481 | 65 | 0 | 462 | 68 | 436 | 7 | 19 | 63 |
| Candler Park | 1,298 | 1,224 | 74 | 40 | 1,156 | 11 | 1,156 | 0 | 1 | 17 |
| Capitol Gateway | 22 | 4 | 18 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Capitol View | 1,046 | 908 | 138 | 59 | 828 | 92 | 826 | 1 | 1 | 4 |
| Capitol View Manor | 344 | 330 | 14 | 34 | 285 | 17 | 285 | 0 | 0 | 0 |
| Carey Park | 585 | 546 | 39 | 32 | 250 | 51 | 248 | 0 | 2 | 27 |
| Carroll Heights | 625 | 581 | 44 | 13 | 536 | 53 | 536 | 0 | 0 | 102 |
| Carver Hills | 400 | 366 | 34 | 32 | 314 | 20 | 313 | 0 | 1 | 4 |
| Cascade Avenue/Road | 1,125 | 1,062 | 63 | 12 | 980 | 112 | 980 | 0 | 0 | 9 |
| Cascade Green | 97 | 97 | 0 | 97 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cascade Heights | 587 | 558 | 29 | 63 | 467 | 15 | 466 | 0 | 1 | 1 |
| Castleberry Hill | 982 | 701 | 281 | 76 | 614 | 1 | 610 | 0 | 4 | 0 |
| Castlewood | 250 | 249 | 1 | 10 | 235 | 3 | 235 | 0 | 0 | 1 |
| Center Hill | 1,283 | 1,177 | 106 | 36 | 1,032 | 187 | 1,028 | 2 | 2 | 199 |
| Chalet Woods | 122 | 121 | 1 | 1 | 103 | 2 | 103 | 0 | 0 | 5 |
| Channing Valley | 144 | 128 | 16 | 0 | 126 | 1 | 125 | 0 | 1 | 0 |
| Chastain Park | 874 | 859 | 15 | 28 | 817 | 16 | 817 | 0 | 0 | 2 |
| Chattahoochee | 16 | 2 | 14 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Chosewood Park | 584 | 484 | 100 | 119 | 331 | 24 | 330 | 1 | 0 | 8 |
| Collier Heights | 2,085 | 2,022 | 63 | 12 | 1,846 | 96 | 1,843 | 0 | 3 | 10 |
| Collier Hills | 284 | 278 | 6 | 2 | 273 | 2 | 272 | 1 | 0 | 0 |
| Collier Hills North | 119 | 119 | 0 | 1 | 118 | 0 | 117 | 1 | 0 | 1 |
| Colonial Homes | 2 | 2 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Cross Creek | 988 | 983 | 5 | 17 | 963 | 0 | 962 | 0 | 1 | 0 |
| Custer/McDonough/Guice | 526 | 463 | 63 | 56 | 311 | 33 | 311 | 0 | 0 | 30 |
| D1 | 168 | 122 | 46 | 18 | 104 | 0 | 104 | 0 | 0 | 0 |
| Deerwood | 254 | 253 | 1 | 19 | 226 | 20 | 226 | 0 | 0 | 1 |
| Dixie Hills | 969 | 877 | 92 | 86 | 685 | 186 | 659 | 5 | 21 | 51 |
| Downtown | 3,887 | 2,547 | 1,340 | 64 | 2,478 | 5 | 2,443 | 0 | 35 | 17 |
| Druid Hills | 230 | 207 | 23 | 13 | 190 | 5 | 188 | 0 | 2 | 1 |
| E1 | 1,351 | 1,163 | 188 | 41 | 1,117 | 0 | 1,108 | 0 | 9 | 2 |
| E2 | 168 | 142 | 26 | 0 | 142 | 0 | 141 | 0 | 1 | 0 |
| E3 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Ardley Road | 108 | 108 | 0 | 1 | 107 | 1 | 107 | 0 | 0 | 0 |
| East Atlanta | 2,592 | 2,489 | 103 | 31 | 2,375 | 126 | 2,373 | 0 | 2 | 48 |

Appendix B: Windshield Survey Data By Neighborhood
Look-up Table Part 1 - 2

| Neighborhood Name | Total Parcels | Residential Parcels | Non-Residential Parcels | Unsurveyable Parcels | No. of Structures | Vacant Structures | No. of SF1 Structures (0-2) | No. of MF1 Structures | No. of MF2 Structures | No. Parcels w/ Multiple Code Issues |
|-----------------------------|---------------|---------------------|-------------------------|----------------------|-------------------|-------------------|-----------------------------|-----------------------|-----------------------|-------------------------------------|
| East Chastain Park | 970 | 913 | 57 | 5 | 889 | 9 | 888 | 0 | 1 | 2 |
| East Lake | 1,445 | 1,400 | 45 | 23 | 1,291 | 52 | 1,291 | 0 | 0 | 33 |
| Edgewood | 1,465 | 1,381 | 84 | 94 | 1,183 | 90 | 1,179 | 0 | 4 | 46 |
| Elmco Estates | 177 | 172 | 5 | 20 | 129 | 7 | 129 | 0 | 0 | 1 |
| Englewood Manor | 48 | 11 | 37 | 1 | 8 | 1 | 7 | 0 | 1 | 1 |
| English Avenue | 1,530 | 1,161 | 369 | 23 | 838 | 371 | 735 | 30 | 73 | 208 |
| English Park | 133 | 121 | 12 | 1 | 95 | 16 | 95 | 0 | 0 | 14 |
| Fairburn | 217 | 213 | 4 | 16 | 128 | 19 | 128 | 0 | 0 | 10 |
| Fairburn Heights | 461 | 442 | 19 | 5 | 425 | 38 | 425 | 0 | 0 | 15 |
| Fairburn Mays | 313 | 284 | 29 | 206 | 62 | 5 | 55 | 0 | 7 | 4 |
| Fairburn Road/Wisteria Lane | 62 | 59 | 3 | 4 | 42 | 0 | 42 | 0 | 0 | 0 |
| Fairburn Tell | 55 | 48 | 7 | 3 | 27 | 4 | 27 | 0 | 0 | 0 |
| Fairway Acres | 196 | 194 | 2 | 26 | 160 | 12 | 160 | 0 | 0 | 0 |
| Fernleaf | 100 | 98 | 2 | 42 | 51 | 0 | 51 | 0 | 0 | 0 |
| Florida Heights | 649 | 617 | 32 | 144 | 414 | 83 | 408 | 0 | 6 | 36 |
| Fort McPherson | 18 | 11 | 7 | 3 | 4 | 1 | 4 | 0 | 0 | 0 |
| Fort Valley | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garden Hills | 1,666 | 1,561 | 105 | 14 | 1,531 | 29 | 1,505 | 9 | 17 | 1 |
| Georgia Tech | 346 | 50 | 296 | 32 | 10 | 0 | 10 | 0 | 0 | 0 |
| Glenrose Heights | 972 | 859 | 113 | 33 | 756 | 131 | 755 | 0 | 1 | 22 |
| Grant Park | 3,260 | 2,949 | 311 | 185 | 2,619 | 59 | 2,584 | 29 | 6 | 62 |
| Green Acres Valley | 91 | 91 | 0 | 3 | 85 | 2 | 85 | 0 | 0 | 0 |
| Green Forest Acres | 133 | 132 | 1 | 1 | 128 | 6 | 128 | 0 | 0 | 2 |
| Greenbriar | 812 | 723 | 89 | 2 | 664 | 15 | 654 | 0 | 10 | 61 |
| Greenbriar Village | 126 | 126 | 0 | 11 | 113 | 9 | 113 | 0 | 0 | 0 |
| Grove Park | 2,604 | 2,396 | 208 | 39 | 2,029 | 488 | 1,978 | 29 | 22 | 259 |
| Hammond Park | 562 | 488 | 74 | 45 | 399 | 31 | 398 | 0 | 1 | 10 |
| Hanover West | 142 | 138 | 4 | 74 | 56 | 2 | 56 | 0 | 0 | 1 |
| Harland Terrace | 333 | 262 | 71 | 14 | 213 | 6 | 206 | 0 | 7 | 6 |
| Harris Chiles | 55 | 23 | 32 | 6 | 9 | 0 | 7 | 0 | 2 | 1 |
| Harvel Homes Community | 55 | 53 | 2 | 30 | 23 | 3 | 23 | 0 | 0 | 4 |
| Heritage Valley | 401 | 395 | 6 | 16 | 366 | 11 | 366 | 0 | 0 | 0 |
| High Point | 122 | 113 | 9 | 20 | 91 | 3 | 89 | 0 | 2 | 0 |
| Hills Park | 807 | 597 | 210 | 48 | 430 | 15 | 430 | 0 | 0 | 5 |
| Home Park | 1,299 | 992 | 307 | 87 | 877 | 57 | 862 | 7 | 8 | 11 |
| Horseshoe Community | 36 | 36 | 0 | 2 | 30 | 2 | 30 | 0 | 0 | 0 |
| Hunter Hills | 1,166 | 1,065 | 101 | 10 | 918 | 149 | 898 | 6 | 14 | 43 |
| Huntington | 42 | 41 | 1 | 2 | 38 | 1 | 38 | 0 | 0 | 0 |
| I1 | 828 | 773 | 55 | 100 | 588 | 41 | 574 | 0 | 14 | 6 |
| I2 | 104 | 51 | 53 | 6 | 42 | 27 | 15 | 22 | 5 | 1 |
| Inman Park | 1,593 | 1,421 | 172 | 74 | 1,293 | 7 | 1,234 | 25 | 34 | 7 |
| Ivan Hill | 58 | 58 | 0 | 2 | 54 | 3 | 54 | 0 | 0 | 0 |
| J1 | 99 | 16 | 83 | 1 | 8 | 2 | 7 | 0 | 1 | 0 |
| Joyland | 306 | 280 | 26 | 19 | 239 | 39 | 237 | 0 | 2 | 15 |
| Just Us | 64 | 61 | 3 | 1 | 58 | 3 | 58 | 0 | 0 | 0 |
| Kings Forest | 412 | 384 | 28 | 9 | 346 | 14 | 345 | 0 | 1 | 1 |
| Kingswood | 214 | 214 | 0 | 6 | 193 | 3 | 193 | 0 | 0 | 2 |
| Kirkwood | 2,693 | 2,551 | 142 | 112 | 2,360 | 64 | 2,349 | 0 | 11 | 110 |
| Knight Park/Howell Station | 561 | 372 | 189 | 31 | 269 | 14 | 269 | 0 | 0 | 3 |
| Lake Claire | 1,073 | 1,050 | 23 | 99 | 934 | 9 | 932 | 0 | 2 | 5 |
| Lake Estates | 60 | 58 | 2 | 7 | 47 | 1 | 47 | 0 | 0 | 0 |
| Lakewood | 623 | 589 | 34 | 102 | 437 | 73 | 437 | 0 | 0 | 19 |
| Lakewood Heights | 1,135 | 962 | 173 | 144 | 686 | 210 | 676 | 9 | 1 | 127 |
| Laurens Valley | 137 | 135 | 2 | 0 | 125 | 4 | 125 | 0 | 0 | 0 |
| Leila Valley | 276 | 241 | 35 | 37 | 186 | 38 | 185 | 0 | 1 | 3 |
| Lenox | 52 | 2 | 50 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lincoln Homes | 340 | 332 | 8 | 7 | 314 | 34 | 314 | 0 | 0 | 7 |
| Lindbergh/Morosgo | 643 | 528 | 115 | 16 | 510 | 1 | 507 | 0 | 3 | 0 |
| Lindridge/Martin Manor | 785 | 657 | 128 | 192 | 443 | 5 | 428 | 3 | 12 | 2 |
| Loring Heights | 905 | 825 | 80 | 44 | 773 | 13 | 772 | 0 | 1 | 10 |
| Magnum Manor | 181 | 181 | 0 | 10 | 169 | 4 | 169 | 0 | 0 | 1 |
| Margaret Mitchell | 588 | 567 | 21 | 48 | 504 | 5 | 504 | 0 | 0 | 0 |
| Marietta Street Artery | 116 | 14 | 102 | 12 | 2 | 0 | 0 | 0 | 2 | 0 |
| Mays | 414 | 405 | 9 | 325 | 66 | 0 | 65 | 0 | 1 | 0 |
| Meadowbrook Forest | 79 | 78 | 1 | 2 | 74 | 3 | 74 | 0 | 0 | 3 |
| Mechanicsville | 1,345 | 949 | 396 | 18 | 732 | 75 | 698 | 7 | 27 | 39 |
| Mellwood | 39 | 39 | 0 | 10 | 28 | 1 | 28 | 0 | 0 | 1 |
| Memorial Park | 124 | 124 | 0 | 0 | 124 | 4 | 124 | 0 | 0 | 0 |
| Midtown | 9,758 | 8,960 | 798 | 38 | 8,892 | 28 | 8,670 | 114 | 108 | 59 |
| Midwest Cascade | 730 | 724 | 6 | 160 | 515 | 18 | 515 | 0 | 0 | 1 |
| Monroe Heights | 220 | 208 | 12 | 49 | 148 | 12 | 147 | 0 | 1 | 6 |
| Morningside/Lenox Park | 3,590 | 3,369 | 221 | 161 | 3,123 | 67 | 3,091 | 25 | 7 | 8 |
| Mozley Park | 898 | 881 | 17 | 117 | 713 | 82 | 711 | 1 | 1 | 6 |
| Mt. Gilead Woods | 69 | 69 | 0 | 0 | 69 | 3 | 69 | 0 | 0 | 0 |
| Mt. Paran Parkway | 100 | 98 | 2 | 0 | 94 | 2 | 94 | 0 | 0 | 0 |
| Mt. Paran/Northside | 646 | 636 | 10 | 33 | 562 | 14 | 562 | 0 | 0 | 6 |
| Niskey Cove | 40 | 40 | 0 | 9 | 28 | 2 | 28 | 0 | 0 | 1 |
| Niskey Lake | 154 | 148 | 6 | 8 | 86 | 3 | 86 | 0 | 0 | 1 |
| North Buckhead | 4,537 | 4,306 | 231 | 220 | 3,998 | 29 | 3,990 | 1 | 7 | 18 |
| Norwood Manor | 251 | 220 | 31 | 45 | 144 | 36 | 142 | 1 | 1 | 7 |
| Oakcliff | 96 | 95 | 1 | 4 | 81 | 6 | 81 | 0 | 0 | 0 |
| Oakland | 20 | 2 | 18 | 1 | 1 | 0 | 1 | 0 | 0 | 0 |
| Oakland City | 1,724 | 1,517 | 207 | 3 | 1,391 | 276 | 1,381 | 3 | 7 | 158 |
| Old Fairburn Village | 29 | 25 | 4 | 16 | 5 | 1 | 5 | 0 | 0 | 0 |
| Old Fourth Ward | 3,769 | 3,353 | 416 | 43 | 3,124 | 57 | 2,995 | 33 | 96 | 45 |
| Old Gordon | 96 | 81 | 15 | 14 | 59 | 32 | 30 | 25 | 4 | 0 |
| Orchard Knob | 358 | 325 | 33 | 71 | 207 | 25 | 207 | 0 | 0 | 7 |
| Ormewood Park | 1,957 | 1,844 | 113 | 20 | 1,762 | 30 | 1,750 | 7 | 5 | 41 |
| P1 | 433 | 404 | 29 | 20 | 254 | 24 | 253 | 0 | 1 | 4 |
| P2 | 235 | 152 | 83 | 17 | 52 | 12 | 51 | 0 | 1 | 3 |
| P3 | 11 | 9 | 2 | 0 | 9 | 0 | 9 | 0 | 0 | 0 |
| P4 | 16 | 11 | 5 | 1 | 7 | 2 | 6 | 0 | 1 | 0 |
| Paces | 919 | 873 | 46 | 10 | 809 | 18 | 808 | 0 | 1 | 2 |



Appendix B: Windshield Survey Data By Neighborhood
Look-up Table Part 1 -3

| Neighborhood Name | Total Parcels | Residential Parcels | Non-Residential Parcels | Unsurveyable Parcels | No. of Structures | Vacant Structures | No. of SF1 Structures (0-2) | No. of MF1 Structures | No. of MF2 Structures | No. Parcels w/ Multiple Code Issues |
|----------------------------------|----------------|---------------------|-------------------------|----------------------|-------------------|-------------------|-----------------------------|-----------------------|-----------------------|-------------------------------------|
| Peachtree Battle Alliance | 538 | 534 | 4 | 1 | 520 | 12 | 520 | 0 | 0 | 2 |
| Peachtree Heights East | 648 | 633 | 15 | 5 | 617 | 9 | 614 | 0 | 3 | 0 |
| Peachtree Heights West | 2,483 | 2,426 | 57 | 49 | 2,358 | 7 | 2,355 | 0 | 3 | 3 |
| Peachtree Hills | 1,091 | 1,025 | 66 | 3 | 1,007 | 10 | 989 | 8 | 10 | 2 |
| Peachtree Park | 645 | 560 | 85 | 5 | 544 | 5 | 542 | 2 | 0 | 0 |
| Penelope Neighbors | 264 | 243 | 21 | 65 | 171 | 22 | 170 | 0 | 1 | 10 |
| Peopletown | 975 | 805 | 170 | 16 | 704 | 90 | 683 | 4 | 17 | 44 |
| Perkerson | 753 | 633 | 120 | 37 | 513 | 12 | 513 | 0 | 0 | 5 |
| Peyton Forest | 372 | 357 | 15 | 20 | 308 | 11 | 308 | 0 | 0 | 7 |
| Piedmont Heights | 599 | 507 | 92 | 45 | 454 | 1 | 444 | 6 | 4 | 0 |
| Pine Hills | 2,691 | 2,605 | 86 | 177 | 2,370 | 17 | 2,368 | 0 | 2 | 20 |
| Pittsburgh | 1,821 | 1,571 | 250 | 11 | 1,354 | 495 | 1,341 | 6 | 7 | 213 |
| Pleasant Hill | 110 | 108 | 2 | 3 | 97 | 6 | 97 | 0 | 0 | 0 |
| Polar Rock | 528 | 490 | 38 | 58 | 364 | 69 | 363 | 1 | 0 | 43 |
| Pomona Park | 121 | 118 | 3 | 5 | 112 | 2 | 108 | 0 | 4 | 0 |
| Poncey-Highland | 884 | 774 | 110 | 111 | 644 | 6 | 610 | 11 | 23 | 2 |
| Princeton Lakes | 745 | 719 | 26 | 67 | 632 | 17 | 632 | 0 | 0 | 4 |
| R1 | 127 | 120 | 7 | 6 | 108 | 15 | 105 | 0 | 3 | 1 |
| Randall Mill | 214 | 205 | 9 | 10 | 191 | 0 | 191 | 0 | 0 | 3 |
| Rebel Valley Forest | 183 | 174 | 9 | 8 | 161 | 51 | 161 | 0 | 0 | 3 |
| Regency Trace | 78 | 78 | 0 | 77 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reynoldstown | 1,349 | 1,185 | 164 | 11 | 1,113 | 40 | 1,103 | 1 | 9 | 35 |
| Ridgecrest Forest | 190 | 187 | 3 | 2 | 178 | 6 | 178 | 0 | 0 | 0 |
| Ridgedale Park | 586 | 578 | 8 | 24 | 541 | 3 | 534 | 2 | 5 | 0 |
| Ridgewood Heights | 419 | 416 | 3 | 52 | 360 | 3 | 360 | 0 | 0 | 2 |
| Riverside | 869 | 809 | 60 | 135 | 539 | 39 | 520 | 19 | 0 | 49 |
| Rockdale | 85 | 30 | 55 | 5 | 21 | 0 | 21 | 0 | 0 | 0 |
| Rosedale Heights | 217 | 208 | 9 | 69 | 99 | 1 | 99 | 0 | 0 | 0 |
| Rue Royal | 51 | 51 | 0 | 15 | 34 | 5 | 34 | 0 | 0 | 1 |
| Sandlewood Estates | 152 | 152 | 0 | 17 | 132 | 9 | 132 | 0 | 0 | 0 |
| Scotts Crossing | 236 | 188 | 48 | 54 | 91 | 17 | 87 | 0 | 4 | 14 |
| Sherwood Forest | 250 | 244 | 6 | 2 | 241 | 4 | 241 | 0 | 0 | 0 |
| South Atlanta | 773 | 642 | 131 | 24 | 515 | 154 | 515 | 0 | 0 | 81 |
| South River Gardens | 1,021 | 945 | 76 | 22 | 678 | 0 | 674 | 0 | 4 | 22 |
| South Tuxedo Park | 456 | 361 | 95 | 7 | 339 | 1 | 338 | 0 | 1 | 3 |
| Southwest | 1,229 | 1,133 | 96 | 0 | 995 | 33 | 989 | 0 | 6 | 103 |
| Springlake | 460 | 457 | 3 | 5 | 435 | 4 | 435 | 0 | 0 | 2 |
| Summerhill | 1,127 | 882 | 245 | 61 | 672 | 37 | 664 | 1 | 7 | 50 |
| Swallow Circle/Baywood | 271 | 264 | 7 | 46 | 168 | 29 | 168 | 0 | 0 | 3 |
| Sweet Auburn | 270 | 109 | 161 | 10 | 80 | 4 | 72 | 1 | 7 | 3 |
| Sylvan Hills | 1,872 | 1,722 | 150 | 63 | 1,524 | 193 | 1,519 | 4 | 1 | 18 |
| Tampa Park | 29 | 29 | 0 | 3 | 26 | 4 | 26 | 0 | 0 | 0 |
| The Villages at Carver | 30 | 5 | 25 | 4 | 1 | 0 | 1 | 0 | 0 | 0 |
| The Villages at Castleberry Hill | 8 | 4 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Villages at East Lake | 18 | 13 | 5 | 2 | 3 | 0 | 3 | 0 | 0 | 0 |
| Thomasville Heights | 577 | 542 | 35 | 63 | 462 | 60 | 462 | 0 | 0 | 13 |
| Tuxedo Park | 432 | 420 | 12 | 192 | 198 | 4 | 198 | 0 | 0 | 1 |
| Underwood Hills | 1,325 | 1,091 | 234 | 34 | 1,024 | 6 | 1,020 | 2 | 2 | 2 |
| Venetian Hills | 1,578 | 1,532 | 46 | 68 | 1,384 | 203 | 1,381 | 2 | 1 | 5 |
| Vine City | 1,315 | 1,040 | 275 | 50 | 718 | 114 | 686 | 13 | 19 | 70 |
| Virginia Highland | 2,966 | 2,796 | 170 | 71 | 2,689 | 23 | 2,560 | 47 | 81 | 11 |
| Washington Park | 699 | 635 | 64 | 23 | 547 | 93 | 537 | 7 | 3 | 46 |
| Wesley Battle | 165 | 165 | 0 | 93 | 68 | 3 | 68 | 0 | 0 | 0 |
| West End | 1,918 | 1,640 | 278 | 10 | 1,489 | 269 | 1,433 | 33 | 23 | 152 |
| West Highlands | 155 | 131 | 24 | 27 | 73 | 5 | 72 | 0 | 1 | 0 |
| West Lake | 457 | 441 | 16 | 42 | 317 | 42 | 314 | 1 | 2 | 16 |
| West Manor | 226 | 223 | 3 | 20 | 193 | 9 | 193 | 0 | 0 | 0 |
| West Paces Ferry/Northside | 474 | 439 | 35 | 65 | 364 | 6 | 364 | 0 | 0 | 4 |
| Westhaven | 297 | 266 | 31 | 147 | 107 | 2 | 107 | 0 | 0 | 0 |
| Westminster/Milmar | 158 | 153 | 5 | 110 | 35 | 1 | 35 | 0 | 0 | 0 |
| Westover Plantation | 13 | 13 | 0 | 0 | 13 | 0 | 13 | 0 | 0 | 0 |
| Westview | 1,404 | 1,317 | 87 | 106 | 1,125 | 136 | 1,112 | 8 | 5 | 154 |
| Westwood Terrace | 424 | 422 | 2 | 7 | 350 | 18 | 350 | 0 | 0 | 23 |
| Whitewater Creek | 139 | 135 | 4 | 6 | 118 | 2 | 118 | 0 | 0 | 0 |
| Whittier Mill Village | 445 | 426 | 19 | 88 | 230 | 3 | 230 | 0 | 0 | 4 |
| Wildwood (NPU-C) | 333 | 300 | 33 | 0 | 297 | 5 | 296 | 0 | 1 | 0 |
| Wildwood (NPU-H) | 233 | 229 | 4 | 26 | 187 | 11 | 185 | 0 | 2 | 6 |
| Wildwood Forest | 156 | 155 | 1 | 7 | 142 | 5 | 142 | 0 | 0 | 1 |
| Wilson Mill Meadows | 433 | 426 | 7 | 9 | 385 | 20 | 385 | 0 | 0 | 3 |
| Wisteria Gardens | 202 | 198 | 4 | 7 | 187 | 15 | 187 | 0 | 0 | 0 |
| Woodfield | 59 | 53 | 6 | 1 | 52 | 2 | 52 | 0 | 0 | 0 |
| Woodland Hills | 231 | 212 | 19 | 36 | 165 | 3 | 163 | 2 | 0 | 3 |
| Wyngate | 148 | 145 | 3 | 4 | 139 | 2 | 139 | 0 | 0 | 0 |
| X1 | 7 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | 160,207 | 143,888 | 16,319 | 9,202 | 125,022 | 7,974 | 123,327 | 714 | 981 | 3,788 |



Appendix B: Windshield Survey Data By Neighborhood
Look-up Table Part 2 -1

| Neighborhood Name | No. of Good Structures | No. of Fair Structures | No. of Poor Structures | No. of Deteriorated Structures | No. of Not Visible Structures | No. of Vacant Lots | Lot Condition (Good) | Lot Condition (Fair) | Lot Condition (Poor) | No. of Lots (Not Visible) | Parcels w/ Sidewalks |
|---------------------------|------------------------|------------------------|------------------------|--------------------------------|-------------------------------|--------------------|----------------------|----------------------|----------------------|---------------------------|----------------------|
| A1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Adair Park | 415 | 29 | 2 | 1 | 0 | 47 | 8 | 34 | 5 | 0 | 446 |
| Adams Park | 435 | 136 | 8 | 1 | 3 | 62 | 0 | 51 | 11 | 0 | 32 |
| Adamsville | 393 | 142 | 13 | 5 | 9 | 68 | 1 | 60 | 4 | 3 | 140 |
| Almond Park | 146 | 82 | 22 | 6 | 36 | 170 | 16 | 114 | 20 | 20 | 93 |
| Amal Heights | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Ansel Park | 793 | 7 | 1 | 0 | 26 | 18 | 9 | 7 | 2 | 0 | 760 |
| Arden/Habersham | 106 | 0 | 0 | 0 | 6 | 7 | 0 | 5 | 0 | 2 | 24 |
| Ardmore | 44 | 99 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 99 |
| Argonne Forest | 203 | 6 | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 1 | 28 |
| Arlington Estates | 354 | 17 | 1 | 0 | 0 | 11 | 0 | 10 | 0 | 1 | 4 |
| Ashley Courts | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Ashview Heights | 51 | 417 | 39 | 15 | 1 | 65 | 4 | 53 | 7 | 1 | 442 |
| Atkins Park | 149 | 20 | 0 | 1 | 2 | 3 | 0 | 3 | 0 | 0 | 172 |
| Atlanta Industrial Park | 11 | 2 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| Atlanta University Center | 29 | 101 | 22 | 0 | 0 | 74 | 5 | 47 | 20 | 2 | 205 |
| Atlantic Station | 754 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 754 |
| Audobon Forest | 169 | 2 | 0 | 1 | 16 | 30 | 0 | 28 | 0 | 2 | 8 |
| Audobon Forest West | 105 | 1 | 0 | 0 | 0 | 41 | 0 | 32 | 5 | 4 | 37 |
| Baker Hills | 316 | 48 | 3 | 1 | 1 | 13 | 0 | 13 | 0 | 0 | 22 |
| Bakers Ferry | 45 | 18 | 0 | 0 | 0 | 38 | 0 | 38 | 0 | 0 | 3 |
| Bankhead | 253 | 239 | 37 | 34 | 0 | 122 | 3 | 83 | 33 | 3 | 343 |
| Bankhead Courts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bankhead/Bolton | 28 | 4 | 48 | 35 | 0 | 6 | 2 | 1 | 1 | 2 | 117 |
| Beecher Hills | 184 | 18 | 1 | 0 | 4 | 25 | 0 | 25 | 0 | 0 | 2 |
| Ben Hill | 314 | 6 | 3 | 0 | 5 | 138 | 36 | 99 | 1 | 2 | 283 |
| Ben Hill Acres | 64 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 1 | 0 | 6 |
| Ben Hill Forest | 37 | 0 | 0 | 0 | 6 | 5 | 0 | 5 | 0 | 0 | 0 |
| Ben Hill Pines | 62 | 3 | 0 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 10 |
| Ben Hill Terrace | 78 | 49 | 1 | 0 | 1 | 20 | 1 | 17 | 2 | 0 | 1 |
| Benteen Park | 151 | 106 | 0 | 0 | 0 | 25 | 2 | 18 | 0 | 5 | 179 |
| Berkeley Park | 207 | 15 | 0 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 68 |
| Betmar LaVilla | 221 | 16 | 0 | 1 | 0 | 46 | 1 | 45 | 0 | 0 | 200 |
| Blair Villa/Poole Creek | 66 | 35 | 0 | 0 | 0 | 17 | 0 | 16 | 0 | 1 | 8 |
| Blandtown | 288 | 1 | 0 | 0 | 0 | 21 | 1 | 19 | 1 | 0 | 249 |
| Bolton | 749 | 27 | 1 | 2 | 86 | 18 | 2 | 4 | 10 | 2 | 593 |
| Bolton Hills | 60 | 37 | 2 | 1 | 0 | 18 | 1 | 17 | 0 | 0 | 16 |
| Boulder Park | 81 | 10 | 2 | 0 | 2 | 35 | 0 | 33 | 2 | 0 | 25 |
| Boulevard Heights | 269 | 17 | 1 | 0 | 1 | 27 | 0 | 26 | 0 | 1 | 110 |
| Brandon | 324 | 7 | 1 | 1 | 5 | 31 | 3 | 22 | 1 | 5 | 86 |
| Brentwood | 54 | 3 | 0 | 0 | 1 | 4 | 0 | 4 | 0 | 0 | 0 |
| Briar Glen | 132 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 58 |
| Brookhaven | 499 | 232 | 7 | 0 | 1 | 46 | 2 | 44 | 0 | 0 | 146 |
| Brookview Heights | 3 | 1 | 0 | 0 | 0 | 20 | 0 | 8 | 0 | 12 | 12 |
| Brookwood | 257 | 0 | 0 | 0 | 0 | 5 | 2 | 3 | 0 | 0 | 242 |
| Brookwood Hills | 398 | 0 | 0 | 0 | 0 | 9 | 0 | 9 | 0 | 0 | 383 |
| Browns Mill Park | 396 | 183 | 11 | 3 | 5 | 180 | 118 | 30 | 29 | 3 | 135 |
| Buckhead Forest | 591 | 135 | 0 | 0 | 0 | 7 | 5 | 2 | 0 | 0 | 488 |
| Buckhead Heights | 500 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 482 |
| Buckhead Village | 744 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 575 |
| Bush Mountain | 68 | 38 | 5 | 0 | 2 | 47 | 0 | 37 | 10 | 0 | 7 |
| Butner/Tell | 33 | 30 | 4 | 0 | 0 | 27 | 0 | 23 | 2 | 2 | 3 |
| C1 | 256 | 1 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 1 | 119 |
| C2 | 143 | 1 | 0 | 0 | 0 | 10 | 0 | 10 | 0 | 0 | 120 |
| C3 | 20 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Cabbagetown | 586 | 51 | 4 | 1 | 0 | 35 | 5 | 29 | 0 | 1 | 623 |
| Campbellton Road | 310 | 84 | 30 | 35 | 3 | 19 | 1 | 17 | 1 | 0 | 254 |
| Candler Park | 833 | 312 | 4 | 0 | 7 | 28 | 6 | 5 | 7 | 10 | 1,113 |
| Capitol Gateway | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Capitol View | 666 | 156 | 5 | 0 | 1 | 21 | 1 | 15 | 5 | 0 | 702 |
| Capitol View Manor | 229 | 54 | 0 | 0 | 2 | 11 | 0 | 10 | 1 | 0 | 194 |
| Carey Park | 98 | 114 | 38 | 0 | 0 | 264 | 25 | 181 | 11 | 47 | 37 |
| Carroll Heights | 390 | 29 | 8 | 94 | 15 | 32 | 14 | 18 | 0 | 0 | 41 |
| Carver Hills | 146 | 142 | 25 | 1 | 0 | 20 | 1 | 15 | 3 | 1 | 2 |
| Cascade Avenue/Road | 672 | 264 | 35 | 6 | 3 | 70 | 1 | 66 | 3 | 0 | 319 |
| Cascade Green | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cascade Heights | 422 | 29 | 2 | 2 | 12 | 28 | 0 | 21 | 3 | 4 | 147 |
| Castleberry Hill | 599 | 15 | 0 | 0 | 0 | 11 | 9 | 1 | 0 | 1 | 623 |
| Castlewood | 219 | 13 | 0 | 0 | 3 | 4 | 0 | 1 | 0 | 3 | 18 |
| Center Hill | 641 | 182 | 59 | 149 | 1 | 109 | 10 | 73 | 12 | 14 | 73 |
| Chalet Woods | 101 | 1 | 0 | 0 | 1 | 17 | 2 | 9 | 0 | 6 | 7 |
| Channing Valley | 121 | 5 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 37 |
| Chastain Park | 589 | 217 | 1 | 0 | 10 | 14 | 0 | 5 | 1 | 8 | 184 |
| Chattahoochee | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chosewood Park | 266 | 52 | 9 | 1 | 3 | 34 | 3 | 28 | 1 | 2 | 251 |
| Collier Heights | 1,733 | 73 | 7 | 17 | 16 | 164 | 2 | 148 | 2 | 12 | 73 |
| Collier Hills | 268 | 5 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 2 | 39 |
| Collier Hills North | 116 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| Colonial Homes | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Cross Creek | 144 | 819 | 0 | 0 | 0 | 3 | 0 | 2 | 0 | 1 | 36 |
| Custer/McDonough/Guice | 218 | 70 | 12 | 7 | 4 | 96 | 1 | 74 | 10 | 11 | 85 |
| D1 | 104 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 102 |
| Deerwood | 217 | 8 | 1 | 0 | 0 | 8 | 1 | 7 | 0 | 0 | 1 |
| Dixie Hills | 502 | 116 | 25 | 24 | 18 | 106 | 10 | 81 | 6 | 9 | 196 |
| Downtown | 2,211 | 242 | 1 | 0 | 24 | 5 | 0 | 4 | 0 | 1 | 2,425 |
| Druid Hills | 144 | 33 | 1 | 0 | 12 | 4 | 2 | 1 | 1 | 0 | 176 |
| E1 | 1,030 | 87 | 0 | 0 | 0 | 5 | 1 | 4 | 0 | 0 | 864 |
| E2 | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 142 |



Appendix B: Windshield Survey Data By Neighborhood
Look-up Table Part 2 - 2

| Neighborhood Name | No. of Good Structures | No. of Fair Structures | No. of Poor Structures | No. of Deteriorated Structures | No. of Not Visible Structures | No. of Vacant Lots | Lot Condition (Good) | Lot Condition (Fair) | Lot Condition (Poor) | No. of Lots (Not Visible) | Parcels w/ Sidewalks |
|-----------------------------|------------------------|------------------------|------------------------|--------------------------------|-------------------------------|--------------------|----------------------|----------------------|----------------------|---------------------------|----------------------|
| East Ardley Road | 107 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| East Atlanta | 2,206 | 134 | 21 | 2 | 12 | 83 | 26 | 11 | 38 | 8 | 1,289 |
| East Chastain Park | 564 | 324 | 1 | 0 | 0 | 19 | 12 | 0 | 4 | 3 | 495 |
| East Lake | 1,060 | 201 | 16 | 2 | 12 | 86 | 50 | 11 | 13 | 12 | 640 |
| Edgewood | 860 | 274 | 39 | 4 | 6 | 104 | 23 | 30 | 35 | 16 | 1,057 |
| Elmco Estates | 115 | 13 | 0 | 0 | 1 | 23 | 0 | 17 | 5 | 1 | 0 |
| Englewood Manor | 6 | 0 | 1 | 0 | 1 | 2 | 0 | 1 | 0 | 1 | 5 |
| English Avenue | 179 | 348 | 220 | 89 | 2 | 300 | 55 | 105 | 110 | 30 | 784 |
| English Park | 63 | 19 | 10 | 3 | 0 | 25 | 5 | 9 | 6 | 5 | 44 |
| Fairburn | 78 | 36 | 5 | 5 | 4 | 69 | 1 | 65 | 1 | 2 | 3 |
| Fairburn Heights | 319 | 89 | 15 | 1 | 1 | 12 | 0 | 9 | 0 | 3 | 43 |
| Fairburn Mays | 42 | 16 | 0 | 0 | 4 | 16 | 0 | 14 | 0 | 2 | 20 |
| Fairburn Road/Wisteria Lane | 30 | 12 | 0 | 0 | 0 | 13 | 0 | 13 | 0 | 0 | 0 |
| Fairburn Tell | 21 | 2 | 1 | 0 | 3 | 18 | 0 | 18 | 0 | 0 | 13 |
| Fairway Acres | 153 | 5 | 0 | 0 | 2 | 8 | 0 | 8 | 0 | 0 | 0 |
| Fernleaf | 49 | 2 | 0 | 0 | 0 | 5 | 1 | 4 | 0 | 0 | 0 |
| Florida Heights | 165 | 214 | 21 | 11 | 3 | 59 | 2 | 43 | 1 | 13 | 120 |
| Fort McPherson | 3 | 1 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 4 |
| Fort Valley | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 |
| Garden Hills | 1,423 | 103 | 5 | 0 | 0 | 16 | 0 | 7 | 9 | 0 | 854 |
| Georgia Tech | 9 | 0 | 0 | 0 | 1 | 8 | 0 | 8 | 0 | 0 | 11 |
| Glenrose Heights | 450 | 235 | 48 | 23 | 0 | 70 | 1 | 36 | 27 | 6 | 155 |
| Grant Park | 2,375 | 204 | 27 | 2 | 11 | 145 | 12 | 120 | 7 | 6 | 2,499 |
| Green Acres Valley | 85 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 9 |
| Green Forest Acres | 122 | 4 | 0 | 1 | 1 | 3 | 0 | 3 | 0 | 0 | 8 |
| Greenbriar | 482 | 116 | 1 | 59 | 6 | 57 | 1 | 21 | 34 | 1 | 137 |
| Greenbriar Village | 84 | 29 | 0 | 0 | 0 | 2 | 0 | 1 | 1 | 0 | 86 |
| Grove Park | 1,098 | 610 | 152 | 163 | 6 | 328 | 17 | 209 | 59 | 43 | 439 |
| Hammond Park | 252 | 136 | 9 | 0 | 2 | 44 | 0 | 28 | 6 | 10 | 94 |
| Hanover West | 49 | 6 | 1 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 9 |
| Harland Terrace | 190 | 20 | 0 | 0 | 3 | 35 | 0 | 18 | 14 | 3 | 160 |
| Harris Chiles | 6 | 3 | 0 | 0 | 0 | 8 | 1 | 7 | 0 | 0 | 10 |
| Harvel Homes Community | 1 | 21 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Heritage Valley | 361 | 3 | 0 | 2 | 0 | 13 | 0 | 13 | 0 | 0 | 1 |
| High Point | 91 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 90 |
| Hills Park | 368 | 54 | 7 | 0 | 1 | 119 | 28 | 82 | 6 | 3 | 239 |
| Home Park | 629 | 190 | 45 | 4 | 9 | 28 | 2 | 20 | 3 | 3 | 772 |
| Horseshoe Community | 29 | 0 | 0 | 1 | 0 | 4 | 0 | 3 | 0 | 1 | 1 |
| Hunter Hills | 772 | 111 | 18 | 8 | 9 | 137 | 4 | 94 | 23 | 16 | 261 |
| Huntington | 38 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| I1 | 520 | 48 | 5 | 1 | 14 | 85 | 5 | 77 | 0 | 3 | 109 |
| I2 | 16 | 24 | 0 | 2 | 0 | 3 | 0 | 1 | 1 | 1 | 41 |
| Inman Park | 925 | 356 | 7 | 0 | 5 | 54 | 6 | 36 | 5 | 7 | 1,301 |
| Ivan Hill | 54 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 13 |
| J1 | 7 | 1 | 0 | 0 | 0 | 7 | 2 | 4 | 0 | 1 | 1 |
| Joyland | 140 | 82 | 11 | 3 | 3 | 22 | 6 | 12 | 3 | 1 | 38 |
| Just Us | 11 | 46 | 0 | 0 | 1 | 2 | 0 | 2 | 0 | 0 | 7 |
| Kings Forest | 330 | 10 | 0 | 1 | 5 | 29 | 1 | 25 | 3 | 0 | 57 |
| Kingswood | 166 | 2 | 0 | 0 | 25 | 15 | 7 | 6 | 0 | 2 | 4 |
| Kirkwood | 2,083 | 205 | 37 | 20 | 15 | 79 | 27 | 7 | 35 | 10 | 1,750 |
| Knight Park/Howell Station | 256 | 8 | 1 | 3 | 1 | 72 | 3 | 66 | 3 | 0 | 85 |
| Lake Claire | 663 | 260 | 8 | 0 | 3 | 17 | 1 | 3 | 6 | 7 | 807 |
| Lake Estates | 46 | 0 | 0 | 0 | 1 | 4 | 1 | 3 | 0 | 0 | 0 |
| Lakewood | 159 | 240 | 33 | 1 | 4 | 50 | 0 | 46 | 2 | 2 | 36 |
| Lakewood Heights | 327 | 221 | 114 | 21 | 3 | 132 | 11 | 82 | 24 | 15 | 227 |
| Laurens Valley | 121 | 3 | 1 | 0 | 0 | 10 | 0 | 4 | 6 | 0 | 6 |
| Leila Valley | 70 | 102 | 14 | 0 | 0 | 18 | 5 | 8 | 5 | 0 | 4 |
| Lenox | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Lincoln Homes | 217 | 86 | 9 | 2 | 0 | 11 | 0 | 8 | 1 | 2 | 48 |
| Lindbergh/Morosgo | 182 | 246 | 0 | 0 | 82 | 2 | 0 | 2 | 0 | 0 | 262 |
| Lindridge/Martin Manor | 327 | 115 | 1 | 0 | 0 | 22 | 2 | 19 | 0 | 1 | 78 |
| Loring Heights | 757 | 6 | 0 | 0 | 10 | 8 | 0 | 7 | 1 | 0 | 506 |
| Magnum Manor | 163 | 5 | 0 | 0 | 1 | 2 | 0 | 1 | 0 | 1 | 19 |
| Margaret Mitchell | 381 | 99 | 1 | 0 | 23 | 15 | 1 | 10 | 2 | 2 | 216 |
| Marietta Street Artery | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Mays | 66 | 0 | 0 | 0 | 0 | 14 | 0 | 14 | 0 | 0 | 2 |
| Meadowbrook Forest | 73 | 0 | 0 | 1 | 0 | 2 | 0 | 2 | 0 | 0 | 1 |
| Mechanicsville | 585 | 117 | 22 | 8 | 0 | 199 | 53 | 105 | 34 | 7 | 789 |
| Mellwood | 27 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Memorial Park | 123 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Midtown | 8,302 | 532 | 39 | 1 | 18 | 30 | 19 | 6 | 3 | 2 | 8,366 |
| Midwest Cascade | 505 | 8 | 0 | 0 | 2 | 49 | 10 | 37 | 2 | 0 | 38 |
| Monroe Heights | 85 | 47 | 13 | 2 | 1 | 11 | 2 | 8 | 0 | 1 | 58 |
| Morningside/Lenox Park | 1,764 | 1,329 | 16 | 1 | 13 | 85 | 17 | 44 | 23 | 1 | 2,486 |
| Mozley Park | 471 | 219 | 12 | 3 | 8 | 51 | 0 | 50 | 0 | 1 | 390 |
| Mt. Gilead Woods | 68 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| Mt. Paran Parkway | 88 | 0 | 1 | 0 | 5 | 4 | 0 | 2 | 1 | 1 | 0 |
| Mt. Paran/Northside | 476 | 13 | 5 | 0 | 68 | 41 | 1 | 15 | 2 | 23 | 68 |
| Niskey Cove | 26 | 2 | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 2 |
| Niskey Lake | 76 | 8 | 0 | 0 | 2 | 54 | 0 | 53 | 0 | 1 | 2 |
| North Buckhead | 3,842 | 114 | 1 | 1 | 40 | 88 | 1 | 73 | 8 | 6 | 2,549 |
| Norwood Manor | 58 | 76 | 10 | 0 | 0 | 31 | 2 | 19 | 10 | 0 | 39 |
| Oakcliff | 74 | 3 | 1 | 0 | 3 | 10 | 0 | 8 | 2 | 0 | 20 |
| Oakland | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Oakland City | 909 | 290 | 57 | 135 | 0 | 123 | 1 | 105 | 17 | 0 | 714 |
| Old Fairburn Village | 4 | 1 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 3 |

Appendix B: Windshield Survey Data By Neighborhood
Look-up Table Part 2 - 3

| | | | | | | | | | | | |
|----------------------------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|---------------|
| Old Fourth Ward | 2,676 | 425 | 9 | 6 | 8 | 186 | 63 | 52 | 20 | 51 | 2,762 |
| Old Gordon | 48 | 10 | 0 | 0 | 1 | 8 | 0 | 7 | 0 | 1 | 41 |
| Orchard Knob | 118 | 78 | 7 | 1 | 3 | 47 | 2 | 27 | 18 | 0 | 39 |
| Ormewood Park | 1,656 | 71 | 14 | 4 | 17 | 62 | 13 | 46 | 3 | 0 | 1,380 |
| P1 | 200 | 45 | 3 | 2 | 4 | 130 | 2 | 98 | 30 | 0 | 86 |
| P2 | 34 | 12 | 3 | 0 | 3 | 83 | 0 | 80 | 2 | 1 | 3 |
| P3 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| P4 | 6 | 0 | 1 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 |
| Paces | 684 | 53 | 1 | 0 | 71 | 54 | 3 | 18 | 7 | 26 | 88 |
| Peachtree Battle Alliance | 509 | 6 | 1 | 0 | 4 | 13 | 2 | 8 | 0 | 3 | 258 |
| Peachtree Heights East | 211 | 401 | 4 | 0 | 1 | 11 | 1 | 10 | 0 | 0 | 355 |
| Peachtree Heights West | 1,483 | 870 | 0 | 0 | 5 | 19 | 0 | 19 | 0 | 0 | 1,837 |
| Peachtree Hills | 667 | 331 | 5 | 1 | 3 | 15 | 1 | 11 | 3 | 0 | 470 |
| Peachtree Park | 482 | 58 | 4 | 0 | 0 | 11 | 0 | 9 | 2 | 0 | 129 |
| Penelope Neighbors | 107 | 50 | 8 | 5 | 1 | 7 | 1 | 5 | 1 | 0 | 2 |
| Peopletown | 458 | 191 | 43 | 11 | 1 | 85 | 3 | 43 | 29 | 10 | 541 |
| Perkerson | 372 | 134 | 5 | 2 | 0 | 83 | 5 | 75 | 2 | 1 | 46 |
| Peyton Forest | 295 | 3 | 0 | 0 | 10 | 29 | 0 | 26 | 0 | 3 | 97 |
| Piedmont Heights | 413 | 21 | 7 | 0 | 13 | 8 | 4 | 3 | 1 | 0 | 249 |
| Pine Hills | 2,335 | 9 | 0 | 0 | 26 | 58 | 2 | 54 | 0 | 2 | 1,780 |
| Pittsburgh | 586 | 528 | 162 | 71 | 7 | 206 | 80 | 29 | 87 | 10 | 1,129 |
| Pleasant Hill | 59 | 25 | 1 | 0 | 12 | 8 | 0 | 8 | 0 | 0 | 3 |
| Polar Rock | 121 | 194 | 33 | 15 | 1 | 68 | 1 | 53 | 6 | 8 | 3 |
| Pomona Park | 111 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 6 |
| Poncey-Highland | 562 | 75 | 6 | 1 | 0 | 19 | 1 | 16 | 1 | 1 | 641 |
| Princeton Lakes | 612 | 18 | 2 | 0 | 0 | 20 | 11 | 8 | 0 | 1 | 638 |
| R1 | 93 | 13 | 0 | 1 | 1 | 6 | 0 | 5 | 1 | 0 | 3 |
| Randall Mill | 168 | 1 | 0 | 0 | 22 | 4 | 0 | 2 | 0 | 2 | 93 |
| Rebel Valley Forest | 44 | 94 | 19 | 3 | 1 | 5 | 3 | 0 | 2 | 0 | 1 |
| Regency Trace | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Reynoldstown | 950 | 123 | 19 | 0 | 21 | 61 | 10 | 19 | 17 | 15 | 1,033 |
| Ridgecrest Forest | 177 | 1 | 0 | 0 | 0 | 7 | 1 | 6 | 0 | 0 | 0 |
| Ridgedale Park | 525 | 14 | 1 | 0 | 1 | 13 | 1 | 12 | 0 | 0 | 305 |
| Ridgewood Heights | 352 | 7 | 1 | 0 | 0 | 4 | 0 | 3 | 0 | 1 | 5 |
| Riverside | 345 | 145 | 41 | 6 | 2 | 135 | 11 | 83 | 12 | 29 | 101 |
| Rockdale | 21 | 0 | 0 | 0 | 0 | 4 | 0 | 2 | 0 | 2 | 8 |
| Rosedale Heights | 63 | 30 | 1 | 1 | 4 | 40 | 0 | 40 | 0 | 0 | 0 |
| Rue Royal | 29 | 5 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 2 |
| Sandlewood Estates | 122 | 10 | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 47 |
| Scotts Crossing | 51 | 18 | 20 | 2 | 0 | 43 | 1 | 37 | 0 | 5 | 18 |
| Sherwood Forest | 237 | 4 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 50 |
| South Atlanta | 218 | 205 | 68 | 13 | 11 | 103 | 3 | 51 | 17 | 32 | 342 |
| South River Gardens | 566 | 93 | 7 | 3 | 9 | 245 | 13 | 166 | 27 | 39 | 111 |
| South Tuxedo Park | 301 | 35 | 0 | 1 | 2 | 15 | 0 | 14 | 0 | 1 | 107 |
| Southwest | 835 | 42 | 2 | 104 | 12 | 138 | 7 | 90 | 26 | 15 | 524 |
| Springlake | 419 | 16 | 0 | 0 | 0 | 17 | 0 | 13 | 2 | 2 | 209 |
| Summerhill | 587 | 58 | 20 | 5 | 2 | 149 | 25 | 77 | 34 | 13 | 693 |
| Swallow Circle/Baywood | 83 | 82 | 3 | 0 | 0 | 50 | 0 | 47 | 1 | 2 | 1 |
| Sweet Auburn | 80 | 0 | 0 | 0 | 0 | 19 | 10 | 4 | 3 | 2 | 98 |
| Sylvan Hills | 881 | 589 | 45 | 5 | 4 | 135 | 11 | 95 | 28 | 1 | 767 |
| Tampa Park | 25 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Villages at Carver | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| The Villages at Castleberry Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Villages at East Lake | 3 | 0 | 0 | 0 | 0 | 8 | 7 | 1 | 0 | 0 | 5 |
| Thomasville Heights | 270 | 165 | 24 | 3 | 0 | 17 | 1 | 13 | 3 | 0 | 185 |
| Tuxedo Park | 143 | 48 | 0 | 0 | 7 | 30 | 0 | 26 | 1 | 3 | 22 |
| Underwood Hills | 942 | 81 | 1 | 0 | 0 | 33 | 3 | 28 | 1 | 1 | 408 |
| Venetian Hills | 840 | 481 | 49 | 6 | 8 | 80 | 1 | 72 | 7 | 0 | 202 |
| Vine City | 387 | 244 | 63 | 21 | 3 | 272 | 59 | 72 | 55 | 86 | 738 |
| Virginia Highland | 2,090 | 569 | 18 | 2 | 10 | 36 | 10 | 24 | 2 | 0 | 2,598 |
| Washington Park | 326 | 175 | 29 | 13 | 4 | 65 | 7 | 38 | 5 | 15 | 509 |
| Wesley Battle | 53 | 14 | 0 | 0 | 1 | 4 | 0 | 3 | 0 | 1 | 1 |
| West End | 804 | 594 | 88 | 3 | 0 | 141 | 81 | 34 | 24 | 2 | 1,444 |
| West Highlands | 69 | 2 | 1 | 1 | 0 | 31 | 0 | 28 | 0 | 3 | 24 |
| West Lake | 232 | 62 | 3 | 3 | 17 | 82 | 3 | 59 | 3 | 17 | 71 |
| West Manor | 190 | 2 | 0 | 0 | 1 | 10 | 0 | 10 | 0 | 0 | 29 |
| West Paces Ferry/Northside | 334 | 7 | 3 | 0 | 20 | 10 | 2 | 5 | 1 | 2 | 130 |
| Westhaven | 96 | 11 | 0 | 0 | 0 | 12 | 0 | 10 | 1 | 1 | 2 |
| Westminster/Milmar | 33 | 2 | 0 | 0 | 0 | 8 | 1 | 7 | 0 | 0 | 1 |
| Westover Plantation | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Westview | 691 | 376 | 53 | 5 | 0 | 86 | 0 | 70 | 7 | 9 | 809 |
| Westwood Terrace | 230 | 116 | 4 | 0 | 0 | 65 | 0 | 64 | 1 | 0 | 26 |
| Whitewater Creek | 99 | 15 | 0 | 0 | 4 | 11 | 0 | 10 | 0 | 1 | 0 |
| Whittier Mill Village | 207 | 21 | 1 | 0 | 1 | 108 | 25 | 82 | 0 | 1 | 73 |
| Wildwood (NPU-C) | 285 | 12 | 0 | 0 | 0 | 3 | 1 | 2 | 0 | 0 | 16 |
| Wildwood (NPU-H) | 181 | 1 | 0 | 1 | 4 | 16 | 0 | 16 | 0 | 0 | 80 |
| Wildwood Forest | 139 | 2 | 1 | 0 | 0 | 6 | 0 | 5 | 0 | 1 | 6 |
| Wilson Mill Meadows | 366 | 16 | 0 | 0 | 3 | 32 | 0 | 28 | 1 | 3 | 118 |
| Wisteria Gardens | 46 | 139 | 2 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 9 |
| Woodfield | 49 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Woodland Hills | 139 | 25 | 1 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 102 |
| Wyngate | 131 | 2 | 0 | 0 | 6 | 2 | 0 | 0 | 0 | 2 | 11 |
| X1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | 97,623 | 22,362 | 2,498 | 1,352 | 1,187 | 9,664 | 1,237 | 6,175 | 1,329 | 923 | 73,450 |



Appendix C: Raw Data and Scores
Quality of Life 1

| Neighborhood Name | Crime Incidences | Initial Score | Weighted Score | Average Commute | Initial Score2 | Weighted Score3 | Housing Costs | Initial Score4 | Weighted Score5 | Community Commerce | Initial Score6 | Weighted Score7 | Community Identity | Initial Score8 | Weighted Score9 |
|---------------------------|------------------|---------------|----------------|-----------------|----------------|-----------------|---------------|----------------|-----------------|--------------------|----------------|-----------------|--------------------|----------------|-----------------|
| Adair Park | 661 | -1 | -1.37 | 70% | -4 | -3.41 | \$ 1,348 | 3 | 2.93 | 7.7 | -4 | -3.41 | | 3 | 2.74 |
| Adams Park | 515 | -1 | -1.37 | 40% | -1 | -0.85 | \$ 1,220 | 4 | 3.91 | 13.0 | -3 | -2.56 | 1 | 1 | 0.91 |
| Adamsville | 496 | -1 | -1.37 | 44% | -1 | -0.85 | \$ 860 | 5 | 4.88 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Almond Park | 323 | -1 | -1.37 | 49% | -2 | -1.70 | \$ 808 | 5 | 4.88 | 1.6 | -5 | -4.26 | -1 | -4 | -3.66 |
| Amal Heights | 181 | 3 | 4.11 | 47% | -2 | -1.70 | \$ 1,372 | 3 | 2.93 | 0.2 | -5 | -4.26 | 1 | 1 | 0.91 |
| Ansley Park | 240 | 2 | 2.74 | 19% | 4 | 3.41 | \$ 4,000 | -5 | -4.88 | 0.9 | -5 | -4.26 | 2 | 2 | 1.83 |
| Arden/Habersham | 17 | 5 | 6.86 | 15% | 5 | 4.26 | \$ 4,000 | -5 | -4.88 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Ardmore | 163 | 3 | 4.11 | 22% | 4 | 3.41 | \$ 1,863 | -1 | -0.98 | 0.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Argonne Forest | 21 | 5 | 6.86 | 17% | 5 | 4.26 | \$ 3,552 | -4 | -3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Arlington Estates | 132 | 3 | 4.11 | 39% | -1 | -0.85 | \$ 1,991 | -1 | -0.98 | 0.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| Ashley Courts | 151 | 3 | 4.11 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Ashview Heights | 714 | -1 | -1.37 | 48% | -2 | -1.70 | \$ 1,084 | 4 | 3.91 | 2.7 | -5 | -4.26 | -1 | -4 | -3.66 |
| Atkins Park | 49 | 5 | 6.86 | 24% | 3 | 2.56 | \$ 2,541 | -2 | -1.95 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| Atlanta University Center | 562 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 982 | 5 | 4.88 | 8.5 | -4 | -3.41 | 4 | 5 | 4.57 |
| Atlantic Station | 959 | -1 | -1.37 | 18% | 5 | 4.26 | \$ 2,673 | -2 | -1.95 | 140.3 | 1 | 0.85 | 4 | 5 | 4.57 |
| Audobon Forest | 76 | 4 | 5.49 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.8 | -5 | -4.26 | 1 | 1 | 0.91 |
| Audobon Forest West | 30 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 1.5 | -5 | -4.26 | 1 | 1 | 0.91 |
| Baker Hills | 132 | 3 | 4.11 | 46% | -1 | -0.85 | \$ 1,462 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Bakers Ferry | 28 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,200 | 4 | 3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Bankhead | 970 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 898 | 5 | 4.88 | 8.9 | -4 | -3.41 | -1 | -4 | -3.66 |
| Bankhead Courts | 138 | 3 | 4.11 | 48% | -2 | -1.70 | \$ 1,060 | 4 | 3.91 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Bankhead/Bolton | 21 | 5 | 6.86 | 48% | -2 | -1.70 | \$ 1,060 | 4 | 3.91 | 0.7 | -5 | -4.26 | -1 | -4 | -3.66 |
| Beecher Hills | 133 | 3 | 4.11 | 36% | 1 | 0.85 | \$ 1,244 | 3 | 2.93 | 0.2 | -5 | -4.26 | 1 | 1 | 0.91 |
| Ben Hill | 260 | 1 | 1.37 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 25.1 | 1 | 0.85 | -1 | -4 | -3.66 |
| Ben Hill Acres | 72 | 4 | 5.49 | 36% | 1 | 0.85 | \$ 1,667 | 1 | 0.98 | 2.2 | -5 | -4.26 | -1 | -4 | -3.66 |
| Ben Hill Forest | 30 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Ben Hill Pines | 52 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Ben Hill Terrace | 150 | 3 | 4.11 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.1 | -5 | -4.26 | 3 | 3 | 2.74 |
| Benteen Park | 222 | 2 | 2.74 | 33% | 1 | 0.85 | \$ 1,815 | 1 | 0.98 | 1.1 | -5 | -4.26 | 2 | 2 | 1.83 |
| Berkeley Park | 1,514 | -1 | -1.37 | 17% | 5 | 4.26 | \$ 1,938 | -1 | -0.98 | 97.3 | 1 | 0.85 | 3 | 3 | 2.74 |
| Betmar LaVilla | 141 | 3 | 4.11 | 47% | -2 | -1.70 | \$ 1,372 | 3 | 2.93 | 0.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Blair Villa/Poole Creek | 246 | 2 | 2.74 | 51% | -2 | -1.70 | \$ 1,181 | 4 | 3.91 | 18.5 | -2 | -1.70 | 0 | -2 | -1.83 |
| Blandtown | 397 | -1 | -1.37 | 17% | 5 | 4.26 | \$ 1,938 | -1 | -0.98 | 66.9 | 1 | 0.85 | 1 | 1 | 0.91 |
| Bolton | 395 | -1 | -1.37 | 39% | -1 | -0.85 | \$ 2,102 | -1 | -0.98 | 20.0 | -1 | -0.85 | 1 | 1 | 0.91 |
| Bolton Hills | 49 | 5 | 6.86 | 47% | -2 | -1.70 | \$ 1,366 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Boulder Park | 23 | 5 | 6.86 | 46% | -1 | -0.85 | \$ 1,462 | 2 | 1.95 | 0.1 | -5 | -4.26 | 1 | 1 | 0.91 |
| Boulevard Heights | 129 | 3 | 4.11 | 58% | -3 | -2.56 | \$ 1,797 | 1 | 0.98 | 0.5 | -5 | -4.26 | 0 | -2 | -1.83 |
| Brandon | 114 | 4 | 5.49 | 14% | 5 | 4.26 | \$ 3,889 | -4 | -3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Brentwood | 24 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Briar Glen | 75 | 4 | 5.49 | 36% | 1 | 0.85 | \$ 1,667 | 1 | 0.98 | 0.1 | -5 | -4.26 | 0 | -2 | -1.83 |
| Brookhaven | 109 | 4 | 5.49 | 22% | 4 | 3.41 | \$ 3,930 | -4 | -3.91 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| Brookview Heights | 211 | 2 | 2.74 | 27% | 3 | 2.56 | \$ 1,492 | 2 | 1.95 | 45.8 | 1 | 0.85 | -1 | -4 | -3.66 |
| Brookwood | 258 | 1 | 1.37 | 22% | 4 | 3.41 | \$ 1,863 | -1 | -0.98 | 0.4 | -5 | -4.26 | 3 | 3 | 2.74 |
| Brookwood Hills | 151 | 3 | 4.11 | 29% | 2 | 1.70 | \$ 2,991 | -3 | -2.93 | 75.2 | 1 | 0.85 | 0 | -2 | -1.83 |
| Browns Mill Park | 645 | -1 | -1.37 | 31% | 2 | 1.70 | \$ 1,174 | 4 | 3.91 | 31.3 | 1 | 0.85 | 1 | 1 | 0.91 |
| Buckhead Forest | 570 | -1 | -1.37 | 25% | 3 | 2.56 | \$ 2,713 | -2 | -1.95 | 90.2 | 1 | 0.85 | 0 | -2 | -1.83 |
| Buckhead Heights | 111 | 4 | 5.49 | 18% | 5 | 4.26 | \$ 2,877 | -2 | -1.95 | 1.1 | -5 | -4.26 | 0 | -2 | -1.83 |
| Buckhead Village | 439 | -1 | -1.37 | 25% | 3 | 2.56 | \$ 2,713 | -2 | -1.95 | 236.0 | 2 | 1.70 | 2 | 2 | 1.83 |
| Bush Mountain | 124 | 4 | 5.49 | 47% | -2 | -1.70 | \$ 1,343 | 3 | 2.93 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Butner/Tell | 41 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Cabbagetown | 247 | 2 | 2.74 | 24% | 3 | 2.56 | \$ 1,575 | 2 | 1.95 | 6.3 | -4 | -3.41 | 4 | 5 | 4.57 |
| Campbellton Road | 1,623 | -1 | -1.37 | 44% | -1 | -0.85 | \$ 991 | 5 | 4.88 | 19.7 | -1 | -0.85 | 0 | -2 | -1.83 |
| Candler Park | 486 | -1 | -1.37 | 31% | 2 | 1.70 | \$ 2,149 | -1 | -0.98 | 40.6 | 1 | 0.85 | 2 | 2 | 1.83 |
| Capitol Gateway | 197 | 2 | 2.74 | 54% | -3 | -2.56 | \$ 2,092 | -1 | -0.98 | 1.2 | -5 | -4.26 | 1 | 1 | 0.91 |
| Capitol View | 675 | -1 | -1.37 | 38% | 0 | 0.00 | \$ 1,135 | 4 | 3.91 | 5.8 | -4 | -3.41 | 4 | 5 | 4.57 |
| Capitol View Manor | 150 | 3 | 4.11 | 38% | 0 | 0.00 | \$ 1,135 | 4 | 3.91 | 2.9 | -5 | -4.26 | 4 | 5 | 4.57 |
| Carey Park | 521 | -1 | -1.37 | 49% | -2 | -1.70 | \$ 808 | 5 | 4.88 | 1.5 | -5 | -4.26 | 0 | -2 | -1.83 |
| Carroll Heights | 235 | 2 | 2.74 | 48% | -2 | -1.70 | \$ 1,060 | 4 | 3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Carver Hills | 171 | 3 | 4.11 | 47% | -2 | -1.70 | \$ 1,366 | 3 | 2.93 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Cascade Avenue/Road | 642 | -1 | -1.37 | 36% | 1 | 0.85 | \$ 1,244 | 3 | 2.93 | 4.5 | -5 | -4.26 | 0 | -2 | -1.83 |
| Cascade Heights | 189 | 2 | 2.74 | 40% | -1 | -0.85 | \$ 1,597 | 2 | 1.95 | 3.1 | -5 | -4.26 | 2 | 2 | 1.83 |
| Castleberry Hill | 934 | -1 | -1.37 | 36% | 1 | 0.85 | \$ 2,353 | -1 | -0.98 | 27.9 | 1 | 0.85 | 3 | 3 | 2.74 |
| Castlewood | 21 | 5 | 6.86 | 14% | 5 | 4.26 | \$ 3,889 | -4 | -3.91 | 0.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| Center Hill | 1,193 | -1 | -1.37 | 49% | -2 | -1.70 | \$ 808 | 5 | 4.88 | 6.3 | -4 | -3.41 | -1 | -4 | -3.66 |
| Chalet Woods | 34 | 5 | 6.86 | 48% | -2 | -1.70 | \$ 1,360 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Channing Valley | 116 | 4 | 5.49 | 15% | 5 | 4.26 | \$ 3,404 | -3 | -2.93 | 4.7 | -5 | -4.26 | 1 | 1 | 0.91 |
| Chastain Park | 138 | 3 | 4.11 | 17% | 5 | 4.26 | \$ 3,552 | -4 | -3.91 | 4.2 | -5 | -4.26 | 2 | 2 | 1.83 |
| Chattahoochee | 4 | 5 | 6.86 | 47% | -2 | -1.70 | \$ 1,366 | 3 | 2.93 | 2.9 | -5 | -4.26 | -1 | -4 | -3.66 |
| Chosewood Park | 578 | -1 | -1.37 | 41% | -1 | -0.85 | \$ 1,438 | 2 | 1.95 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| Collier Heights | 1,166 | -1 | -1.37 | 36% | 1 | 0.85 | \$ 1,184 | 4 | 3.91 | 9.6 | -4 | -3.41 | 3 | 3 | 2.74 |
| Collier Hills | 31 | 5 | 6.86 | 15% | 5 | 4.26 | \$ 3,404 | -3 | -2.93 | 0.3 | -5 | -4.26 | 1 | 1 | 0.91 |
| Collier Hills North | 12 | 5 | 6.86 | 22% | 4 | 3.41 | \$ 1,863 | -1 | -0.98 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| Colonial Homes | 55 | 5 | 6.86 | 22% | 4 | 3.41 | \$ 1,863 | -1 | -0.98 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Cross Creek | 130 | 3 | 4.11 | 29% | 2 | 1.70 | \$ 1,753 | 1 | 0.98 | 1.4 | -5 | -4.26 | 1 | 1 | 0.91 |
| Custer/McDonough/Guice | 556 | -1 | -1.37 | 38% | 0 | 0.00 | \$ 879 | 5 | 4.88 | 10.4 | -3 | -2.56 | 1 | 1 | 0.91 |
| Deerwood | 111 | 4 | 5.49 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -2 | -5 | -4.57 |
| Dixie Hills | 610 | -1 | -1.37 | 54% | -3 | -2.56 | \$ 1,291 | 3 | 2.93 | 1.5 | -5 | -4.26 | 0 | -2 | -1.83 |
| Downtown | 8,207 | -4 | -5.49 | 38% | 0 | 0.00 | \$ 1,535 | 2 | 1.95 | 532.5 | 5 | 4.26 | 4 | 5 | 4.57 |
| Druid Hills | 106 | 4 | 5.49 | 20% | 4 | 3.41 | \$ 2,941 | -3 | -2.93 | 1.4 | -5 | -4.26 | 4 | 5 | 4.57 |
| East Ardley Road | 12 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| East Atlanta | 1,514 | -1 | -1.37 | 54% | -3 | -2.56 | \$ 1,728 | 1 | 0.98 | 59.4 | 1 | 0.85 | 4 | 5 | 4.57 |
| East Chastain Park | 204 | 2 | 2.74 | 17% | 5 | 4.26 | \$ 3,552 | -4 | -3.91 | 31.2 | 1 | 0.85 | 0 | -2 | -1.83 |
| East Lake | 570 | -1 | -1.37 | 54% | -3 | -2.56 | \$ 1,726 | 1 | 0.98 | 76.9 | 1 | 0.85 | 4 | 5 | 4.57 |
| Edgewood | 1,685 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 1,521 | 2 | 1.95 | 105.5 | 1 | 0.85 | 1 | 1 | 0.91 |
| Elmco Estates | 77 | 4 | 5.49 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.9 | -5 | -4.26 | -1 | -4 | -3.66 |
| Englewood Manor | 1 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,438 | 2 | 1.95 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| English Avenue | 1,542 | -1 | -1.37 | 53% | -2 | -1.70 | \$ 838 | 5 | 4.88 | 23.3 | -1 | -0.85 | 4 | 5 | 4.57 |
| English Park | 53 | 5 | 6.86 | 29% | 2 | 1.70 | \$ 1,492 | 2 | 1.95 | 0.5 | -5 | -4.26 | 0 | -2 | -1.83 |
| Fairburn | 130 | 3 | 4.11 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Fairburn Heights | 264 | 1 | 1.37 | 48% | -2 | -1.70 | \$ 1,060 | 4 | 3.91 | 0.3 | -5 | -4.26 | -1 | -4 | -3.66 |
| Fairburn Mays | 721 | -1 | -1.37 | 41% | -1 | -0.85 | \$ 1,200 | 4 | 3.91 | 1.9 | -5 | -4.26 | -1 | -4 | -3.66 |
| Fairburn Road/Wisteria | 32 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,200 | 4 | 3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Fairburn Tell | 31 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Fairway Acres | 62 | 5 | 6.86 | 39% | -1 | -0.85 | \$ 1,991 | -1 | -0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Fernleaf | 11 | 5 | 6.86 | 29% | 2 | 1.70 | \$ 1,753 | 1 | 0.98 | 0.0 | -5 | -4. | | | |

Appendix C: Raw Data and Scores
Quality of Life 2

| Neighborhood Name | Crime Incidences | Initial Score | Weighted Score | Average Commute | Initial Score2 | Weighted Score3 | Housing Costs | Initial Score4 | Weighted Score5 | Community Commerce | Initial Score6 | Weighted Score7 | Community Identity | Initial Score8 | Weighted Score9 |
|----------------------------|------------------|---------------|----------------|-----------------|----------------|-----------------|---------------|----------------|-----------------|--------------------|----------------|-----------------|--------------------|----------------|-----------------|
| Georgia Tech | 69 | 4 | 5.49 | 16% | 5 | 4.26 | \$ 1,136 | 4 | 3.91 | 4.2 | -5 | -4.26 | 4 | 5 | 4.57 |
| Glenrose Heights | 1,255 | -1 | -1.37 | 49% | -2 | -1.70 | \$ 1,238 | 3 | 2.93 | 27.7 | 1 | 0.85 | -1 | -4 | -3.66 |
| Grant Park | 1,674 | -1 | -1.37 | 45% | -1 | -0.85 | \$ 2,008 | -1 | -0.98 | 41.5 | 1 | 0.85 | 1 | 1 | 0.91 |
| Green Acres Valley | 12 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Green Forest Acres | 38 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| Greenbriar | 1,863 | -1 | -1.37 | 33% | 1 | 0.85 | \$ 1,128 | 4 | 3.91 | 121.9 | 1 | 0.85 | 0 | -2 | -1.83 |
| Greenbriar Village | 26 | 5 | 6.86 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.2 | -5 | -4.26 | 2 | 2 | 1.83 |
| Grove Park | 2,184 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 898 | 5 | 4.88 | 22.4 | -1 | -0.85 | 2 | 2 | 1.83 |
| Hammond Park | 979 | -1 | -1.37 | 63% | -4 | -3.41 | \$ 1,169 | 4 | 3.91 | 8.8 | -4 | -3.41 | 1 | 1 | 0.91 |
| Hanover West | 14 | 5 | 6.86 | 29% | 2 | 1.70 | \$ 1,753 | 1 | 0.98 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Harland Terrace | 264 | 1 | 1.37 | 48% | -2 | -1.70 | \$ 1,360 | 3 | 2.93 | 44.1 | 1 | 0.85 | -1 | -4 | -3.66 |
| Harris Chiles | 330 | -1 | -1.37 | 47% | -2 | -1.70 | \$ 1,360 | 3 | 2.93 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Harvel Homes Community | 11 | 5 | 6.86 | 61% | -3 | -2.56 | \$ 1,055 | 4 | 3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Heritage Valley | 95 | 4 | 5.49 | 36% | 1 | 0.85 | \$ 1,667 | 1 | 0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| High Point | 71 | 4 | 5.49 | 47% | -2 | -1.70 | \$ 1,372 | 3 | 2.93 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| Hills Park | 220 | 2 | 2.74 | 39% | -1 | -0.85 | \$ 2,102 | -1 | -0.98 | 49.2 | 1 | 0.85 | -1 | -4 | -3.66 |
| Home Park | 1,155 | -1 | -1.37 | 53% | -2 | -1.70 | \$ 1,136 | 4 | 3.91 | 126.7 | 1 | 0.85 | 3 | 3 | 2.74 |
| Horseshoe Community | 10 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,597 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Hunter Hills | 625 | -1 | -1.37 | 56% | -3 | -2.56 | \$ 977 | 5 | 4.88 | 4.3 | -5 | -4.26 | 1 | 1 | 0.91 |
| Huntington | 23 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| Inman Park | 1,144 | -1 | -1.37 | 28% | 2 | 1.70 | \$ 2,970 | -3 | -2.93 | 45.8 | 1 | 0.85 | 4 | 5 | 4.57 |
| Ivan Hill | 19 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Joyland | 167 | 3 | 4.11 | 47% | -2 | -1.70 | \$ 1,372 | 3 | 2.93 | 0.1 | -5 | -4.26 | 2 | 2 | 1.83 |
| Just Us | 13 | 5 | 6.86 | 48% | -2 | -1.70 | \$ 1,084 | 4 | 3.91 | 0.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Kings Forest | 285 | 1 | 1.37 | 36% | 1 | 0.85 | \$ 1,667 | 1 | 0.98 | 1.8 | -5 | -4.26 | 1 | 1 | 0.91 |
| Kingswood | 26 | 5 | 6.86 | 19% | 4 | 3.41 | \$ 4,000 | -5 | -4.88 | 0.6 | -5 | -4.26 | 1 | 1 | 0.91 |
| Kirkwood | 1,414 | -1 | -1.37 | 33% | 1 | 0.85 | \$ 1,505 | 2 | 1.95 | 16.3 | -2 | -1.70 | 4 | 5 | 4.57 |
| Knight Park/Howell Station | 196 | 2 | 2.74 | 64% | -4 | -3.41 | \$ 1,729 | 1 | 0.98 | 6.9 | -4 | -3.41 | 0 | -2 | -1.83 |
| Lake Claire | 255 | 1 | 1.37 | 39% | -1 | -0.85 | \$ 2,494 | -2 | -1.95 | 3.6 | -5 | -4.26 | 2 | 2 | 1.83 |
| Lake Estates | 15 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Lakewood | 297 | 1 | 1.37 | 43% | -1 | -0.85 | \$ 1,151 | 4 | 3.91 | 0.5 | -5 | -4.26 | 2 | 2 | 1.83 |
| Lakewood Heights | 1,216 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 1,685 | 1 | 0.98 | 11.5 | -3 | -2.56 | 3 | 3 | 2.74 |
| Laurens Valley | 32 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,597 | 2 | 1.95 | 0.8 | -5 | -4.26 | -1 | -4 | -3.66 |
| Leila Valley | 220 | 2 | 2.74 | 43% | -1 | -0.85 | \$ 1,151 | 4 | 3.91 | 0.2 | -5 | -4.26 | -1 | -4 | -3.66 |
| Lenox | 1,881 | -1 | -1.37 | 18% | 5 | 4.26 | \$ 2,877 | -2 | -1.95 | 431.1 | 4 | 3.41 | 0 | -2 | -1.83 |
| Lincoln Homes | 154 | 3 | 4.11 | 47% | -2 | -1.70 | \$ 1,366 | 3 | 2.93 | 0.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Lindbergh/Moroso | 1,237 | -1 | -1.37 | 42% | -1 | -0.85 | \$ 1,850 | 1 | 0.98 | 140.5 | 1 | 0.85 | 1 | 1 | 0.91 |
| Lindridge/Martin Manor | 784 | -1 | -1.37 | 31% | 2 | 1.70 | \$ 2,076 | -1 | -0.98 | 69.1 | 1 | 0.85 | 2 | 2 | 1.83 |
| Loring Heights | 374 | -1 | -1.37 | 17% | 5 | 4.26 | \$ 1,938 | -1 | -0.98 | 16.4 | -2 | -1.70 | 1 | 1 | 0.91 |
| Magnum Manor | 35 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Margaret Mitchell | 43 | 5 | 6.86 | 24% | 3 | 2.56 | \$ 3,601 | -4 | -3.91 | 0.2 | -5 | -4.26 | 0 | -2 | -1.83 |
| Marietta Street Artery | 504 | -1 | -1.37 | 16% | 5 | 4.26 | \$ 1,136 | 4 | 3.91 | 25.5 | 1 | 0.85 | 2 | 2 | 1.83 |
| Mays | 178 | 3 | 4.11 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Meadowbrook Forest | 15 | 5 | 6.86 | 36% | 1 | 0.85 | \$ 1,667 | 1 | 0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Mechanicsville | 1,475 | -1 | -1.37 | 49% | -2 | -1.70 | \$ 1,353 | 3 | 2.93 | 5.8 | -4 | -3.41 | 3 | 3 | 2.74 |
| Mellwood | 19 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Memorial Park | 20 | 5 | 6.86 | 15% | 5 | 4.26 | \$ 3,404 | -3 | -2.93 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Midtown | 5,319 | -3 | -4.11 | 50% | -2 | -1.70 | \$ 916 | 5 | 4.88 | 477.3 | 4 | 3.41 | 4 | 5 | 4.57 |
| Midwest Cascade | 123 | 4 | 5.49 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.1 | -5 | -4.26 | 2 | 2 | 1.83 |
| Monroe Heights | 141 | 3 | 4.11 | 27% | 3 | 2.56 | \$ 1,492 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Morningside/Lenox Park | 941 | -1 | -1.37 | 25% | 3 | 2.56 | \$ 3,038 | -3 | -2.93 | 66.3 | 1 | 0.85 | 4 | 5 | 4.57 |
| Mozley Park | 391 | -1 | -1.37 | 31% | 2 | 1.70 | \$ 1,042 | 4 | 3.91 | 3.7 | -5 | -4.26 | 2 | 2 | 1.83 |
| Mt. Gilead Woods | 15 | 5 | 6.86 | 36% | 1 | 0.85 | \$ 1,667 | 1 | 0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Mt. Paran Parkway | - | 5 | 6.86 | 19% | 4 | 3.41 | \$ 4,000 | -5 | -4.88 | 0.4 | -5 | -4.26 | 1 | 1 | 0.91 |
| Mt. Paran/Northside | 5 | 5 | 6.86 | 19% | 4 | 3.41 | \$ 4,000 | -5 | -4.88 | 18.7 | -2 | -1.70 | -1 | -4 | -3.66 |
| Niskey Cove | 16 | 5 | 6.86 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Niskey Lake | 19 | 5 | 6.86 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| North Buckhead | 1,573 | -1 | -1.37 | 26% | 3 | 2.56 | \$ 3,031 | -3 | -2.93 | 423.5 | 4 | 3.41 | 3 | 3 | 2.74 |
| Norwood Manor | 197 | 2 | 2.74 | 55% | -3 | -2.56 | \$ 997 | 5 | 4.88 | 2.7 | -5 | -4.26 | 0 | -2 | -1.83 |
| Oakcliff | 38 | 5 | 6.86 | 44% | -1 | -0.85 | \$ 860 | 5 | 4.88 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Oakland | 58 | 5 | 6.86 | 36% | 1 | 0.85 | \$ 2,353 | -1 | -0.98 | 1.1 | -5 | -4.26 | 3 | 3 | 2.74 |
| Oakland City | 1,246 | -1 | -1.37 | 64% | -4 | -3.41 | \$ 1,345 | 3 | 2.93 | 11.0 | -3 | -2.56 | 3 | 3 | 2.74 |
| Old Fairburn Village | 3 | 5 | 6.86 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Old Fourth Ward | 3,521 | -2 | -2.74 | 25% | 3 | 2.56 | \$ 1,906 | -1 | -0.98 | 98.1 | 1 | 0.85 | 4 | 5 | 4.57 |
| Old Gordon | 54 | 5 | 6.86 | 44% | -1 | -0.85 | \$ 860 | 5 | 4.88 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Orchard Knob | 155 | 3 | 4.11 | 49% | -2 | -1.70 | \$ 1,238 | 3 | 2.93 | 0.9 | -5 | -4.26 | 0 | -2 | -1.83 |
| Ormeewood Park | 706 | -1 | -1.37 | 36% | 1 | 0.85 | \$ 1,730 | 1 | 0.98 | 23.0 | -1 | -0.85 | 4 | 5 | 4.57 |
| Paces | 148 | 3 | 4.11 | 24% | 3 | 2.56 | \$ 3,601 | -4 | -3.91 | 10.1 | -3 | -2.56 | 3 | 3 | 2.74 |
| Peachtree Battle Alliance | 99 | 4 | 5.49 | 15% | 5 | 4.26 | \$ 4,000 | -5 | -4.88 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Peachtree Heights East | 54 | 5 | 6.86 | 15% | 5 | 4.26 | \$ 2,859 | -2 | -1.95 | 1.5 | -5 | -4.26 | 1 | 1 | 0.91 |
| Peachtree Heights West | 379 | -1 | -1.37 | 15% | 5 | 4.26 | \$ 4,000 | -5 | -4.88 | 76.1 | 1 | 0.85 | 0 | -2 | -1.83 |
| Peachtree Hills | 269 | 1 | 1.37 | 15% | 5 | 4.26 | \$ 2,859 | -2 | -1.95 | 75.4 | 1 | 0.85 | 3 | 3 | 2.74 |
| Peachtree Park | 207 | 2 | 2.74 | 18% | 5 | 4.26 | \$ 2,877 | -2 | -1.95 | 105.4 | 1 | 0.85 | 2 | 2 | 1.83 |
| Penelope Neighbors | 122 | 4 | 5.49 | 54% | -3 | -2.56 | \$ 1,291 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Peopletown | 1,062 | -1 | -1.37 | 47% | -2 | -1.70 | \$ 1,608 | 2 | 1.95 | 7.0 | -4 | -3.41 | 4 | 5 | 4.57 |
| Perkerson | 1,139 | -1 | -1.37 | 44% | -1 | -0.85 | \$ 1,141 | 4 | 3.91 | 67.6 | 1 | 0.85 | 2 | 2 | 1.83 |
| Peyton Forest | 104 | 4 | 5.49 | 48% | -2 | -1.70 | \$ 1,360 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Piedmont Heights | 698 | -1 | -1.37 | 31% | 2 | 1.70 | \$ 2,076 | -1 | -0.98 | 104.8 | 1 | 0.85 | 3 | 3 | 2.74 |
| Pine Hills | 631 | -1 | -1.37 | 24% | 3 | 2.56 | \$ 2,289 | -1 | -0.98 | 9.5 | -4 | -3.41 | 3 | 3 | 2.74 |
| Pittsburgh | 12 | 5 | 6.86 | 60% | -3 | -2.56 | \$ 1,289 | 3 | 2.93 | 22.8 | -1 | -0.85 | 4 | 5 | 4.57 |
| Pleasant Hill | 12 | 5 | 6.86 | 24% | 3 | 2.56 | \$ 3,601 | -4 | -3.91 | 0.1 | -5 | -4.26 | 0 | -2 | -1.83 |
| Polar Rock | 240 | 2 | 2.74 | 31% | 2 | 1.70 | \$ 1,174 | 4 | 3.91 | 0.8 | -5 | -4.26 | 0 | -2 | -1.83 |
| Pomona Park | 82 | 4 | 5.49 | 56% | -3 | -2.56 | \$ 1,067 | 4 | 3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Poncey-Highland | 921 | -1 | -1.37 | 26% | 3 | 2.56 | \$ 2,178 | -1 | -0.98 | 103.4 | 1 | 0.85 | 4 | 5 | 4.57 |
| Princeton Lakes | 830 | -1 | -1.37 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 57.7 | 1 | 0.85 | 1 | 1 | 0.91 |
| Randall Mill | 67 | 4 | 5.49 | 19% | 4 | 3.41 | \$ 4,000 | -5 | -4.88 | 22.5 | -1 | -0.85 | 0 | -2 | -1.83 |
| Rebel Valley Forest | 103 | 4 | 5.49 | 43% | -1 | -0.85 | \$ 1,151 | 4 | 3.91 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Regency Trace | 10 | 5 | 6.86 | 54% | -3 | -2.56 | \$ 1,751 | 1 | 0.98 | 1.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Reynoldstown | 579 | -1 | -1.37 | 53% | -2 | -1.70 | \$ 1,723 | 1 | 0.98 | 17.7 | -2 | -1.70 | 3 | 3 | 2.74 |
| Ridgecrest Forest | 49 | 5 | 6.86 | 46% | -1 | -0.85 | \$ 1,462 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Ridgedale Park | 106 | 4 | 5.49 | 18% | 5 | 4.26 | \$ 2,877 | -2 | -1.95 | 2.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| Ridgewood Heights | 50 | 5 | 6.86 | 29% | 2 | 1.70 | \$ 1,753 | 1 | 0.98 | 0.2 | -5 | -4.26 | 0 | -2 | -1.83 |
| Riverside | 288 | 1 | 1.37 | 39% | -1 | -0.85 | \$ 2,102 | -1 | -0.98 | 11.5 | -3 | -2.56 | 2 | 2 | 1.83 |
| Rockdale | 78 | 4 | 5.49 | 47% | -2 | -1.70 | \$ 1,366 | 3 | 2.93 | 0.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| Rosedale Heights | 243 | 2 | 2.74 | 49% | -2 | -1.70 | \$ 1,238 | 3 | 2 | | | | | | |

Appendix C: Raw Data and Scores
Quality of Life 3

| Neighborhood Name | Crime Incidences | Initial Score | Weighted Score | Average Commute | Initial Score2 | Weighted Score3 | Housing Costs | Initial Score4 | Weighted Score5 | Community Commerce | Initial Score6 | Weighted Score7 | Community Identity | Initial Score8 | Weighted Score9 |
|-----------------------------|--------------------|---------------|----------------|-----------------|----------------|-----------------|-----------------|----------------|-----------------|--------------------|----------------|-----------------|--------------------|----------------|-----------------|
| South Atlanta | 621 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 1,685 | 1 | 0.98 | 3.4 | -5 | -4.26 | 3 | 3 | 2.74 |
| South River Gardens | 910 | -1 | -1.37 | 49% | -2 | -1.70 | \$ 1,238 | 3 | 2.93 | 8.6 | -4 | -3.41 | 0 | -2 | -1.83 |
| South Tuxedo Park | 256 | 1 | 1.37 | 33% | 1 | 0.85 | \$ 1,913 | -1 | -0.98 | 79.9 | 1 | 0.85 | 0 | -2 | -1.83 |
| Southwest | 1,107 | -1 | -1.37 | 40% | -1 | -0.85 | \$ 1,597 | 2 | 1.95 | 13.7 | -3 | -2.56 | -1 | -4 | -3.66 |
| Springlake | 36 | 5 | 6.86 | 15% | 5 | 4.26 | \$ 3,404 | -3 | -2.93 | 0.1 | -5 | -4.26 | 1 | 1 | 0.91 |
| Summerhill | 807 | -1 | -1.37 | 29% | 2 | 1.70 | \$ 1,704 | 1 | 0.98 | 217.2 | 2 | 1.70 | 3 | 3 | 2.74 |
| Swallow Circle/Baywood | 113 | 4 | 5.49 | 31% | 2 | 1.70 | \$ 1,174 | 4 | 3.91 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Sweet Auburn | 854 | -1 | -1.37 | 25% | 3 | 2.56 | \$ 1,620 | 2 | 1.95 | 20.5 | -1 | -0.85 | 4 | 5 | 4.57 |
| Sylvan Hills | 1,793 | -1 | -1.37 | 38% | 0 | 0.00 | \$ 1,135 | 4 | 3.91 | 52.9 | 1 | 0.85 | 3 | 3 | 2.74 |
| Tampa Park | 10 | 5 | 6.86 | 41% | -1 | -0.85 | \$ 1,328 | 3 | 2.93 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| The Villages at Carver | 582 | -1 | -1.37 | 25% | 3 | 2.56 | \$ 1,620 | 2 | 1.95 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| The Villages at Castleberry | 547 | -1 | -1.37 | 43% | -1 | -0.85 | \$ 982 | 5 | 4.88 | 4.1 | -5 | -4.26 | 2 | 2 | 1.83 |
| The Villages at East Lake | 236 | 2 | 2.74 | 37% | 0 | 0.00 | \$ 2,228 | -1 | -0.98 | 0.0 | -5 | -4.26 | 2 | 2 | 1.83 |
| Thomasville Heights | 879 | -1 | -1.37 | 55% | -3 | -2.56 | \$ 997 | 5 | 4.88 | 3.6 | -5 | -4.26 | 1 | 1 | 0.91 |
| Tuxedo Park | 86 | 4 | 5.49 | 17% | 5 | 4.26 | \$ 3,552 | -4 | -3.91 | 4.6 | -5 | -4.26 | 2 | 2 | 1.83 |
| Underwood Hills | 492 | -1 | -1.37 | 17% | 5 | 4.26 | \$ 1,938 | -1 | -0.98 | 50.0 | 1 | 0.85 | 1 | 1 | 0.91 |
| Venetian Hills | 907 | -1 | -1.37 | 36% | 1 | 0.85 | \$ 1,244 | 3 | 2.93 | 5.9 | -4 | -3.41 | 1 | 1 | 0.91 |
| Vine City | 1,219 | -1 | -1.37 | 41% | -1 | -0.85 | \$ 1,644 | 2 | 1.95 | 5.8 | -4 | -3.41 | 4 | 5 | 4.57 |
| Virginia Highland | 1,368 | -1 | -1.37 | 24% | 3 | 2.56 | \$ 2,541 | -2 | -1.95 | 71.9 | 1 | 0.85 | 4 | 5 | 4.57 |
| Washington Park | 408 | -1 | -1.37 | 32% | 2 | 1.70 | \$ 1,021 | 4 | 3.91 | 0.9 | -5 | -4.26 | 3 | 3 | 2.74 |
| Westley Battle | 33 | 5 | 6.86 | 24% | 3 | 2.56 | \$ 3,601 | -4 | -3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| West End | 2,607 | -2 | -2.74 | 48% | -2 | -1.70 | \$ 1,360 | 3 | 2.93 | 117.8 | 1 | 0.85 | 4 | 5 | 4.57 |
| West Highlands | 226 | 2 | 2.74 | 47% | -2 | -1.70 | \$ 1,366 | 3 | 2.93 | 0.0 | -5 | -4.26 | 1 | 1 | 0.91 |
| West Lake | 300 | 1 | 1.37 | 56% | -3 | -2.56 | \$ 977 | 5 | 4.88 | 1.3 | -5 | -4.26 | 0 | -2 | -1.83 |
| West Manor | 58 | 5 | 6.86 | 40% | -1 | -0.85 | \$ 1,640 | 2 | 1.95 | 1.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| West Paces Ferry/Northside | 139 | 3 | 4.11 | 14% | 5 | 4.26 | \$ 3,889 | -4 | -3.91 | 45.7 | 1 | 0.85 | -1 | -4 | -3.66 |
| Westhaven | 150 | 3 | 4.11 | 48% | -2 | -1.70 | \$ 1,184 | 4 | 3.91 | 2.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Westminster/Milmar | 27 | 5 | 6.86 | 14% | 5 | 4.26 | \$ 3,889 | -4 | -3.91 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Westover Plantation | 23 | 5 | 6.86 | 29% | 2 | 1.70 | \$ 1,753 | 1 | 0.98 | 0.2 | -5 | -4.26 | 1 | 1 | 0.91 |
| Westview | 847 | -1 | -1.37 | 53% | -2 | -1.70 | \$ 1,136 | 4 | 3.91 | 10.5 | -3 | -2.56 | 2 | 2 | 1.83 |
| Westwood Terrace | 171 | 3 | 4.11 | 37% | 0 | 0.00 | \$ 1,510 | 2 | 1.95 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Whitewater Creek | 13 | 5 | 6.86 | 19% | 4 | 3.41 | \$ 4,000 | -5 | -4.88 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Whittier Mill Village | 50 | 5 | 6.86 | 39% | -1 | -0.85 | \$ 2,102 | -1 | -0.98 | 1.1 | -5 | -4.26 | 1 | 1 | 0.91 |
| Wildwood (NPU-C) | 189 | 2 | 2.74 | 15% | 5 | 4.26 | \$ 3,404 | -3 | -2.93 | 36.4 | 1 | 0.85 | -1 | -4 | -3.66 |
| Wildwood (NPU-H) | 66 | 4 | 5.49 | 41% | -1 | -0.85 | \$ 1,200 | 4 | 3.91 | 0.0 | -5 | -4.26 | -1 | -4 | -3.66 |
| Wildwood Forest | 19 | 5 | 6.86 | 39% | -1 | -0.85 | \$ 1,991 | -1 | -0.98 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Wilson Mill Meadows | 185 | 3 | 4.11 | 41% | -1 | -0.85 | \$ 1,200 | 4 | 3.91 | 0.2 | -5 | -4.26 | -1 | -4 | -3.66 |
| Wisteria Gardens | 97 | 4 | 5.49 | 41% | -1 | -0.85 | \$ 1,200 | 4 | 3.91 | 0.1 | -5 | -4.26 | -1 | -4 | -3.66 |
| Woodfield | 37 | 5 | 6.86 | 14% | 5 | 4.26 | \$ 3,889 | -4 | -3.91 | 0.1 | -5 | -4.26 | 0 | -2 | -1.83 |
| Woodland Hills | 186 | 3 | 4.11 | 58% | -3 | -2.56 | \$ 1,797 | 1 | 0.98 | 10.5 | -3 | -2.56 | 1 | 1 | 0.91 |
| Wyngate | 42 | 5 | 6.86 | 15% | 5 | 4.26 | \$ 4,000 | -5 | -4.88 | 0.0 | -5 | -4.26 | 0 | -2 | -1.83 |
| Citywide Average | 310.4057971 | | | 37% | | | \$ 1,853 | | | 24.2 | | | 0.781512605 | | |



**Appendix C: Raw Data and Scores
Condition 1**

| Neighborhood Name | Curb Appeal | Initial Score10 | Weighted Score11 | Age of Housing Stock | Initial Score12 | Weighted Score13 | Vacancy | Initial Score14 | Weighted Score15 | Code Issues | Initial Score16 | Weighted Score17 | Blight | Initial Score18 | Weighted Score19 |
|-----------------------------|-------------|-----------------|------------------|----------------------|-----------------|------------------|---------|-----------------|------------------|-------------|-----------------|------------------|--------|-----------------|------------------|
| Adair Park | 82.46% | 2 | 2.66 | 73 | -3 | -2.49 | 20.27% | -1 | -1.29 | 0.97% | 4 | 4.24 | 0% | 5 | 5.82 |
| Adams Park | 48.08% | -2 | -2.66 | 57 | -2 | -1.66 | 7.53% | 3 | 3.87 | 0.16% | 5 | 5.30 | 1% | 3 | 3.49 |
| Adamsville | 62.26% | -1 | -1.33 | 46 | -1 | -0.83 | 17.52% | -1 | -1.29 | 2.39% | 2 | 2.12 | 2% | 0 | 0.00 |
| Almond Park | 32.67% | -3 | -3.99 | 47 | -1 | -0.83 | 45.79% | -2 | -2.58 | 4.95% | -1 | -1.06 | 6% | -1 | -1.16 |
| Amal Heights | 75.00% | 1 | 1.33 | 56 | -2 | -1.66 | 21.37% | -1 | -1.29 | 3.57% | 0 | 0.00 | 4% | -1 | -1.16 |
| Ansley Park | 92.20% | 3 | 3.99 | 65 | -3 | -2.49 | 4.19% | 4 | 5.15 | 0.70% | 4 | 4.24 | 0% | 5 | 5.82 |
| Ardren/Habersham | 88.80% | 3 | 3.99 | 40 | -1 | 0.83 | 7.20% | 3 | 3.87 | 0.80% | 4 | 4.24 | 1% | 3 | 3.49 |
| Ardmore | 66.67% | -1 | -1.33 | 67 | -3 | -2.49 | 11.11% | 1 | 1.29 | 1.45% | 3 | 3.18 | 0% | 5 | 5.82 |
| Argonne Forest | 93.90% | 4 | 5.32 | 46 | -1 | 0.83 | 4.69% | 4 | 5.15 | 0.47% | 5 | 5.30 | 0% | 5 | 5.82 |
| Arlington Estates | 92.11% | 3 | 3.99 | 41 | -1 | 0.83 | 5.53% | 3 | 3.87 | 0.26% | 5 | 5.30 | 1% | 3 | 3.49 |
| Ashley Courts | 100.00% | 5 | 6.65 | 12 | 5 | 4.16 | 0.00% | 5 | 6.44 | 3.00% | -1 | -1.06 | 0% | 5 | 5.82 |
| Ashview Heights | 9.69% | -5 | -6.65 | 68 | -3 | -2.49 | 32.01% | -1 | -1.29 | 2.77% | -1 | -1.06 | 4% | -1 | -1.16 |
| Atkins Park | 80.46% | 2 | 2.66 | 73 | -3 | -2.49 | 1.72% | 5 | 6.44 | 0.57% | 5 | 5.30 | 1% | 3 | 3.49 |
| Atlanta University Center | 14.13% | -4 | -5.32 | 65 | -3 | -2.49 | 45.58% | -2 | -2.58 | 4.24% | -1 | -1.06 | 8% | -1 | -1.16 |
| Atlantic Station | 98.46% | 4 | 5.32 | 7 | 5 | 4.16 | 0.38% | 5 | 6.44 | 0.77% | 4 | 4.24 | 0% | 5 | 5.82 |
| Audobon Forest | 86.39% | 3 | 3.99 | 41 | -1 | 0.83 | 4.71% | 4 | 5.15 | 2.09% | 2 | 2.12 | 1% | 3 | 3.49 |
| Audobon Forest West | 83.47% | 2 | 2.66 | 46 | -1 | -0.83 | 16.53% | -1 | -1.29 | 3.31% | 0 | 0.00 | 0% | 5 | 5.82 |
| Baker Hills | 80.00% | 2 | 2.66 | 45 | -1 | -0.83 | 5.95% | 3 | 3.87 | 0.27% | 5 | 5.30 | 1% | 3 | 3.49 |
| Bakers Ferry | 71.43% | 1 | 1.33 | 48 | -1 | -0.83 | 4.76% | 4 | 5.15 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| Bankhead | 37.01% | -3 | -3.99 | 58 | -2 | -1.66 | 48.59% | -2 | -2.58 | 12.57% | -1 | -1.06 | 7% | -1 | -1.16 |
| Bankhead Courts | 0.00% | -5 | -6.65 | 26 | 3 | 2.49 | 100.00% | -4 | -5.15 | 5.00% | -1 | -1.06 | 0% | 5 | 5.82 |
| Bankhead/Bolton | 23.19% | -4 | -5.32 | 53 | -1 | -0.83 | 74.64% | -3 | -3.87 | 65.22% | -4 | -4.24 | 65% | -4 | -4.66 |
| Beecher Hills | 70.19% | 1 | 1.33 | 53 | -1 | -0.83 | 5.77% | 3 | 3.87 | 0.20% | 5 | 5.30 | 0% | 5 | 5.82 |
| Ben Hill | 82.93% | 2 | 2.66 | 13 | 5 | 4.16 | 13.82% | 0 | 0.00 | 0.54% | 5 | 5.30 | 1% | 3 | 3.49 |
| Ben Hill Acres | 81.71% | 2 | 2.66 | 52 | -1 | -0.83 | 2.44% | 5 | 6.44 | 3.66% | 0 | 0.00 | 0% | 5 | 5.82 |
| Ben Hill Forest | 81.40% | 2 | 2.66 | 53 | -1 | -0.83 | 4.65% | 4 | 5.15 | 1.72% | 3 | 3.18 | 0% | 5 | 5.82 |
| Ben Hill Pines | 89.71% | 3 | 3.99 | 48 | -1 | -0.83 | 11.76% | 1 | 1.29 | 1.47% | 3 | 3.18 | 0% | 5 | 5.82 |
| Ben Hill Terrace | 50.00% | -2 | -2.66 | 54 | -1 | -0.83 | 9.70% | 2 | 2.58 | 0.09% | 5 | 5.30 | 1% | 3 | 3.49 |
| Benteen Park | 72.25% | 1 | 1.33 | 46 | -1 | -0.83 | 9.09% | 2 | 2.58 | 0.48% | 5 | 5.30 | 0% | 5 | 5.82 |
| Berkeley Park | 89.15% | 3 | 3.99 | 50 | -1 | -0.83 | 4.41% | 4 | 5.15 | 0.34% | 5 | 5.30 | 0% | 5 | 5.82 |
| Betmar LaVilla | 91.77% | 3 | 3.99 | 16 | 4 | 3.33 | 1.65% | 5 | 6.44 | 1.23% | 3 | 3.18 | 0% | 5 | 5.82 |
| Blair Villa/Poole Creek | 66.45% | -1 | -1.33 | 48 | -1 | -0.83 | 9.68% | 2 | 2.58 | 2.82% | 1 | 1.06 | 1% | 3 | 3.49 |
| Blandtown | 86.98% | 3 | 3.99 | 15 | 4 | 3.33 | 10.68% | 2 | 2.58 | 2.34% | 2 | 2.12 | 0% | 5 | 5.82 |
| Bolton | 79.37% | 2 | 2.66 | 28 | 3 | 2.49 | 7.94% | 3 | 3.87 | 1.48% | 3 | 3.18 | 1% | 3 | 3.49 |
| Bolton Hills | 38.89% | -3 | -3.99 | 51 | -1 | -0.83 | 14.81% | 0 | 0.00 | 4.63% | -1 | -1.06 | 2% | 0 | 0.00 |
| Boulder Park | 79.00% | 2 | 2.66 | 43 | 1 | 0.83 | 9.00% | 2 | 2.58 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| Boulevard Heights | 89.25% | 3 | 3.99 | 40 | 1 | 0.83 | 5.54% | 3 | 3.87 | 3.26% | 0 | 0.00 | 0% | 5 | 5.82 |
| Brandon | 88.39% | 3 | 3.99 | 38 | 1 | 0.83 | 5.10% | 4 | 5.15 | 0.42% | 5 | 5.30 | 0% | 5 | 5.82 |
| Brentwood | 87.93% | 3 | 3.99 | 49 | -1 | -0.83 | 6.90% | 3 | 3.87 | 1.72% | 3 | 3.18 | 0% | 5 | 5.82 |
| Briar Glen | 98.50% | 4 | 5.32 | 32 | 2 | 1.66 | 1.50% | 5 | 6.44 | 3.57% | 0 | 0.00 | 0% | 5 | 5.82 |
| Brookhaven | 51.96% | -2 | -2.66 | 40 | 1 | 0.83 | 3.10% | 4 | 5.15 | 1.45% | 3 | 3.18 | 0% | 5 | 5.82 |
| Brookview Heights | 11.76% | -5 | -6.65 | 27 | 3 | 2.49 | 72.06% | -3 | -3.87 | 5.88% | -1 | -1.06 | 4% | -1 | -1.16 |
| Brookwood | 98.39% | 4 | 5.32 | 36 | 2 | 1.66 | 1.61% | 5 | 6.44 | 1.20% | 4 | 4.24 | 0% | 5 | 5.82 |
| Brookwood Hills | 100.00% | 5 | 6.65 | 45 | -1 | -0.83 | 1.00% | 5 | 6.44 | 1.45% | 3 | 3.18 | 0% | 5 | 5.82 |
| Browns Mill Park | 33.98% | -3 | -3.99 | 43 | 1 | 0.83 | 28.95% | -1 | -1.29 | 0.75% | 4 | 4.24 | 1% | 3 | 3.49 |
| Buckhead Forest | 74.24% | 1 | 1.33 | 37 | 1 | 0.83 | 0.97% | 5 | 6.44 | 0.32% | 5 | 5.30 | 0% | 5 | 5.82 |
| Buckhead Heights | 100.00% | 5 | 6.65 | 21 | 4 | 3.33 | 0.00% | 5 | 6.44 | 0.06% | 5 | 5.30 | 0% | 5 | 5.82 |
| Buckhead Village | 96.53% | 4 | 5.32 | 23 | 3 | 2.49 | 3.47% | 4 | 5.15 | 0.23% | 5 | 5.30 | 0% | 5 | 5.82 |
| Bush Mountain | 33.33% | -3 | -3.99 | 43 | 1 | 0.83 | 33.33% | -1 | -1.29 | 1.45% | 3 | 3.18 | 4% | -1 | -1.16 |
| Butner/Tell | 41.67% | -2 | -2.66 | 49 | -1 | -0.83 | 20.83% | -1 | -1.29 | 15.28% | -1 | -1.06 | 6% | -1 | -1.16 |
| Cabbagetown | 84.49% | 2 | 2.66 | 41 | 1 | 0.83 | 2.26% | 5 | 6.44 | 1.66% | 3 | 3.18 | 0% | 5 | 5.82 |
| Campbellton Road | 55.63% | -1 | -1.33 | 49 | -1 | -0.83 | 15.92% | -1 | -1.29 | 5.94% | -1 | -1.06 | 6% | -1 | -1.16 |
| Candler Park | 61.57% | -1 | -1.33 | 77 | -4 | -3.33 | 3.29% | 4 | 5.15 | 1.44% | 3 | 3.18 | 0% | 5 | 5.82 |
| Capitol Gateway | 50.00% | -2 | -2.66 | 27 | 3 | 2.49 | 75.00% | -3 | -3.87 | 25.00% | -2 | -2.12 | 0% | 5 | 5.82 |
| Capitol View | 68.84% | 0 | 0.00 | 66 | -3 | -2.49 | 15.31% | -1 | -1.29 | 0.54% | 5 | 5.30 | 1% | 3 | 3.49 |
| Capitol View Manor | 70.79% | 1 | 1.33 | 69 | -3 | -2.49 | 6.53% | 3 | 3.87 | 0.54% | 5 | 5.30 | 0% | 5 | 5.82 |
| Carey Park | 24.19% | -4 | -5.32 | 47 | -1 | -0.83 | 48.63% | -2 | -2.58 | 6.73% | -1 | -1.06 | 8% | -1 | -1.16 |
| Carroll Heights | 76.85% | 2 | 2.66 | 50 | -1 | -0.83 | 20.36% | -1 | -1.29 | 3.19% | 0 | 0.00 | 3% | -1 | -1.16 |
| Carroll Hills | 40.06% | -3 | -3.99 | 49 | -1 | -0.83 | 14.70% | 0 | 0.00 | 2.02% | 2 | 2.12 | 5% | -1 | -1.16 |
| Cascade Avenue/Road | 55.16% | -1 | -1.33 | 58 | -2 | -1.66 | 12.09% | 1 | 1.29 | 0.88% | 4 | 4.24 | 3% | -1 | -1.16 |
| Cascade Heights | 79.63% | 2 | 2.66 | 45 | -1 | -0.83 | 5.91% | 3 | 3.87 | 0.20% | 5 | 5.30 | 0% | 5 | 5.82 |
| Castleberry Hill | 89.53% | 3 | 3.99 | 40 | 1 | 0.83 | 7.03% | 3 | 3.87 | 0.14% | 5 | 5.30 | 0% | 5 | 5.82 |
| Castlewood | 70.59% | 1 | 1.33 | 44 | -1 | -0.83 | 2.52% | 5 | 6.44 | 0.42% | 5 | 5.30 | 0% | 5 | 5.82 |
| Center Hill | 58.48% | -1 | -1.33 | 55 | -2 | -1.66 | 26.32% | -1 | -1.29 | 7.02% | -1 | -1.06 | 4% | -1 | -1.16 |
| Chalet Woods | 89.38% | 3 | 3.99 | 43 | 1 | 0.83 | 10.62% | 1 | 2.58 | 4.42% | -1 | -1.06 | 0% | 5 | 5.82 |
| Channing Valley | 89.36% | 3 | 3.99 | 46 | -1 | -0.83 | 2.84% | 4 | 5.15 | 0.47% | 5 | 5.30 | 0% | 5 | 5.82 |
| Chastain Park | 67.25% | -1 | -1.33 | 39 | 1 | 0.83 | 5.40% | 4 | 5.15 | 0.23% | 5 | 5.30 | 0% | 5 | 5.82 |
| Chattahoochee | 6.25% | -5 | -6.65 | 55 | -2 | -1.66 | 81.25% | -4 | -5.15 | 18.75% | -1 | -1.06 | 13% | -1 | -1.16 |
| Chosewood Park | 72.80% | 1 | 1.33 | 44 | -1 | -0.83 | 10.76% | 2 | 2.58 | 3.12% | 0 | 0.00 | 2% | 0 | 0.00 |
| Collier Heights | 90.05% | 3 | 3.99 | 51 | -1 | -0.83 | 6.74% | 3 | 3.87 | 0.68% | 4 | 4.24 | 0% | 5 | 5.82 |
| Collier Hills | 94.22% | 4 | 5.32 | 53 | -1 | -0.83 | 2.17% | 5 | 6.44 | 0.45% | 5 | 5.30 | 0% | 5 | 5.82 |
| Collier Hills North | 95.76% | 4 | 5.32 | 59 | -2 | -1.66 | 0.00% | 5 | 6.44 | 0.85% | 4 | 4.24 | 0% | 5 | 5.82 |
| Colonial Homes | 100.00% | 5 | 6.65 | 28 | 3 | 2.49 | 0.00% | 5 | 6.44 | 0.85% | 4 | 4.24 | 0% | 5 | 5.82 |
| Cross Creek | 1.67% | -5 | -6.65 | 43 | 1 | 0.83 | 0.24% | 5 | 6.44 | 1.75% | 3 | 3.18 | 0% | 5 | 5.82 |
| Custer/McDonough/Guice | 60.39% | -1 | -1.33 | 48 | -1 | -0.83 | 19.66% | -1 | -1.29 | 8.99% | -1 | -1.06 | 5% | -1 | -1.16 |
| Deerwood | 91.19% | 3 | 3.99 | 36 | 2 | 1.66 | 9.25% | 2 | 2.58 | 0.44% | 5 | 5.30 | 0% | 5 | 5.82 |
| Dixie Hills | 58.83% | -1 | -1.33 | 57 | -2 | -1.66 | 31.08% | -1 | -1.29 | 7.04% | -1 | -1.06 | 5% | -1 | -1.16 |
| Downtown | 73.27% | 1 | 1.33 | 34 | 2 | 1.66 | 4.70% | 4 | 5.15 | 0.81% | 4 | 4.24 | 0% | 5 | 5.82 |
| Druid Hills | 73.33% | 1 | 1.33 | 83 | -5 | -4.16 | 5.13% | 4 | 5.15 | 0.51% | 5 | 5.30 | 0% | 5 | 5.82 |
| East Ardley Road | 100.00% | 5 | 6.65 | 50 | -1 | -0.83 | 1.87% | 5 | 6.44 | 1.56% | 3 | 3.18 | 0% | 5 | 5.82 |
| East Atlanta | 86.84% | 3 | 3.99 | 64 | -3 | -2.49 | 8.65% | 2 | 2.58 | 1.95% | 2 | 2.12 | 1% | 3 | 3.49 |
| East Chastain Park | 58.80% | -1 | -1.33 | 33 | 2 | 1.66 | 3.37% | 4 | 5.15 | 0.21% | 5 | 5.30 | 0% | 5 | 5.82 |
| East Lake | 72.82% | 1 | 1.33 | 65 | -3 | -2.49 | 10.09% | 2 | 2.58 | 2.39% | 2 | 2.12 | 1% | 3 | 3.49 |
| Edgewood | 61.18% | -1 | -1.33 | 65 | -3 | -2.49 | 15.14% | -1 | -1.29 | 3.57% | 0 | 0.00 | 3% | -1 | -1.16 |
| Elmco Estates | 81.43% | 2 | 2.66 | 50 | -1 | -0.83 | 9.29% | 2 | 2.58 | 0.71% | 4 | 4.24 | 0% | 5 | 5.82 |
| Englewood Manor | 54.55% | -2 | -2.66 | 61 | -2 | -1.66 | 27.27% | -1 | -1.29 | 9.09% | -1 | -1.06 | 9% | -1 | -1.16 |
| English Avenue | 12.44% | -5 | -6.65 | 58 | -2 | -1.66 | 59.05% | -3 | -3.87 | 17.57% | -1 | -1.06 | 17% | -1 | -1.16 |
| English Park | 44.53% | -2 | -2.66 | 52 | -1 | -0.83 | 35.94% | -1 | -1.29 | 12.50% | -1 | -1.06 | 12% | -1 | -1.16 |
| Fairburn | 54.41% | -2 | -2.66 | 39 | 1 | 0.83 | 19.12% | -1 | -1.29 | 0.09% | 5 | 5.30 | 7% | -1 | -1.16 |
| Fairburn Heights | 71.82% | 1 | 1.33 | 47 | -1 | -0.83 | 9.77% | 2 | 2.58 | 3.41% | 0 | 0.00 | 3% | -1 | -1.16 |
| Fairburn Mays | 64.29% | -1 | -1.33 | 23 | 3 | 2.49 | 13.10% | 1 | 1.29 | 5.95% | -1 | -1.06 | 0% | 5 | 5.82 |
| Fairburn Road/Wisteria Lane | 63.64% | -1 | -1.33 | 43 | 1 | 0.83 | 2.27% | 5 | 6.44 | 0.76% | 4 | 4.24 | 0% | 5 | 5.82 |
| Fairburn Tell | 81.25% | 2 | 2.66 | 39 | 1 | 0.83 | 12.50% | 1 | 1.29 | 3.57% | 0 | 0.00 | 3% | -1 | -1.16 |
| Fairway Acres | 95.00% | 4 | 5.32 | 38 | 1 | 0.83</ | | | | | | | | | |

Appendix C: Raw Data and Scores
Condition 2

| Neighborhood Name | Curb Appeal | Initial Score10 | Weighted Score11 | Age of Housing Stock | Initial Score12 | Weighted Score13 | Vacancy | Initial Score14 | Weighted Score15 | Code Issues | Initial Score16 | Weighted Score17 | Blight | Initial Score18 | Weighted Score19 |
|----------------------------|-------------|-----------------|------------------|----------------------|-----------------|------------------|---------|-----------------|------------------|-------------|-----------------|------------------|--------|-----------------|------------------|
| Greenbriar | 50.00% | -2 | -2.66 | 40 | 1 | 0.83 | 8.18% | 2 | 2.58 | 0.30% | 5 | 5.30 | 0% | 5 | 5.82 |
| Greenbriar Village | 64.04% | -1 | -1.33 | 31 | 2 | 1.66 | 8.77% | 2 | 2.58 | 0.30% | 5 | 5.30 | 0% | 5 | 5.82 |
| Grove Park | 44.87% | -2 | -2.66 | 57 | -2 | -1.66 | 31.53% | -1 | -1.29 | 8.06% | -1 | -1.06 | 7% | -1 | -1.16 |
| Hammond Park | 50.46% | -2 | -2.66 | 52 | -1 | -0.83 | 13.96% | 1 | 1.29 | 2.53% | 1 | 1.06 | 2% | 0 | 0.00 |
| Hanover West | 87.72% | 3 | 3.99 | 41 | 1 | 0.83 | 7.02% | 3 | 3.87 | 1.75% | 3 | 3.18 | 0% | 5 | 5.82 |
| Harland Terrace | 78.93% | 2 | 2.66 | 35 | 2 | 1.66 | 12.64% | 1 | 1.29 | 2.68% | 1 | 1.06 | 0% | 5 | 5.82 |
| Harris Chiles | 62.50% | -1 | -1.33 | 32 | 2 | 1.66 | 8.75% | 2 | 2.58 | 6.25% | -1 | -1.06 | 0% | 5 | 5.82 |
| Harvel Homes Community | 4.00% | -5 | -6.65 | 51 | -1 | -0.83 | 12.00% | 1 | 1.29 | 16.00% | -1 | -1.06 | 0% | 5 | 5.82 |
| Heritage Valley | 97.54% | 4 | 5.32 | 46 | -1 | -0.83 | 3.01% | 4 | 5.15 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| High Point | 100.00% | 5 | 6.65 | 10 | 5 | 4.16 | 3.90% | 4 | 5.15 | 5.73% | -1 | -1.06 | 0% | 5 | 5.82 |
| Hills Park | 68.85% | 0 | 0.00 | 27 | 3 | 2.49 | 13.33% | 1 | 1.29 | 0.90% | 4 | 4.24 | 1% | 3 | 3.49 |
| Home Park | 60.72% | -1 | -1.33 | 52 | -1 | -0.83 | 11.49% | 1 | 1.29 | 1.45% | 3 | 3.18 | 1% | 3 | 3.49 |
| Horseshoe Community | 93.55% | 4 | 5.32 | 39 | 1 | 0.83 | 9.68% | 2 | 2.58 | 0.20% | 5 | 5.30 | 3% | -1 | -1.16 |
| Hunter Hills | 76.40% | 1 | 1.33 | 58 | -2 | -1.66 | 21.20% | -1 | -1.29 | 4.80% | -1 | -1.06 | 2% | 0 | 0.00 |
| Huntington | 97.50% | 4 | 5.32 | 44 | 1 | 0.83 | 5.00% | 4 | 5.15 | 0.30% | 5 | 5.30 | 0% | 5 | 5.82 |
| Inman Park | 57.63% | -1 | -1.33 | 45 | -1 | -0.83 | 2.97% | 4 | 5.15 | 0.71% | 4 | 4.24 | 0% | 5 | 5.82 |
| Ivan Hill | 100.00% | 5 | 6.65 | 50 | -1 | -0.83 | 5.56% | 3 | 3.87 | 4.42% | -1 | -1.06 | 0% | 5 | 5.82 |
| Joyland | 50.00% | -2 | -2.66 | 50 | -2 | -1.66 | 21.37% | -1 | -1.29 | 5.73% | -1 | -1.06 | 4% | -1 | -1.16 |
| Just Us | 18.64% | -4 | -5.32 | 59 | -2 | -1.66 | 5.08% | 4 | 5.15 | 0.20% | 5 | 5.30 | 0% | 5 | 5.82 |
| Kings Forest | 90.03% | 3 | 3.99 | 44 | 1 | 0.83 | 5.66% | 3 | 3.87 | 0.27% | 5 | 5.30 | 1% | 3 | 3.49 |
| Kingswood | 81.19% | 2 | 2.66 | 39 | 1 | 0.83 | 5.94% | 3 | 3.87 | 0.99% | 4 | 4.24 | 0% | 5 | 5.82 |
| Kirkwood | 83.27% | 2 | 2.66 | 66 | -3 | -2.49 | 6.01% | 3 | 3.87 | 4.50% | -1 | -1.06 | 2% | 0 | 0.00 |
| Knight Park/Howell Station | 87.23% | 3 | 3.99 | 51 | -1 | -0.83 | 10.40% | 2 | 2.58 | 0.95% | 4 | 4.24 | 1% | 3 | 3.49 |
| Lake Claire | 55.84% | -1 | -1.33 | 66 | -3 | -2.49 | 2.73% | 4 | 5.15 | 0.53% | 5 | 5.30 | 1% | 3 | 3.49 |
| Lake Estates | 89.80% | 3 | 3.99 | 48 | -1 | -0.83 | 4.08% | 4 | 5.15 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| Lakewood | 28.98% | -3 | -3.99 | 55 | -2 | -1.66 | 18.74% | -1 | -1.29 | 4.14% | -1 | -1.06 | 4% | -1 | -1.16 |
| Lakewood Heights | 38.39% | -3 | -3.99 | 58 | -2 | -1.66 | 37.18% | -2 | -2.58 | 17.81% | -1 | -1.06 | 16% | -1 | -1.16 |
| Laurens Valley | 79.70% | 2 | 2.66 | 44 | 1 | 0.83 | 8.27% | 2 | 2.58 | 0.30% | 5 | 5.30 | 1% | 3 | 3.49 |
| Leila Valley | 29.58% | -3 | -3.99 | 53 | -1 | -0.83 | 27.70% | -1 | -1.29 | 1.41% | 3 | 3.18 | 6% | -1 | -1.16 |
| Lenox | 93.33% | 4 | 5.32 | 32 | 2 | 1.66 | 10.00% | 2 | 2.58 | 0.89% | 4 | 4.24 | 0% | 5 | 5.82 |
| Lincoln Homes | 53.13% | -2 | -2.66 | 38 | 1 | 0.83 | 12.50% | 1 | 1.29 | 2.50% | 1 | 1.06 | 3% | -1 | -1.16 |
| Lindbergh/Morosgo | 34.32% | -3 | -3.99 | 22 | 3 | 2.49 | 0.92% | 5 | 6.44 | 0.06% | 5 | 5.30 | 0% | 5 | 5.82 |
| Lindridge/Martin Manor | 36.38% | -3 | -3.99 | 49 | -1 | -0.83 | 2.55% | 5 | 6.44 | 0.43% | 5 | 5.30 | 0% | 5 | 5.82 |
| Loring Heights | 92.40% | 4 | 5.32 | 29 | 3 | 2.49 | 3.14% | 4 | 5.15 | 1.45% | 3 | 3.18 | 0% | 5 | 5.82 |
| Magnum Manor | 94.71% | 4 | 5.32 | 45 | -1 | -0.83 | 2.94% | 4 | 5.15 | 0.59% | 5 | 5.30 | 0% | 5 | 5.82 |
| Margaret Mitchell | 64.58% | -1 | -1.33 | 39 | 1 | 0.83 | 4.86% | 4 | 5.15 | 0.23% | 5 | 5.30 | 0% | 5 | 5.82 |
| Marietta Street Artery | 61.67% | -1 | -1.33 | 48 | -1 | -0.83 | 28.33% | -1 | -1.29 | 3.33% | 0 | 0.00 | 0% | 5 | 5.82 |
| Mays | 97.06% | 4 | 5.32 | 7 | 5 | 4.16 | 1.47% | 5 | 6.44 | 1.47% | 3 | 3.18 | 1% | 3 | 3.49 |
| Meadowbrook Forest | 89.19% | 3 | 3.99 | 39 | 1 | 0.83 | 4.05% | 4 | 5.15 | 4.05% | -1 | -1.06 | 1% | 3 | 3.49 |
| Mechanicsville | 58.26% | -1 | -1.33 | 36 | 2 | 1.66 | 28.14% | -1 | -1.29 | 4.88% | -1 | -1.06 | 3% | -1 | -1.16 |
| Mellwood | 92.86% | 4 | 5.32 | 55 | -2 | -1.66 | 3.57% | 4 | 5.15 | 3.57% | 0 | 0.00 | 4% | -1 | -1.16 |
| Memorial Park | 99.19% | 4 | 5.32 | 50 | -1 | -0.83 | 3.23% | 4 | 5.15 | 0.68% | 5 | 5.30 | 0% | 5 | 5.82 |
| Midtown | 91.14% | 3 | 3.99 | 32 | 2 | 1.66 | 1.41% | 5 | 6.44 | 0.68% | 4 | 4.24 | 0% | 5 | 5.82 |
| Midwest Cascade | 94.70% | 4 | 5.32 | 20 | 4 | 3.33 | 5.68% | 3 | 3.87 | 0.19% | 5 | 5.30 | 0% | 5 | 5.82 |
| Monroe Heights | 51.23% | -2 | -2.66 | 40 | 1 | 0.83 | 13.58% | 0 | 0.00 | 4.32% | -1 | -1.06 | 7% | -1 | -1.16 |
| Morningside/Lenox Park | 46.89% | -2 | -2.66 | 53 | -1 | -0.83 | 5.29% | 4 | 5.15 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| Mozley Park | 63.99% | -1 | -1.33 | 66 | -3 | -2.49 | 11.63% | -1 | -1.29 | 0.83% | 4 | 4.24 | 2% | 0 | 0.00 |
| Mt. Gilead Woods | 98.55% | 4 | 5.32 | 50 | -1 | -0.83 | 4.35% | 4 | 5.15 | 0.10% | 5 | 5.30 | 0% | 5 | 5.82 |
| Mt. Paran Parkway | 84.00% | 2 | 2.66 | 39 | 1 | 0.83 | 6.00% | 3 | 3.87 | 0.23% | 5 | 5.30 | 1% | 3 | 3.49 |
| Mt. Paran/Northside | 72.42% | 1 | 1.33 | 33 | 2 | 1.66 | 10.32% | 2 | 2.58 | 0.97% | 4 | 4.24 | 1% | 3 | 3.49 |
| Niskey Cove | 75.00% | 1 | 1.33 | 20 | 4 | 3.33 | 7.14% | 3 | 3.87 | 3.57% | 0 | 0.00 | 0% | 5 | 5.82 |
| Niskey Lake | 78.41% | 2 | 2.66 | 35 | 2 | 1.66 | 4.55% | 4 | 5.15 | 1.14% | 4 | 4.24 | 0% | 5 | 5.82 |
| North Buckhead | 98.13% | 4 | 5.32 | 26 | 3 | 2.49 | 2.74% | 4 | 5.15 | 1.45% | 3 | 3.18 | 0% | 5 | 5.82 |
| Norwood Manor | 30.17% | -3 | -3.99 | 47 | -1 | -0.83 | 35.75% | -1 | -1.29 | 3.91% | 0 | 0.00 | 4% | -1 | -1.16 |
| Oakcliff | 84.71% | 3 | 3.99 | 47 | -1 | -0.83 | 10.59% | 2 | 2.58 | 4.00% | -1 | -1.06 | 1% | 3 | 3.49 |
| Oakland | 100.00% | 5 | 6.65 | 36 | 2 | 1.66 | 0.00% | 5 | 6.44 | 0.20% | 5 | 5.30 | 0% | 5 | 5.82 |
| Oakland City | 55.19% | -1 | -1.33 | 63 | -2 | -1.66 | 23.85% | -1 | -1.29 | 3.11% | 0 | 0.00 | 4% | -1 | -1.16 |
| Old Fairburn Village | 83.33% | 2 | 2.66 | 49 | -1 | -0.83 | 16.67% | -1 | -1.29 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| Old Fourth Ward | 77.01% | 2 | 2.66 | 38 | 1 | 0.83 | 9.05% | 2 | 2.58 | 1.48% | 3 | 3.18 | 0% | 5 | 5.82 |
| Old Gordon | 39.10% | -3 | -3.99 | 61 | -2 | -1.66 | 53.97% | -2 | -2.58 | 1.59% | 3 | 3.18 | 2% | 0 | 0.00 |
| Orchard Knob | 43.67% | -2 | -2.66 | 52 | -1 | -0.83 | 21.22% | -1 | -1.29 | 4.49% | -1 | -1.06 | 2% | 0 | 0.00 |
| Ormeadow Park | 88.63% | 3 | 3.99 | 48 | -1 | -0.83 | 2.90% | 4 | 5.15 | 2.30% | 2 | 2.12 | 1% | 3 | 3.49 |
| Paces | 76.58% | 1 | 1.33 | 31 | 2 | 1.66 | 8.67% | 2 | 2.58 | 0.23% | 5 | 5.30 | 0% | 5 | 5.82 |
| Peachtree Battle Alliance | 95.64% | 4 | 5.32 | 53 | -1 | -0.83 | 3.60% | 4 | 5.15 | 0.38% | 5 | 5.30 | 0% | 5 | 5.82 |
| Peachtree Heights East | 31.70% | -3 | -3.99 | 46 | -1 | -0.83 | 2.21% | 5 | 6.44 | 0.00% | 5 | 5.30 | 0% | 5 | 5.82 |
| Peachtree Heights West | 61.76% | -1 | -1.33 | 32 | 2 | 1.66 | 0.84% | 5 | 6.44 | 0.13% | 5 | 5.30 | 0% | 5 | 5.82 |
| Peachtree Hills | 56.48% | -1 | -1.33 | 57 | -2 | -1.66 | 1.87% | 5 | 6.44 | 0.19% | 5 | 5.30 | 0% | 5 | 5.82 |
| Peachtree Park | 76.43% | 1 | 1.33 | 54 | -1 | -0.83 | 1.56% | 5 | 6.44 | 0.06% | 5 | 5.30 | 0% | 5 | 5.82 |
| Penelope Neighbors | 56.59% | -1 | -1.33 | 54 | -1 | -0.83 | 13.38% | 1 | 1.29 | 5.49% | -1 | -1.06 | 5% | -1 | -1.16 |
| Peoplestown | 50.75% | -2 | -2.66 | 47 | -1 | -0.83 | 20.13% | -1 | -1.29 | 5.88% | -1 | -1.06 | 6% | -1 | -1.16 |
| Perkerson | 60.72% | -1 | -1.33 | 50 | -1 | -0.83 | 4.17% | 4 | 5.15 | 0.95% | 4 | 4.24 | 1% | 3 | 3.49 |
| Peyton Forest | 92.74% | 4 | 5.32 | 42 | 1 | 0.83 | 5.36% | 4 | 5.15 | 2.21% | 2 | 2.12 | 0% | 5 | 5.82 |
| Piedmont Heights | 80.94% | 2 | 2.66 | 49 | -1 | -0.83 | 1.98% | 5 | 6.44 | 0.27% | 5 | 5.30 | 0% | 5 | 5.82 |
| Pine Hills | 97.91% | 4 | 5.32 | 26 | 3 | 2.49 | 0.94% | 5 | 6.44 | 0.89% | 4 | 4.24 | 0% | 5 | 5.82 |
| Pittsburgh | 32.68% | -3 | -3.99 | 57 | -2 | -1.66 | 45.49% | -2 | -2.58 | 12.99% | -1 | -1.06 | 11% | -1 | -1.16 |
| Pleasant Hill | 54.55% | -2 | -2.66 | 40 | 1 | 0.83 | 8.08% | 3 | 3.87 | 0.23% | 5 | 5.30 | 1% | 3 | 3.49 |
| Polar Rock | 25.19% | -4 | -5.32 | 54 | -1 | -0.83 | 23.17% | -1 | -1.29 | 11.08% | -1 | -1.06 | 10% | -1 | -1.16 |
| Pomona Park | 98.21% | 4 | 5.32 | 52 | -1 | -0.83 | 1.79% | 5 | 6.44 | 13.00% | -1 | -1.06 | 0% | 5 | 5.82 |
| Poncey-Highland | 76.92% | 2 | 2.66 | 43 | 1 | 0.83 | 2.34% | 5 | 6.44 | 0.41% | 5 | 5.30 | 0% | 5 | 5.82 |
| Princeton Lakes | 90.08% | 3 | 3.99 | 6 | 5 | 4.16 | 4.65% | 4 | 5.15 | 0.62% | 4 | 4.24 | 0% | 5 | 5.82 |
| Randall Mill | 84.62% | 3 | 3.99 | 33 | 2 | 1.66 | 1.03% | 5 | 6.44 | 1.54% | 3 | 3.18 | 0% | 5 | 5.82 |
| Rebel Valley Forest | 23.53% | -4 | -5.32 | 50 | -1 | -0.83 | 34.12% | -1 | -1.29 | 2.35% | 2 | 2.12 | 11% | -1 | -1.16 |
| Regency Trace | 50.00% | -2 | -2.66 | 11 | 5 | 4.16 | 7.14% | 3 | 3.87 | 3.57% | 0 | 0.00 | 0% | 5 | 5.82 |
| Reynoldstown | 75.55% | 1 | 1.33 | 50 | -1 | -0.83 | 8.99% | 2 | 2.58 | 3.19% | 0 | 0.00 | 1% | 3 | 3.49 |
| Ridgecrest Forest | 98.33% | 4 | 5.32 | 42 | 1 | 0.83 | 3.89% | 4 | 5.15 | 5.00% | -1 | -1.06 | 0% | 5 | 5.82 |
| Ridgedale Park | 90.39% | 3 | 3.99 | 30 | 2 | 1.66 | 2.34% | 5 | 6.44 | 0.00% | 5 | 5.30 | 0% | 5 | 5.82 |
| Ridgewood Heights | 93.82% | 4 | 5.32 | 43 | 1 | 0.83 | 2.81% | 4 | 5.15 | 1.12% | 4 | 4.24 | 0% | 5 | 5.82 |
| Riverside | 48.87% | -2 | -2.66 | 48 | -1 | -0.83 | 21.57% | -1 | -1.29 | 8.90% | -1 | -1.06 | 7% | -1 | -1.16 |
| Rockdale | 59.09% | -1 | -1.33 | 19 | 4 | 3.33 | 36.36% | -2 | -2.58 | 4.55% | -1 | -1.06 | 5% | -1 | -1.16 |
| Rosedale Heights | 55.34% | -1 | -1.33 | 53 | -1 | -0.83 | 1.94% | 5 | 6.44 | 4.49% | -1 | -1.06 | 1% | 3 | 3.49 |
| Rue Royal | 65.71% | -1 | -1.33 | 60 | -2 | -1.66 | 17.14% | -1 | -1.29 | 2.86% | 1 | 1.06 | 0% | 5 | 5.82 |
| Sandlewood Estates | 85.61% | 3 | 3.99 | 16 | 4 | 3.33 | 6.82% | 3 | 3.87 | 0.09% | 5 | 5.30 | 0% | 5 | 5.82 |
| Scotts Crossing | 42.52% | -2 | -2.66 | 39 | 1 | 0.83 | 35.40% | -1 | -1.29 | 13.39% | -1 | -1.06 | 18% | -2 | -2.33 |
| Sherwood Forest | 97.12% | 4 | 5.32 | 48 | -1 | -0.83 | 1.65% | | | | | | | | |

Appendix C: Raw Data and Scores
Condition 3

| Neighborhood Name | Curb Appeal | Initial Score | Weighted Score | Age of Housing Stock | Initial Score | Weighted Score | Vacancy | Initial Score14 | Weighted Score15 | Code Issues | Initial Score16 | Weighted Score17 | Blight | Initial Score18 | Weighted Score19 |
|-----------------------------|---------------|---------------|----------------|----------------------|---------------|----------------|---------------|-----------------|------------------|--------------|-----------------|------------------|-----------|-----------------|------------------|
| The Villages at Carver | 23.08% | -4 | -5.32 | 10 | 5 | 4.16 | 15.38% | -1 | -1.29 | 7.69% | -1 | -1.06 | 8% | -1 | -1.16 |
| The Villages at Castleberry | 100.00% | 5 | 6.65 | 12 | 5 | 4.16 | 0.00% | 5 | 6.44 | 0.10% | 5 | 5.30 | 0% | 5 | 5.82 |
| The Villages at East Lake | 27.27% | -4 | -5.32 | 12 | 5 | 4.16 | 72.73% | -3 | -3.87 | 0.10% | 5 | 5.30 | 0% | 5 | 5.82 |
| Thomasville Heights | 52.19% | -2 | -2.66 | 46 | -1 | -0.83 | 15.87% | -1 | -1.29 | 2.71% | 1 | 1.06 | 6% | -1 | -1.16 |
| Tuesedo Park | 55.57% | -1 | -1.33 | 36 | 2 | 1.66 | 6.60% | 3 | 3.87 | 0.47% | 5 | 5.30 | 0% | 5 | 5.82 |
| Underwood Hills | 85.54% | 3 | 3.99 | 38 | 1 | 0.83 | 1.95% | 3 | 6.44 | 0.28% | 5 | 5.30 | 0% | 5 | 5.82 |
| Venetian Hills | 35.00% | -3 | -3.99 | 57 | -2 | -1.66 | 15.53% | -1 | -1.29 | 0.35% | 5 | 5.30 | 3% | -1 | -1.16 |
| Vine City | 29.01% | -3 | -3.99 | 42 | 1 | 0.83 | 44.11% | -2 | -2.58 | 7.08% | -1 | -1.06 | 5% | -1 | -1.16 |
| Virginia Highland | 69.64% | 1 | 1.33 | 62 | -2 | -1.66 | 2.57% | 5 | 6.44 | 0.39% | 5 | 5.30 | 0% | 5 | 5.82 |
| Washington Park | 54.37% | -2 | -2.66 | 66 | -3 | -2.49 | 22.73% | -1 | -1.29 | 4.80% | -1 | -1.06 | 6% | -1 | -1.16 |
| Wesley Battle | 72.86% | 1 | 1.33 | 42 | 1 | 0.83 | 7.14% | 3 | 3.87 | 0.00% | 5 | 5.30 | 0% | 5 | 5.82 |
| West End | 36.64% | -3 | -3.99 | 61 | -2 | -1.66 | 24.09% | -1 | -1.29 | 8.90% | -1 | -1.06 | 4% | -1 | -1.16 |
| West Highlands | 82.02% | 2 | 2.66 | 10 | 5 | 4.16 | 17.98% | -1 | -1.29 | 1.12% | 4 | 4.24 | 0% | 5 | 5.82 |
| West Lake | 63.25% | -1 | -1.33 | 55 | -2 | -1.66 | 19.37% | -1 | -1.29 | 4.56% | -1 | -1.06 | 1% | 3 | 3.49 |
| West Manor | 96.91% | 4 | 5.32 | 52 | -1 | -0.83 | 5.15% | 4 | 5.15 | 1.56% | 3 | 3.18 | 0% | 5 | 5.82 |
| West Paces Ferry/Northside | 81.46% | 2 | 2.66 | 41 | 1 | 0.83 | 4.18% | 4 | 5.15 | 1.31% | 3 | 3.18 | 0% | 5 | 5.82 |
| Westhaven | 84.62% | 3 | 3.99 | 28 | 3 | 2.49 | 5.13% | 4 | 5.15 | 0.10% | 5 | 5.30 | 0% | 5 | 5.82 |
| Westminster/Milmar | 89.47% | 3 | 3.99 | 35 | 2 | 1.66 | 5.26% | 4 | 5.15 | 0.00% | 5 | 5.30 | 0% | 5 | 5.82 |
| Westover Plantation | 100.00% | 5 | 6.65 | 48 | -1 | -0.83 | 0.00% | 4 | 5.15 | 0.00% | 5 | 5.30 | 0% | 5 | 5.82 |
| Westview | 40.78% | -3 | -3.99 | 71 | -3 | -2.49 | 13.93% | 0 | 0.00 | 9.90% | -1 | -1.06 | 4% | -1 | -1.16 |
| Westwood Terrace | 41.60% | -2 | -2.66 | 54 | -1 | -0.83 | 5.41% | 3 | 3.87 | 6.55% | -1 | -1.06 | 1% | 3 | 3.49 |
| Whitewater Creek | 73.33% | 1 | 1.33 | 34 | 2 | 1.66 | 3.33% | 4 | 5.15 | 0.00% | 5 | 5.30 | 0% | 5 | 5.82 |
| Whittier Mill Village | 72.89% | 1 | 1.33 | 34 | 2 | 1.66 | 19.05% | -1 | -1.29 | 1.83% | 2 | 2.12 | 1% | 3 | 3.49 |
| Wildwood (NPU-C) | 92.90% | 4 | 5.32 | 49 | -1 | -0.83 | 4.01% | 4 | 5.15 | 0.45% | 5 | 5.30 | 0% | 5 | 5.82 |
| Wildwood (NPU-H) | 88.95% | 3 | 3.99 | 35 | 2 | 1.66 | 5.79% | 3 | 3.87 | 3.16% | 0 | 0.00 | 1% | 3 | 3.49 |
| Wildwood Forest | 97.20% | 4 | 5.32 | 45 | -1 | -0.83 | 4.20% | 4 | 5.15 | 0.70% | 4 | 4.24 | 0% | 5 | 5.82 |
| Wilson Mill Meadows | 85.35% | 3 | 3.99 | 31 | 2 | 1.66 | 6.57% | 3 | 3.87 | 0.76% | 4 | 4.24 | 0% | 5 | 5.82 |
| Wisteria Gardens | 23.28% | -4 | -5.32 | 47 | -1 | -0.83 | 7.94% | 3 | 3.87 | 1.00% | 4 | 4.24 | 1% | 3 | 3.49 |
| Woodfield | 87.93% | 3 | 3.99 | 61 | -2 | -1.66 | 6.90% | 3 | 3.87 | 0.38% | 5 | 5.30 | 0% | 5 | 5.82 |
| Woodland Hills | 82.56% | 2 | 2.66 | 52 | -1 | -0.83 | 3.49% | 4 | 5.15 | 1.74% | 3 | 3.18 | 0% | 5 | 5.82 |
| Wyngate | 92.36% | 4 | 5.32 | 44 | 1 | 0.83 | 3.47% | 4 | 5.15 | 0.10% | 5 | 5.30 | 0% | 5 | 5.82 |
| Citywide Average | 68.63% | | | 44.44117647 | | | 13.52% | | | 3.04% | | | 2% | | |



Appendix C: Raw Data and Scores
Amenities 1

| Neighborhood Name | Retail Access | Initial Score20 | Weighted Score21 | Public Education | Initial Score22 | Weighted Score23 | Transportation Options | Initial Score24 | Weighted Score25 | Green Space | Initial Score26 | Weighted Score27 | Sidewalks | Initial Score28 | Weighted Score29 |
|-----------------------------|---------------|-----------------|------------------|------------------|-----------------|------------------|------------------------|-----------------|------------------|-------------|-----------------|------------------|-----------|-----------------|------------------|
| Adair Park | 18 | -1 | -0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 99.85% | 4 | 2.99 | 95.71% | 4 | 3.82 |
| Adams Park | 23 | 1 | 0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 9.62% | 4 | -3.82 |
| Adamsville | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 2 | 2.93 | 99.35% | 4 | 2.99 | 29.14% | 2 | -1.91 |
| Almond Park | 2 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 98.82% | 4 | 2.99 | 24.26% | -2 | -1.91 |
| Amal Heights | 1 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 16.03% | -3 | -2.87 |
| Ansel Park | 3 | -5 | -3.95 | 7 | 5 | 5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 90.10% | 4 | 3.82 |
| Arden/Habersham | 0 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 21.60% | -3 | -2.87 |
| Ardmore | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 44.44% | 1 | 0.96 |
| Argonne Forest | 0 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 13.15% | -4 | -3.82 |
| Arlington Estates | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 97.79% | 4 | 2.99 | 1.58% | -5 | -4.78 |
| Ashley Courts | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 33.33% | -4 | -2.99 | 50.00% | 1 | 0.96 |
| Ashview Heights | 5 | -4 | -3.16 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 81.49% | 3 | 2.87 |
| Atkins Park | 0 | -5 | -3.95 | 7 | 5 | 5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 100.00% | 5 | 4.78 |
| Atlanta University Center | 13 | -2 | -1.58 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 91.87% | 4 | 3.82 |
| Atlantic Station | 58 | 1 | 0.79 | 6 | 3 | 3.30 | 4 | 3 | 2.93 | 96.84% | 4 | 2.99 | 99.74% | 4 | 3.82 |
| Audobon Forest | 2 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 4.19% | -5 | -4.78 |
| Audobon Forest West | 1 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 30.58% | -2 | -1.91 |
| Baker Hills | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 68.27% | -2 | -1.50 | 5.95% | -5 | -4.78 |
| Bakers Ferry | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 55.00% | -2 | -1.50 | 4.76% | -5 | -4.78 |
| Bankhead | 17 | -1 | -0.79 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 54.24% | 1 | 0.96 |
| Bankhead Courts | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 100.00% | 5 | 4.78 |
| Bankhead/Bolton | 1 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 48.21% | -3 | -2.24 | 95.65% | 4 | 3.82 |
| Beecher Hills | 1 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 0.96% | -5 | -4.78 |
| Ben Hill | 5 | -4 | -3.16 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 63.49% | -2 | -1.50 | 76.69% | 3 | 2.87 |
| Ben Hill Acres | 5 | -4 | -3.16 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 75.00% | -1 | -0.75 | 18.29% | -3 | -2.87 |
| Ben Hill Forest | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Ben Hill Pines | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 16.18% | -3 | -2.87 |
| Ben Hill Terrace | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 40.52% | -3 | -2.24 | 1.49% | -5 | -4.78 |
| Benteen Park | 2 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 57.42% | 2 | 1.91 |
| Berkeley Park | 64 | 1 | 0.79 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 61.20% | -2 | -1.50 | 34.24% | -1 | -0.96 |
| Betmar LaVilla | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 83.54% | 3 | 2.87 |
| Blair Villa/Poole Creek | 15 | -2 | -1.58 | 2 | -5 | -5.51 | 3 | 1 | 0.98 | 98.26% | 4 | 2.99 | 10.97% | -4 | -3.82 |
| Blandtown | 63 | 1 | 0.79 | 6 | 3 | 3.30 | 2 | -2 | -1.95 | 28.02% | -4 | -2.99 | 66.41% | 2 | 1.91 |
| Bolton | 13 | -2 | -1.58 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 91.52% | 2 | 1.50 | 65.71% | 2 | 1.91 |
| Bolton Hills | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 16.67% | -3 | -2.87 |
| Boulder Park | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 75.18% | -1 | -0.75 | 25.00% | -2 | -1.91 |
| Boulevard Heights | 3 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | 3 | 2.93 | 100.00% | 5 | 3.74 | 37.13% | -1 | -0.96 |
| Brandon | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 93.95% | 3 | 2.24 | 24.36% | -2 | -1.91 |
| Brentwood | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Briar Glen | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 77.85% | -1 | -0.75 | 43.61% | 1 | 0.96 |
| Brookhaven | 0 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 98.91% | 4 | 2.99 | 22.88% | -3 | -2.87 |
| Brookview Heights | 12 | -3 | -2.37 | 4 | -1 | -1.10 | 1 | -4 | -3.91 | 83.37% | -1 | -0.75 | 55.88% | 2 | 1.91 |
| Brookwood | 2 | -5 | -3.95 | 6 | 3 | 3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 97.19% | 4 | 3.82 |
| Brookwood Hills | 46 | 1 | 0.79 | 6 | 3 | 3.30 | 4 | 3 | 2.93 | 74.30% | -1 | -0.75 | 96.00% | 4 | 3.82 |
| Browns Mill Park | 9 | -3 | -2.37 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 17.67% | -3 | -2.87 |
| Buckhead Forest | 52 | 1 | 0.79 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 78.10% | 3 | 2.87 |
| Buckhead Heights | 2 | -5 | -3.95 | 6 | 3 | 3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 100.00% | 5 | 4.78 |
| Buckhead Village | 121 | 1 | 0.79 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 79.88% | 3 | 2.87 |
| Bush Mountain | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 7.25% | -5 | -4.78 |
| Butner/Tell | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 37.11% | -3 | -2.24 | 5.56% | -5 | -4.78 |
| Cabbagetown | 12 | -3 | -2.37 | 5 | 1 | 1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 95.93% | 4 | 3.82 |
| Campbellton Road | 39 | 1 | 0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 76.01% | -1 | -0.75 | 54.35% | 1 | 0.96 |
| Candler Park | 46 | 1 | 0.79 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 94.00% | 4 | 3.82 |
| Capitol Gateway | 2 | -5 | -3.95 | 2 | -5 | -5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 75.00% | 3 | 2.87 |
| Capitol View | 9 | -3 | -2.37 | 3 | -3 | -3.30 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 84.47% | 3 | 2.87 |
| Capitol View Manor | 2 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 68.04% | 2 | 1.91 |
| Carey Park | 3 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 93.16% | 2 | 1.50 | 9.48% | -4 | -3.82 |
| Carroll Heights | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 66.72% | -2 | -1.50 | 1.15% | -5 | -4.78 |
| Carver Hills | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 88.00% | 1 | 0.75 | 34.12% | -1 | -0.96 |
| Cascade Avenue/Road | 11 | -3 | -2.37 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 31.77% | -1 | -0.96 |
| Cascade Heights | 8 | -4 | -3.16 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 90.80% | 2 | 1.50 | 31.77% | -1 | -0.96 |
| Castleberry Hill | 45 | 1 | 0.79 | 3 | -3 | -3.30 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 99.28% | 4 | 3.82 |
| Castlewood | 1 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 7.56% | -5 | -4.78 |
| Center Hill | 16 | -2 | -1.58 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 87.92% | 1 | 0.75 | 9.65% | -4 | -3.82 |
| Chalet Woods | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 6.19% | -5 | -4.78 |
| Channing Valley | 6 | -4 | -3.16 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 36.17% | -1 | -0.96 |
| Chastain Park | 4 | -5 | -3.95 | 6 | 3 | 3.30 | 3 | 1 | 0.98 | 94.28% | 3 | 2.24 | 22.30% | -3 | -2.87 |
| Chattahoochee | 2 | -5 | -3.95 | 4 | -1 | -1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 6.25% | -5 | -4.78 |
| Chosewood Park | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 4.79% | -5 | -4.78 |
| Collier Heights | 14 | -2 | -1.58 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 92.76% | 2 | 1.50 | 14.08% | -4 | -3.82 |
| Collier Hills | 1 | -5 | -3.95 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 32.20% | -1 | -0.96 |
| Collier Hills North | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 50.00% | 1 | 0.96 |
| Colonial Homes | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 4.19% | -5 | -4.78 |
| Cross Creek | 3 | -5 | -3.95 | 6 | 3 | 3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 26.97% | -2 | -1.91 |
| Custer/McDonough/Guice | 14 | -2 | -1.58 | 3 | -3 | -3.30 | 0 | -5 | -4.88 | 81.37% | -1 | -0.75 | 26.97% | -2 | -1.91 |
| Deerwood | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 0.44% | -5 | -4.78 |
| Dixie Hills | 3 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 5 | 4.88 | 100.00% | 5 | 3.74 | 28.02% | -2 | -1.91 |
| Downtown | 699 | 5 | 3.95 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 94.34% | 3 | 2.24 | 97.29% | 4 | 3.82 |
| Druid Hills | 3 | -5 | -3.95 | 7 | 5 | 5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 90.26% | 4 | 3.82 |
| East Ardley Road | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 52.36% | 1 | 0.96 |
| East Atlanta | 61 | 1 | 0.79 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 70.91% | -1 | -0.75 | 55.95% | 2 | 1.91 |
| East Chastain Park | 46 | 1 | 0.79 | 6 | 3 | 3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 55.95% | 2 | 1.91 |
| East Lake | 21 | 0 | 0.00 | 3 | -3 | -3.30 | 5 | 5 | 4.88 | 89.97% | 1 | 0.75 | 46.44% | 1 | 0.96 |
| Edgewood | 43 | 1 | 0.79 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 82.07% | 3 | 2.87 |
| Elmco Estates | 2 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 75.71% | -1 | -0.75 | 0.71% | -5 | -4.78 |
| Englewood Manor | 0 | -5 | -3.95 | 2 | -5 | -5.51 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 63.64% | 2 | 1.91 |
| English Avenue | 32 | 1 | 0.79 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 78.89% | -1 | -0.75 | 69.53% | 2 | 1.91 |
| English Park | 2 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 38.28% | -1 | -0.96 |
| Fairburn | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 75.12% | -1 | -0.75 | 2.21% | -5 | -4.78 |
| Fairburn Heights | 2 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 96.10% | 3 | 2.24 | 12.27% | -4 | -3.82 |
| Fairburn Mays | 4 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 25.24% | -4 | -2.99 | 29.76% | -2 | -1.91 |
| Fairburn Road/Wisteria Lane | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Fairburn Tell | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 38.18% | -3 | -2.24 | 56.25% | 2 | 1.91 |
| Fairway Acres | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Fernleaf | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 82.00% | -1 | -0.75 | 1.00% | -5 | -4.78 |
| Florida Heights | 7 | -4 | -3.16 | 4 | -1 | -1.10 | 5 | 5 | 4.8 | | | | | | |

**Appendix C: Raw Data and Scores
Amenities 2**

| Neighborhood Name | Retail Access | Initial Score20 | Weighted | Public | Initial Score22 | Weighted | Transportation | Initial Score24 | Weighted | Green Space | Initial Score26 | Weighted | Sidewalks | Initial Score28 | Weighted |
|----------------------------|---------------|-----------------|----------|--------|-----------------|----------|----------------|-----------------|----------|-------------|-----------------|----------|-----------|-----------------|----------|
| Harland Terrace | 36 | 1 | 0.79 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 71.26% | 3 | 2.87 |
| Harris Chiles | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 100.00% | 5 | 4.78 |
| Harvel Homes Community | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Heritage Valley | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 77.31% | -1 | -0.75 | 0.27% | -5 | -4.78 |
| High Point | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 98.90% | 4 | 3.82 |
| Hills Park | 32 | 1 | 0.79 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 5.45% | -5 | -3.74 | 48.11% | 1 | 0.96 |
| Home Park | 94 | 1 | 0.79 | 6 | 3 | 3.30 | 4 | 3 | 2.93 | 87.22% | 1 | 0.75 | 85.61% | 4 | 3.82 |
| Horseshoe Community | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | (blank) | -5 | -3.74 | 3.23% | -5 | -4.78 |
| Hunter Hills | 6 | -4 | -3.16 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 98.54% | 4 | 2.99 | 27.60% | -2 | -1.91 |
| Huntington | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 63.49% | -2 | -1.50 | 1.00% | -5 | -4.78 |
| Inman Park | 84 | 1 | 0.79 | 6 | 3 | 3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 93.01% | 4 | 3.82 |
| Ivan Hill | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 24.07% | -2 | -1.91 |
| Joyland | 1 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 16.03% | -3 | -2.87 |
| Just Us | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 11.86% | -4 | -3.82 |
| Kings Forest | 7 | -4 | -3.16 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 80.83% | -1 | -0.75 | 20.75% | -3 | -2.87 |
| Kingswood | 1 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 69.63% | -1 | -0.75 | 1.98% | -5 | -4.78 |
| Kirkwood | 42 | 1 | 0.79 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 93.91% | 3 | 2.24 | 71.57% | 3 | 2.87 |
| Knight Park/Howell Station | 7 | -4 | -3.16 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 99.64% | 4 | 2.99 | 49.65% | 1 | 0.96 |
| Lake Claire | 4 | -5 | -3.95 | 6 | 3 | 3.30 | 5 | 5 | 4.88 | 99.91% | 4 | 2.99 | 84.86% | 3 | 2.87 |
| Lake Estates | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 91.67% | 2 | 1.50 | 1.00% | -5 | -4.78 |
| Lakewood | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 98.56% | 4 | 2.99 | 10.02% | -4 | -3.82 |
| Lakewood Heights | 23 | 1 | 0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 99.82% | 4 | 2.99 | 33.09% | -1 | -0.96 |
| Laurens Valley | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 91.97% | 2 | 1.50 | 4.51% | -5 | -4.78 |
| Leila Valley | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 3.76% | -5 | -4.78 |
| Lenox | 230 | 2 | 1.58 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 65.38% | -2 | -1.50 | 100.00% | 5 | 4.78 |
| Lincoln Homes | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 15.31% | -4 | -3.82 |
| Lindbergh/Moroso | 115 | 1 | 0.79 | 5 | 1 | 1.10 | 5 | 5 | 4.88 | 55.52% | -2 | -1.50 | 51.66% | 1 | 0.96 |
| Lindridge/Martin Manor | 65 | 1 | 0.79 | 6 | 3 | 3.30 | 4 | 3 | 2.93 | 43.44% | -3 | -2.24 | 11.94% | -4 | -3.82 |
| Loring Heights | 14 | -2 | -1.58 | 5 | 1 | 1.10 | 4 | 3 | 2.93 | 98.34% | 4 | 2.99 | 62.61% | 2 | 1.91 |
| Magnum Manor | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 11.18% | -4 | -3.82 |
| Margaret Mitchell | 1 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 36.70% | -3 | -2.24 | 29.86% | -2 | -1.91 |
| Marietta Street Artery | 30 | 1 | 0.79 | 5 | 1 | 1.10 | 4 | 3 | 2.93 | 98.28% | 4 | 2.99 | 91.67% | 4 | 3.82 |
| Mays | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 2.42% | -5 | -3.74 | 4.41% | -5 | -4.78 |
| Meadowbrook Forest | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 1.35% | -5 | -4.78 |
| Mechanicsville | 15 | -2 | -1.58 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 92.63% | 4 | 3.82 |
| Mellwood | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Memorial Park | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 10.48% | -4 | -3.82 |
| Midtown | 366 | 3 | 2.37 | 6 | 3 | 3.30 | 5 | 5 | 4.88 | 91.67% | 2 | 1.50 | 93.72% | 4 | 3.82 |
| Midwest Cascade | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 3.70% | -5 | -3.74 | 7.20% | -5 | -4.78 |
| Monroe Heights | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 36.42% | -1 | -0.96 |
| Morningside/Lenox Park | 93 | 1 | 0.79 | 6 | 3 | 3.30 | 3 | 3 | 2.93 | 100.00% | 5 | 3.74 | 77.41% | 3 | 2.87 |
| Mozley Park | 4 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 54.57% | 1 | 0.96 |
| Mt. Gilead Woods | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 57.97% | -2 | -1.50 | 60.87% | 2 | 1.91 |
| Mt. Paran Parkway | 1 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 77.00% | -1 | -0.75 | 1.00% | -5 | -4.78 |
| Mt. Paran/Northside | 6 | -4 | -3.16 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 71.98% | -1 | -0.75 | 11.13% | -4 | -3.82 |
| Niskey Cove | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 30.00% | -4 | -2.99 | 7.14% | -5 | -4.78 |
| Niskey Lake | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 3.90% | -5 | -3.74 | 2.27% | -5 | -4.78 |
| North Buckhead | 277 | 2 | 1.58 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 54.62% | -2 | -1.50 | 62.13% | 2 | 1.91 |
| Norwood Manor | 5 | -4 | -3.16 | 3 | -3 | -3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 25.14% | -2 | -1.91 |
| Oakcliff | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 24.71% | -2 | -1.91 |
| Oakland | 5 | -4 | -3.16 | 2 | -5 | -5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 100.00% | 5 | 4.78 |
| Oakland City | 25 | 1 | 0.79 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 46.37% | 1 | 0.96 |
| Old Fairburn Village | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 66.67% | 2 | 1.91 |
| Old Fourth Ward | 83 | 1 | 0.79 | 5 | 1 | 1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 84.91% | 3 | 2.87 |
| Old Gordon | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 65.08% | 2 | 1.91 |
| Orchard Knob | 2 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 20.00% | -3 | -2.87 |
| Ormeewood Park | 25 | 1 | 0.79 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 93.71% | 3 | 2.24 | 77.69% | 3 | 2.87 |
| Paces | 7 | -4 | -3.16 | 6 | 3 | 3.30 | 2 | -2 | -1.95 | 37.32% | -3 | -2.24 | 8.43% | -4 | -3.82 |
| Peachtree Battle Alliance | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 49.05% | 1 | 0.96 |
| Peachtree Heights East | 3 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 58.04% | 2 | 1.91 |
| Peachtree Heights West | 45 | 1 | 0.79 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 78.58% | 3 | 2.87 |
| Peachtree Hills | 82 | 1 | 0.79 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 48.97% | 1 | 0.96 |
| Peachtree Park | 71 | 1 | 0.79 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 77.52% | -1 | -0.75 | 27.38% | -2 | -1.91 |
| Penelope Neighbors | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 5.49% | -5 | -4.78 |
| Peopletown | 14 | -2 | -1.58 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 72.25% | 3 | 2.87 |
| Perkerson | 38 | 1 | 0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 99.20% | 4 | 2.99 | 8.73% | -4 | -3.82 |
| Peyton Forest | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 31.23% | -2 | -1.91 |
| Piedmont Heights | 77 | 1 | 0.79 | 7 | 5 | 5.51 | 4 | 3 | 2.93 | 99.17% | 4 | 2.99 | 58.13% | 2 | 1.91 |
| Pine Hills | 15 | -2 | -1.58 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 85.88% | -1 | -0.75 | 76.17% | 3 | 2.87 |
| Pittsburgh | 30 | 1 | 0.79 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 72.00% | 3 | 2.87 |
| Pleasant Hill | 1 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 20.91% | -4 | -2.99 | 3.03% | -5 | -4.78 |
| Polar Rock | 2 | -5 | -3.95 | 2 | -5 | -5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 1.51% | -5 | -4.78 |
| Pomona Park | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 79.34% | -1 | -0.75 | 5.36% | -5 | -4.78 |
| Poncey-Highland | 43 | 1 | 0.79 | 6 | 3 | 3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 98.76% | 4 | 3.82 |
| Princeton Lakes | 25 | 1 | 0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 73.96% | -1 | -0.75 | 99.07% | 4 | 3.82 |
| Randall Mill | 17 | -1 | -0.79 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 96.26% | 3 | 2.24 | 48.21% | 1 | 0.96 |
| Rebel Valley Forest | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 1.76% | -5 | -4.78 |
| Regency Trace | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 30.00% | -4 | -2.99 | 7.14% | -5 | -4.78 |
| Reynoldstown | 21 | 0 | 0.00 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 87.90% | 4 | 3.82 |
| Ridgecrest Forest | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Ridgedale Park | 2 | -5 | -3.95 | 6 | 3 | 3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 71.17% | 3 | 2.87 |
| Ridgewood Heights | 1 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 84.25% | -1 | -0.75 | 2.81% | -5 | -4.78 |
| Riverside | 16 | -2 | -1.58 | 5 | 1 | 1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 17.65% | -3 | -2.87 |
| Rockdale | 17 | -1 | -0.79 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 29.55% | -2 | -1.91 |
| Rosedale Heights | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 0.97% | -5 | -4.78 |
| Rue Royal | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 5.71% | -5 | -4.78 |
| Sandlewood Estates | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | -4 | -2.99 | 35.61% | -1 | -0.96 |
| Scotts Crossing | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 21.26% | -3 | -2.87 |
| Sherwood Forest | 0 | -5 | -3.95 | 7 | 5 | 5.51 | 3 | 1 | 0.98 | 99.20% | 4 | 2.99 | 20.99% | -3 | -2.87 |
| South Atlanta | 7 | -4 | -3.16 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 61.14% | 2 | 1.91 |
| South River Gardens | 12 | -3 | -2.37 | 2 | -5 | -5.51 | 2 | -2 | -1.95 | 70.32% | -1 | -0.75 | 16.13% | -3 | -2.87 |
| South Tuxedo Park | 79 | 1 | 0.79 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 40.54% | 1 | 0.96 |
| Southwest | 26 | 1 | 0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 88.69% | 1 | 0.75 | 47.09% | 1 | 0.96 |
| Springlake | 1 | -5 | -3.95 | 5 | 1 | 1.10 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 47.74% | 1 | 0.96 |
| Summerhill | 11 | -3 | -2.37 | 2 | -5 | -5.51 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 90.40% | 4 | 3.82 |
| Swallow Circle/Baywood | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | | | |

**Appendix C: Raw Data and Scores
Amenities 3**

| Neighborhood Name | Retail Access | Initial Score20 | Weighted | Public | Initial Score22 | Weighted | Transportation | Initial Score24 | Weighted | Green Space | Initial Score26 | Weighted | Sidewalks | Initial Score28 | Weighted |
|----------------------------|--------------------|-----------------|----------|--------------------|-----------------|----------|--------------------|-----------------|----------|---------------|-----------------|----------|---------------|-----------------|----------|
| Virginia Highland | 96 | 1 | 0.79 | 7 | 5 | 5.51 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 95.71% | 4 | 3.82 |
| Washington Park | 3 | -5 | -3.95 | 3 | -3 | -3.30 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 88.63% | 4 | 3.82 |
| Wesley Battle | 0 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | -1.21% | -5 | -3.74 | 1.43% | -5 | -4.78 |
| West End | 128 | 1 | 0.79 | 3 | -3 | -3.30 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 89.78% | 4 | 3.82 |
| West Highlands | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 2 | -2 | -1.95 | 98.71% | 4 | 2.99 | 31.46% | -2 | -1.91 |
| West Lake | 4 | -5 | -3.95 | 4 | -1 | -1.10 | 5 | 5 | 4.88 | 100.00% | 5 | 3.74 | 22.51% | -3 | -2.87 |
| West Manor | 2 | -5 | -3.95 | 5 | 1 | 1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 15.46% | -4 | -3.82 |
| West Paces Ferry/Northside | 21 | 0 | 0.00 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 94.09% | 3 | 2.24 | 35.77% | -1 | -0.96 |
| Westhaven | 1 | -5 | -3.95 | 4 | -1 | -1.10 | 3 | 1 | 0.98 | 58.59% | -2 | -1.50 | 1.71% | -5 | -4.78 |
| Westminster/Milmar | 0 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 36.71% | -3 | -2.24 | 2.63% | -5 | -4.78 |
| Westover Plantation | 1 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Westview | 19 | -1 | -0.79 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 71.64% | 3 | 2.87 |
| Westwood Terrace | 0 | -5 | -3.95 | 4 | -1 | -1.10 | 4 | 3 | 2.93 | 100.00% | 5 | 3.74 | 7.41% | -5 | -4.78 |
| Whitewater Creek | 0 | -5 | -3.95 | 6 | 3 | 3.30 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 1.00% | -5 | -4.78 |
| Whittier Mill Village | 2 | -5 | -3.95 | 4 | -1 | -1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 27.84% | -2 | -1.91 |
| Wildwood (NPU-C) | 17 | -1 | -0.79 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 10.49% | -4 | -3.82 |
| Wildwood (NPU-H) | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 4 | 3 | 2.93 | 55.79% | -2 | -1.50 | 43.68% | 1 | 0.96 |
| Wildwood Forest | 0 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 91.67% | 2 | 1.50 | 4.20% | -5 | -4.78 |
| Wilson Mill Meadows | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 31.06% | -2 | -1.91 |
| Wisteria Gardens | 1 | -5 | -3.95 | 3 | -3 | -3.30 | 3 | 1 | 0.98 | 100.00% | 5 | 3.74 | 5.29% | -5 | -4.78 |
| Woodfield | 1 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 6.90% | -5 | -4.78 |
| Woodland Hills | 10 | -3 | -2.37 | 3 | -3 | -3.30 | 2 | -2 | -1.95 | 100.00% | 5 | 3.74 | 63.37% | 2 | 1.91 |
| Wyngate | 0 | -5 | -3.95 | 5 | 1 | 1.10 | 1 | -4 | -3.91 | 100.00% | 5 | 3.74 | 9.03% | -4 | -3.82 |
| Citywide Average | 20.55882353 | | | 4.050420168 | | | 2.924369748 | | | 86.51% | | | 39.51% | | |

**Appendix C: Raw Data and Scores
Investment 1**

| Neighborhood Name | Appreciation/Depreciation | Initial Score30 | Weighted Score31 | Public Subsidy | Initial Score32 | Weighted Score33 | Permit Issuance | Initial Score34 | Weighted Score35 | Distressed Assets | Initial Score36 | Weighted Score37 | Real Estate Transaction Value | Initial Score38 | Weighted Score39 |
|---------------------------|---------------------------|-----------------|------------------|----------------|-----------------|------------------|-----------------|-----------------|------------------|-------------------|-----------------|------------------|-------------------------------|-----------------|------------------|
| Adair Park | -9.9% | -2 | -2.45 | 3 | 3 | 2.18 | 126 | 1 | 0.85 | 34% | -5 | -5.71 | \$ 39,814.00 | -5 | -3.74 |
| Adams Park | -36.5% | -3 | -3.68 | 2 | 1 | 0.73 | 57 | -2 | -1.70 | 14% | -1 | -1.14 | \$ 44,662.00 | -5 | -3.74 |
| Adamsville | -73.3% | -5 | -6.13 | 3 | 3 | 2.18 | 63 | -2 | -1.70 | 18% | -2 | -2.29 | \$ 13,333.00 | -5 | -3.74 |
| Almond Park | -27.2% | -3 | -3.68 | 2 | 1 | 0.73 | 18 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 19,386.00 | -5 | -3.74 |
| Amal Heights | -33.4% | -3 | -3.68 | 2 | 1 | 0.73 | 2 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 9,450.00 | -5 | -3.74 |
| Anasley Park | -15.2% | -2 | -2.45 | 1 | -2 | -1.45 | 279 | 1 | 0.85 | 5% | 3 | 3.43 | \$ 492,139.00 | 5 | 3.74 |
| Arden/Habersham | 21.3% | 1 | 1.23 | 0 | -5 | -3.64 | 46 | -3 | -2.56 | 5% | 3 | 3.43 | \$ 1,139,000.00 | 5 | 3.74 |
| Ardmore | 17.6% | -1 | -1.23 | 1 | -2 | -1.45 | 65 | -2 | -1.70 | 6% | 2 | 2.29 | \$ 370,893.00 | 5 | 3.74 |
| Argonne Forest | 7.3% | -1 | -1.23 | 0 | -5 | -3.64 | 72 | -2 | -1.70 | 3% | 4 | 4.57 | \$ 718,438.00 | 5 | 3.74 |
| Arlington Estates | 628.0% | 2 | 2.45 | 0 | -5 | -3.64 | 40 | -3 | -2.56 | 15% | -1 | -1.14 | \$ 201,200.00 | -1 | -0.75 |
| Ashley Courts | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 0 | -5 | -4.26 | 0% | 5 | 5.71 | \$ - | -5 | -3.74 |
| Ashview Heights | -33.5% | -3 | -3.68 | 2 | 1 | 0.73 | 84 | -1 | -0.85 | 0% | 5 | 5.71 | \$ 17,021.00 | -5 | -3.74 |
| Atkins Park | -11.9% | -2 | -2.45 | 0 | -5 | -3.64 | 38 | -3 | -2.56 | 6% | 2 | 2.29 | \$ 412,375.00 | 5 | 3.74 |
| Atlanta University Center | -10.8% | -2 | -2.45 | 4 | 5 | 3.64 | 106 | 1 | 0.85 | 0% | 4 | 5.71 | \$ 31,850.00 | -5 | -3.74 |
| Atlantic Station | -16.8% | -2 | -2.45 | 1 | -2 | -1.45 | 94 | 1 | 0.85 | 33% | -4 | -4.57 | \$ 140,625.00 | -2 | -1.50 |
| Audobon Forest | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 29 | -4 | -3.41 | 12% | -1 | -1.14 | \$ 112,863.00 | -3 | -2.24 |
| Audobon Forest West | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 11 | -5 | -4.26 | 6% | 2 | 2.29 | \$ 115,121.00 | -3 | -2.24 |
| Baker Hills | -59.5% | -4 | -4.90 | 1 | -2 | -1.45 | 17 | -5 | -4.26 | 11% | -1 | -1.14 | \$ 23,268.00 | -5 | -3.74 |
| Bakers Ferry | 252.9% | 1 | 1.23 | 1 | -2 | -1.45 | 3 | -5 | -4.26 | 12% | -1 | -1.14 | \$ 66,000.00 | -4 | -2.99 |
| Bankhead | -54.5% | -4 | -4.90 | 3 | 3 | 2.18 | 86 | -1 | -0.85 | 31% | -4 | -4.57 | \$ 10,836.00 | -5 | -3.74 |
| Bankhead Courts | 0.0% | -1 | -1.23 | 3 | 3 | 2.18 | 4 | -5 | -4.26 | 0% | 5 | 5.71 | \$ - | -5 | -3.74 |
| Bankhead/Bolton | 0.0% | -1 | -1.23 | 3 | 3 | 2.18 | 7 | -5 | -4.26 | 15% | -1 | -1.14 | \$ 8,167.00 | -5 | -3.74 |
| Beecher Hills | 37.5% | 1 | 1.23 | 2 | 1 | 0.73 | 21 | -4 | -3.41 | 16% | -2 | -2.29 | \$ 46,600.00 | -4 | -2.99 |
| Ben Hill | -53.3% | -4 | -4.90 | 1 | -2 | -1.45 | 31 | -4 | -3.41 | 13% | -1 | -1.14 | \$ 75,636.00 | -4 | -2.99 |
| Ben Hill Acres | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 10 | -5 | -4.26 | 12% | -1 | -1.14 | \$ 49,679.00 | -4 | -2.99 |
| Ben Hill Forest | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 3 | -5 | -4.26 | 8% | 1 | 1.14 | \$ 54,575.00 | -4 | -2.99 |
| Ben Hill Pines | -93.4% | -5 | -6.13 | 0 | -5 | -3.64 | 3 | -5 | -4.26 | 15% | -1 | -1.14 | \$ 9,200.00 | -5 | -3.74 |
| Ben Hill Terrace | 344.4% | 1 | 1.23 | 1 | -2 | -1.45 | 15 | -5 | -4.26 | 10% | -1 | -1.14 | \$ 90,000.00 | -4 | -2.99 |
| Benteen Park | 37.4% | 1 | 1.23 | 2 | 1 | 0.73 | 33 | -4 | -3.41 | 25% | -3 | -3.43 | \$ 106,756.00 | -3 | -2.24 |
| Berkeley Park | -46.9% | -3 | -3.68 | 1 | -2 | -1.45 | 67 | -2 | -1.70 | 10% | -1 | -1.14 | \$ 161,511.00 | -2 | -1.50 |
| Betmar LaVilla | -37.3% | -3 | -3.68 | 2 | 1 | 0.73 | 4 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 34,342.00 | -5 | -3.74 |
| Blair Villa/Poole Creek | 0.7% | -1 | -1.23 | 3 | 3 | 2.18 | 31 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 18,531.00 | -5 | -3.74 |
| Blandtown | -28.3% | -3 | -3.68 | 1 | -2 | -1.45 | 70 | -2 | -1.70 | 15% | -1 | -1.14 | \$ 89,617.00 | -4 | -2.99 |
| Bolton | -3.9% | -2 | -2.45 | 2 | 1 | 0.73 | 55 | -2 | -1.70 | 9% | 0 | 0.00 | \$ 165,033.00 | -2 | -1.50 |
| Bolton Hills | 157.6% | 1 | 1.23 | 2 | 1 | 0.73 | 7 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 40,500.00 | -5 | -3.74 |
| Boulder Park | -84.3% | -5 | -6.13 | 2 | 1 | 0.73 | 11 | -5 | -4.26 | 22% | -2 | -2.29 | \$ 17,667.00 | -5 | -3.74 |
| Boulevard Heights | 106.6% | 1 | 1.23 | 2 | 1 | 0.73 | 36 | -4 | -3.41 | 14% | -1 | -1.14 | \$ 95,706.00 | -3 | -2.24 |
| Brandon | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 90 | -1 | -0.85 | 7% | 2 | 2.29 | \$ 734,250.00 | 5 | 3.74 |
| Brentwood | 68.0% | 1 | 1.23 | 1 | -2 | -1.45 | 4 | -5 | -4.26 | 13% | -1 | -1.14 | \$ 38,650.00 | -5 | -3.74 |
| Briar Glen | 11.6% | -1 | -1.23 | 1 | -2 | -1.45 | 4 | -5 | -4.26 | 18% | -2 | -2.29 | \$ 24,550.00 | -5 | -3.74 |
| Brookhaven | -4.1% | -2 | -2.45 | 0 | -5 | -3.64 | 269 | 1 | 0.85 | 5% | 3 | 3.43 | \$ 758,820.00 | 5 | 3.74 |
| Brookview Heights | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 11 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 187,000.00 | -1 | -0.75 |
| Brookwood | 5.9% | -1 | -1.23 | 1 | -2 | -1.45 | 135 | 1 | 0.85 | 11% | -1 | -1.14 | \$ 211,314.00 | -1 | -0.75 |
| Brookwood Hills | -16.1% | -2 | -2.45 | 1 | -2 | -1.45 | 157 | 1 | 0.85 | 4% | 3 | 3.43 | \$ 543,811.00 | 5 | 3.74 |
| Browns Mill Park | -20.7% | -2 | -2.45 | 3 | 3 | 2.18 | 41 | -3 | -2.56 | 0% | 5 | 5.71 | \$ 34,775.00 | -5 | -3.74 |
| Buckhead Forest | -4.7% | -2 | -2.45 | 0 | -5 | -3.64 | 129 | 1 | 0.85 | 17% | -2 | -2.29 | \$ 266,700.00 | 5 | 3.74 |
| Buckhead Heights | 2.8% | -1 | -1.23 | 0 | -5 | -3.64 | 30 | -4 | -3.41 | 12% | -1 | -1.14 | \$ 186,273.00 | -1 | -0.75 |
| Buckhead Village | 436.0% | 1 | 1.23 | 1 | -2 | -1.45 | 92 | 1 | 0.85 | 16% | -2 | -2.29 | \$ 921,026.00 | 5 | 3.74 |
| Bush Mountain | 92.4% | 1 | 1.23 | 2 | 1 | 0.73 | 10 | -5 | -4.26 | 27% | -3 | -3.43 | \$ 29,636.00 | -5 | -3.74 |
| Butner/Tell | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 1 | -5 | -4.26 | 19% | -2 | -2.29 | \$ 21,000.00 | -5 | -3.74 |
| Cabbagetown | 9.8% | -1 | -1.23 | 3 | 3 | 2.18 | 94 | 1 | 0.85 | 7% | 2 | 2.29 | \$ 190,733.00 | -1 | -0.75 |
| Campbellton Road | 416.4% | 1 | 1.23 | 3 | 3 | 2.18 | 83 | -1 | -0.85 | 16% | -2 | -2.29 | \$ 44,664.00 | -5 | -3.74 |
| Candler Park | -6.2% | -2 | -2.45 | 1 | -2 | -1.45 | 247 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 333,033.00 | 5 | 3.74 |
| Capitol Gateway | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 7 | -5 | -4.26 | 0% | 5 | 5.71 | \$ - | -5 | -3.74 |
| Capitol View | -40.7% | -3 | -3.68 | 3 | 3 | 2.18 | 87 | -1 | -0.85 | 0% | 5 | 5.71 | \$ 30,491.00 | -5 | -3.74 |
| Capitol View Manor | -61.6% | -4 | -4.90 | 2 | 1 | 0.73 | 18 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 25,122.00 | -5 | -3.74 |
| Carey Park | -27.0% | -3 | -3.68 | 3 | 3 | 2.18 | 30 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 14,122.00 | -5 | -3.74 |
| Carroll Heights | -26.7% | -3 | -3.68 | 3 | 3 | 2.18 | 22 | -4 | -3.41 | 15% | -1 | -1.14 | \$ 14,098.00 | -5 | -3.74 |
| Carver Hills | -45.4% | -3 | -3.68 | 3 | 3 | 2.18 | 27 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 9,717.00 | -5 | -3.74 |
| Cascade Avenue/Road | -1.3% | -1 | -1.23 | 2 | 1 | 0.73 | 87 | -1 | -0.85 | 22% | -2 | -2.29 | \$ 29,361.00 | -5 | -3.74 |
| Cascade Heights | -20.6% | -2 | -2.45 | 2 | 1 | 0.73 | 38 | -3 | -2.56 | 12% | -1 | -1.14 | \$ 115,221.00 | -3 | -2.24 |
| Castleberry Hill | -5.9% | -2 | -2.45 | 3 | 3 | 2.18 | 70 | -2 | -1.70 | 18% | -2 | -2.29 | \$ 119,000.00 | -3 | -2.24 |
| Castlewood | -6.6% | -2 | -2.45 | 0 | -5 | -3.64 | 64 | -2 | -1.70 | 4% | 3 | 3.43 | \$ 879,118.00 | 5 | 3.74 |
| Center Hill | 268.8% | 1 | 1.23 | 3 | 3 | 2.18 | 73 | -2 | -1.70 | 20% | -2 | -2.29 | \$ 99,089.00 | -3 | -2.24 |
| Chalet Woods | -86.1% | -5 | -6.13 | 2 | 1 | 0.73 | 1 | -5 | -4.26 | 12% | -1 | -1.14 | \$ 23,500.00 | -5 | -3.74 |
| Channing Valley | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 44 | -3 | -2.56 | 3% | 4 | 4.57 | \$ 512,500.00 | 5 | 3.74 |
| Chastain Park | -6.4% | -2 | -2.45 | 0 | -5 | -3.64 | 282 | 1 | 0.85 | 3% | 4 | 4.57 | \$ 782,419.00 | 5 | 3.74 |
| Chattahoochee | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 2 | -5 | -4.26 | 0% | 5 | 5.71 | \$ - | -5 | -3.74 |
| Chosewood Park | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 51 | -3 | -2.56 | 0% | 5 | 5.71 | \$ - | -5 | -3.74 |
| Collier Heights | -15.7% | -2 | -2.45 | 2 | 1 | 0.73 | 100 | 1 | 0.85 | 11% | -1 | -1.14 | \$ 33,051.00 | -5 | -3.74 |
| Collier Hills | -0.3% | -1 | -1.23 | 1 | -2 | -1.45 | 64 | -2 | -1.70 | 5% | 3 | 3.43 | \$ 479,984.00 | 5 | 3.74 |
| Collier Hills North | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 17 | -5 | -4.26 | 2% | 4 | 4.57 | \$ 423,356.00 | 5 | 3.74 |
| Colonial Homes | 130.3% | 1 | 1.23 | 1 | -2 | -1.45 | 2 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 175,000.00 | -2 | -1.50 |
| Cross Creek | -10.5% | -2 | -2.45 | 0 | -5 | -3.64 | 10 | -5 | -4.26 | 11% | -1 | -1.14 | \$ 88,414.00 | -4 | -2.99 |
| Custer/McDonough/Guice | -22.9% | -2 | -2.45 | 2 | 1 | 0.73 | 42 | -3 | -2.56 | 22% | -2 | -2.29 | \$ 97,091.00 | -3 | -2.24 |
| Deerwood | 17.2% | -1 | -1.23 | 1 | -2 | -1.45 | 13 | -5 | -4.26 | 17% | -2 | -2.29 | \$ 38,200.00 | -5 | -3.74 |
| Dixie Hills | -42.5% | -3 | -3.68 | 3 | 3 | 2.18 | 81 | -1 | -0.85 | 24% | -3 | -3.43 | \$ 20,946.00 | -5 | -3.74 |
| Downtown | -5.9% | -2 | -2.45 | 2 | 1 | 0.73 | 1434 | 5 | 4.26 | 15% | -1 | -1.14 | \$ 129,777.00 | -3 | -2.24 |
| Druid Hills | -15.7% | -2 | -2.45 | 0 | -5 | -3.64 | 95 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 417,721.00 | 5 | 3.74 |
| East Ardley Road | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 6 | -5 | -4.26 | 6% | 2 | 2.29 | \$ 25,652.00 | -5 | -3.74 |
| East Atlanta | -4.4% | -2 | -2.45 | 2 | 1 | 0.73 | 345 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 136,926.00 | -2 | -1.50 |
| East Chastain Park | -19.8% | -2 | -2.45 | 0 | -5 | -3.64 | 115 | 1 | 0.85 | 7% | 2 | 2.29 | \$ 321,667.00 | 5 | 3.74 |
| East Lake | -12.5% | -2 | -2.45 | 1 | -2 | -1.45 | 192 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 176,226.00 | -2 | -1.50 |
| Edgewood | 12.9% | -1 | -1.23 | 2 | 1 | 0.73 | 334 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 128,374.00 | -3 | -2.24 |
| Elmco Estates | 70.3% | 1 | 1.23 | 0 | -5 | -3.64 | 8 | -5 | -4.26 | 9% | 0 | 0.00 | \$ 19,100.00 | -5 | -3.74 |
| Englewood Manor | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 0 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 1.00 | -5 | -3.74 |
| English Avenue | 1993.1% | 5 | 6.13 | 4 | 5 | 3.64 | 196 | 1 | 0.85 | 32% | -4 | -4.57 | \$ 496,728.00 | 5 | 3.74 |
| English Park | -16.0% | -2 | -2.45 | 2 | 1 | 0.73 | 16 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 47,467.00 | -4 | -2.99 |
| Fairburn | -23.3% | -2 | -2.45 | 0 | -5 | -3.64 | 15 | -5 | -4.26 | 22% | -2 | -2.29 | \$ 23,950.00 | -5 | -3.74 |
| Fairburn Heights | -22.9% | -2 | -2.45 | 3 | 3 | 2.18 | 39 | -3 | -2.56 | 18% | -2 | -2.29 | \$ 17,678.00 | -5 | -3.74 |
| Fairburn Mays | 7.6% | -1 | -1.23 | 1 | -2 | -1.45 | 15 | -5 | -4.26 | 17% | -2 | -2.29 | \$ 29,000.00 | -5 | -3.74 |
| Fairburn Road/Wisteria | -75.0% | -5 | -6.13 | 1 | -2 | -1.45 | 8 | -5 | -4.26 | 19% | -2 | -2.29 | \$ 5,000.00 | -5 | -3.74 |
| Fairburn Tell | 0.0% | -1 | -1.23 | 1</ | | | | | | | | | | | |

Appendix C: Raw Data and Scores
Investment 2

| Neighborhood Name | Appreciation/ | Initial | Weighted | Public | Initial | Weighted | Permit | Initial Score34 | Weighted | Distressed | Initial Score36 | Weighted | Real Estate Transaction | Initial Score38 | Weighted |
|-----------------------------|---------------|---------|----------|--------|---------|----------|--------|-----------------|----------|------------|-----------------|----------|-------------------------|-----------------|----------|
| Grove Park | 18.0% | -1 | -1.23 | 3 | 3 | 2.18 | 237 | 1 | 0.85 | 24% | -3 | -3.43 | \$ 26,910.00 | -5 | -3.74 |
| Hammond Park | -2.8% | -1 | -1.23 | 3 | 3 | 2.18 | 69 | -2 | -1.70 | 0% | 5 | 5.71 | \$ 24,646.00 | -5 | -3.74 |
| Hanover West | 116.5% | 1 | 1.23 | 0 | -5 | -3.64 | 50 | -3 | -2.56 | 4% | 3 | 3.43 | \$ 569,500.00 | 5 | 3.74 |
| Harland Terrace | -61.2% | -4 | -4.90 | 3 | 3 | 2.18 | 46 | -3 | -2.56 | 9% | 0 | 0.00 | \$ 13,975.00 | -5 | -3.74 |
| Harris Chiles | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 14 | -5 | -4.26 | 0% | 5 | 5.71 | \$ - | -5 | -3.74 |
| Harvel Homes Community | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 2 | -5 | -4.26 | 11% | -1 | -1.14 | \$ 29,433.00 | -5 | -3.74 |
| Heritage Valley | -56.0% | -4 | -4.90 | 1 | -2 | -1.45 | 33 | -4 | -3.41 | 11% | -1 | -1.14 | \$ 26,033.00 | -5 | -3.74 |
| High Point | -21.2% | -2 | -2.45 | 2 | 1 | 0.73 | 1 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 106,000.00 | -3 | -2.24 |
| Hills Park | -10.5% | -2 | -2.45 | 2 | 1 | 0.73 | 69 | -2 | -1.70 | 6% | 2 | 2.29 | \$ 217,670.00 | -1 | -0.75 |
| Home Park | 4.8% | -1 | -1.23 | 1 | -2 | -1.45 | 281 | 1 | 0.85 | 13% | -1 | -1.14 | \$ 218,715.00 | -1 | -0.75 |
| Horseshoe Community | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 6 | -5 | -4.26 | 3% | 4 | 4.57 | \$ 115,221.00 | -3 | -2.24 |
| Hunter Hills | 14.7% | -1 | -1.23 | 3 | 3 | 2.18 | 71 | -2 | -1.70 | 22% | -2 | -2.29 | \$ 19,295.00 | -5 | -3.74 |
| Huntington | -34.9% | -3 | -3.68 | 0 | -5 | -3.64 | 9 | -5 | -4.26 | 12% | -1 | -1.14 | \$ 54,150.00 | -4 | -2.99 |
| Inman Park | -4.1% | -2 | -2.45 | 0 | -5 | -3.64 | 291 | 1 | 0.85 | 6% | 2 | 2.29 | \$ 737,960.00 | 5 | 3.74 |
| Ivan Hill | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 3 | -5 | -4.26 | 9% | 0 | 0.00 | \$ 16,500.00 | -5 | -3.74 |
| Joyland | -33.4% | -3 | -3.68 | 2 | 1 | 0.73 | 26 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 9,450.00 | -5 | -3.74 |
| Just Us | 0.0% | -1 | -1.23 | 3 | 3 | 2.18 | 5 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 40,000.00 | -5 | -3.74 |
| Kings Forest | 3.1% | -1 | -1.23 | 2 | 1 | 0.73 | 33 | -4 | -3.41 | 12% | -1 | -1.14 | \$ 62,940.00 | -4 | -2.99 |
| Kingswood | -27.8% | -3 | -3.68 | 0 | -5 | -3.64 | 85 | -1 | -0.85 | 2% | 4 | 4.57 | \$ 1,454,650.00 | 5 | 3.74 |
| Kirkwood | -6.7% | -2 | -2.45 | 1 | -2 | -1.45 | 413 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 175,121.00 | -2 | -1.50 |
| Knights Park/Howell Station | 40.0% | 1 | 1.23 | 2 | 1 | 0.73 | 53 | -3 | -2.56 | 8% | 1 | 1.14 | \$ 171,500.00 | -2 | -1.50 |
| Lake Claire | -5.2% | -2 | -2.45 | 0 | -5 | -3.64 | 191 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 363,448.00 | 5 | 3.74 |
| Lake Estates | -32.7% | -3 | -3.68 | 0 | -5 | -3.64 | 0 | -5 | -4.26 | 10% | -1 | -1.14 | \$ 33,000.00 | -5 | -3.74 |
| Lakewood | -51.0% | -4 | -4.90 | 2 | 1 | 0.73 | 29 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 20,854.00 | -5 | -3.74 |
| Lakewood Heights | 19.6% | 0 | 0.00 | 4 | 5 | 3.64 | 134 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 38,037.00 | -5 | -3.74 |
| Laurens Valley | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 7 | -5 | -4.26 | 7% | 2 | 2.29 | \$ 22,700.00 | -5 | -3.74 |
| Lella Valley | 4.6% | -1 | -1.23 | 2 | 1 | 0.73 | 13 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 20,543.00 | -5 | -3.74 |
| Lenox | -15.7% | -2 | -2.45 | 0 | -5 | -3.64 | 382 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 1,765,833.00 | -5 | -3.74 |
| Lincoln Homes | -50.2% | -4 | -4.90 | 2 | 1 | 0.73 | 37 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 20,575.00 | -5 | -3.74 |
| Lindbergh/Morosgo | 982.4% | 2 | 2.45 | 1 | -2 | -1.45 | 84 | -1 | -0.85 | 10% | -1 | -1.14 | \$ 1,286,648.00 | -5 | -3.74 |
| Lindridge/Martin Manor | -85.4% | -5 | -5.13 | 1 | -2 | -1.45 | 147 | -1 | -0.85 | 8% | -1 | -1.14 | \$ 246,266.00 | 5 | 3.74 |
| Loring Heights | -16.8% | -2 | -2.45 | 1 | -2 | -1.45 | 106 | 1 | 0.85 | 9% | 0 | 0.00 | \$ 178,461.00 | -2 | -1.50 |
| Magnum Manor | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 10 | -5 | -4.26 | 4% | 3 | 3.43 | \$ 114,975.00 | -3 | -2.24 |
| Margaret Mitchell | -12.3% | -2 | -2.45 | 0 | -5 | -3.64 | 101 | 1 | 0.85 | 4% | 3 | 3.43 | \$ 504,845.00 | 5 | 3.74 |
| Marietta Street Artery | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 53 | -3 | -2.56 | 8% | 1 | 1.14 | \$ 144,275.00 | -2 | -1.50 |
| Mays | -9.3% | -2 | -2.45 | 1 | -2 | -1.45 | 11 | -5 | -4.26 | 17% | -2 | -2.29 | \$ 51,522.00 | -4 | -2.99 |
| Meadowbrook Forest | -53.9% | -4 | -4.90 | 2 | 1 | 0.73 | 5 | -5 | -4.26 | 17% | -2 | -2.29 | \$ 22,033.00 | -5 | -3.74 |
| Mechanicsville | -54.1% | -4 | -4.90 | 4 | 5 | 3.64 | 116 | 1 | 0.85 | 32% | -4 | -4.57 | \$ 29,788.00 | -5 | -3.74 |
| Mellwood | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 5 | -5 | -4.26 | 13% | -1 | -1.14 | \$ 58,000.00 | -4 | -2.99 |
| Memorial Park | 1.8% | -1 | -1.23 | 1 | -2 | -1.45 | 42 | -3 | -2.56 | 6% | 2 | 2.29 | \$ 499,138.00 | 5 | 3.74 |
| Midtown | -11.4% | -2 | -2.45 | 2 | 1 | 0.73 | 1195 | 4 | 3.41 | 9% | 0 | 0.00 | \$ 233,165.00 | 5 | 3.74 |
| Midwest Cascade | 0.9% | -1 | -1.23 | 1 | -2 | -1.45 | 42 | -3 | -2.56 | 16% | -2 | -2.29 | \$ 240,738.00 | 5 | 3.74 |
| Monroe Heights | -16.0% | -2 | -2.45 | 2 | 1 | 0.73 | 22 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 97,217.00 | -3 | -2.24 |
| Morningside/Lenox Park | -17.6% | -2 | -2.45 | 1 | -2 | -1.45 | 940 | 3 | 2.56 | 5% | 3 | 3.43 | \$ 506,623.00 | 5 | 3.74 |
| Mozley Park | 17.9% | -1 | -1.23 | 3 | 3 | 2.18 | 51 | -3 | -2.56 | 22% | -2 | -2.29 | \$ 29,867.00 | -5 | -3.74 |
| Mt. Gilead Woods | -31.9% | -3 | -3.68 | 0 | -5 | -3.64 | 7 | -5 | -4.26 | 7% | 2 | 2.29 | \$ 27,000.00 | -5 | -3.74 |
| Mt. Paran Parkway | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 21 | -4 | -3.41 | 3% | 4 | 4.57 | \$ 665,000.00 | 5 | 3.74 |
| Mt. Paran/Northside | -25.8% | -3 | -3.68 | 0 | -5 | -3.64 | 256 | 1 | 0.85 | 4% | 3 | 3.43 | \$ 976,860.00 | 5 | 3.74 |
| Niskey Cove | -9.7% | -2 | -2.45 | 0 | -5 | -3.64 | 0 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 131,000.00 | -3 | -2.24 |
| Niskey Lake | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 3 | -5 | -4.26 | 7% | 2 | 2.29 | \$ 128,060.00 | -3 | -2.24 |
| North Buckhead | -18.8% | -2 | -2.45 | 0 | -5 | -3.64 | 1301 | 4 | 3.41 | 11% | -1 | -1.14 | \$ 337,063.00 | 5 | 3.74 |
| Norwood Manor | 123.7% | 1 | 1.23 | 3 | 3 | 2.18 | 27 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 69,400.00 | -4 | -2.99 |
| Oakcliff | -73.3% | -5 | -5.13 | 2 | 1 | 0.73 | 1 | -5 | -4.26 | 19% | -2 | -2.29 | \$ 13,333.00 | -5 | -3.74 |
| Oakland | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 3 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 38,500.00 | -5 | -3.74 |
| Oakland City | -11.8% | -2 | -2.45 | 3 | 3 | 2.18 | 169 | 1 | 0.85 | 30% | -4 | -4.57 | \$ 27,308.00 | -5 | -3.74 |
| Old Fairburn Village | 0.0% | -1 | -1.23 | 0 | -5 | -3.64 | 3 | -5 | -4.26 | 4% | 3 | 3.43 | \$ 26,033.00 | -5 | -3.74 |
| Old Fourth Ward | -76.0% | -5 | -5.13 | 4 | 5 | 3.64 | 329 | 1 | 0.85 | 17% | -2 | -2.29 | \$ 126,365.00 | -3 | -2.24 |
| Old Gordon | 0.0% | -1 | -1.23 | 2 | 1 | 0.73 | 5 | -5 | -4.26 | 23% | -3 | -3.43 | \$ 17,678.00 | -5 | -3.74 |
| Orchard Knob | 6.0% | -1 | -1.23 | 1 | -2 | -1.45 | 22 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 23,714.00 | -5 | -3.74 |
| Ormeadow Park | -12.6% | -2 | -2.45 | 1 | -2 | -1.45 | 215 | 1 | 0.85 | 11% | -1 | -1.14 | \$ 177,372.00 | -2 | -1.50 |
| Paces | -49.8% | -4 | -4.90 | 0 | -5 | -3.64 | 236 | 1 | 0.85 | 7% | 2 | 2.29 | \$ 833,378.00 | 5 | 3.74 |
| Peachtree Battle Alliance | 24.0% | 1 | 1.23 | 1 | -2 | -1.45 | 171 | 1 | 0.85 | 3% | 4 | 4.57 | \$ 1,292,825.00 | 5 | 3.74 |
| Peachtree Heights East | -5.8% | -2 | -2.45 | 1 | -2 | -1.45 | 95 | 1 | 0.85 | 4% | 3 | 3.43 | \$ 479,303.00 | 5 | 3.74 |
| Peachtree Heights West | -6.0% | -2 | -2.45 | 1 | -2 | -1.45 | 276 | 1 | 0.85 | 11% | -1 | -1.14 | \$ 522,085.00 | 5 | 3.74 |
| Peachtree Hills | 15.3% | -1 | -1.23 | 1 | -2 | -1.45 | 161 | 1 | 0.85 | 8% | 1 | 1.14 | \$ 351,396.00 | 5 | 3.74 |
| Peachtree Park | -4.8% | -2 | -2.45 | 1 | -2 | -1.45 | 193 | 1 | 0.85 | 6% | 2 | 2.29 | \$ 473,849.00 | 5 | 3.74 |
| Penelope Neighbors | -79.0% | -5 | -5.13 | 3 | 3 | 2.18 | 9 | -5 | -4.26 | 9% | 0 | 0.00 | \$ 9,000.00 | -5 | -3.74 |
| Peopletown | 18.8% | -1 | -1.23 | 4 | 5 | 3.64 | 133 | 1 | 0.85 | 33% | -4 | -4.57 | \$ 96,792.00 | -3 | -2.24 |
| Perkerson | -32.8% | -3 | -3.68 | 2 | 1 | 0.73 | 53 | -3 | -2.56 | 0% | 5 | 5.71 | \$ 26,746.00 | -5 | -3.74 |
| Peyton Forest | 105.8% | 1 | 1.23 | 2 | 1 | 0.73 | 28 | -4 | -3.41 | 11% | -1 | -1.14 | \$ 167,200.00 | -2 | -1.50 |
| Piedmont Heights | -27.9% | -3 | -3.68 | 1 | -2 | -1.45 | 175 | 1 | 0.85 | 5% | 3 | 3.43 | \$ 380,817.00 | 5 | 3.74 |
| Pine Hills | -0.7% | -1 | -1.23 | 0 | -5 | -3.64 | 123 | 1 | 0.85 | 13% | -1 | -1.14 | \$ 221,308.00 | -1 | -0.75 |
| Pittsburgh | -53.4% | -4 | -4.90 | 3 | 3 | 2.18 | 146 | 1 | 0.85 | 31% | -4 | -4.57 | \$ 15,739.00 | -5 | -3.74 |
| Pleasant Hill | -27.4% | -3 | -3.68 | 0 | -5 | -3.64 | 25 | -4 | -3.41 | 6% | 2 | 2.29 | \$ 1,072,144.00 | 5 | 3.74 |
| Polar Rock | 27.9% | 1 | 1.23 | 3 | 3 | 2.18 | 82 | -1 | -0.85 | 0% | 5 | 5.71 | \$ 54,139.00 | -4 | -2.99 |
| Pomona Park | 244.1% | 1 | 1.23 | 3 | 3 | 2.18 | 4 | -5 | -4.26 | 15% | -1 | -1.14 | \$ 121,750.00 | -3 | -2.24 |
| Poncy-Highland | 9.2% | -1 | -1.23 | 1 | -2 | -1.45 | 96 | 1 | 0.85 | 9% | 0 | 0.00 | \$ 290,425.00 | 5 | 3.74 |
| Princeton Lakes | -13.0% | -2 | -2.45 | 1 | -2 | -1.45 | 91 | -1 | -0.85 | 14% | -1 | -1.14 | \$ 143,835.00 | -2 | -1.50 |
| Randall Mill | -7.1% | -2 | -2.45 | 0 | -5 | -3.64 | 59 | -2 | -1.70 | 6% | 2 | 2.29 | \$ 880,829.00 | 5 | 3.74 |
| Rebel Valley Forest | -8.1% | -2 | -2.45 | 2 | 1 | 0.73 | 8 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 18,700.00 | -5 | -3.74 |
| Regency Trace | -6.7% | -2 | -2.45 | 1 | -2 | -1.45 | 3 | -5 | -4.26 | 21% | -2 | -2.29 | \$ 287,550.00 | 5 | 3.74 |
| Reynoldstown | 37.4% | 1 | 1.23 | 3 | 3 | 2.18 | 158 | 1 | 0.85 | 16% | -2 | -2.29 | \$ 189,910.00 | -1 | -0.75 |
| Ridgecrest Forest | 5.3% | -1 | -1.23 | 1 | -2 | -1.45 | 7 | -5 | -4.26 | 13% | -1 | -1.14 | \$ 12,217.00 | -5 | -3.74 |
| Ridgedale Park | 187.1% | 1 | 1.23 | 0 | -5 | -3.64 | 52 | -3 | -2.56 | 7% | 2 | 2.29 | \$ 1,115,004.00 | 5 | 3.74 |
| Ridgewood Heights | -14.5% | -2 | -2.45 | 0 | -5 | -3.64 | 30 | -4 | -3.41 | 5% | 3 | 3.43 | \$ 259,667.00 | 5 | 3.74 |
| Riverside | -28.2% | -3 | -3.68 | 2 | 1 | 0.73 | 93 | 1 | 0.85 | 17% | -2 | -2.29 | \$ 89,364.00 | -4 | -2.99 |
| Rockdale | 0.0% | -1 | -1.23 | 3 | 3 | 2.18 | 5 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 180,000.00 | -2 | -1.50 |
| Rosedale Heights | -43.6% | -3 | -3.68 | 1 | -2 | -1.45 | 11 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 12,400.00 | -5 | -3.74 |
| Rue Royal | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 0 | -5 | -4.26 | 16% | -2 | -2.29 | \$ 13,900.00 | -5 | -3.74 |
| Sandlewood Estates | -22.2% | -2 | -2.45 | 0 | -5 | -3.64 | 9 | -5 | -4.26 | 14% | -1 | -1.14 | \$ 51,942.00 | -4 | -2.99 |
| Scotts Crossing | 61.8% | 1 | 1.23 | 3 | 3 | 2.18 | 9 | -5 | -4.26 | 0% | 5 | 5.71 | \$ 24,680.00 | -5 | -3.74 |
| Sherwood Forest | 31.2% | 1 | 1.23 | 1 | -2 | -1.45 | 89 | -1 | -0.85 | 3% | 4 | 4.57 | \$ 808,125.00 | 5 | 3.74 |
| South Atlanta | -14.3% | -2 | | | | | | | | | | | | | |

**Appendix C: Raw Data and Scores
Investment 3**

| Neighborhood Name | Appreciation/ | Initial | Weighted | Public | Initial | Weighted | Permit | Initial Score34 | Weighted | Distressed | Initial Score36 | Weighted | Real Estate Transaction | Initial Score38 | Weighted |
|----------------------------|---------------|---------|----------|----------------------|---------|----------|----------------------|-----------------|----------|------------|-----------------|----------|-------------------------|-----------------|----------|
| Venetian Hills | -25.9% | -3 | -3.68 | 2 | 1 | 0.73 | 106 | 1 | 0.85 | 24% | -3 | -3.43 | \$ 22,730.00 | -5 | -3.74 |
| Vine City | 37.8% | 1 | 1.23 | 4 | 5 | 3.64 | 131 | 1 | 0.85 | 20% | -2 | -2.29 | \$ 86,485.00 | -4 | -2.99 |
| Virginia Highland | 0.2% | -1 | -1.23 | 1 | -2 | -1.45 | 651 | 2 | 1.70 | 6% | 2 | 2.29 | \$ 416,752.00 | 5 | 3.74 |
| Washington Park | 20.7% | 1 | 1.23 | 3 | 3 | 2.18 | 47 | -3 | -2.56 | 29% | -4 | -4.57 | \$ 31,672.00 | -5 | -3.74 |
| Wesley Battle | -18.5% | -2 | -2.45 | 0 | -5 | -3.64 | 50 | -3 | -2.56 | 10% | -1 | -1.14 | \$ 803,182.00 | 5 | 3.74 |
| West End | -9.7% | -2 | -2.45 | 3 | 3 | 2.18 | 246 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 53,335.00 | -4 | -2.99 |
| West Highlands | -3.4% | -2 | -2.45 | 2 | 1 | 0.73 | 30 | -4 | -3.41 | 0% | 5 | 5.71 | \$ 187,156.00 | -1 | -0.75 |
| West Lake | -17.7% | -2 | -2.45 | 3 | 3 | 2.18 | 32 | -4 | -3.41 | 17% | -2 | -2.29 | \$ 27,578.00 | -5 | -3.74 |
| West Manor | 130.0% | 1 | 1.23 | 1 | -2 | -1.45 | 15 | -5 | -4.26 | 8% | 1 | 1.14 | \$ 47,150.00 | -4 | -2.99 |
| West Paces Ferry/Northside | 1.9% | -1 | -1.23 | 0 | -5 | -3.64 | 101 | 1 | 0.85 | 4% | 3 | 3.43 | \$ 816,256.00 | 5 | 3.74 |
| Westhaven | -49.6% | -4 | -4.90 | 2 | 1 | 0.73 | 9 | -5 | -4.26 | 22% | -2 | -2.29 | \$ 29,008.00 | -5 | -3.74 |
| Westminster/Milmar | 27.1% | 1 | 1.23 | 0 | -5 | -3.64 | 20 | -4 | -3.41 | 5% | 3 | 3.43 | \$ 836,667.00 | 5 | 3.74 |
| Westover Plantation | -20.0% | -2 | -2.45 | 0 | -5 | -3.64 | 3 | -5 | -4.26 | 8% | 1 | 1.14 | \$ 123,374.00 | -3 | -2.24 |
| Westview | -14.3% | -2 | -2.45 | 3 | 3 | 2.18 | 137 | 1 | 0.85 | 0% | 5 | 5.71 | \$ 38,757.00 | -5 | -3.74 |
| Westwood Terrace | 0.9% | -1 | -1.23 | 2 | 1 | 0.73 | 27 | -4 | -3.41 | 15% | -1 | -1.14 | \$ 43,300.00 | -5 | -3.74 |
| Whitewater Creek | -36.2% | -3 | -3.68 | 0 | -5 | -3.64 | 15 | -5 | -4.26 | 4% | 3 | 3.43 | \$ 625,000.00 | 5 | 3.74 |
| Whittier Mill Village | 1.4% | -1 | -1.23 | 2 | 1 | 0.73 | 26 | -4 | -3.41 | 8% | 1 | 1.14 | \$ 205,893.00 | -1 | -0.75 |
| Wildwood (NPU-C) | -0.9% | -1 | -1.23 | 0 | -5 | -3.64 | 85 | -1 | -0.85 | 3% | 4 | 4.57 | \$ 617,836.00 | 5 | 3.74 |
| Wildwood (NPU-H) | 25.0% | 1 | 1.23 | 1 | -2 | -1.45 | 10 | -5 | -4.26 | 14% | -1 | -1.14 | \$ 45,000.00 | -5 | -3.74 |
| Wildwood Forest | 15.2% | -1 | -1.23 | 0 | -5 | -3.64 | 4 | -5 | -4.26 | 9% | 0 | 0.00 | \$ 28,803.00 | -5 | -3.74 |
| Wilson Mill Meadows | -45.4% | -3 | -3.68 | 1 | -2 | -1.45 | 14 | -5 | -4.26 | 14% | -1 | -1.14 | \$ 29,221.00 | -5 | -3.74 |
| Wisteria Gardens | 15.1% | -1 | -1.23 | 1 | -2 | -1.45 | 14 | -5 | -4.26 | 10% | -1 | -1.14 | \$ 49,750.00 | -4 | -2.99 |
| Woodfield | 0.0% | -1 | -1.23 | 1 | -2 | -1.45 | 14 | -5 | -4.26 | 6% | 2 | 2.29 | \$ 454,500.00 | 5 | 3.74 |
| Woodland Hills | 4.9% | -1 | -1.23 | 2 | 1 | 0.73 | 37 | -3 | -2.56 | 12% | -1 | -1.14 | \$ 182,278.00 | -1 | -0.75 |
| Wyngate | -9.8% | -2 | -2.45 | 0 | -5 | -3.64 | 42 | -3 | -2.56 | 1% | 5 | 5.71 | \$ 1,762,929.00 | 5 | 3.74 |
| Citywide Average | 19.3% | | | 1,474,789,916 | | | 91,655,462,18 | | | 9% | | | \$ 225,483.12 | | |



Appendix C: Raw Data and Scores
Demographics 1

| Neighborhood Name | Population Growth | Initial Score40 | Weighted Score41 | Owner Occupancy | Initial Score42 | Weighted Score43 | Racial Diversity | Initial Score44 | Weighted Score45 | Educational Attainment | Initial Score46 | Weighted Score47 | Income | Initial Score48 | Weighted Score49 |
|-----------------------------|-------------------|-----------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|------------------------|-----------------|------------------|---------------|-----------------|------------------|
| Adair Park | 11.97% | 1 | 0.94 | 37% | -2 | -2.58 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 30,999.00 | -4 | -3.99 |
| Adams Park | 6.84% | -1 | -0.94 | 57% | 1 | 1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 52,202.00 | -2 | -2.00 |
| Adamsville | 6.11% | -1 | -0.94 | 33% | -2 | -2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Almond Park | 11.94% | 1 | 0.94 | 32% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| Amal Heights | 16.91% | 1 | 0.94 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 29,155.00 | -5 | -4.99 |
| Ansel Park | 13.76% | 1 | 0.94 | 62% | 1 | 1.29 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 71,727.00 | 1 | 1.00 |
| Arden/Habersham | 0.00% | -5 | -4.68 | 83% | 4 | 5.15 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 |
| Armore | 0.00% | -5 | -4.68 | 31% | -3 | -3.87 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 71,727.00 | 1 | 1.00 |
| Argonne Forest | 8.09% | 1 | 0.94 | 81% | 4 | 5.15 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 |
| Arlington Estates | 14.57% | 1 | 0.94 | 65% | 2 | 2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Ashley Courts | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 |
| Ashview Heights | 11.76% | 1 | 0.94 | 43% | -1 | -1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 21,982.00 | -5 | -4.99 |
| Atlanta Park | 8.50% | 1 | 0.94 | 37% | -2 | -2.58 | 2 | -1 | 0.83 | 4 | 3 | 3.12 | \$ 91,498.00 | 2 | 2.00 |
| Atlanta University Center | 6.37% | -1 | -0.94 | 22% | -3 | -3.87 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 21,982.00 | -5 | -4.99 |
| Atlantic Station | 0.00% | -5 | -4.68 | 41% | -2 | -2.58 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 71,727.00 | 1 | 1.00 |
| Audobon Forest | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| Audobon Forest West | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| Baker Hills | 8.76% | 1 | 0.94 | 38% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 40,283.00 | -3 | -2.99 |
| Bakers Ferry | 11.63% | 1 | 0.94 | 57% | 1 | 1.29 | 2 | 1 | 0.83 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Bankhead | 11.55% | 1 | 0.94 | 36% | -2 | -2.58 | 1 | -1 | -0.83 | 2 | -2 | -2.08 | \$ 32,346.00 | -4 | -3.99 |
| Bankhead Courts | 6.96% | -1 | -0.94 | 31% | -3 | -3.87 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Bankhead/Bolton | 6.96% | -1 | -0.94 | 31% | -3 | -3.87 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 40,283.00 | -3 | -2.99 |
| Beecher Hills | 6.83% | -1 | -0.94 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 56,788.00 | -1 | -1.00 |
| Ben Hill | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Ben Hill Acres | 0.00% | -5 | -4.68 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 |
| Ben Hill Forest | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Ben Hill Pines | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Ben Hill Terrace | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 |
| Bentene Park | 4.72% | -2 | -1.87 | 25% | -3 | -3.87 | 5 | 5 | 4.16 | 3 | 1 | 1.04 | \$ 57,235.00 | -1 | -1.00 |
| Berkeley Park | 12.12% | 1 | 0.94 | 44% | -1 | -1.29 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 59,669.00 | -1 | -1.00 |
| Betmar LaVilla | 16.91% | 1 | 0.94 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 29,155.00 | -5 | -4.99 |
| Blair Villa/Poole Creek | 70.00% | 5 | 4.68 | 46% | -1 | -1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 35,052.00 | -4 | -3.99 |
| Blandtown | 12.12% | 1 | 0.94 | 44% | -1 | -1.29 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 59,669.00 | -1 | -1.00 |
| Bolton | 16.79% | 1 | 0.94 | 54% | 1 | 1.29 | 5 | 5 | 4.16 | 2 | -2 | -2.08 | \$ 59,669.00 | -1 | -1.00 |
| Bolton Hills | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| Boulder Park | 8.76% | 1 | 0.94 | 38% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 40,283.00 | -3 | -2.99 |
| Boulevard Heights | 14.17% | 1 | 0.94 | 64% | 2 | 2.58 | 3 | 3 | 1.66 | 3 | 1 | 1.04 | \$ 57,235.00 | -1 | -1.00 |
| Brandon | 0.00% | -5 | -4.68 | 88% | 4 | 5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 87,802.00 | 1 | 1.00 |
| Brentwood | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Briar Glen | 0.00% | -5 | -4.68 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 |
| Brookhaven | 0.00% | -5 | -4.68 | 78% | 3 | 3.87 | 1 | -1 | -0.83 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 |
| Brookview Heights | 14.55% | 1 | 0.94 | 19% | -4 | -5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| Brookwood | 0.00% | -5 | -4.68 | 31% | -3 | -3.87 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 71,727.00 | 1 | 1.00 |
| Brookwood Hills | 0.00% | -5 | -4.68 | 52% | 0 | 0.00 | 2 | 1 | 0.83 | 4 | 3 | 3.12 | \$ 71,727.00 | 1 | 1.00 |
| Browns Mill Park | 9.64% | 1 | 0.94 | 55% | 1 | 1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 35,052.00 | -4 | -3.99 |
| Buckhead Forest | 0.00% | -5 | -4.68 | 34% | -2 | -2.58 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 |
| Buckhead Heights | 0.00% | -5 | -4.68 | 57% | 1 | 1.29 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 |
| Buckhead Village | 0.00% | -5 | -4.68 | 34% | -2 | -2.58 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 |
| Bush Mountain | 6.32% | -1 | -0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 28,873.00 | -5 | -4.99 |
| Butner/Tell | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Cabbagetown | 15.67% | 1 | 0.94 | 59% | 1 | 1.29 | 3 | 2 | 1.66 | 3 | 1 | 1.04 | \$ 79,850.00 | 1 | 1.00 |
| Campbellton Road | 0.00% | -5 | -4.68 | 22% | -3 | -3.87 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 52,202.00 | -2 | -2.00 |
| Candler Park | 7.61% | 0 | 0.00 | 70% | 2 | 2.58 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 79,850.00 | 1 | 1.00 |
| Capitol Gateway | 3.82% | -3 | -2.81 | 19% | -4 | -5.15 | 5 | 5 | 4.16 | 3 | 1 | 1.04 | \$ 30,999.00 | -4 | -3.99 |
| Capitol View | 8.53% | 1 | 0.94 | 60% | 1 | 1.29 | 1 | -1 | -0.83 | 2 | -2 | -2.08 | \$ 38,319.00 | -3 | -2.99 |
| Capitol View Manor | 8.53% | 1 | 0.94 | 60% | 1 | 1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 38,319.00 | -3 | -2.99 |
| Carey Park | 11.94% | 1 | 0.94 | 32% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| Carroll Heights | 6.96% | -1 | -0.94 | 31% | -3 | -3.87 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Carver Hills | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 2 | -1 | 0.83 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| Cascade Avenue/Road | 6.83% | -1 | -0.94 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 28,873.00 | -5 | -4.99 |
| Cascade Heights | 0.00% | -5 | -4.68 | 62% | 1 | 1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 56,788.00 | -1 | -1.00 |
| Castleberry Hill | 8.10% | 1 | 0.94 | 35% | -2 | -2.58 | 2 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 36,206.00 | -4 | -3.99 |
| Castlewood | 0.00% | -5 | -4.68 | 88% | 4 | 5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 87,802.00 | 1 | 1.00 |
| Center Hill | 11.94% | 1 | 0.94 | 32% | -2 | -2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 35,702.00 | -4 | -3.99 |
| Chalet Woods | 13.29% | 1 | 0.94 | 29% | -3 | -3.87 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| Channing Valley | 8.46% | 1 | 0.94 | 80% | 3 | 3.87 | 2 | 1 | 0.83 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 |
| Chastain Park | 8.09% | 1 | 0.94 | 81% | 4 | 5.15 | 1 | -1 | -0.83 | 2 | -2 | -2.08 | \$ 171,556.00 | 5 | 4.99 |
| Chattahoochee | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 22,717.00 | -5 | -4.99 |
| Chosewood Park | 6.50% | -1 | -0.94 | 13% | -4 | -5.15 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 29,155.00 | -5 | -4.99 |
| Collier Heights | 9.90% | 1 | 0.94 | 70% | 2 | 2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| Collier Hills | 8.46% | 1 | 0.94 | 80% | 3 | 3.87 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 87,802.00 | 1 | 1.00 |
| Collier Hills North | 0.00% | -5 | -4.68 | 31% | -3 | -3.87 | 2 | 1 | 0.83 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 |
| Colonial Homes | 0.00% | -5 | -4.68 | 31% | -3 | -3.87 | 1 | -1 | -0.83 | 3 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 |
| Cross Creek | 0.00% | -5 | -4.68 | 61% | 1 | 1.29 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 87,802.00 | 1 | 1.00 |
| Custer/McDonough/Guice | 0.00% | -5 | -4.68 | 42% | -1 | -1.29 | 4 | 3 | 2.49 | 2 | -2 | -2.08 | \$ 57,235.00 | -1 | -1.00 |
| Deerwood | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Dixie Hills | 8.18% | 1 | 0.94 | 42% | -1 | -1.29 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 35,702.00 | -4 | -3.99 |
| Downtown | 14.84% | 1 | 0.94 | 12% | -4 | -5.15 | 3 | 2 | 1.66 | 3 | 1 | 1.04 | \$ 36,206.00 | -4 | -3.99 |
| Druid Hills | 5.57% | -2 | -1.87 | 60% | 1 | 1.29 | 1 | -1 | -0.83 | 4 | 3 | 3.12 | \$ 79,850.00 | 1 | 1.00 |
| East Ardley Road | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| East Atlanta | 6.66% | -1 | -0.94 | 76% | 3 | 3.87 | 3 | 2 | 1.66 | 2 | -2 | -2.08 | \$ 57,235.00 | -1 | -1.00 |
| East Chastain Park | 6.64% | -1 | -0.94 | 81% | 4 | 5.15 | 2 | 1 | 0.83 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 |
| East Lake | 9.85% | 1 | 0.94 | 64% | 2 | 2.58 | 3 | 2 | 1.66 | 3 | 1 | 1.04 | \$ 46,142.00 | 2 | 2.00 |
| Edgewood | 14.41% | 1 | 0.94 | 41% | -2 | -2.58 | 4 | 3 | 2.49 | 4 | 3 | 3.12 | \$ 46,142.00 | -2 | -2.00 |
| Elmco Estates | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 |
| Englewood Manor | 6.50% | -1 | -0.94 | 13% | -4 | -5.15 | 3 | 2 | 1.66 | 2 | -2 | -2.08 | \$ 29,155.00 | -5 | -4.99 |
| English Avenue | 0.00% | -5 | -4.68 | 8% | -5 | -6.44 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 25,879.00 | -5 | -4.99 |
| English Park | 14.55% | 1 | 0.94 | 19% | -4 | -5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| Fairburn | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 |
| Fairburn Heights | 6.96% | -1 | -0.94 | 31% | -3 | -3.87 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 40,283.00 | -3 | -2.99 |
| Fairburn Mays | 11.63% | 1 | 0.94 | 57% | 1 | 1.29 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Fairburn Road/Wisteria Lane | 11.63% | 1 | 0.94 | 57% | 1 | 1.29 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Fairburn Tell | | | | | | | | | | | | | | | |

**Appendix C: Raw Data and Scores
Demographics 2**

| Neighborhood Name | Population | Initial Score40 | Weighted | Owner | Initial Score42 | Weighted | Racial Diversity | Initial Score44 | Weighted | Educational | Initial Score46 | Weighted | Income | Initial Score48 | Weighted | |
|----------------------------|------------|-----------------|----------|-------|-----------------|----------|------------------|-----------------|----------|-------------|-----------------|----------|---------------|-----------------|----------|------|
| Hammond Park | 9.71% | 1 | 0.94 | 17% | -4 | -5.15 | 3 | 2 | 1.66 | 3 | 1 | 1.04 | \$ 38,319.00 | -3 | -2.99 | |
| Hanover West | 0.00% | -5 | -4.68 | 61% | 1 | 1.29 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 87,802.00 | 1 | 1.00 | |
| Harland Terrace | 13.29% | 1 | 0.94 | 29% | -3 | -3.87 | 1 | -1 | -0.83 | 1 | -5 | -5.20 | \$ 56,788.00 | -1 | -1.00 | |
| Harris Chiles | 3.62% | -3 | -2.81 | 19% | -4 | -5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 21,982.00 | -5 | -4.99 | |
| Harvel Homes Community | 9.68% | 1 | 0.94 | 43% | -1 | -1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 35,702.00 | -4 | -3.99 | |
| Heritage Valley | 0.00% | -5 | -4.68 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| High Point | 16.91% | 1 | 0.94 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 29,155.00 | -5 | -4.99 | |
| Hills Park | 16.79% | 1 | 0.94 | 54% | 1 | 1.29 | 5 | 5 | 4.16 | 2 | -2 | -2.08 | \$ 59,669.00 | -1 | -1.00 | |
| Home Park | 8.66% | 1 | 0.94 | 46% | -1 | -1.29 | 3 | 2 | 1.66 | 3 | 1 | 1.04 | \$ 71,727.00 | 1 | 1.00 | |
| Horseshoe Community | 0.00% | -5 | -4.68 | 62% | 1 | 1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 56,788.00 | -1 | -1.00 | |
| Hunter Hills | 7.99% | 0 | 0.00 | 27% | -3 | -3.87 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 32,346.00 | -4 | -3.99 | |
| Huntington | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 | |
| Inman Park | 13.60% | 1 | 0.94 | 74% | 3 | 3.87 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 79,850.00 | 1 | 1.00 | |
| Ivan Hill | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 | |
| Joyland | 16.91% | 1 | 0.94 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 29,155.00 | -5 | -4.99 | |
| Just Us | 11.76% | 1 | 0.94 | 43% | -1 | -1.29 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 21,982.00 | -5 | -4.99 | |
| Kings Forest | 0.00% | -5 | -4.68 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| Kingswood | 0.00% | -5 | -4.68 | 70% | 2 | 2.58 | 1 | -1 | -0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 | |
| Kirkwood | 12.05% | 1 | 0.94 | 50% | -1 | -1.29 | 4 | 3 | 2.49 | 3 | 1 | 1.04 | \$ 46,142.00 | -2 | -2.00 | |
| Knight Park/Howell Station | 7.16% | -1 | -0.94 | 70% | 2 | 2.58 | 2 | 1 | 0.83 | 1 | -5 | -5.20 | \$ 32,346.00 | -4 | -3.99 | |
| Lake Claire | 10.05% | 1 | 0.94 | 80% | 3 | 3.87 | 3 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 79,850.00 | -1 | 1.00 |
| Lake Estates | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 | |
| Lakewood | 7.32% | -1 | -0.94 | 36% | -2 | -2.58 | 1 | -1 | -0.83 | 1 | -5 | -5.20 | \$ 35,052.00 | -4 | -3.99 | |
| Lakewood Heights | 12.76% | 1 | 0.94 | 25% | -1 | -1.29 | 3 | 2 | 1.66 | 2 | -2 | -2.08 | \$ 29,155.00 | -5 | -4.99 | |
| Laurens Valley | 0.00% | -5 | -4.68 | 62% | 1 | 1.29 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 52,202.00 | -2 | -2.00 | |
| Leila Valley | 7.32% | -1 | -0.94 | 36% | -2 | -2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 35,052.00 | -4 | -3.99 | |
| Lenox | 0.00% | -5 | -4.68 | 57% | 1 | 1.29 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Lincoln Homes | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 | |
| Lindbergh/Morosco | 17.74% | 1 | 0.94 | 2% | -5 | -6.44 | 5 | 5 | 4.16 | 1 | -5 | -5.20 | \$ 103,535.00 | 2 | 2.00 | |
| Lindridge/Martin Manor | 15.63% | 1 | 0.94 | 29% | -3 | -3.87 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 91,498.00 | 2 | 2.00 | |
| Loring Heights | 12.12% | 1 | 0.94 | 44% | -1 | -1.29 | 4 | 3 | 2.49 | 3 | 1 | 1.04 | \$ 71,727.00 | 1 | 1.00 | |
| Magnum Manor | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 | |
| Margaret Mitchell | 9.82% | 1 | 0.94 | 84% | 4 | 5.15 | 1 | -1 | -0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 | |
| Marietta Street Artery | 0.00% | -5 | -4.68 | 0% | -5 | -6.44 | 3 | 2 | 1.66 | 3 | 1 | 1.04 | \$ 71,727.00 | 1 | 1.00 | |
| Mays | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 40,283.00 | -3 | -2.99 | |
| Meadowbrook Forest | 0.00% | -5 | -4.68 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| Mechanicsville | 0.00% | -5 | -4.68 | 45% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 30,999.00 | -4 | -3.99 | |
| Mellwood | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 | |
| Memorial Park | 8.46% | 1 | 0.94 | 80% | 3 | 3.87 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 | |
| Midtown | 2.81% | -4 | -3.74 | 30% | -3 | -3.87 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 71,727.00 | 1 | 1.00 | |
| Midwest Cascade | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 72,139.00 | 1 | 1.00 | |
| Monroe Heights | 14.55% | 1 | 0.94 | 19% | -4 | -5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 | |
| Morningside/Lenox Park | 10.19% | 1 | 0.94 | 84% | 4 | 5.15 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 91,498.00 | 2 | 2.00 | |
| Mozley Park | 7.27% | -1 | -0.94 | 65% | 2 | 2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 32,346.00 | -4 | -3.99 | |
| Mt. Gilead Woods | 0.00% | -5 | -4.68 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| Mt. Paran Parkway | 0.00% | -5 | -4.68 | 70% | 2 | 2.58 | 2 | 1 | 0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 | |
| Mt. Paran/Northside | 0.00% | -5 | -4.68 | 70% | 2 | 2.58 | 1 | -1 | -0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 | |
| Niskey Cove | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| Niskey Lake | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| North Buckhead | 0.00% | -5 | -4.68 | 82% | 4 | 5.15 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 103,535.00 | 2 | 2.00 | |
| Norwood Manor | 6.24% | -1 | -0.94 | 39% | -2 | -2.58 | 1 | -1 | -0.83 | 2 | -2 | -2.08 | \$ 35,052.00 | -4 | -3.99 | |
| Oakcliff | 6.11% | -1 | -0.94 | 33% | -2 | -2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 | |
| Oakland | 8.10% | 1 | 0.94 | 35% | -2 | -2.58 | 5 | 5 | 4.16 | 3 | 1 | 1.04 | \$ 57,235.00 | -1 | -1.00 | |
| Oakland City | 9.67% | 1 | 0.94 | 34% | -2 | -2.58 | 1 | -1 | -0.83 | 1 | -5 | -5.20 | \$ 28,873.00 | -5 | -4.99 | |
| Old Fairburn Village | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| Old Fourth Ward | 13.41% | 1 | 0.94 | 42% | -1 | -1.29 | 3 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 86,206.00 | -4 | -3.99 | |
| Old Gordon | 6.11% | -1 | -0.94 | 33% | -2 | -2.58 | 1 | -1 | -0.83 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 | |
| Orchard Knob | 11.09% | 1 | 0.94 | 32% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 35,052.00 | -4 | -3.99 | |
| Ormeewood Park | 13.02% | 1 | 0.94 | 65% | 2 | 2.58 | 4 | 3 | 2.49 | 3 | 1 | 1.04 | \$ 57,235.00 | -1 | -1.00 | |
| Paces | 9.82% | 1 | 0.94 | 84% | 4 | 5.15 | 1 | -1 | -0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 | |
| Peachtree Battle Alliance | 0.00% | -5 | -4.68 | 83% | 4 | 5.15 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 | |
| Peachtree Heights East | 9.90% | 1 | 0.94 | 66% | 2 | 2.58 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Peachtree Heights West | 0.00% | -5 | -4.68 | 83% | 4 | 5.15 | 1 | -1 | -0.83 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Peachtree Hills | 9.90% | 1 | 0.94 | 66% | 2 | 2.58 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Peachtree Park | 0.00% | -5 | -4.68 | 57% | 1 | 1.29 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Penelope Neighbors | 8.18% | 1 | 0.94 | 42% | -1 | -1.29 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 35,702.00 | -4 | -3.99 | |
| Peopletown | 15.21% | 1 | 0.94 | 51% | -1 | -1.29 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 30,999.00 | -4 | -3.99 | |
| Perkerson | 9.56% | 1 | 0.94 | 41% | -2 | -2.58 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 38,319.00 | -3 | -2.99 | |
| Peyton Forest | 13.29% | 1 | 0.94 | 29% | -3 | -3.87 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 56,788.00 | -1 | -1.00 | |
| Piedmont Heights | 15.63% | 1 | 0.94 | 29% | -3 | -3.87 | 1 | -1 | -0.83 | 4 | 3 | 3.12 | \$ 91,498.00 | 2 | 2.00 | |
| Pine Hills | 0.00% | -5 | -4.68 | 64% | 2 | 2.58 | 3 | 2 | 1.66 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Pittsburgh | 15.84% | 1 | 0.94 | 38% | -2 | -2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 30,999.00 | -4 | -3.99 | |
| Pleasant Hill | 9.82% | 1 | 0.94 | 84% | 4 | 5.15 | 1 | -1 | -0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 | |
| Polar Rock | 9.64% | 1 | 0.94 | 55% | 1 | 1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 35,052.00 | -4 | -3.99 | |
| Pomona Park | 0.00% | -5 | -4.68 | 9% | -5 | -6.44 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 52,202.00 | -2 | -2.00 | |
| Poncey-Highland | 15.62% | 1 | 0.94 | 42% | -1 | -1.29 | 2 | 1 | 0.83 | 4 | 3 | 3.12 | \$ 79,850.00 | 1 | 1.00 | |
| Princeton Lakes | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 | |
| Randall Mill | 0.00% | -5 | -4.68 | 70% | 2 | 2.58 | 1 | -1 | -0.83 | 2 | -2 | -2.08 | \$ 171,556.00 | 5 | 4.99 | |
| Rebel Valley Forest | 7.32% | -1 | -0.94 | 36% | -2 | -2.58 | 2 | 1 | 0.83 | 1 | -5 | -5.20 | \$ 35,052.00 | -4 | -3.99 | |
| Regency Trace | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 72,139.00 | 1 | 1.00 | |
| Reynoldstown | 12.90% | 1 | 0.94 | 48% | -1 | -1.29 | 5 | 5 | 4.16 | 1 | -5 | -5.20 | \$ 79,850.00 | 1 | 1.00 | |
| Ridgecrest Forest | 8.76% | 1 | 0.94 | 38% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 40,283.00 | -3 | -2.99 | |
| Ridgedale Park | 0.00% | -5 | -4.68 | 57% | 1 | 1.29 | 2 | 1 | 0.83 | 4 | 3 | 3.12 | \$ 103,535.00 | 2 | 2.00 | |
| Ridgewood Heights | 0.00% | -5 | -4.68 | 61% | 1 | 1.29 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 87,802.00 | 1 | 1.00 | |
| Riverside | 16.79% | 1 | 0.94 | 54% | 1 | 1.29 | 5 | 5 | 4.16 | 2 | -2 | -2.08 | \$ 59,669.00 | -1 | -1.00 | |
| Rockdale | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 | |
| Rosedale Heights | 11.09% | -1 | -0.94 | 32% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 35,052.00 | -4 | -3.99 | |
| Rue Royal | 0.00% | -5 | -4.68 | 51% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 | |
| Sandlewood Estates | 13.59% | 1 | 0.94 | 68% | 2 | 2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 63,077.00 | 1 | 1.00 | |
| Scotts Crossing | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 | |
| Sherwood Forest | 13.76% | 1 | 0.94 | 62% | 1 | 1.29 | 1 | -1 | -0.83 | 3 | 1 | 1.04 | \$ 71,727.00 | 1 | 1.00 | |
| South Atlanta | 12.76% | 1 | 0.94 | 25% | -3 | -3.87 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 29,155.00 | -5 | -4.99 | |
| South River Gardens | 11.09% | 1 | | | | | | | | | | | | | | |

Appendix C: Raw Data and Scores
Demographics 3

| Neighborhood Name | Population | Initial Score40 | Weighted | Owner | Initial Score42 | Weighted | Racial Diversity | Initial Score44 | Weighted | Educational | Initial Score46 | Weighted | Income | Initial Score48 | Weighted |
|----------------------------|--------------|-----------------|----------|------------|-----------------|----------|--------------------|-----------------|----------|--------------------|-----------------|----------|---------------------|-----------------|----------|
| Venetian Hills | 6.83% | -1 | -0.94 | 67% | 2 | 2.58 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 28,873.00 | -5 | -4.99 |
| Vine City | 13.64% | 1 | 0.94 | 26% | -3 | -3.87 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 25,879.00 | -5 | -4.99 |
| Virginia Highland | 8.50% | 1 | 0.94 | 37% | -2 | -2.58 | 1 | -1 | -0.83 | 4 | 3 | 3.12 | \$ 91,498.00 | 2 | 2.00 |
| Washington Park | 8.05% | 1 | 0.94 | 46% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 32,346.00 | -4 | -3.99 |
| Wesley Battle | 9.82% | 1 | 0.94 | 84% | 4 | 5.15 | 0 | -5 | -4.16 | 5 | 5 | 5.20 | \$ 87,802.00 | 1 | 1.00 |
| West End | 13.29% | 1 | 0.94 | 29% | -3 | -3.87 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 21,982.00 | -5 | -4.99 |
| West Highlands | 0.00% | -5 | -4.68 | 39% | -2 | -2.58 | 2 | 1 | 0.83 | 2 | -2 | -2.08 | \$ 22,717.00 | -5 | -4.99 |
| West Lake | 7.99% | 0 | 0.00 | 27% | -3 | -3.87 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 35,702.00 | -4 | -3.99 |
| West Manor | 13.59% | 1 | 0.94 | 90% | 4 | 5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| West Paces Ferry/Northside | 0.00% | -5 | -4.68 | 88% | 4 | 5.15 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 171,556.00 | 5 | 4.99 |
| Westhaven | 9.90% | 1 | 0.94 | 70% | 2 | 2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 56,788.00 | -1 | -1.00 |
| Westminster/Milmar | 0.00% | -5 | -4.68 | 88% | 4 | 5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 87,802.00 | 1 | 1.00 |
| Westover Plantation | 0.00% | -5 | -4.68 | 61% | 1 | 1.29 | 2 | 1 | 0.83 | 3 | 1 | 1.04 | \$ 87,802.00 | 1 | 1.00 |
| Westview | 6.68% | -1 | -0.94 | 46% | -1 | -1.29 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 21,982.00 | -5 | -4.99 |
| Westwood Terrace | 6.43% | -1 | -0.94 | 73% | 3 | 3.87 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 56,788.00 | -1 | -1.00 |
| Whitewater Creek | 0.00% | -5 | -4.68 | 70% | 2 | 2.58 | 1 | -1 | -0.83 | 5 | 5 | 5.20 | \$ 171,556.00 | 5 | 4.99 |
| Whittier Mill Village | 16.79% | -1 | 0.94 | 54% | 1 | 1.29 | 3 | 2 | 1.66 | 2 | -2 | -2.08 | \$ 59,669.00 | -1 | -1.00 |
| Wildwood (NPU-C) | 8.46% | 1 | 0.94 | 80% | 3 | 3.87 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 87,802.00 | 1 | 1.00 |
| Wildwood (NPU-H) | 11.63% | 1 | 0.94 | 57% | 1 | 1.29 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Wildwood Forest | 14.57% | 1 | 0.94 | 65% | 2 | 2.58 | 0 | -5 | -4.16 | 3 | 1 | 1.04 | \$ 63,077.00 | 1 | 1.00 |
| Wilson Mill Meadows | 11.63% | 1 | 0.94 | 57% | 1 | 1.29 | 1 | -1 | -0.83 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Wisteria Gardens | 11.63% | 1 | 0.94 | 57% | 1 | 1.29 | 0 | -5 | -4.16 | 1 | -5 | -5.20 | \$ 40,283.00 | -3 | -2.99 |
| Woodfield | 0.00% | -5 | -4.68 | 88% | 4 | 5.15 | 0 | -5 | -4.16 | 2 | -2 | -2.08 | \$ 87,802.00 | 1 | 1.00 |
| Woodland Hills | 14.17% | 1 | 0.94 | 64% | 2 | 2.58 | 4 | 3 | 2.49 | 3 | 1 | 1.04 | \$ 57,235.00 | -1 | -1.00 |
| Wyngate | 0.00% | -5 | -4.68 | 83% | 4 | 5.15 | 0 | -5 | -4.16 | 4 | 3 | 3.12 | \$ 87,802.00 | 1 | 1.00 |
| Citywide Average | 7.61% | | | 52% | | | 1.021008403 | | | 2.613445378 | | | \$ 61,492.92 | | |



D. ADDITIONAL MAPS

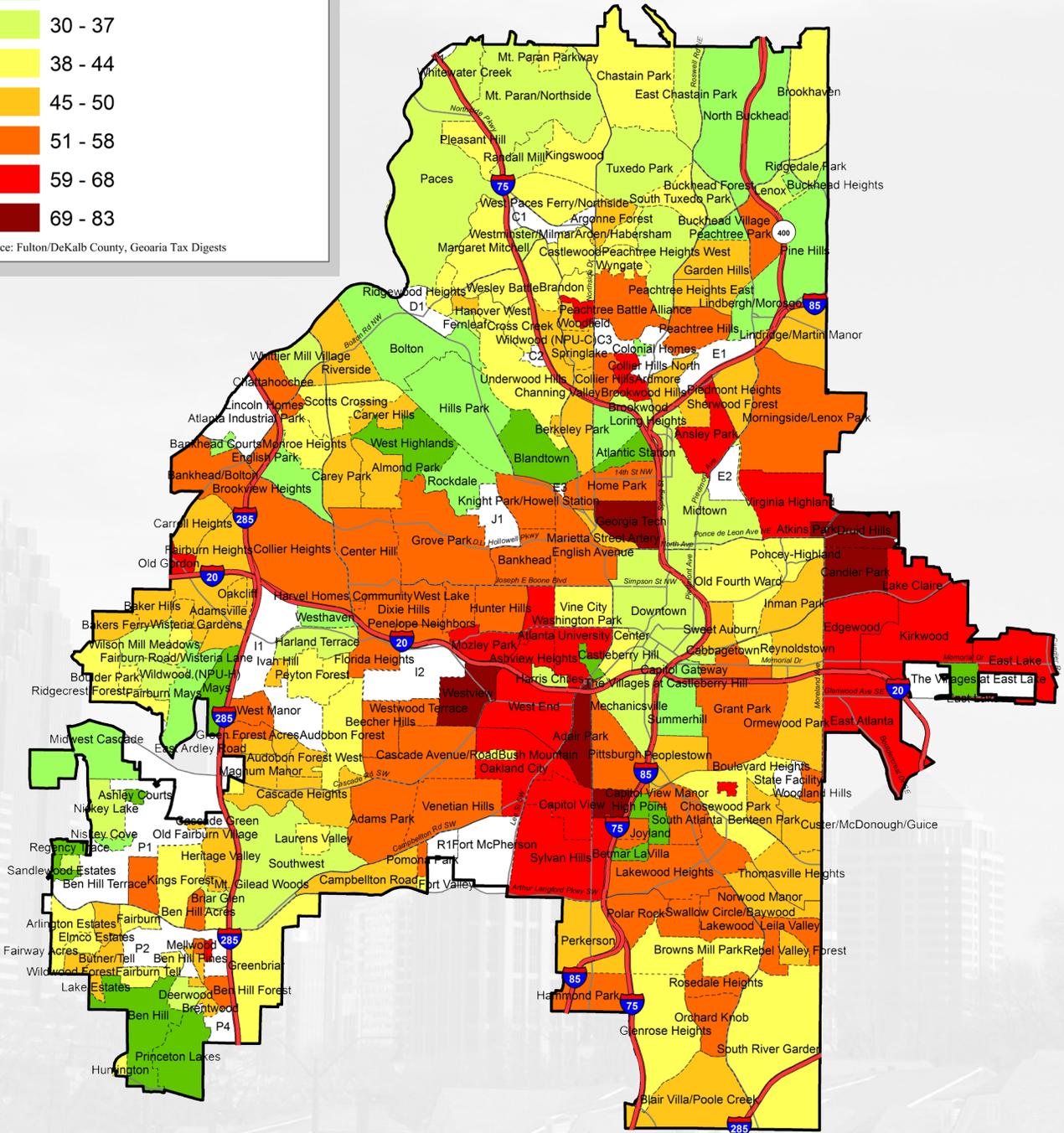
NEIGHBORHOOD AGE OF HOUSING STOCK

Legend

Average Age of Neighborhood Housing Stock (years)

- 6 - 16
- 17 - 29
- 30 - 37
- 38 - 44
- 45 - 50
- 51 - 58
- 59 - 68
- 69 - 83

Source: Fulton/DeKalb County, Georgia Tax Digests



NEIGHBORHOOD PROPERTY VALUE APPRECIATION

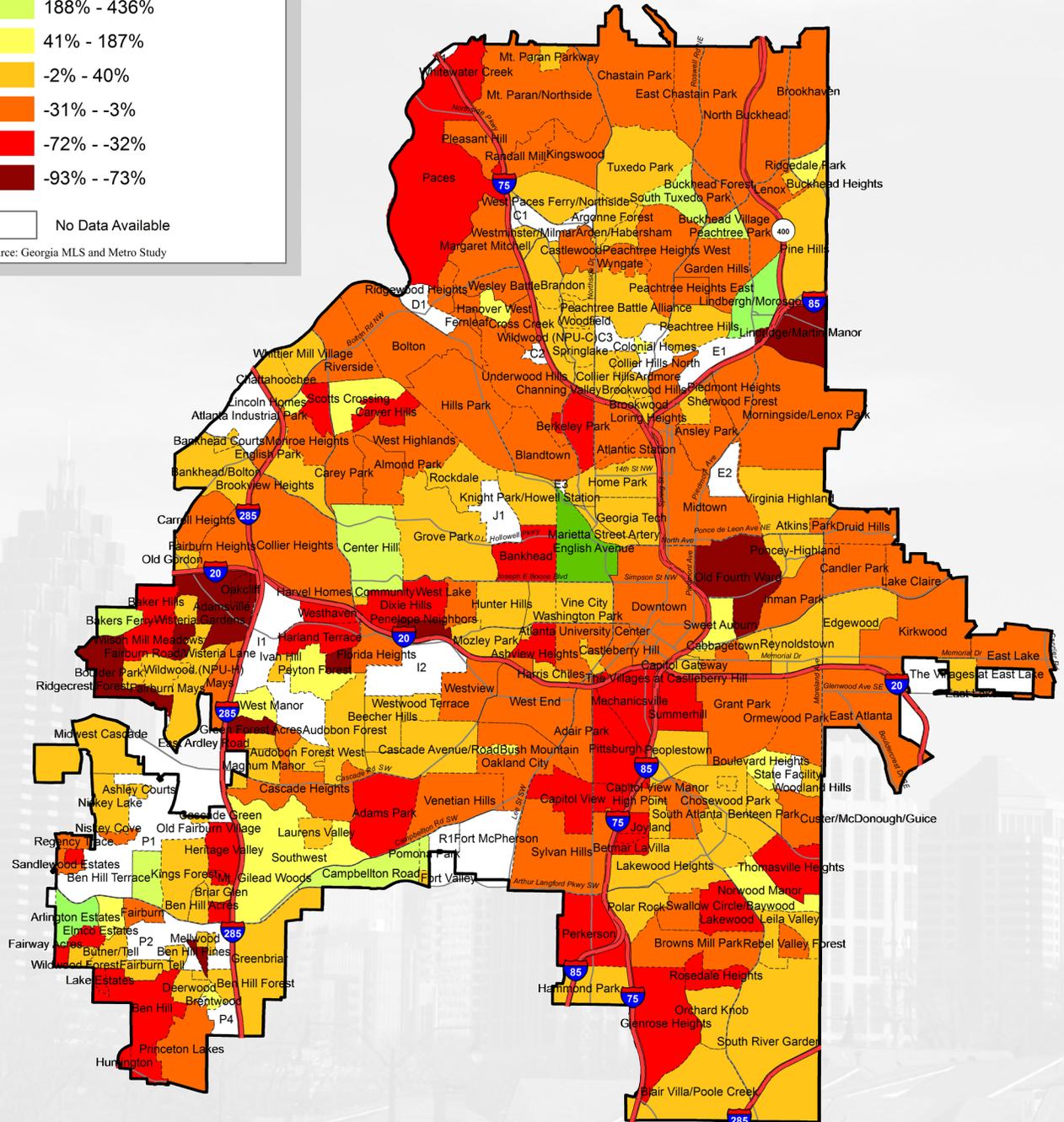
Legend

Percent of Appreciation
as Compared to Overall Change
in Value City-Wide

- 983% - 1993%
- 437% - 982%
- 188% - 436%
- 41% - 187%
- 2% - 40%
- 31% - -3%
- 72% - -32%
- 93% - -73%

No Data Available

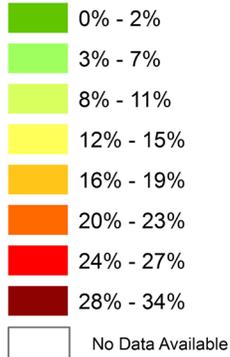
Source: Georgia MLS and Metro Study



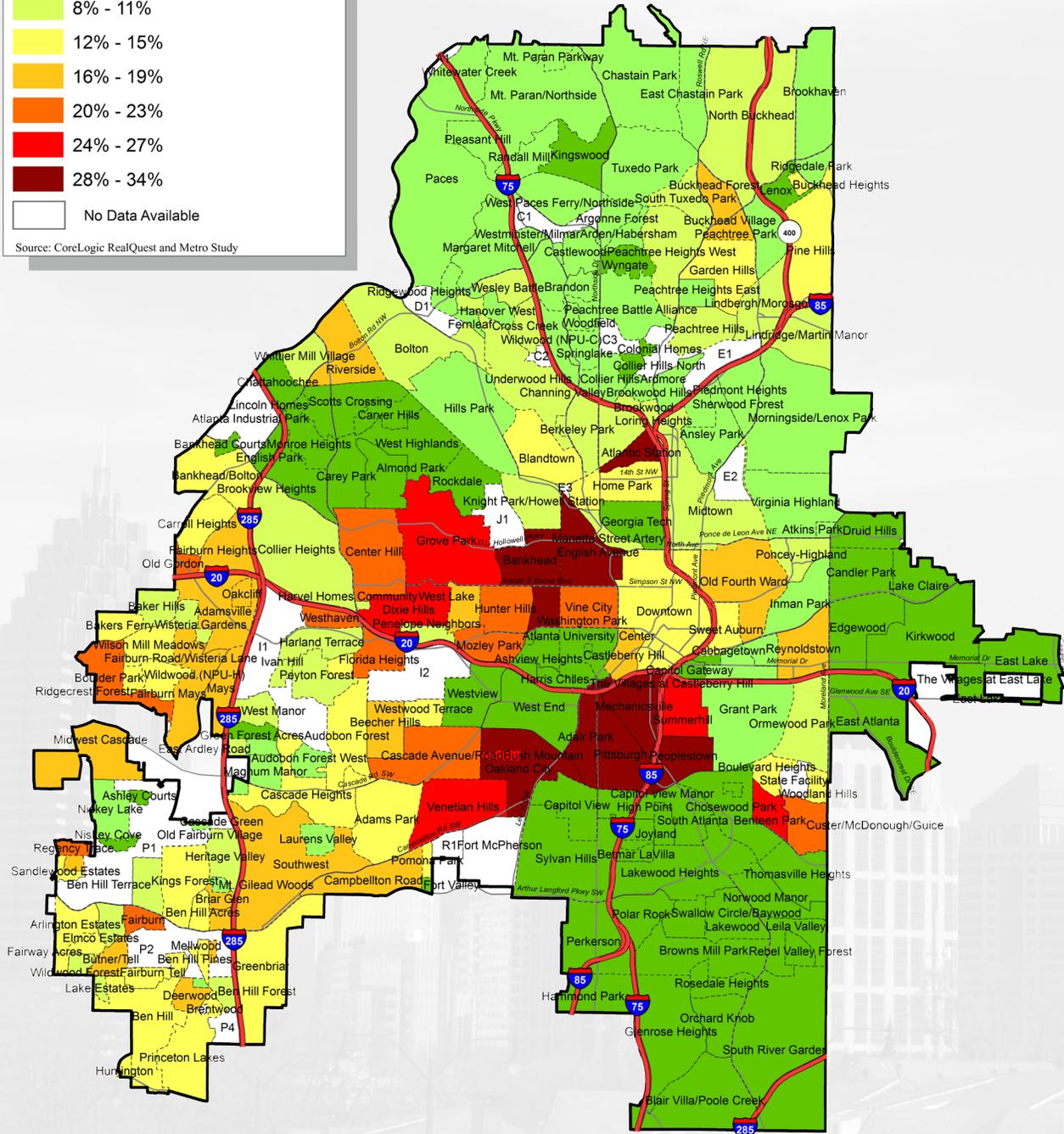
NEIGHBORHOOD DISTRESSED ASSETS

Legend

Percent of Neighborhood Forclosures



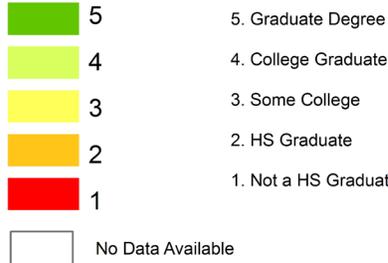
Source: CoreLogic RealQuest and Metro Study



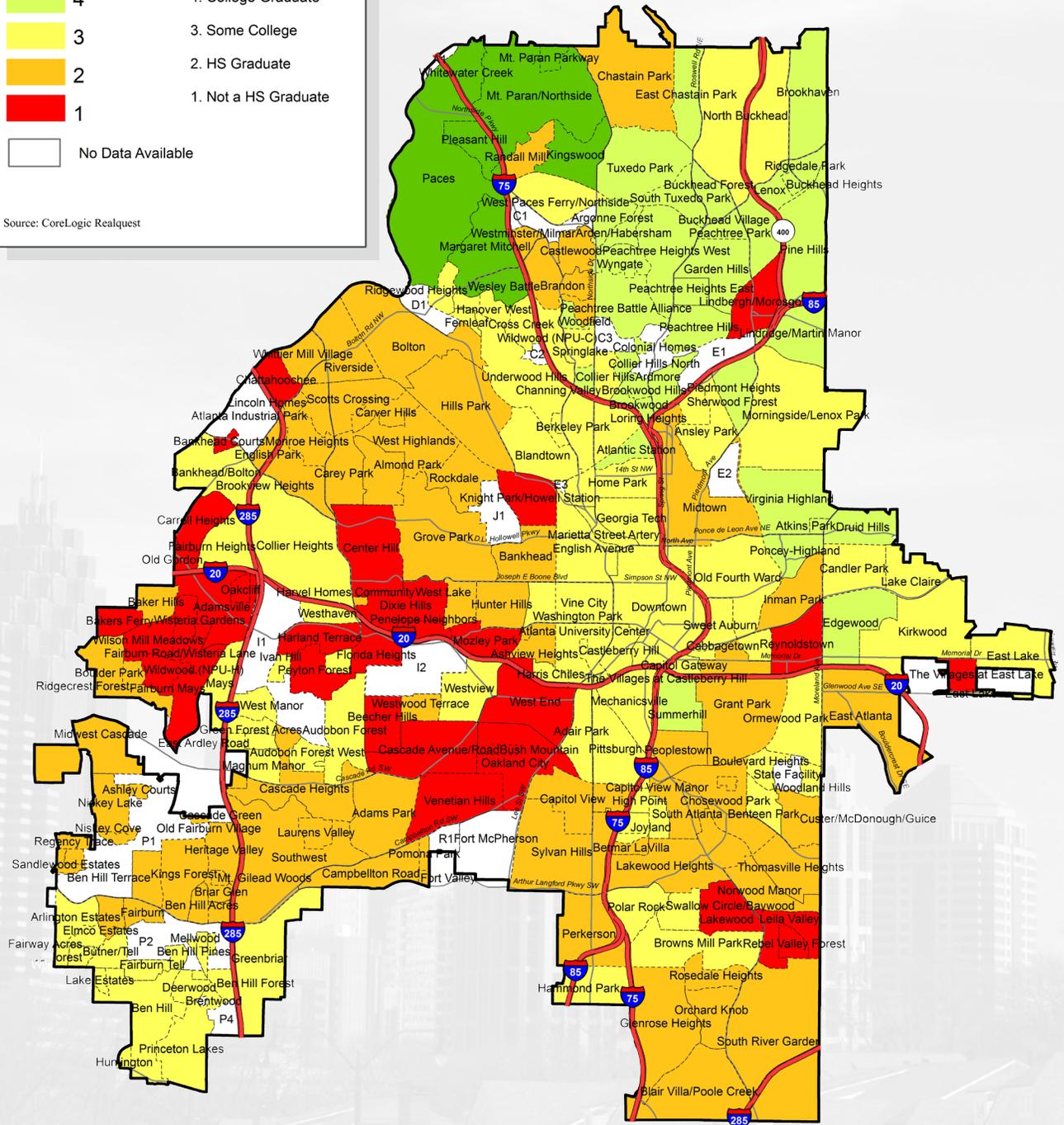
NEIGHBORHOOD EDUCATIONAL ATTAINMENT

Legend

Average Level of Attainment



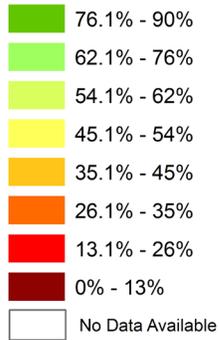
Source: CoreLogic Realquest



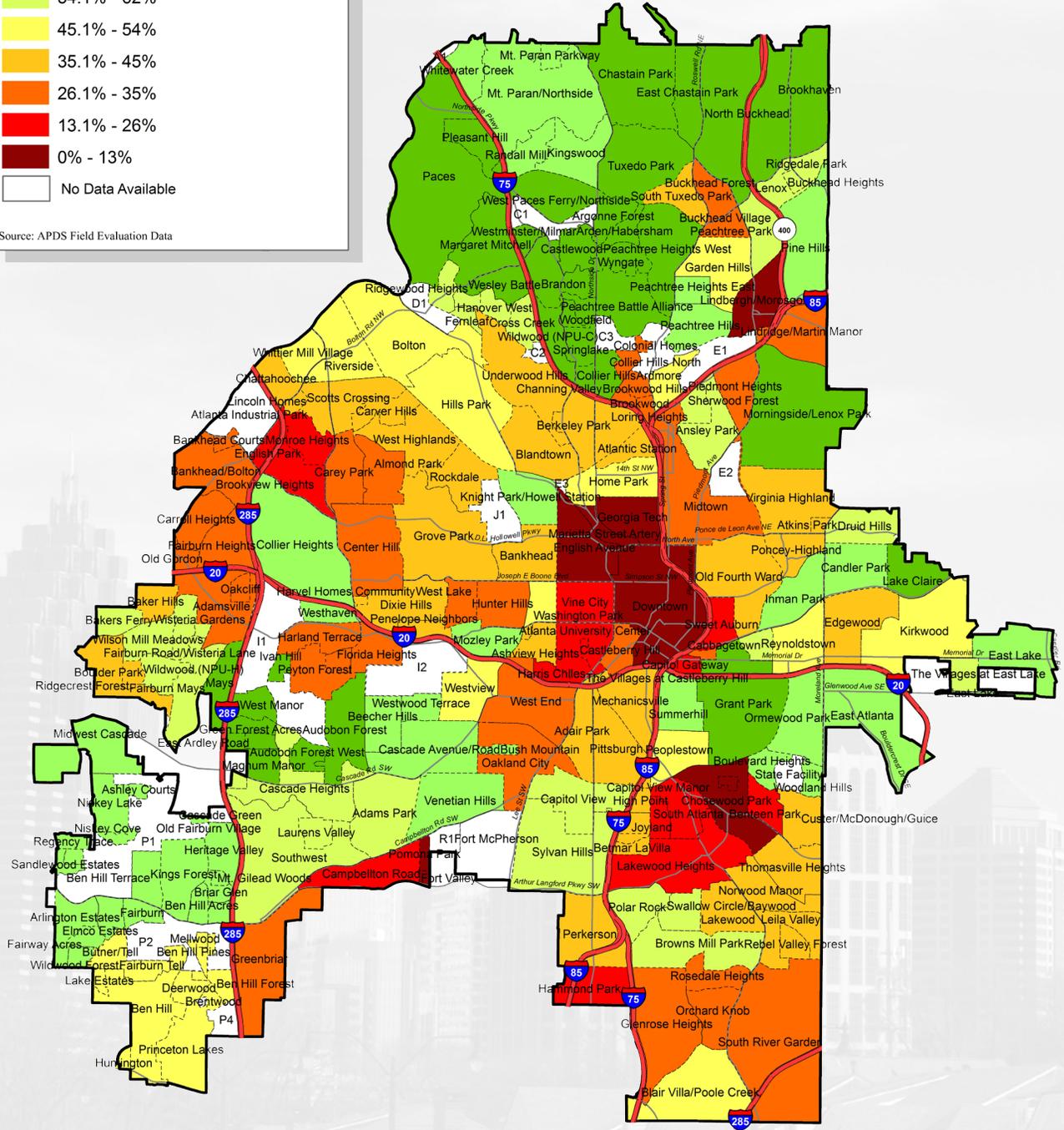
NEIGHBORHOOD OWNER OCCUPANCY

Legend

Percentage of Owner Occupancy



Source: APDS Field Evaluation Data



NEIGHBORHOOD ACCESS TO GREENSPACE

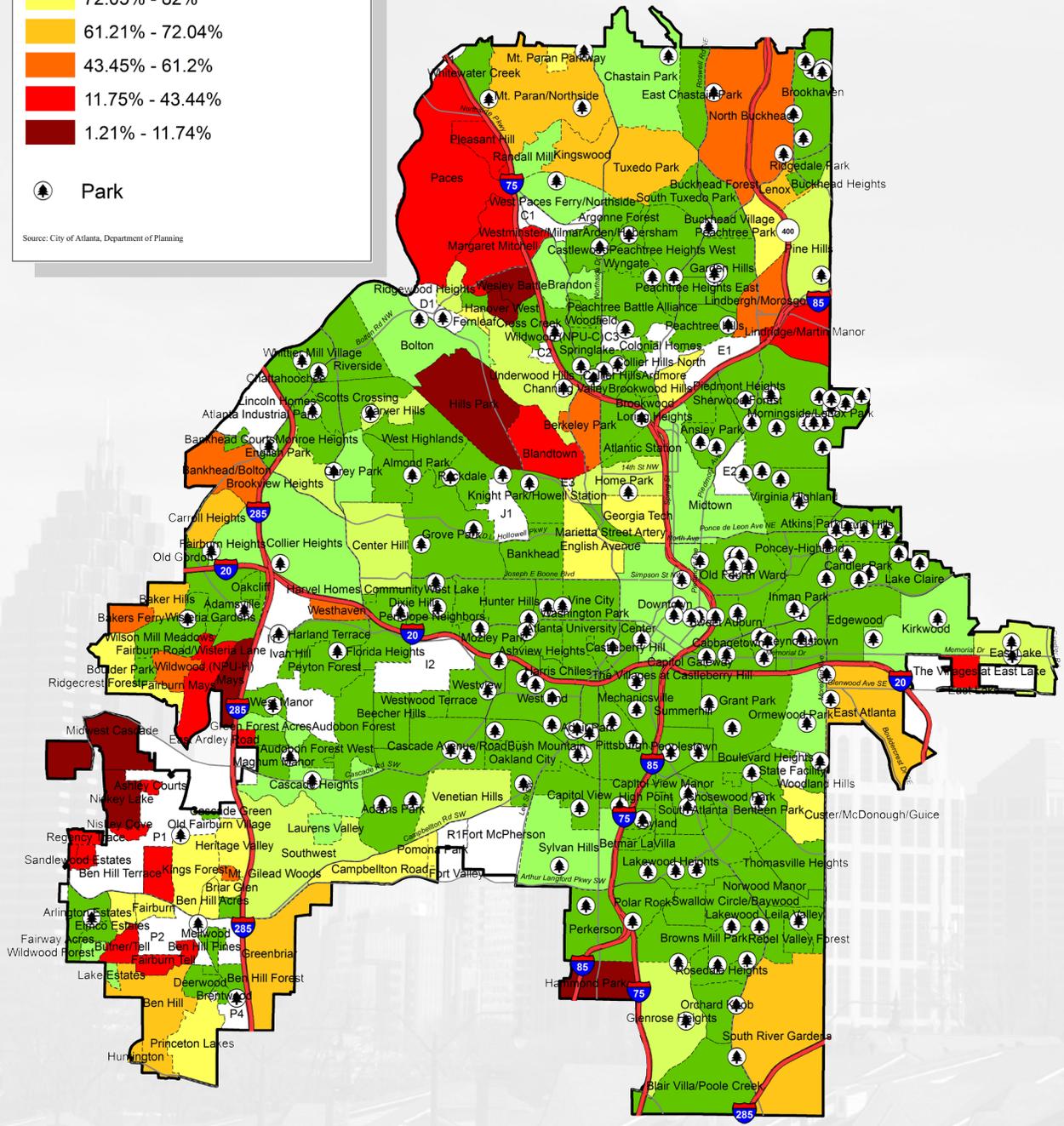
Legend

Percent of Neighborhood within 1/2 mile of Greenspace

- 96.27% - 100%
- 89.98% - 96.26%
- 82.01% - 89.97%
- 72.05% - 82%
- 61.21% - 72.04%
- 43.45% - 61.2%
- 11.75% - 43.44%
- 1.21% - 11.74%

Park

Source: City of Atlanta, Department of Planning



E. APD SOLUTIONS SCI PROJECT TEAM



Vaughn D. Irons, CEO & Principal

PROJECT OVERSIGHT

Donna Tyler Cassandra Prescott Sharron Kelly

PROJECT MANAGEMENT

David V. Lloyd Davis Ebony Ramsey

PROJECT SUPPORT

Severina McCants Ryan Hicks Michael Clausell Karen Johnson Charlotte Moore
Thandekah Dancil Eric Whitley Idalia Moore Stan Watson Michael Wirth Sonya McCoy
Michael Hightower Paula Wilson Linda Roberson Chapman Walsh Kathy Warren

The Collaborative Firm
Fulton-Atlanta Land Bank Authority
Enterprise Community Partners, Inc.
Kwarren, LLC

Syracuse University Maxwell School of Citizenship - Department of Public Affairs
The Empire Board of Realist

FIELD SURVEY COORDINATION

Jade Wiles Alex Fite-Wassilak Wendy Green Linda Chambers Bernard McCants

SCI FIELD SURVEYORS

- Jason Allen
- Kelvin Boyd
- Jazz'mon Britton-Cammon
- Keith Brockman
- Ransom Carey
- Qiana Carr
- Keith Chaplin
- William Clowders
- Carlene Cush
- Roy Daniels
- Emonnie Dorsey
- Michael Dugger
- Brenda Ellison Grant
- LaNorris Evans
- Kajarra Furlow
- Gladys Gaines
- Robert Glenn

- Mario Gutierrez
- Reginald Hall
- Julia Hayes
- Tannish Hayes-Knowles
- Glenda Hill
- Javious Hill
- Tonya Hill
- Shaka Hilton
- Michael Hollis
- Shandra Jones
- Jasmine Knowles
- D'Andre McDaniel
- Delton Scott Moore
- Sothery Nop
- Michey Nutall
- Sabrina Phillips
- Zachary Ray

- Paul Redd
- Jonathan Reeves
- Dorthea Robinson
- Dru Simpson
- Marikeisha McCants Spells
- Donnell Spivey
- Angela Stevens
- Delana Tate
- Tabitha Taylor
- Octave Vante
- Stephanie Vera
- Brandon Walker
- De'Andrea Walker
- Sunshine Weaver
- Antonio Weaver
- Jade Wiles, Jr.
- Ricky Williams



Kasim Reed
Mayor

Cesar Mitchell
Atlanta City Council, President

| | |
|----------------------|-----------------|
| Carla Smith | District 1 |
| Kwanza Hall | District 2 |
| Ivory Lee Young | District 3 |
| Cleta Winslow | District 4 |
| Natalyn Archibong | District 5 |
| Alex Wan | District 6 |
| Howard Shook | District 7 |
| Yolanda Adrean | District 8 |
| Felicia A. Moore | District 9 |
| C.T. Martin | District 10 |
| Keisha Lance Bottoms | District 11 |
| Joyce M. Sheperd | District 12 |
| Michael Julian Bond | Post 1 At-Large |
| Aaron Watson | Post 2 At-Large |
| H. Lamar Willis | Post 3 At-Large |



Creating Linkages and Eliminating Barriers The Strategic Community Investment (SCI) Report

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Presented by APD Solutions
271 17th Street, Suite 2250
Atlanta, Georgia 30363

404.921.3131 | www.APDSolutions.com