



Development Overview: The View at NoDA marks the first phase of new housing in the transformative North Downtown Athens Redevelopment—a bold initiative encompassing Bethel Midtown Village and the College & Hoyt senior community. This redevelopment will create a vibrant, inclusive residential community at the northern edge of Downtown Athens, Georgia. The development offers residents convenient access to public transportation, nearby healthcare, The Classic Center, and public parks, supporting a connected, healthy, and active community.

This first phase is the result of a collaborative public-private partnership between Columbia Residential and Jonathan Rose Companies, in partnership with the Athens Housing Authority and Athens-Clarke County Unified Government. Together, these partners have created a modern, mixed-income community offering 1-, 2-, and 3-bedroom apartment homes. Residents benefit from modern conveniences like controlled access, convenient on-site laundry facilities, and in-unit washer/dryer hookups. Residents also enjoy a robust mix of community amenities such as a business center, fitness center, community room, community garden, and more.

Key Highlights of The View at NoDA:

New Apartment Homes: The View at NoDA introduces 120 thoughtfully designed, mixed-income apartment homes across three buildings. The community offers a range of housing options, including affordable, workforce, and market-rate units. Of the 120 homes, 40 are deeply affordable for residents at or below 30% of the Area Median Income (AMI), 40 at 60% AMI, and 40 market-rate apartments.

Supporting the Return of Bethel Residents: As part of the broader redevelopment, 40 apartment homes have been reserved for residents of Bethel Midtown Village who were temporarily relocated during Phase I construction. With hands-on support from Dash & Dwell relocation services, these 40 residents will move into their new homes with all application fees, deposits, and moving costs fully covered by the development team.

New Public Park & Green Spaces: A newly constructed public park, designed to double as a sustainable stormwater management system, enhances quality of life for both residents and the broader Athens community. This green space offers recreational opportunities while also supporting environmental resilience.

Infrastructure Enhancements: The development brings vital infrastructure upgrades to the neighborhood, including increased stormwater capacity and the realignment of Hull and Hoyt Streets. These improvements ease traffic flow, enhance pedestrian safety, and contribute to long-term community sustainability.

Phase 1 Development Cost:

- The \$49.8 million development is being financed through a diverse mix of public and private sources, including:
- \$23.1 million construction loan from U.S. Bancorp Impact Finance
- \$22.1 million in Low-Income Housing Tax Credit equity provided by U.S. Bank
- \$11.4 million permanent loan from KeyBank
- \$4 million construction/permanent loan from the Georgia Department of Community Affairs
- \$9.2 million construction/permanent loan from Athens-Clarke County
- \$1.5 million construction/permanent loan from the Athens Housing Authority
- \$600,000 construction/permanent loan from the Athens Downtown Development Authority
- \$1 million developer contribution

The Athens-Clarke County Unified Government (ACC) and its residents supported the redevelopment of Bethel Midtown Village by approving a Special Purpose Local Option Sales Tax (SPLOST), which provided \$39 million to purchase the existing Bethel property and support the infrastructure for the redevelopment.

Community Impact:

Inclusive, Community Driven-Planning: The View at NoDA is the product of a year-long master planning process shaped by ongoing input from residents, stakeholders, and local leaders. This inclusive approach ensures the redevelopment reflects the community's priorities and long-term vision.

Award-Winning Design: In 2023, the redevelopment earned the **Outstanding Public Involvement Award** from the Georgia Planning Association, recognizing its exceptional commitment to transparent, inclusive community engagement throughout the planning and design process.

Looking Ahead:

Future Phases: The completion of The View at NoDA marks a major milestone in the broader North Downtown Athens Redevelopment. Phase II is already underway and will add 146 more mixed-income apartment homes, with financial closing expected in fall 2025.

Future phases will continue to introduce expanded housing, new commercial spaces, and thoughtfully integrated amenities. Once complete, the full redevelopment will deliver more than 500 apartment homes, significantly increasing the availability of affordable housing in downtown Athens and advancing the community's shared vision for inclusive growth.

Partners:

Development Partners

Columbia Residential
Jonathan Rose Companies
Athens Housing Authority

Financing Partners

Athens-Clarke County Government
Athens Housing Authority
Georgia Department of Community Affairs
Key Bank
US Bank

Consultants

Architect and Master Planner: JHP
Architecture/Urban Design

General Contractor: TuckerCraft

Infrastructure: W&A Engineering

Infrastructure & Park General Contractor:

Kevin Price Construction

Landscape Architect: Dix.Hite Partners

Relocation Specialist: Dash & Dwell

Environmental Consultant: SK Collaborative

Accessibility: Terracon Consultants

Interior Designer: Fusion AI Design

Environmental Consultant: United Consulting

Partnership Attorney: HunterMaclean

