



Historic District Development Corporation

Who We Are

HDDC is **one of Atlanta's oldest surviving community development corporations** and the only non-profit organization dedicated to the sustained presence and support of long-standing residents and business owners in the Old Fourth Ward community. For four decades, HDDC has been a catalyst for **strengthening, revitalizing, and preserving** the identity and history of our communities through equitable and inclusive development.

Founded in 1980 to protect the treasured asset of Martin Luther King, Jr.'s birth site and the surrounding Sweet Auburn neighborhood, we created the standard for how a community preserves its cultural integrity and maintains a **quality of life for all** while also evolving to support an ever-changing landscape.

HDDC is proud to serve as the bridge between Sweet Auburn's storied past and the Old Fourth Ward's bright future.

Our Model

HDDC follows these guiding principles for community preservation:



Non-Displacement

Preventing displacement, particularly of our historically strong African-American community, by improving life opportunities for very low/low to moderate income communities and legacy existing residents.



Historic Preservation

Retaining the historic fabric and cultural character of the existing community.



Sustainability

Linking mixed-income, mixed-use development to sustainable economic growth, thereby creating an environment where families can be self-sufficient.

Impact Highlights

Single-Family Homes:

Built/renovated > 125

Housing Conditions:

Improved by expanding safe areas and fostering economic stability through home ownership

Dynamic Metals Lofts:

Developed the 45-unit complex to remediate a brownfield

Front Porch:

Developing a master planned mixed use complex along the Auburn corridor, comprised of retail, affordable rental and for sale residential units, affordable commercial spaces and urban agriculture components



AFFORDABLE HOUSING

Pursue redevelopment projects that promote growth, inclusive and equitable communities, and long-term affordability in the Sweet Auburn Historic District.



URBAN AGRICULTURE

Provide access to fresh and affordable foods and create collaborative initiatives among farmers, local businesses, and residents to build an urban agricultural ecosystem.



ARTS & CULTURE

Celebrate and integrate arts and culture with our spaces, which shine as platforms for exhibits, performance, and other experiences that enhance our community.

Herndon Plaza:

Planning the adaptive reuse of the historic Atlanta Life Insurance building into cultural arts and museum space

Auburn Glenn Apartment

Complex: Co-developed 271 units and a 75% set-aside for families with low and moderate incomes

Henderson Place

Apartments: Developed 58 units to serve residents with very low incomes

Studioplex:

Converted a former cotton warehouse into a live-work-arts complex with 124 residential, retail, commercial and artist studio units

Why Support HDDC

As one of the nation's pioneers of urban revitalization, HDDC targets its investments to support continued development of equitable, inclusive communities where generations of African Americans and other minorities have long been key contributors to leading in alignment with the mission and priorities of HDDC.

Your support of HDDC ensures that we can continue to effectively serve our stakeholders.

Through direct programming and purposeful operations, HDDC not only prevents the displacement of residents and commercial tenants but also maintains the rich culture that has been established in the neighborhood.

An investment in HDDC's mission continues sustained, unwavering support to one of the most important communities in the city of Atlanta. In order to increase our impact, we must have the capacity to develop, implement, and manage programs and partnerships that drive the results that our residents, business owners, and other key community members want to see.

Impact Highlights

HDDC pioneered the "block-by-block" development strategy in the late 1990s to ensure that no residents are displaced while new homes are built on vacant lots in parallel to the rehabilitation of neighboring dilapidated structures. What began as a sensible strategy then became the catalyst for revitalization of the entire Sweet Auburn neighborhood and a model for community development across the United States.

More recently, HDDC has continued to build on its successes and expanded its reach throughout the entire Old Fourth Ward.