



## CENTENNIAL PLACE, ATLANTA, GA

**CENTENNIAL PLACE** is the **nation's first HOPE VI community revitalization project**. At its core, it involved the creation of a community, anchored by mixed-income housing, an early childhood development center, a K-8 Science, Technology, Engineering, Arts and Math (STEAM) Conversion Charter School, human support services, and a set of strategically integrated initiatives that reinforce the quality of life in the community, linking the community to the broader neighborhood.

Designated as HUD's National Model for Urban Revitalization, Centennial Place gave birth to the legal, regulatory and financial model that made the implementation of these mixed-income, mixed-financed, mixed-use revitalization projects possible.

**PHASED DEVELOPMENT:** **INTEGRAL** and its co-development partner were responsible for strategically financing, closing, and constructing each phase of Centennial Place. The first four phases consists of 738—1, 2, 3 and 4 bedroom rental apartments. In addition, Centennial includes 45 fee-simple townhomes, 20% of which are affordable to residents earning 80% of AMI.

Other completed phases include a K-8 STEAM Charter School, an Early Childhood Development Center, a Family YMCA, a Branch Bank, and a Community Center. Future phases include office space, a senior building, student housing and market rate apartments.

**EDUCATIONAL FOCUS:** Centennial Place intentionally blended a public school education strategy into a private, multi-phased, community revitalization effort.

**ADAPTIVE REUSE:** The Centennial community consists of three structures that are under historic designation and required adaptive reuse in order to utilize the buildings.

Originally constructed in 1996, **INTEGRAL** recently **closed on the refreshing of Phase I, representing the first preservation project in Georgia** to receive funding due to expiring tax credits. Each subsequent year, **INTEGRAL** has been allocated Tax Credits to renovate each phase of the community.

### AT-A-GLANCE

#### TOTAL DEVELOPMENT COST

\$200 Million

#### SIZE

60 acres

#### ROLE

Co-Owner | Co-Master Developer |  
Property Manager | JV Builder

### COMMUNITY INCLUDES

#### Centennial Academy

a K-8 STEAM Conversion Charter  
School

#### Arthur Blank Family YMCA

#### Sheltering Arms

Early Childhood Development  
Center

#### SunTrust Branch Bank

#### Centennial Place

Mixed Income Multi-Family Units

#### Centennial Park

For Sale Town homes

For more information, visit us at:  
[www.centennialplaceapartments.com/](http://www.centennialplaceapartments.com/)