

PERMANENT HOUSING CASE STUDY



Title: Tapestry Development Group, Blackshear, Georgia, Affordable Housing for Low-Income Seniors and those Living with Disabilities

Property Name: Village at Blackshear

Basic Description: Rehabilitation, 64 one-bedroom units; units expanded to approximately 690 sq. ft.

Developer: Tapestry Development Group and In-Fill Housing

Property Management: Gateway Management

Tenant Profile: Low-income, seniors 62 years and older and/or those living with disabilities under 62 years of age

Service Approach: Weekly services provided by Unison Behavioral Health are provided onsite in the community center. These services include mental health, substance abuse, and developmental disability assistance – with approximately 25% of the tenants using these services on a regular basis.

Project Background:

Village at Blackshear is in a rural town with a population of approximately 3,000 people. The project was being managed by a local nonprofit until the Tapestry Development Group, based out of Decatur, Georgia, offered to update and rehabilitate the facility. Originally built in 1971, the building underwent a significant rehabilitation in 2013 to ensure it met current building code requirements. As part of the rehabilitation, several renovations occurred, including expansion of the central club house/ community center and the units themselves. Before the rehabilitation project, the Village at Blackshear had been seen by community residents as “housing of last resort.” Now, residents of Blackshear have a positive attitude toward the Village, as the quality of housing and services have substantially improved.

Key Features and Impact:

- Onsite community center was refurbished and expanded for tenants to participate in social activities
- Onsite manager and maintenance provided for tenants

FINANCING INFORMATION

Development Budget

Funding Source	Amount Received
USDA	\$1,7000,000
State and Federal Tax Credits	\$7,100,000
Operative cash from property and business partner loan	\$800,000
Total	\$9,600,000

Operations Budget

Funding Source	Number of Vouchers
Section 8 Vouchers	64 Vouchers

DEVELOPER PROFILE

Tapestry Development Group is a Decatur, Georgia-based nonprofit organization that specializes in creative problem-solving to develop affordable rental housing. They are especially adept at using multi-layered financing from the public and private sectors. With decades of combined experience in the real estate industry, they use their diverse experience, comprehensive expertise, and proven business acumen to develop thousands of affordable housing units.

PROJECT PICTURES



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"Connecting Communities at the Intersection of Housing & Health"

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