

Education and Affordable Housing



AN EDUCATION MODEL WITH AND AFFORDABLE HOUSING
SOLUTION

About Us



Star-C Programs: Wraparound services offered to affordable housing communities to strengthen families and improve educational outcomes including After-School, Healthcare and Gardening.



TriStar Impact Fund: Social impact investment fund administered by real estate investment advisory firm/service partner and designed to purchase blighted apartment complexes next to underperforming schools



Audrea Rease
Partner, Tristar Investments
Executive Director, Star-C



Marjy Stagmeier
Partner, Tristar Investments
Founder and Board Chair, Star-C



Courtney English
Director, Community Development Star-C
Former Chairman, Atlanta Public Schools
Board of Education

About Us

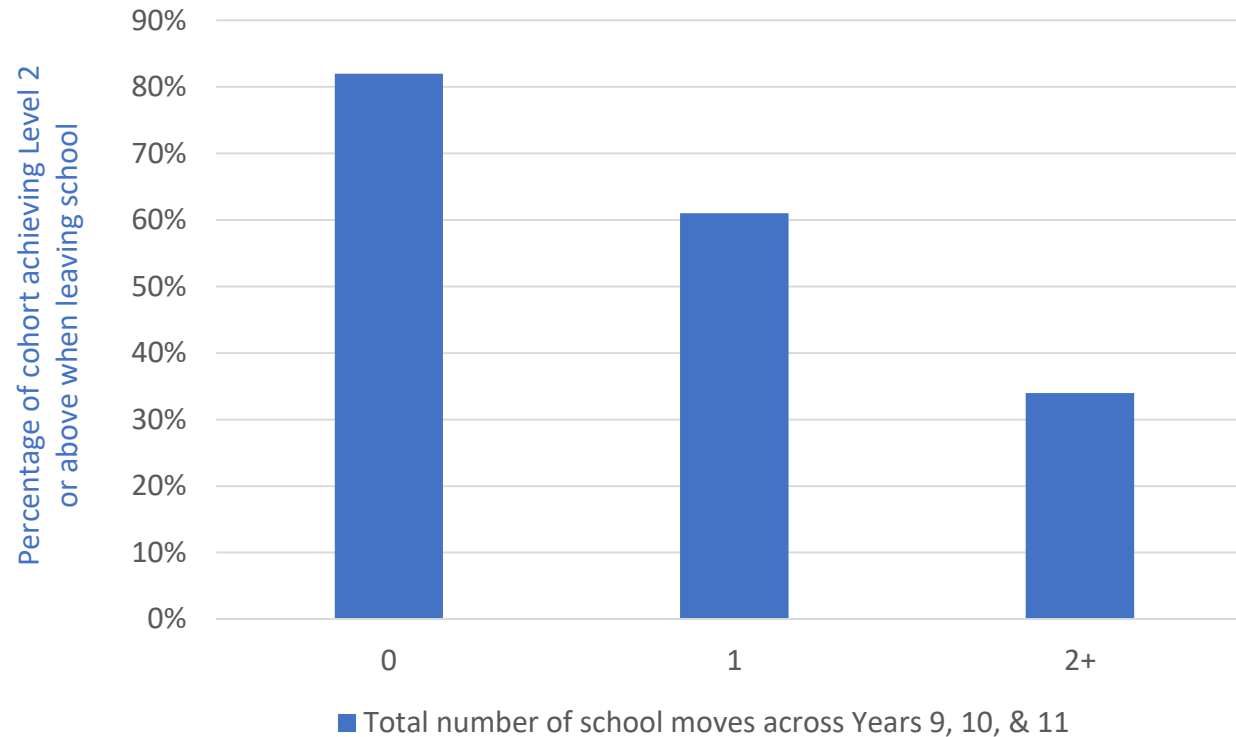


Lack of affordable rents forces families and students to move. Almost 30% of students in the Atlanta Public Schools will move at least once during the school year*. In the district's lowest performing schools that number can be as high as 60%.

* [HTTPS://APSINSIGHTS.ORG/](https://apsinsights.org/)

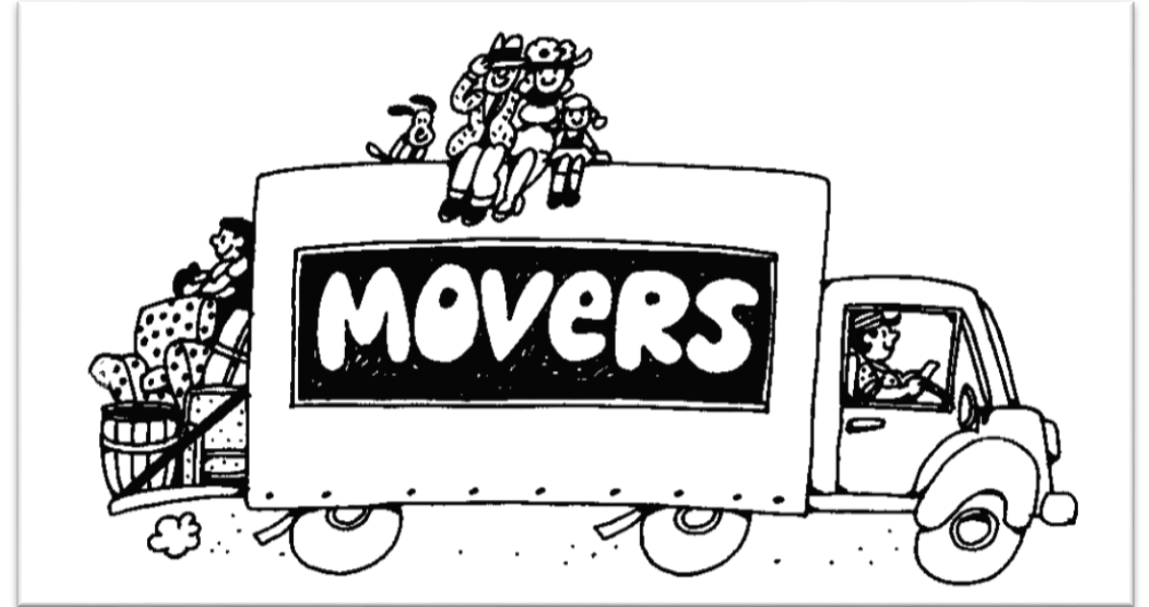
Transiency and Student Performance

Low-income renters move often chasing affordability, safer neighborhoods, or due to evictions. As a result, their children change schools often. **Higher rates of student transiency = lower school performance.**



Brumby Elementary School Student Transiency Rate: 67%

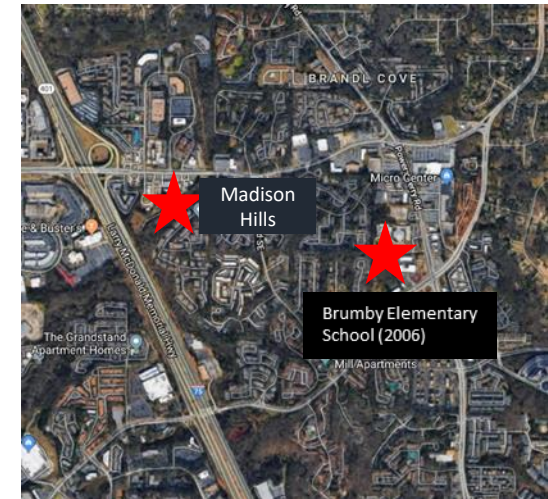
Transient students show lower school engagement, make poorer grades, especially in math; a higher dropout risk, and lose three months of learning every time they switch schools.*



Tristar partner and Star-C founder and Board Chair., Marjy Stagmeier purchased the Madison Hills Apartment complex next to Brumby elementary School.

Madison Hills Apartments

- Marietta, Georgia
- 446 units (2, 3 & 4 bedroom units)
- Built in 1972/1976
- Brumby Elementary School – Federal Watch List for Failing Schools



Here's what happened next...

Who we serve

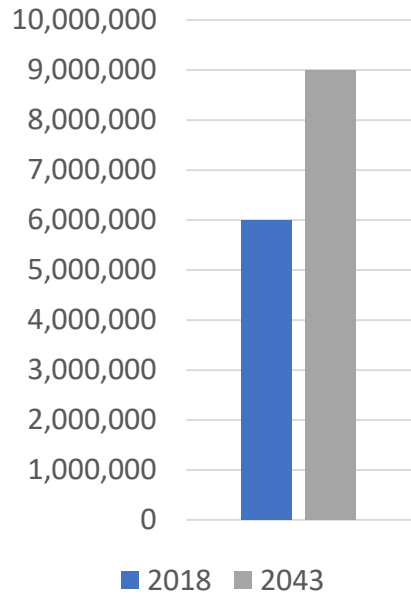
Persons in Household	2019 Federal Poverty Level threshold 100% FPL	Hourly Rate (*)	Monthly Apartment Affordability
1	\$12,140	\$5.84	\$337
2	\$16,460	\$7.91	\$457
3	\$20,780	\$9.99	\$577
4	\$25,100	\$12.07	\$697
5	\$29,420	\$14.14	\$817
6	\$33,740	\$16.22	\$937
7	\$38,060	\$18.30	\$1,057
8	\$42,380	\$20.38	\$1,177

(*) Please note that the minimum wage rate for the State of Georgia is \$7.25 per hour. The Federal minimum wage rate is \$7.25 per hour.

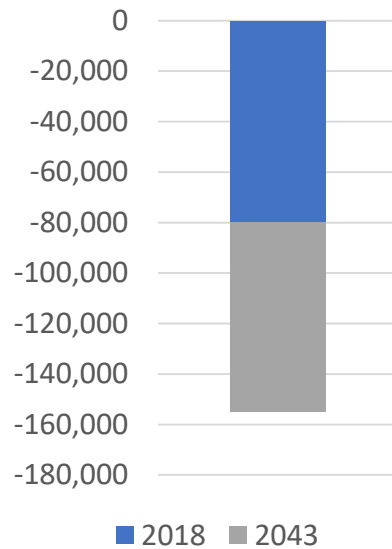
Metro Atlanta Growth and Affordable Housing Metrics

Atlanta faces a massive affordable housing crisis, in addition to being rated #1 in income inequality. Atlanta also holds a large inventory of aging apartment buildings – communities built before 1980. 71% of low-income renters live in these older apartment communities.

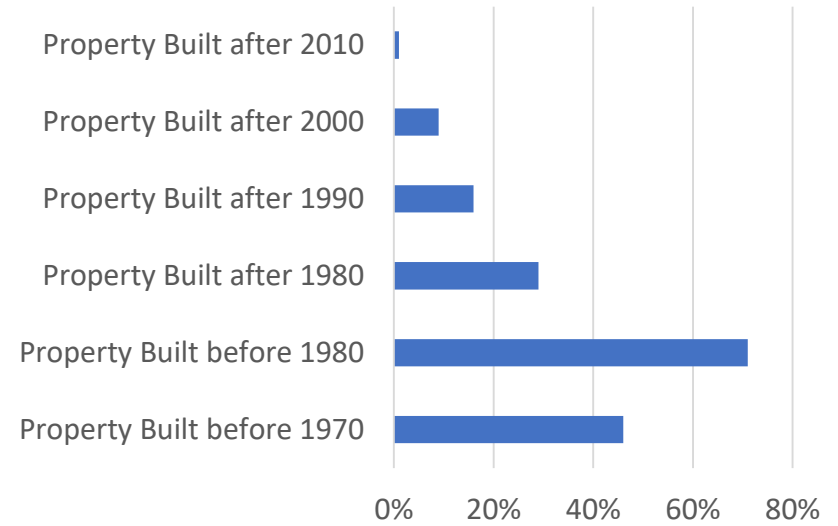
Projected Population Growth for Metro Atlanta



Projected Affordable Housing Unit Deficit in Metro Atlanta



Where Do Low-Income Renters Live?



Investment in older apartment communities will become increasingly critical to preserve existing affordable housing units and meet the need for affordable housing.

Our Programs



After School Program & Summer Camp

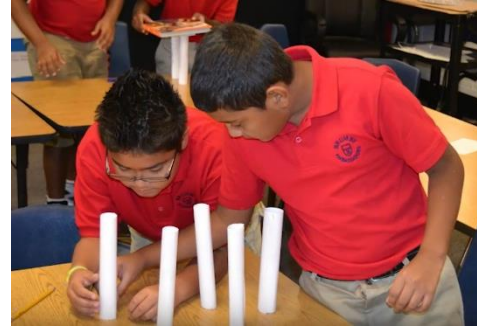


Healthcare & Wellness Programs



Community Gardens

Our Impact

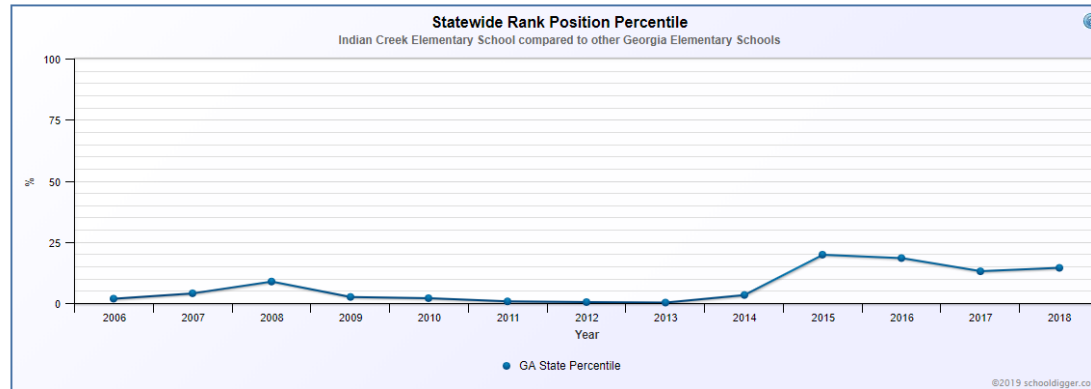


After TriStar's renovations and the addition of their free after school program, Madison Hills became a safe, stable, supportive community, and Brumby Elementary School **went from being a "failing school" to a Title 1 School of Distinction.**

Our Impact

Willow Branch Apartments

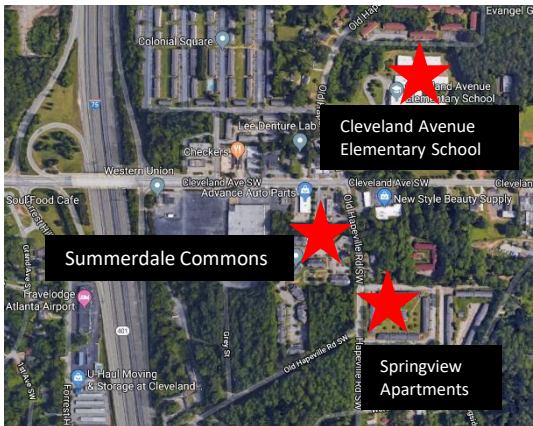
- Clarkston, Georgia
- 186 units (1, 2, & 3 bedroom units)
- Built in 1972
- Indian Creek Elementary School – 2nd worst performing school in Georgia



**2017 Platinum Award for Greatest Gains
3 Years in a Row**

Summerdale Commons & Springview Apartments

- Atlanta, Georgia
- Summerdale - 100 units (2 & 3 bedroom units)
- Springview - 144 units (1 & 2 bedroom units)
- Summerdale - Built in 1998
- Springview – Built in 1971
- High Crime – 450+ calls to 911 in 2017
- Cleveland Avenue Elementary School – ranked in the bottom 3rd in Georgia



The first round of test scores is released next week. Early anecdotal feedback has been positive.

Star-C Programs – Future Outlook

We have had an enormous amount of positive interest in Star-C Programs by 3rd party owners, asking for us to bring the Star-C Programs to their apartment communities. We project that within the next 5 years, we will have grown to 15 properties (TriStar & 3rd party) within the Metro Atlanta region. And within the next 15 years, we anticipate expanding into other regions around the country and growing to at least 50 properties. We hope that our model of combining affordable housing with supportive services will not only end up positively impacting struggling schools, but that the Star-C Programs model will act as a catalyst within their neighborhoods to spark further community investment and positive growth while preserving long-term affordability.

Projected Growth for
Star-C Programs
(TriStar & 3rd Party Properties)



Opportunities for Star-C Communities to Spark Further Community Investment & Growth

- **New grocery stores within food deserts to combat food insecurity**
- **New retail, services, and job opportunities within neighborhoods to boost local economy & reduce travel distances**
- **Improve streets & sidewalks to improve walkability & provide safe bicycle routes**
- **Increase local parks & greenspace**
- **Improve/increase transit options**
- **Support the residents to have a voice within their community**

Our Community Partners:



To learn more, or get involved with Star-C Programs, please visit us at:

www.star-c.org



Monthly Star-C Community Breakfast:

- Held on the last Thursday of the month at the Atlanta Community Food Bank
- Learn more about the Star-C model and network with other community leaders

TriStar University:

- August 20, 2019 – Cobb Civic Center
- 4-hour leadership program bringing together housing authorities & educators to help understand community building through education, healthcare, affordable housing, and energy efficiency.