FINDING AID FOR

Heman E. Perry Homes and West Highlands at Perry Boulevard records

2015.0024
Heman E. Perry Homes and West Highlands at Perry Boulevard records. -- 1950s-2015. -- 10.50 Cubic feet (21 boxes)

Scope and Content
The collection consists of project records, publications, and photographs of Heman Edward Perry Homes (better known as Perry Homes) and its redevelopment as West Highlands at Perry Boulevard.

HISTORICAL NOTE:
The Heman Edward Perry Homes was also known as the "Sweat Road Project." The groundbreaking for its construction took place on April 26, 1953 and it was scheduled for completion the Winter of 1954. It was part of the Low Rent Housing Program.

On March 24, 1975 a tornado touched down southwest downtown Atlanta business district including Perry Homes, destroying at least 100 of the 1,100 apartments there, injuring 36 persons, and severely damaging a small shopping center. Perry Homes sustained an estimated loss of $2,100,000. The tornado continued to wreak havoc on an eight-mile long path of destruction in less than 15 minutes. Three people were killed and the Governor had to hide during the duration of the storm in the center of the Governor's mansion, which also sustained severe damage. Mayor Manard Jackson held a press conference to discuss the tornado damage. The press conference revealed that 125 families were displaced by the tornado. In as little as a week after the tornado, all displaced families were rehoused. AH employees also headed a depository for contributions to help the people made homeless. The AH Redevelopment Office provided clothing, food, and household goods and furniture. Other public housing tenants offered to share their homes.

The West Highlands at Perry Boulevard community was the redevelopment of the Heman E. Perry Homes.

SOURCES:

"Mayor Maynard Jackson holds press conference to discuss tornado damage and plans for multipurpose center, 1975." Heman E. Perry Homes records. (Atlanta, Georgia: Atlanta Housing Archives, The Housing Authority of the City of Atlanta.)

"Perry Homes: Tornado damage and results, 1975." Heman E. Perry Homes records. (Atlanta, Georgia: Atlanta Housing Archives, The Housing Authority of the City of Atlanta.)

Restrictions
ACCESS RESTRICTIONS
Appointments are required when conducting research with this collection. Please contact the Archivist to make an appointment at AHAArchives@atlantahousing.org Atlanta Housing is required to legally review all records prior to admitting access to ensure they do not contain information that violates the privacy of its program’s participants.

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Finding aid prepared by and described by Atlanta Housing Archives, Records & Information Management, Meredith E. Torre, Archivist.

Arrangement

The Project Records are divided into two subseries: 1. Development Records, which include the planning, creation, and continuing development of the housing project and 2. Redevelopment records which include the transition, redevelopment, revitalization, and demolition of the project.

Other Codes
2015.0024

2015.0024.1.1 Development Records (of Perry Homes)

2015.0024.1.1.1 Heman E. Perry's Biographical Information. -- 1955-1978

2015.0024.1.1.2 Perry Home community center dedication booklet. -- 1958

Other Codes
aha_2013_doc_04025.pdf

2015.0024.1.1.3 Perry Homes holiday flyer. -- Dec. 1963

2015.0024.1.1.4 Perry Homes tenth anniversary booklet. -- 1965

2015.0024.1.1.5 Perry Homes community meetings and physical improvements to property. -- 1970-1990

2015.0024.1.1.6 Perry Homes correspondence regarding leased space from other agencies. -- 1972-1990

2015.0024.1.1.7 Perry Homes tenant association business. -- 1973-1990

2015.0024.1.1.8 Perry Homes day care center. -- 1974

2015.0024.1.1.9 Mayor Maynard Jackson holds press conference to discuss Perry Homes tornado damage and plans for multipurpose center. -- 1975

2015.0024.1.1.10 Perry Homes tornado damage and results. -- 1975

2015.0024.1.1.11 Perry Homes groundbreaking ceremony for Northwest Perry Area Community Complex. -- 1976


2015.0024.1.1.13 Perry Homes history covering the years 1955-1975. -- May 23, 1976

2015.0024.1.1.14 Dedication of Northwest Perry Area Community Complex. -- 1976-1977

2015.0024.1.1.15 Perry Homes maintenance and modernization, correspondence, memos, notes, board resolution, legal documents. -- 1979-1986

2015.0024.1.1.16 Perry Homes Homeowners Association, management list. -- 1981

2015.0024.1.1.17 Perry Homes: St. Anne's / Perry Homes Support to Employment Project (STEP), residents' employment and rent raise, correspondence. -- 1983

2015.0024.1.1.18 Perry Homes: Learning Fair, correspondence, outline. -- 1984

2015.0024.1.1.19 Perry Homes: Discussion of problems in community. -- 1987-1990

2015.0024.1.1.20 Extra Community Service Award recipient, President of Perry Homes Tenant Association. -- 1988

2015.0024.1.1.21 Correspondence in support of the CDBG project to rehabilitate vandalized units in Perry Homes. -- 1988

2015.0024.1.1.22 Perry Homes: Recreation center grant. -- 1989

2015.0024.1.1.23 Perry Homes: Application for major reconstruction of obsolete public housing (MROP), main focus is Perry Annex, includes list of other projects in need of comprehensive modernization submitted to HUD. -- 1991

2015.0024.1.25 Perry Homes: Heman Edward Perry, biography, memo. -- 2001

2015.0024.1.26 Perry Homes Service Organizations. -- undated

2015.0024.1.27 Heman Edward Perry Homes, architectural drawing. AHA 2014.06883. -- undated. -- Still image

Other Codes
aha_2014_img_06883

2015.0024.1.2 Redevelopment Records (from Perry Homes to West Highlands)

2015.0024.1.2.1 Perry Homes: Annex Disposition Request, Submitted to HUD by AHA. -- August 30, 1995

2015.0024.1.2.2 Perry Homes Annex demolition application. -- September 10, 1996

2015.0024.1.2.3 Perry Homes: HOPE VI 1996 application. -- September 10, 1996

2015.0024.1.2.4 HOPE VI application commitment letters for Perry Homes. -- 1996

2015.0024.1.2.5 General Correspondence. -- 1996-1998

2015.0024.1.2.6 West Highlands neighborhood market analysis (with photographs), site plans, MARTA sales contract, master planning session notes. -- 1996-2001

2015.0024.1.2.7 Perry Homes: Close Out of HOPE VI Planning Grant. -- 1997

2015.0024.1.2.8 Statement of Goals and Objectives, Local and National Impact, and Community Partnerships from the 1996 HOPE VI application for Perry Homes. -- 1997


2015.0024.1.2.10 Correspondence re: Management Plans. -- 1997-1999

2015.0024.1.2.11 Approval Letter - Perry Homes Annex Disposition. -- 1997-2000

2015.0024.1.2.12 Perry Homes status reports and meeting minutes. -- 1997-2004


2015.0024.1.2.15 Perry Homes Relocation Plan. -- 1998

2015.0024.1.2.16 Perry Homes: Relocation Statistics. -- 1998

2015.0024.1.2.17 Perry Homes: Program Manager Contract. -- 1998

2015.0024.1.2.18 Perry Homes Management Plan. -- 1998

2015.0024.1.2.19 Response to RFP 98-0388 by Perry Homes Redevelopment , LLC. -- 1998

2015.0024.1.2.20 Bid Documents and Specifications for ITB 98-0464. -- 1998

2015.0024.1.2.21 Exhibit D - Perry Homes HOPE VI Demo Application. -- 1998

2015.0024.1.2.22 Evidentiary Documents Listed on Exhibit E-3 to Addendum to Hope VI Implementation Grant. -- 1998. -- (2 Folders)
2015.0024.1.2.23 Perry Homes: HUD Demo Approval Letter. -- 1998
2015.0024.1.2.24 Perry Homes HOPE VI budget. -- 1998-2000
2015.0024.1.2.26 Perry Homes Revitalization AHA Executive team meeting minutes and interoffice correspondence. -- 1998-2004
2015.0024.1.2.27 Perry Homes Disposition Application Presentation. -- 1999
2015.0024.1.2.28 Perry Homes Hope VI revitalization plan (GA06P006008 and GA06P006015). -- 1999
2015.0024.1.2.29 Perry Homes Community Revitalization Planning Committee meeting documents. -- 1999-2002
2015.0024.1.2.31 Response to request for proposals, Development partner for the redevelopment of Perry Homes. -- 2000. -- (2 folders)
2015.0024.1.2.32 Perry Homes: Total Disposition Application (GA06P0060008). -- 2000
2015.0024.1.2.33 Perry Homes Demolition Library Demo. -- 2000
2015.0024.1.2.34 Memo re: Demo requirements at Perry Homes. -- 2000
2015.0024.1.2.35 Perry Homes: Total Disposition Application (GA06P0060008). -- 2000
2015.0024.1.2.36 Perry Homes: Phase V Meeting Minutes. -- 2000
2015.0024.1.2.37 Bioretention and Habitat Resources from the National Wildlife Federation. -- 2000
2015.0024.1.2.38 West Highlands: Revised revitalisation plan and HUD correspondence. -- 2000. -- (2 folders)
2015.0024.1.2.40 Perry Homes Redevelopment. -- 2001
2015.0024.1.2.41 Perry Homes Development Summary. -- 2001
2015.0024.1.2.42 A substitute resolution to construct Columbia Estates (Perry Homes Phase I.). -- Apr. 2001
2015.0024.1.2.43 Perry Homes Phase I Community Development Block Grant (CDBG) 2002 application. -- May 15, 2001
2015.0024.1.2.44 Perry Homes: Demolition Remediation - Field Observation Photos - Phase I. -- 2001
2015.0024.1.2.45 Perry Homes: Demolition Remediation - Field Observation Photos - Phase IV. -- 2001
2015.0024.1.2.46 Perry Homes: Demolition Remediation - Field Observation Photos - Phase V. -- 2001
Closeout submittals for Perry Homes - Remediation and Demolition Project - Vol. II. -- 2001. -- (3 Folders)

Closeout submittals for Perry Homes - Remediation and Demolition Project - Vol. III. -- 2001. -- (2 Folders)

Closeout submittals for Perry Homes - Remediation and Demolition Project - Vol. IV. -- 2001

Closeout submittals for Perry Homes - Remediation and Demolition Project - Vol. V. -- 2001. -- (2 Folders)

Remediation and Demolition Specifications for Perry Homes Non-Dwelling Structures. -- 2001

Development partners for the redevelopment of Perry Homes. -- 2001

Partial Demolition Application for Perry Homes

Columbia Estates, Atlanta Affordable Housing for the Future, Inc. application. -- 2001

Columbia Estates architectural drawings. -- 2001. -- (Housed in oversize box with other collections)

Public Improvements Records. -- 2001-2003

Columbia Estates: Management Agreement. -- 2002

Vision Statement and Public Improvement Budget. -- 2002

West Highlands Redevelopment Timeline and Narrative. -- 2002

Perry Blvd. Streetscape Implementation. -- 2002

West Highlands Homeownership Plan - Columbia Estates Project - HOPE VI. -- 2002

Columbia Estates at West Highlands Phase I Plans. -- 2002

West Highlands legal descriptions and license agreements. -- 2002

West Highlands: Revitalization, Perry Homes Redevelopment, Presentation to Mayor Shirley Franklin. -- 2002

West Highlands Economic Impact of the Redevelopment. -- Sept. 2002

Operating Agreement for Perry Homes Redevelopment, LLC. -- Oct. 30, 2002

Resident Homecoming. -- Nov. 9, 2002

West Highlands correspondence. -- 2002-2003

West Highlands: Executive team meeting minutes. -- 2002-2005

West Highlands at Perry Boulevard Redevelopment. -- 2002-2005

Quitclaim deed of release for West Highlands at Perry Boulevard, redevelopment naming correspondence. -- 2002 and 2005

Columbia Creste: Phase I Environmental Site Assessment. -- 2003-2004. -- (2 Folders)
2015.0024.1.2.74 Columbia Park Citi Residences: Phase I Environmental Site Assessment Update. -- 2003

2015.0024.1.2.75 Columbia Park Citi Residences: Management Agreement. -- 2003

2015.0024.1.2.76 Columbia Park Citi Residences Contact List and Transaction Checklist. -- 2003

2015.0024.1.2.77 Columbia Heritage Senior Residences: Property Management Agreement. -- 2003

2015.0024.1.2.78 Columbia Heritage Senior Residences: Management Plan. -- 2003

2015.0024.1.2.79 Columbia Estates - Perry Homes Phase I Management Plan. -- 2003

2015.0024.1.2.80 Loan Closing Disbursement Schedule

2015.0024.1.2.81 Perry Homes Phase I: Public Improvement Draw #9. -- 2003

2015.0024.1.2.82 Perry Homes Phase II: Asset Management Fee Agreement. -- 2003

2015.0024.1.2.83 Perry Homes: Phase II Notes. -- 2003

2015.0024.1.2.84 Public Improvements Exception Request. -- 2003

2015.0024.1.2.85 Columbia Heritage Senior Residences Deal Summary (Perry Homes, Phase IIa). -- 2003

2015.0024.1.2.86 West Highlands at Perry Boulevard Redevelopment. -- 2003

2015.0024.1.2.87 Columbia Estates Management Plan. -- 2003

2015.0024.1.2.88 West Highlands Unit Info. -- 2004

2015.0024.1.2.89 West Highlands at Perry Blvd. - Public Improvements Draw #13. -- 2004

2015.0024.1.2.90 Columbia Creste: Management Agreement. -- 2004

2015.0024.1.2.91 Columbia Creste: Closing Documents. -- 2004

2015.0024.1.2.92 Columbia Heritage/ Columbia Citi Park: Closing Debriefing. -- 2004

2015.0024.1.2.93 West Highlands Master Plan. -- Sept. 2004

2015.0024.1.2.94 West Highlands: Appraisal reports and easements. -- 2004-2006. -- (2 folders)

2015.0024.1.2.95 West Highlands Phase II budget. -- 2004

2015.0024.1.2.96 West Highlands, grand opening. -- 2004

2015.0024.1.2.97 Quarterly report, environmental initiative grant, Town Center Park at West Highlands. -- 2004

2015.0024.1.2.98 Annual Development of Excellence Award nomination form for West Highlands at Perry Boulevard. -- 2004

2015.0024.1.2.99 West Highlands team meetings. -- 2004-2007

2015.0024.1.2.100 West Highlands brochures. -- 2004 and undated

2015.0024.1.2.101 West Highlands: Revitalization, Perry Golf Course, West Highlands Golf Club, report, executive summary, layout, Site Development, Perry Golf Development Team Members, Proposed Allocation of Responsibilities, Exhibits. -- 2004
2015.0024.1.2.102 West Highlands: Revitalization, Ordinance by Atlanta City Council Member Felicia Moore, legal document. -- 2004

2015.0024.1.2.103 West Highlands at Perry Boulevard Presentation to City of Atlanta and Fulton County by Perry Homes Redevelopment. -- July 2004

2015.0024.1.2.104 Columbia Grove Supplemental Evidentiary Submission (3 Folders). -- 2005

2015.0024.1.2.105 Columbia Grove Supplemental Evidentiary Submissions Part II. -- 2005. -- (2 Folders)

2015.0024.1.2.106 Perry Homes Fact Sheet. -- 2005

2015.0024.1.2.107 West Highlands Projects and Action Items. -- 2005

2015.0024.1.2.108 Homeownership Expenses Info. -- 2005

2015.0024.1.2.109 Columbia Heritage Senior Residences, Phase IIa. Budget and funding. -- 2005-

2015.0024.1.2.110 West Highlands: Revitalization, Perry Golf Course, West Highlands Golf Club, Critical Revitalization Issue Amendment, Perry Golf, Columbia Residential, Brock Built. -- 2005

2015.0024.1.2.111 West Highlands: Revitalization, Perry Golf Course, West Highlands Golf Club, West Highlands Manager, correspondence. -- 2005

2015.0024.1.2.112 West Highlands site plans. -- 2005

2015.0024.1.2.113 Brock Built and Columbia Lot Summaries. -- 2006

2015.0024.1.2.114 Bridging the Gap in Affordable Housing: Recent Amendments to the Perry / Bolton Tax Allocation District. -- circa 2007


2015.0024.1.2.116 Perry Homes: Site plans. -- undated

2015.0024.1.2.117 Perry Homes: Site Plans. -- undated

2015.0024.1.2.118 Maps. -- undated

2015.0024.1.2.119 Perry Homes Redevelopment Executive Summary. -- undated

2015.0024.2 Tenant Association Records. -- 1992

2015.0024.2.1 Heman E. Perry Homes Handbook of Community Resources. -- 1976

Other Codes
aha_2016_doc_00369

2015.0024.2.2 Perry Homes tenant association correspondence. -- 1982-1989

2015.0024.2.3 Perry Homes tenant association programs and events. -- 1991

2015.0024.2.4 Perry Homes Resident Association and Management Corporation TAG application and HUD correspondence. -- 1992

2015.0024.2.5 Resident President Council Monthly Survey. -- 1997

2015.0024.3 Awards

2015.0024.3.1 The Georgia Department of Community Affairs (DCA) Magnolia Awards Honoring Excellance. Housing Georgia Conference. -- Nov. 17, 2005
In 2005, the Magnolia Awards for Excellence in Affordable Housing was awarded the Atlanta Housing Authority for the following categories: 1. Affordable Rental (Ashley College Town at West End), 2. Creative Partnerships (West Highland at Perry Boulevard), and 3. Superior Design (Columbia Estates Apartments, Columbia Residential-part of West Highlands at Perry Boulevard).

2015.0024.3.2 Hanley Wood Multifamily Executive Project of the Year award for Mixed-Income Columbia Estates. -- 2004. -- (1 item)
Other Codes
2017_img_00034a; 2017_img_00034b

2015.0024.3.3 The Best of Seniors Housing Awards Program Gold Achievement Award to Columbia Heritage. -- 2005. -- (1 item)
Other Codes
aha_2017_img_00032

2015.0024.3.4 Pillars of Industry Award for Best Affordable Apartment Community of the Year for Columbia Heritage Senior Residences. -- 2007. -- (1 item)
Other Codes
aha_2017_img_00030

2015.0024.3.5 32nd Annual BIE Award / SMC / Community of the Year Mixed Use West Highlands. -- 2012. -- (1 item)
Other Codes
aha_2017_img_00036a; aha_2017_img_00036b

2015.0024.4 Publications. -- 1975-2000 and undated

2015.0024.4.1 Perry Homes Newsclippings. -- 1970s-2000

2015.0024.4.2 Movin' On: the Perry monthly news. -- 1975-1976

2015.0024.4.3 Perry Homes Tenant Association Newsletter. -- Feb. 1983

2015.0024.4.4 Heman E. Perry Homes: A monthly publication for the residents of Perry Homes. -- 1997


2015.0024.4.6 West Highlands at Perry newsclippings. -- 2001-2004

2015.0024.4.7 "Reinventing Growth." Urbanland. -- June 2003

2015.0024.4.8 "Columbia carries baton for Atlanta redevelopment." Affordable Housing Finance. Volume 13 Number 2. -- Feb. 2005

2015.0024.4.9 The Perry Scope. -- undated

2015.0024.5 Photographs. -- 1950s-2003 and undated

2015.0024.5.13 Heman Edward Perry Homes Photographs

2015.0024.5.13.1 Photograph of Heman Edward Perry Homes, parade. -- circa 1950s. -- (1 still image)
Other Codes
aha_2013_img_04024

2015.0024.5.13.2 Photograph of Heman Edward Perry Homes, street view. -- circa 1960-1969. -- (1 still image)
Other Codes
2015.0024.5.13.3 Photographs of Perry Homes construction. -- circa 1965-1969. -- (2 still images)
Other Codes
aha_2013_img_04026; aha_2013_img_04028; aha_2013_img_00242

2015.0024.5.13.4 Photographs of Perry Homes new construction. -- Aug. 1967. -- (7 still images)
Other Codes
aha_2013_img_04030; aha_2013_img_04031; aha_2013_img_04032; aha_2013_img_04033; aha_2013_img_04034; aha_2013_img_04035; aha_2013_img_04036

2015.0024.5.13.5 Photographs of Heman Edward Perry Homes, street views. -- Apr. 1975 and undated. -- (6 still images)
Other Codes
aha_2014_img_06884; aha_2014_img_06885; aha_2014_img_06886; aha_2014_img_06887; aha_2014_img_06888; aha_2014_img_06889

2015.0024.5.13.6 Photographs: Perry Homes Tornado. -- 1975

2015.0024.5.13.7 Photographs of Heman Edward Perry Homes buildings damaged by a tornado. -- 1975. -- (3 still images)
Other Codes
aha_2014_img_06890; aha_2014_img_06891; aha_2014_img_06892

2015.0024.5.13.8 Photographs of Perry Homes and Annex, exterior. -- early 1990s

2015.0024.5.13.9 Photographs of Perry Homes playgrounds. -- 1990. -- (16 still images)
Other Codes

2015.0024.5.13.10 Photograph of Heman Edward Perry Homes, street view. -- 1990s. -- (1 still image)
Other Codes
aha_2014_img_06893

2015.0024.5.13.11 Photographs of Perry Homes street views. -- late 1990s. -- (11 still images)
Other Codes

2015.0024.5.13.12 Photographs of Perry Homes buildings. -- late 1990s and undated. -- (2 still images)
Other Codes
aha_2013_img_00241; aha_2013_img_00242

2015.0024.5.13.13 Slides of Perry Homes demolition site post demolition, Community Center remains. -- June 2002. -- (14 still images)
Other Codes
aha_2013_img_04069; aha_2013_img_04070; aha_2013_img_04071; aha_2013_img_04072; aha_2013_img_04073; aha_2013_img_04074; aha_2013_img_04075; aha_2013_img_04076; aha_2013_img_04077; aha_2013_img_04078; aha_2013_img_04079; aha_2013_img_04080; aha_2013_img_04081; aha_2013_img_04082
2015.0024.5.13.14 Photographs of Perry Annex, interior views. -- undated. -- (3 still images)
Other Codes
aha_2014_img_06880; aha_2014_img_06881; aha_2014_img_06882

2015.0024.5.13.15 Photograph of Heman Edward Perry Homes, street views. -- undated. -- (1 still image)
Other Codes
aha_2013_img_00243

2015.0024.5.13.16 Photograph of Heman Edward Perry Homes, unidentified building. -- undated. -- (1 still image)
Other Codes
aha_2014_img_06894

2015.0024.5.13.17 Photographs of Heman Edward Perry Homes, community life. -- undated. -- (4 still images)
Other Codes
aha_2014_img_06895; aha_2014_img_06896; aha_2014_img_06897; aha_2014_img_06898

2015.0024.5.13.18 Photographs of Heman Edward Perry Homes Annex, exterior. -- undated. -- (13 still images)
Other Codes

2015.0024.5.13.19 (Unprocessed) Photographs Not On Shelf

Other Codes
aha_2013_img_04756

2015.0024.5.32 West Highlands at Perry Boulevard Photographs

2015.0024.5.32.1 Slides of West Highlands, Adams Crossing. -- May 2000. -- (4 still images)
Other Codes
aha_2013_img_04065; aha_2013_img_04066; aha_2013_img_04067; aha_2013_img_04068

2015.0024.5.32.2 Photographs of West Highlands, Perry Homes demolition site and surrounding neighborhoods, aerial views. -- 2002. -- (7 still images)
Other Codes
aha_2013_img_04083; aha_2013_img_04084; aha_2013_img_04085; aha_2013_img_04086; aha_2013_img_04087; aha_2013_img_04088; aha_2013_img_04089

2015.0024.5.32.3 Photographs of West Highlands street views. -- 2002. -- (29 still images)
Other Codes
2015.0024.5.32.4 Photographs of West Highlands neighborhoods, revitalization plans. -- May 2002. -- (193 images)

Other Codes

2015.0024.5.32.5 West Highlands architectural drawings. -- June 2002. -- (47 drawings)

Other Codes

2015.0024.5.32.6 Slides of West Highlands, Perry Homes resident homecoming. -- Nov. 9, 2002. -- (27 still images)

Other Codes
2015.0024.5.32.7 Slides of West Highlands construction. -- May 2003. -- (15 still images)
Other Codes

2015.0024.5.32.8 Photographs and Negatives of West Highlands phase I., exterior. -- Nov. 21, 2003. -- (33 still images)
Other Codes

2015.0024.5.32.9 West Highlands photo image, rezoning board On CD. -- Nov. 2003

2015.0024.6 Artifacts

2015.0024.6.1 Sterling silver pendant with AHA logo. -- 1975
Scope and Content
This pendant was awarded and presented by Mayor Maynard Jackson to AHA employees following the tornado recovery efforts for Perry Homes in 1975. It was donated to the Archives by Commissioner James Allen, Jr.

2015.0024.6.2 Perry Homes memorial bricks. -- undated. -- (3 items housed in oversize box with other collections)