



Development Overview: The Link at Columbia Senior Residences is an 80-unit, transit-oriented community serving residents ages 62 and older. The development features a modern five-story building with podium parking, located at the corner of Sams Street and East Freeman Street. Amenities include a central courtyard, community room, fitness center, and business center, supporting active, independent, and connected living.

Developed by Columbia Residential in partnership with the Decatur Housing Authority, The Link at Columbia Senior Residences serves households with incomes ranging from below 30% to 60% of Area Median Income (AMI), with 10 apartments offered at market rate. Deep affordability is provided through 24 project-based vouchers from the Decatur Housing Authority, serving the lowest-income seniors. This income mix creates a balanced, mixed-income senior community.

Steps from the Avondale MARTA station and minutes from Downtown Decatur's shops, culture, and everyday conveniences, the community offers excellent access to transit and nearby destinations. With direct access to the East Decatur Greenway, residents enjoy easy pedestrian and cycling connections to the 77-acre Legacy Park and Stone Mountain Trail.



Financing Sources

- \$15.74 million in equity from Truist Community Capital via federal and state 9% Low Income Housing Tax Credits allocated by DCA
- \$11.82 million construction loan and \$4.36 million conventional permanent mortgage from Truist Bank
- \$1.6 million construction-to-permanent loan from DeKalb County
- \$4 million in HOME loan financing from DCA
- \$3 million National Housing Trust Fund financing from DCA
- \$438,100 in financing from City of Decatur and the Decatur Housing Authority
- \$2 million grant from the Georgia Governor's Office of Planning and Budget (ARPA)
- Total development cost \$30.36 million

Project Partners + Consultants

Columbia Residential
Decatur Housing Authority - Partner
City of Decatur
DeKalb County
Georgia Department of Community Affairs
Georgia Department of Behavioral Health and Developmental Disabilities
Georgia Office of Planning and Budget
Truist
JHP Architecture/Urban Design
JM Wilkerson
Fusion Interior
Atlas Engineering
Integrity Structural Corp.
PHA Consulting Engineering
Precision Concrete