

Summerhill/ Capitol Homes

SUMMERHILL

Summerhill began as Atlanta's first African-American real estate development soon after the Civil War, when attorney William Jennings subdivided the property and it was settled by freed slaves. During the early 1900s, the neighborhood was home to a diverse group of residents, including African Americans, Jews, and Greeks. Over the years, many influential people have called Summerhill home, including developer Herman Russell, boxer Evander Holyfield, and singer Gladys Knight. The neighborhood continued to thrive and

grow through the first half of the 1900s and, in the mid-1950s more than 20,000 residents, primarily African-American and Jewish, lived there.

During the 1950s and 1960s, as many of Summerhill's more affluent residents began to move to the developing northern sections of the city and to the western neighborhoods around the historically black colleges and universities, the neighborhood began to decline. The construction of Interstate 20 and the Atlanta Fulton County Stadium led to the demolition of numerous housing units and the exodus of many residents and neighborhood businesses.

The area where the stadium was built, called Washington-Rawson, had once been home to wealthy families living in ornate homes. City leaders viewed the area as a "buffer zone" between Summerhill, where many African-Americans lived, and the commercial business district downtown. While African-American leaders pushed for much-needed housing for black residents to

be constructed there, white business leaders were nervous about having blacks living so close to downtown. Building the stadium became a way to compromise and for then-Mayor Ivan Allen to fulfill a campaign promise to build a stadium to attract a major league baseball team.

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Two Neighborhoods

For the purposes of *Neighborhoods Count*, the neighborhoods of Summerhill and Capitol Homes have been combined. While residents of the two areas consider them to be different neighborhoods, the City of Atlanta defines them as one "statistical neighborhood" and reports data for them together. For planning purposes, the City of Atlanta was divided into 139 distinct neighborhoods years ago. These neighborhoods fit exactly into the city's 24 Neighborhood Planning Units (NPU's). In 1980 and 1990, the U.S. Census Bureau provided data to Atlanta at the statistical neighborhood level rather than the less well-known census tract level. Data and Policy Analysis at Georgia Tech prepared Census 2000 data for the city at the statistical neighborhood level. The consistency of these statistical neighborhood lines is beneficial for looking at neighborhood change over time and is, therefore, the way data will be presented in *Neighborhoods Count*.

Quick Look

Population & Housing Trends 1990 – 2000

- 4,320 people resided in Summerhill/Capitol Homes in 2000, an increase of 3% since 1990. By comparison, the population decreased by less than 1% in NPU-V and increased by nearly 6% in the entire city.
- Children under the age of 18 increased by 4% to 1,587 between 1990 and 2000.
- Adults age 65 and older decreased by 38% to 289.
- Summerhill/Capitol Homes residents were predominantly African American (95%) with whites comprising 3% and persons of other races making up 2%. Persons of Hispanic origin (who may be of any race) made up 1% of the population.
- There were 1,717 households in Summerhill/Capitol Homes in 2000, an increase of 15% since 1990, compared to a decline of 1% in NPU-V and growth of 8% in Atlanta as a whole.
- On average, there were 2.5 persons per household in 2000, down from 2.8 persons in 1990.
- Nearly 36% of households included one or more children under the age of 18.
- The number of single-parent households increased 10% to 538 since 1990 and made up 31% of all households.
- Married couples with children increased 22% to 77 in 2000 and made up 5% of all households.

Housing Trends 1990 – 2000

- Summerhill/Capitol Homes had 1,717 occupied housing units in 2000, comprising 92% of all housing units.
- The total number of occupied housing units increased 11% since 1990 compared to an 8% increase for Atlanta as a whole.
- Owner-occupied housing increased 71% to 303 homes and accounted for 16% of all housing units.
- Renter-occupied housing increased by 3% to 1,414 units and accounted for 78% of all units.

Employment Trends 1990 – 2000

- An estimated 1,516 Summerhill/Capitol Homes residents were in the labor force (working or looking for work) in 2000 – 250 more persons than in 1990.
- The unemployment rate of 15% in 2000 is below the NPU-V rate of 20% and nearly the same as the 14% rate for the entire city.

Data Sources: U.S. Census Bureau -- Census 2000, Census 1990 and User Defined Area Profile for Atlanta (1990)



The Capitol Area Mosaic: A Community Partner

The Capitol Area Mosaic (CAM) has always had its finger on the pulse of the Capitol Homes public housing community. The organization began when groups of ministry students from the Central Presbyterian and Trinity United Methodist churches brought small wagons through the neighborhood to assist residents. They helped with clothing and rent; they gave children candy; they did everything they could to help residents in need.

This small mission soon grew into the Trinity United Methodist Church Parish House, a facility eventually redeveloped as a community center in 1994. Just as

the word mosaic is often used to describe artwork that is made of many pieces, the community center came to be known as the Capitol Area Mosaic because of the many people and faiths who supported its redevelopment.

CAM's programs have grown with the people. "They asked the community what else they wanted," explains Gary Wright, the center's executive director. "They said they wanted school services for youth. That began in 1958. It became an after-school program for children ages 5 to 18, and the program grew from there. Now we also serve adults and seniors."

Today CAM is a comprehensive center that serves youth, adults and seniors. Through the center's after-school and summer programs, youth participate in a variety of leadership activities, some of which have focused on community action, voting, the media and juvenile justice issues. Adults can access programs focusing on GED preparation, employment and parenting.

Much of CAM's work has focused on supporting neighborhood families. Since 2001, the center has been one of the nine Atlanta Families First sites. Families First began as an orphanage at Spelman College in 1910 and has grown to focus on foster and adoptive support, family counseling, parenting, transitional housing

for pregnant mothers-to-be, and support for sexually abused girls.

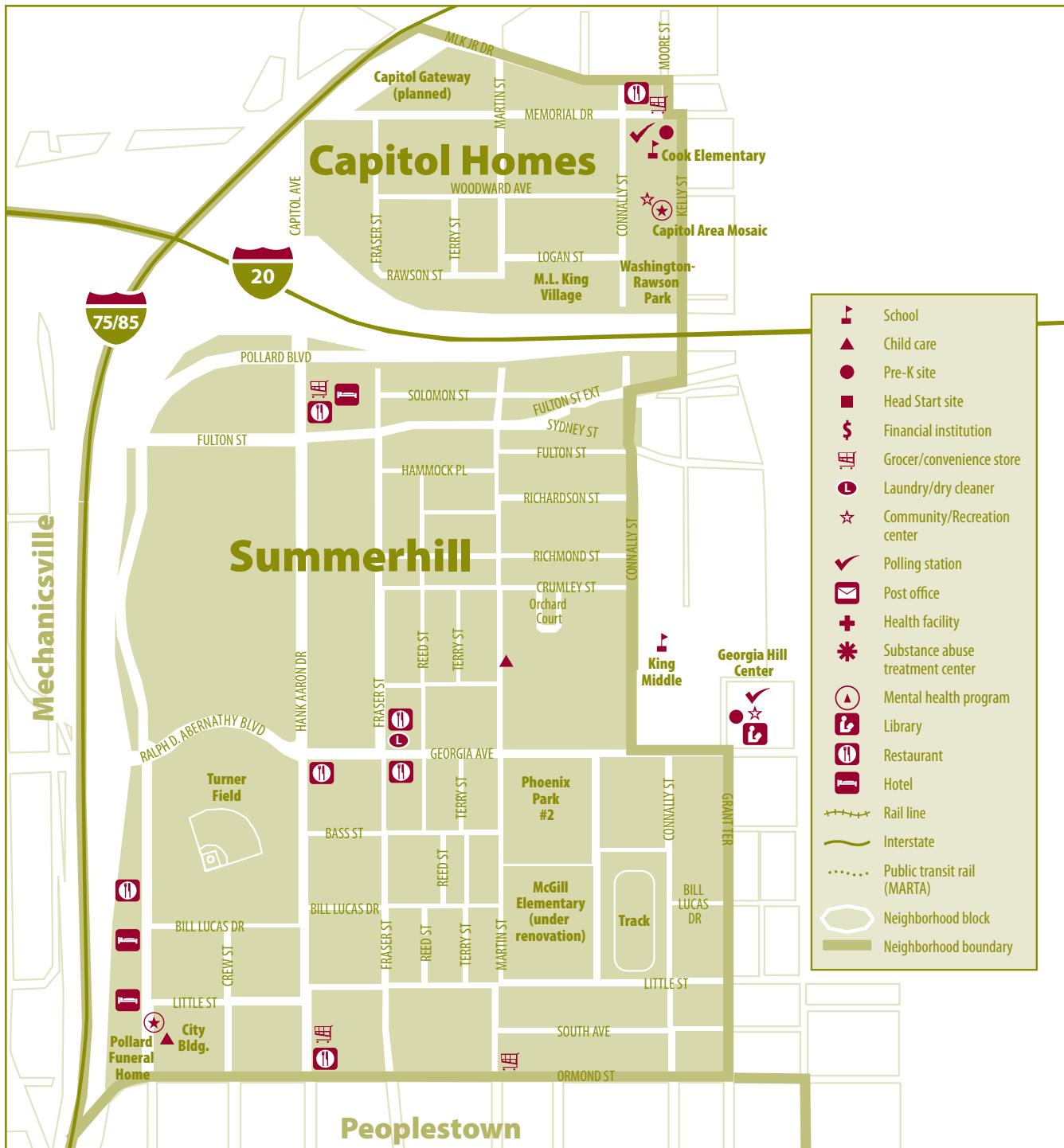
As the Capitol Homes complex is redeveloped, Capitol Area Mosaic is committed to serving its community. "Location is crucial to our work at Capitol Area Mosaic," Wright explains. "Being located in the community we serve gives us legitimacy. We are part of this community – a fixture in the community. Really, it is their facility. The images on the wall are the people who live here. It is an extension of their community."

"We are part of this community, a fixture in this community . . . the pictures on the wall are the people who live here. It's an extension of their community."

— Gary Wright, Director
Capitol Area Mosaic

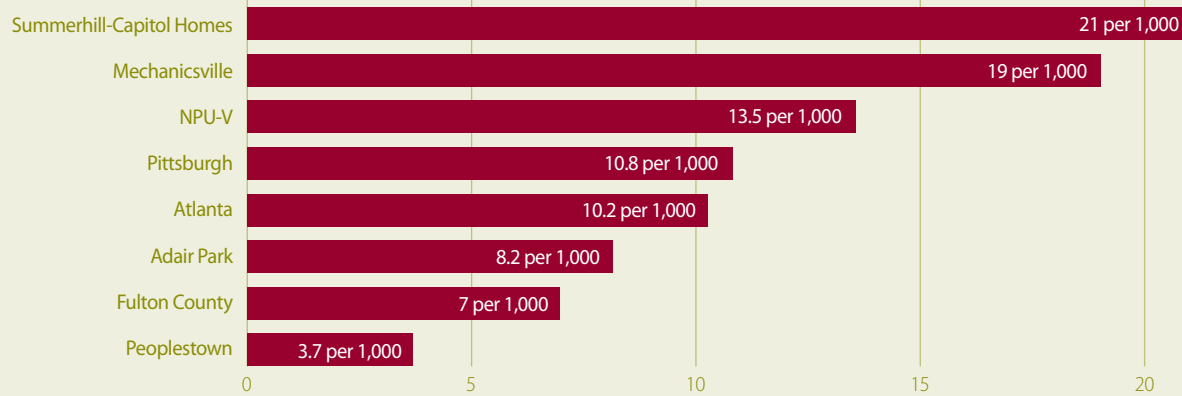


SUMMERHILL/CAPITOL HOMES RESOURCE MAP



Desired Result: Families Are Stable
We will know we are making progress when . . . children are safe

Number of Substantiated Cases of Child Abuse and Neglect per 1,000 Children (Jan.-June 2003)

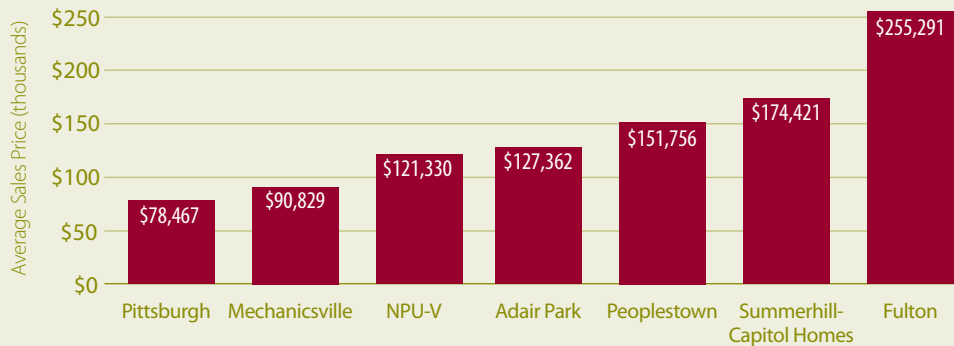


A stable family is one where children can grow up without fear of abuse and neglect. Between January and July 2003, 26 children in Summerhill-Capitol Homes were involved in substantiated cases of child abuse and neglect. While that is one less case than the neighboring Mechanicsville, because there are fewer children in Summerhill-Capitol Homes (an estimated 1,237 in 2003), the rate of abuse and neglect is the highest of all NPU-V neighborhoods and is two times that of Atlanta and three times that of Fulton County.

Data Sources: Georgia Division of Family and Children Services; Atlanta Regional Commission

Desired Result: Neighborhoods Have Quality Housing, Business and Recreational Facilities
We will know we are making progress when . . . neighborhoods have an adequate mix of housing, business and recreation.

Average Sales Price of Most Recent Residential Sale in 2003



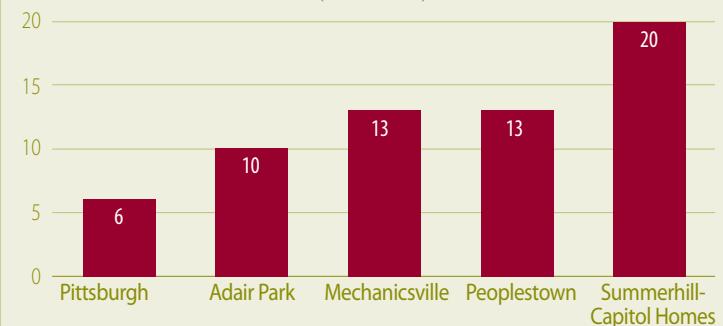
An adequate mix of housing is affordable housing. With its proximity to downtown Atlanta and a large residential development project built around the 1996 Olympics, Summerhill-Capitol Homes had an average residential sales price of \$174,421 in 2003 – the highest of any NPU-V neighborhood.

Data Source: Fulton County Board of Tax Assessors, 2003 Digest

Data Note: Because of limitations of the source data, figures for the City of Atlanta are not available.

Desired Result: Families Are Stable
We will know we are making progress when . . . parents are able to care for their children

Number of Children with a Parent in State Prison (Feb.-2004)



As of February 2004 nearly half of the 48 state prisoners from NPU-V reported being a parent. These 21 inmates were parents to a total of 62 children in NPU-V. About a third (20) are from the Summerhill-Capitol Homes neighborhood.

Data Source: Georgia Dept. of Corrections, Office of Planning and Analysis

Data Note: Figures based on the self-reported address of inmate parent which may be different than the actual address of their children. Even if this is the case there is likely to be a family tie to the neighborhood.

SUMMERHILL/CAPITOL HOMES

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Even before the stadium became a part of the neighborhood,

groups of residents had been organizing demonstrations, calling for public services such as street cleaning, health and educational facilities, improved housing, and increased employment opportunities. Frustrations increased when highway and stadium construction in Summerhill crowded more than 10,000 people into 354 acres. Officials sought increased city services and federal funding for Summerhill, but by the summer of 1966, residents began street protests against the conditions. On September 6, 1966, tensions heightened when an African-American resident fleeing arrest was shot by a white policeman. The ensuing riot lasted for several days.

In 1967, in response to the frustrations in Summerhill, the Episcopal Church founded

Emmaus House in neighboring Peoplestown as a neighborhood mission committed to civil rights and working with the poor. Today, Emmaus House continues to provide services for the area's seniors and children, including monthly shuttle bus service to the Reidsville State Penitentiary for friends and family members of inmates.

In 1988 residents came together at a neighborhood reunion

to form the Summerhill Neighborhood Development Corporation (SNDC), a Housing and Urban Development (HUD) approved nonprofit corporation. SNDC develops, owns, and manages affordable rental housing and promotes economic revitalization. When Atlanta constructed the Olympic Coliseum in Summerhill to host the 1996 Olympics, residents gained funding and support to construct 100 new townhomes and houses. As of the 2000 Census, the population of Summerhill had begun to rebound, totaling 4,320 people, up from 4,201 in 1990.

be completed in 2006, will offer more than 1,000 residential units and 45,000 square feet of offices, shops, and restaurants, as well as youth development centers. In 2002, Capitol Homes residents were offered subsidized housing vouchers to relocate. Many of the families moved outside of the neighborhood, causing Cook Elementary School's enrollment to drop from 560 in spring 2001 to 422 in fall 2002.

Since 1958, Capitol Area Mosaic, a community center founded by area churches,

has served residents of Capitol Homes and Martin Luther King Village through summer and after-school programs for youth and emergency assistance and services for area seniors. They recently built a new 10,000-square-foot facility where they provide additional services and programs, including a reading lab, karate, sports teams, dance, math and technology programs, library and computer, and Internet access.



The Annie E. Casey Foundation

Atlanta Civic Site

50 Hurt Plaza, 4th Floor
Suite 449
Atlanta, Georgia 30303-2946
T: 404.688-5525
F: 404.688-3060

For more information or to request additional copies, please contact the Atlanta Civic Site.

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CAPITOL HOMES

Capitol Homes was a public housing complex constructed in 1941

in the shadow of the state Capitol. The project provided nearly 700 rental units for low-income residents. The complex is currently being developed into a mixed-income complex called Capitol Gateway. The new complex, to

NEIGHBORHOOD RESOURCES

Divided by Interstate 20, the assets and resources of Summerhill and Capitol Homes

are essentially distinct from one another. What resources there are in each area are concentrated in pockets. In Capitol Homes the elementary school and adjacent Capitol Area Mosaic house most of the area's community services and programs. Summerhill to the south comprises a large new residential development, large parks, and underutilized commercial development around Turner Field. Its primary community center, however, is located just outside the neighborhood boundary in Grant Park.