

# Draft Needs + Opportunities

The needs and opportunities are those that the City should pursue in the 20 year planning horizon. Needs and opportunities work hand-in-hand with one another. Needs are identified as condition of something that is required or wanted while opportunities are defined as a chance for progress or advancement. This comprehensive planning process has identified needs and opportunities which are unique to Brookhaven, based on the technical analysis completed by the planning team in the planning process as well as by public input collected as a part of the visioning process.

Priority items are those that should be addressed, either fully or partially, by specific actions in the Community Work Program (2015-2019). These items are of high importance to the community and its stakeholders and require action in the next five years although may extend into the mid and long term planning periods. Lower priority items or those that are not ripe for action are listed as mid (6-10 year time frame) or long term initiatives (+10 years) and should be revisited in the next update of the Comprehensive Plan. Both the Community Survey and Needs and Opportunities Workshop asked community members to prioritize the needs and opportunities of the city as well as strategies to accomplish them. This section explains each need and opportunity and initiates discussion of potential strategies to address them.

The community work program will identify specific actions that are recommended that the City take to address each overarching need and opportunity.

Brookhaven’s Comprehensive Plan is intended to be a living document and updated on a regular basis. The state requires it be comprehensively updated at minimum every five years. The City may also want to make strategic amendments to account for initiatives and studies that are undertaken in the interim that provide further direction on the City vision. At the time when these updates are made, needs and opportunities should be updated to reflect adjustments in the priorities of the Brookhaven community.



## 1. LAND USE

In the next several years, Brookhaven will be facing continued pressure for infill development within its single family residential neighborhoods and for redevelopment along its major roads and within its activity centers. Brookhaven is well positioned to be the beneficiary of positive of public and private investments. Ensuring that the City has the right regulations and incentives in place to preserve neighborhoods while growing compatible mixed use activity centers of varying intensities is of paramount importance. Land use policies and initiatives should facilitate active streets, healthy living, and a sustainable economy that balances retail and service uses with additional office space

### Priorities

#### 1.1. Need: Align zoning and development regulations with Comprehensive Plan. (Short-term)

The City of Brookhaven adopted the DeKalb County zoning and development regulations and related ordinances upon incorporation. Since their adoption, limited amendments have been made to the code. As such, the code does not always accurately achieve the focused needs of Brookhaven, as identified in the community vision and goals. Throughout the stakeholder and public engagement process, a series of issues and challenges with the existing zoning and development regulations have been identified. In certain areas, more direction is needed, and in other areas, the code does not fully further the vision of the community. A full review of the zoning, development, subdivision, and other related regulations is recommended to advance and implement the vision for the area.

Below are some specific strategies that should be pursued:

- Streamline regulations to make them easier for users to understand and the City to administer.
- Ensure pedestrian connectivity standards are an element of development along key corridors.
- Establish streetscape standards and/or incentives along major corridors.
- Establish new zoning district(s) to allow for desirable growth not adequately allowed for in current code, such as a new mixed use district.
- Establish requirements and/or incentives for incorporating publicly accessible open space as a part of new development.
- Ensure smooth transition from urban to suburban locations in city. This can be accomplished through appropriate buffer and transitional height plane requirements as well as potential supplemental uses regulations. The City may also want to consider developing design guidelines for the Buford Highway Corridor and Blackburn Park Neighborhood Center.

- Establish new zoning district to allow for small scale neighborhood commercial centers.

**1.2. Need: Address infill compatibility issues in residential areas. (Short-term)**

The City should consider establishing area-specific infill development requirements tied to specific neighborhood-focused character areas. Input provided via the Community Survey indicates that people would like to maintain density that currently exists in their neighborhood and to limit the amount of impervious surface coverage. The survey showed strong support for preserving areas with larger lots and setting a standard distance from the street of structures based on average distance between existing homes. The survey results also suggested that community members would like to maintain the look and character of the surrounding residential neighborhood. These findings indicate that there is an opportunity for overarching infill guidelines and also more specific treatments for certain character areas of the city. In combination with this input, the City should utilize its infill development research initiative to help inform what areas require new or different treatments.

**1.3. Opportunity: Pursue architectural and/or design standards in targeted areas. (Short and mid-term)**

As redevelopment occurs, Brookhaven has the ability to facilitate a unique Brookhaven look that prevails through certain elements throughout the city - this may be tied to certain character areas or specific types of roads. Architectural and or design standards can be particularly important as redevelopment occurs on Buford Highway.

**1.4. Need: Further Brookhaven as a walkable and bikeable community. (Short-term and ongoing)**

Brookhaven is a city of neighborhoods. There is a large residential population with concentrated areas of commercial and office development and a growing presence of mixed-use development. As the City experiences redevelopment and growth, public and private actions should further Brookhaven as a walkable and bikeable place. Increasing activity in the surrounding regional activity nodes of Perimeter Center and the St. Joseph's Medical Center (Pill Hill) will bring additional people to and through the area and furthering alternative modes of getting around will help preserve quality of life as traffic congestion from these areas grows.

A key aspect of this need is the City's consideration of establishing a "complete streets" policy and regulations along key pedestrian and bike routes for both public and private investment. A complete streets policy ensures that streets are consistently planned with bicyclists, transit vehicles and riders, motor vehicles, and pedestrians in mind. Such a recommendation would be codified as part of the City's development regulations and transportation procedures.

Providing for small or medium scale neighborhood commercial nodes in targeted areas of the community will also help create more destinations that are within walking distance of many city residents and can be reached without getting in a car or taking transit. Appropriate locations for neighborhood commercial are shown on the Character Area Map. The grand majority of participants in the Community Survey

identified the need for more or more variety of small neighborhood shopping areas within Brookhaven.

**1.5. Need: Review tree ordinance (ensure appropriate protection). (Short-term)**

A full and lush tree canopy is a defining characteristic of the City of Brookhaven. The tree ordinance and associated landscaping requirements play an important role in preserving and enhancing the tree canopy in a community. The City should review the existing ordinances to ensure the right level of preservation is occurring. Public investments in trees in the City's parks and other public spaces can also support this effort.

**1.6. Need: Address visual clutter in the community. (Short to mid-term)**

The character of the City of Brookhaven is largely what one views as he or she drives along the street. Much of this visual clutter is likely a result of nonconforming uses or signs that can be phased out over time through targeted and increased code enforcement, adjustments in the City's sign ordinance, placement of utilities underground, and the development of design guidelines for certain corridors in the city. Design guidelines make sense for Buford Highway where redevelopment is likely in the 20 year planning horizon.

**1.7. Need: Further health and exercise in the community through supportive infrastructure and design. (Short to mid-term)**

The way our communities are designed directly impact our long term health. There are various strategies that can be taken to better achieve a healthy community. This includes allowing for uses

like community gardens and farmers markets as well as ensuring access to park space within a reasonable distance of all residential areas and making walking and biking a viable alternative for short trips. The DeKalb County Board of Health Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study are good starting points for furthering an active community. Recommendations of these studies should be pursued by the community. Increasing access and connectivity to parks is equally important and the recommendations of the Parks and Recreation Master Plan should be implemented to further this.

**1.8. Need: Further a live-work-play community by allowing for mixed-use development in appropriate locations. (Short-term and ongoing)**

The community has indicated the desire to continue to promote mixed-use development in Brookhaven, particularly in areas outside of traditional single family neighborhoods. The Character Area Map and defining narrative identifies mixed-use development as appropriate for the Perimeter Center Area, Blackburn Park Neighborhood Center, Peachtree Road Overlay District, Buford Highway Corridor, and Lenox Park.

**1.9. Need: Welcome and properly manage growth and higher density in city. (Short-term and ongoing)**

While increased development density and intensity are desired for specific areas of the city, as indicated on the Character Area Map, the intensity of development should be stepped down with adequate transitions in areas adjacent to single-family neighborhoods. Appropriate buffers should also be incorporated without

compromising overall connectivity goals of the community. As increased density occurs in areas of the city, increased connectivity and multi-modal access is necessary to prevent overcrowding of the road system.

**1.10. Need: Engage DeKalb County Schools in city development proposals. (Ongoing)**

Education and schools are a top concern in the Brookhaven community, particularly in terms of how new developments may affect school enrollment and insufficient classroom capacity. The City's development regulations and administrative procedures should ensure that the DeKalb Schools continue to be actively involved in identify school enhancement needs to meet changing population demographics.

**1.11. Opportunity: Install a bicycle and pedestrian bridge connection from the west side of Peachtree Road to neighborhoods on eastern side of Peachtree Road, connecting through the Brookhaven MARTA station. (Long-term)**

This idea should be approached with MARTA as it pursues development of its parking lots as part of the Transit Oriented Development initiative on its underdeveloped property at the station. This should also be considered as improvements are made along Peachtree Road and the City further considers and plans for a permanent location for its civic and government center.

## 2. Community Facilities + Resources

While it is a developed area, Brookhaven is in its youth as a city and, as such, is in the early phases of establishing a strong foundation of the facilities and resources that it has in place. Areas that are a top priority to the community in terms of both needs and opportunities include transparency, preserving the tree canopy and the city's other natural resources, and addressing utility needs, as further described by each of the items below.

### Priorities

#### 2.1. Need: Ensure transparency in City Government actions. *(Short-term and ongoing)*

Communications and public involvement were repeatedly indicated by the community as a top priority for the future. The community survey indicated that people would like more in-person opportunities to learn about City services. There are a variety of ways that the City can do this through its website, other community promotions, and outreach/education services. Opportunities include a regular and easily accessible reporting system for the accomplishments and activities of each of the City's departments. The City already uses the See-Click-Fix application to help gather input regarding infrastructure needs/improvements in the community. A logical next step is to creating an easily accessible reporting system that allows community members to see the results and actions of the City.

#### 2.2. Need: Preserve the City's tree canopy. *(Short-term and ongoing)*

The City's tree canopy is one of the aspects of Brookhaven that sets it apart as neighborhood centric area within a growing urban context. The opportunities for development and redevelopment bring with it the opportunity to preserve the

existing tree canopy while enhancing it with new plantings at previously developed sites. Tree protection should extend from residential to commercial areas and be addressed within both the public realm and private spaces of the city. At this point, there is not complete documentation of the full extent of the city's tree coverage. This is something that the city could work to document through its Geographic Information System (GIS) and monitor through regular development processes. Having a city arborist on hand on staff is one viable option to help preserve and address and provided direction on tree preservation issues as they arise. The regulating framework for tree preservation should also be addressed within amendments to the City's zoning and development regulations, as indicated in needs and opportunities under land use.

#### 2.3. Need: Stormwater management - evaluate existing program to ensure sufficient capacity to meet management needs. *(Short-term)*

As redevelopment and neighborhood development occurs in the city, there will be an increase in impervious surfaces, which will call for additional stormwater management needs. Brookhaven took over management of the stormwater system when it became a city and therefore will be responsible for upgrades. As a part of the City's long-term sustainability goal, it should also consider opportunities to

implement innovative stormwater management facilities, promote site level management opportunities such as rain gardens and green roofs, and other eco-friendly tactics.

**2.4. Need: Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan. (Short-term)**

Infrastructure and utility capacity is a vital need to facilitate desired development and redevelopment in a community. The City of Brookhaven's water and sewer services are provided and improved by DeKalb County. A full inventory of the city's water and sewer capacity has not been completed since Brookhaven became a city. The City should pursue a follow-up study to identify if the current system capacity can accommodate the future land use vision laid out in the Comprehensive Plan and Character Area map.

**2.5. Opportunity: Establish policies for burying utilities along strategic corridors. (Short-term)**

Multiple stakeholders including the Comprehensive Plan Steering Committee identified the burying of utilities as a strategic move for the City of Brookhaven. It would help improve the city's overall character and facilitate a more complete tree canopy. The challenge with burying utilities is the potential cost to both the city and private landowners and in certain cases could deter redevelopment from occurring. Specific roads that should be prioritized for burying utilities are: Buford Highway, Peachtree Road, Johnson Ferry Road, and Ashford Dunwoody Road.

**2.6. Need: Leverage City's creek system for greater access by community, while protecting their long-term health and viability. (Short-term and ongoing)**

North Fork Peachtree Creek and Nancy Creek are two of Brookhaven's most cherished natural resources. The vision for the long term is to make these areas more accessible via development of trail networks and appropriate protections to ensure the creeks are healthy and sufficiently buffered from area development. This need/opportunity is largely handled by the City's Parks and Recreation Master Plan but should also be considered in the City's development regulations and other related practices that impact streams.

**2.7. Need: Establish a Town Center. (Short to mid-term)**

Although establishing a Town Center will likely occur in the mid to long term period, it is essential that in the short term the city identify a more detailed strategy for what the town center contain, including government offices, civic space, and other community amenities that are desired by the community as well as how the center will interact with private development. The City of Decatur and City of Suwanee are two examples of successful civic/government centers in Atlanta Region that have become a true focal and meeting ground in their communities.

**2.8. Improve coordination with DeKalb County schools or development of a City-run school system. (Ongoing and long-term)**

**2.9. Need: Document and protect historic resources. (Short to mid-term)**

Brookhaven is a well-established community with a variety of historic structures and districts, some of which were identified by community members and stakeholders during the visioning process. Currently there is no local identification system or local policy in place to protect these resources being removed or altered. The City should complete a historic resources survey and identify ways to protect and preserve these resources in the future.

**2.10. Need: Ensure access to emergency services. (Short-term and ongoing)**

Safety and access to emergency services is an important role of local government. Although Brookhaven has its own Police Department, it still relies on DeKalb County for fire and related services as well as coordination with other local emergency services in cases where the emergency is too large or difficult to access by Brookhaven police.

**Addressed in Parks and Recreation Master Plan**

**Additional park space in Council District 4 (Buford Hwy area).**

### 3. Economic Development

Needs and opportunities for economic development component are divided into three groupings: 1) enhancing Brookhaven's community product, focusing on economic opportunities, and strengthening collaboration and communication between the City and its economic development partners.

#### Community Product Enhancements

Brookhaven, inclusive of its diversity, quality of life amenities, distinct character areas, and business community, is a product to market to prospective residents, employees, and businesses. During the Comprehensive Plan process, stakeholders have identified that celebrating its diversity, increasing the city's multiple modes of transportation, and protecting neighborhoods and increasing local services as priorities. The community product that this Comprehensive Plan will further develop will be instrumental in attracting and retaining future and existing investors. This section details those facets of the community product that may be local serving, but may also be used as tools to expose potential investors and residents to the Brookhaven way of life.

##### 3.1. Opportunity. Continue to enhance, diversify, and attract unique restaurants. *(Short-term and ongoing)*

- Conduct a survey of local service establishments to determine what city services they currently value and what additions they'd like to see. (This may or may not include an update to alcohol licensing.)

##### 3.2. Opportunity. Identify opportunities for community festivals and events. *(Short-term)*

- Use these events as a platform to celebrate the various cultures represented within the city.
- These events could also provide an avenue for local business promotion. An event like "Taste of Brookhaven" could highlight the unique restaurants and catering services in town.

#### Economic Opportunities

Currently, Greater Brookhaven's most concentrated business sectors are Information; Educational Services; Management of Companies and Enterprises; Real Estate and Rental and Leasing; Professional, Scientific, and Technical Services; and Finance and Insurance. With the exception of Real Estate and Rental and Leasing, all of these business sectors provide high-wage jobs. As revealed in the Demographics Baseline Assessment, Brookhaven's residents have high levels of educational attainment, which provides a competitive talent pool for knowledge-driven business sectors. However, despite its rapidly growing high-income segment, Brookhaven also has a high level of poverty and a comparatively high percentage of adults without a high school diploma, pointing to a need for jobs that require lower levels of training. This section

outlines how the City should move forward to ensure that it continues to attract well-matched businesses with quality jobs as well as facilitate the growth of local start-ups.

**3.3. Opportunity. Use the Buford Highway Economic Development Strategic Plan to drive development of a citywide Economic Development Strategy. (Short-term/Mid-term)**

**3.4. Opportunity. Establish additional incentives to encourage further desirable development in the city (opportunity zones, tax allocation districts (TADs), etc.). (Short-term)**

- Dedicate staff time to studying the current practices of neighboring and peer cities.
- Identify impactful incentives that align with economic development goals once they have been established in the citywide Economic Development Strategy.

**3.5. Opportunity. Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa. (Short-term)**

- Work with the Chamber to develop a business retention and expansion program to gain valuable feedback on needs and concerns.
- Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.
- Ensure major Brookhaven employers are visited on a regular basis.

**DRAFT NEEDS + OPPORTUNITIES**

- Leverage business license data and public communication channels to identify and connect with small companies.
- Use the intelligence gained from existing business visits to better position small business resources, establish direct connections with educational institutions, and inform marketing strategies.
- Promote and operate the City's business incubation center. The space should be optimized by identifying its niche areas and connecting it with priority business sectors as determined by the Economic Development Strategy.

**3.6. Need. Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor. (Short-term)**

- Incorporate relevant components of the Comprehensive Transportation Plan and planned transit-oriented development into Economic Development Strategy.

**Collaboration and Communication**

As the City of Brookhaven continues to build a strong economic development program, now is the time to integrate relationship-building, coordination of efforts, and identification of resources at various levels. The City can position itself as a leader among city programs by clearly defining its role early and establishing how it will divide and share roles with its partners to reduce redundancy and maximize joint impact while ensuring that prospective businesses have quick access to information about the city that will

inform their decisions. This section outlines how the City can work with its partners for effective collaboration.

**3.7. Opportunity. Identify ways to connect Brookhaven employers with its educational pipeline. (Short-term and ongoing)**

- Expand local Partners in Education program to ensure that business leaders and educational leaders are connecting students and future career options.
- Create a best practice mentoring program and job shadowing/internship program for Brookhaven students at various levels, including K-12 and college.

**3.8. Need. Streamline information accessibility between economic development partners and for site selectors and prospective companies. (Short-term)**

- Maintain a comprehensive, up-to-date database of the City's available and developable real estate portfolio.
  - Through GIS and real estate data sources, identify development opportunities (including current commercial sites and under-developed sites).
  - Inventory property owners, property descriptions, maps, building specs, and potential uses for optimal utilization.

**DRAFT NEEDS + OPPORTUNITIES**

- Develop an online portal for economic development in the City of Brookhaven.
  - Include contact information for key City staff.
  - Link to economic development partners including the Brookhaven Development Authority, the Brookhaven Chamber of Commerce, the Perimeter Community Improvement Districts (CIDs), the Atlanta Regional Commission's Regional Economic Competitiveness Strategy, the Georgia Department of Economic Development, and other county and regional efforts.
  - Include key demographic and economic data and information including major employers, major institutions, transportation and connectivity, labor force profiles, commuting patterns, existing and planned sites and buildings for commercial and industrial development, Class A space, and business activity in Brookhaven (top sectors, median size and age, etc.).
  - Ensure marketing and development partners including the Georgia Department of Economic Development, commercial real estate developers, and location decision professionals have Brookhaven's most recent community and economic development information.
  - Consolidate all business and economic development-related forms on the website.
  - Ensure that data featured in the online portal is current.

**3.9. Need. Ensure a well-rounded view of the city through coordinated data analysis. (*Short-term and ongoing*)**

- Incorporate best practices and peer city benchmarking into City data analysis.
- Identify peer and aspirational cities to benchmark, alongside Brookhaven, on key indicators of economic health on a quarterly or annual basis.
- Identify best practice cities—within Metro Atlanta and nationally—for leadership exchanges to study innovative and effective approaches to building sustainable prosperity and quality development in a diverse, urban/suburban city.
- Partner with the Brookhaven Development Authority and the Brookhaven Chamber of Commerce to align economic development goals and metrics.
- Outline the City’s major economic development activities and ensure leadership, support, and resources are effectively allocated to these tasks by one or more of the lead economic development entities at the local or regional level.
- Activities may include small business development, workforce development, central business district marketing, regulatory oversight, business retention and expansion, and economic and business data analysis.

**DRAFT NEEDS + OPPORTUNITIES**

- Develop team-based protocols for responding to RFIs, sharing leads, identifying risk factors in existing businesses, and addressing firms’ barriers to growth.
- Meet to review progress on goals and activities, share feedback and findings, and report programs of work for the upcoming months.

**3.10. Need. Optimize efforts and resources at county and regional levels. (*Short-term*)**

- Identify programs and funding mechanisms that the City, Chamber, and other economic development partners can leverage within economic development initiatives.

## 4. Population (Community Building)

As a young city, Brookhaven is at a vital point for building a true sense of community and connectedness among its diverse neighborhoods and populations. Part of community building is helping further the needs and goals all groups of the population.

### 4.1. Need: Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.

*(Short-term)*

The City should establish and implement a wayfinding and branding program that helps set a unique tone for the City of Brookhaven and creates a physical sense of community and distinction from the surrounding jurisdictions. Although the City has already placed several Brookhaven city limits signs at strategic entry points to the city, several community members have expressed the need to develop notable gateway features at key city entry points such as those at the north and south ends of Buford Highway and Peachtree Road and the northern most point of Ashford Dunwoody Road. Initial gateway point recommendations are provided on the Character Area map. In addition, community members strongly favor the idea of using special landscaping (include trees and shrubbery) to signal entry into the city of Brookhaven.

### 4.2. Need: Provide services and facilities to support the aging population. *(Short-term and ongoing)*

The City of Brookhaven has many older residents; it is a goal of the community to ensure that these individuals are able to continue to live and function within the Brookhaven community. Special needs of the aging population can include accessible housing structures that allow for wheel

chair entry and first level necessities, American Disabilities Act accessible community facilities including sidewalks and parks, and activities/locations for social interaction. The Atlanta Regional Commission has a Lifelong Communities Program that offers support to facilitate supporting making places accessible to older individuals as well as other unique age groups. Many needs of the aging population are similar to those of our youngest community members.

### 4.3. Need: Provide opportunities for community members from all districts to serve on boards or committees. *(Short-term and ongoing)*

Ongoing public input is essential to providing city leaders with desired direction from its constituents. It also creates a further sense of pride and ownership among residents. The desire to increase more service opportunities in the city was expressed as a part of both public workshops and the community survey. As community boards and commissions are formed, the City should ensure that the different areas of the city have equal representation, so that decisions, actions, or recommendations of such bodies have been taken into account. Because Brookhaven has such a young population, it is also recommended that the City consider establishing a leadership program for young professionals or youth in the community. The program could be designed to tie

directly into board opportunities available in the city.

**4.4. Need: Provide opportunities for the public to openly engage in development decisions in the city. (Ongoing)**

The City currently has a public hearing process in place to allow for public input during decisions related to rezoning decisions, variances, and special land use permits. Notice of these hearings are mailed to nearby property owners and also posted on the subject property well in advance of meetings. The signage that the City currently posts is large and easily identifiable. These practices should be continued. Updates to the zoning code and development regulations should also include a public outreach and engagement element to ensure the public can provide input on any changes and recommendations prior to an adoption hearing.

**4.5. Need: Create a greater sense of community. (Ongoing)**

Community is not something that forms overnight, but one that forms through regular communications, traditions, and interaction among community members. Creating a greater sense of community should be an ongoing goal of the city in its day to day operations and strategic events. Actions that could be pursued include: city-sponsored festivals, events, and parades (such as the food truck Wednesdays) or public education forums for community members to learn about city operations and departments.

**4.6. Opportunity: Grow the City's arts and cultural offerings. (Short to mid-term)**

Some community members have identified the desire for additional arts and cultural offerings. The City should welcome community scale/level arts and cultural offerings provided by the private sector through regular business development and attraction activities. The City should also develop and implement a public art program to further the city's sense of place and civic environment. This should be coordinated with strategic wayfinding and branding programs as well as potential incentives for private development that could be included in the zoning code.

**4.7. Opportunity: Provide translation services for all city services (hire Spanish speaking staff). (Mid and long-term)**

Through stakeholder engagement, it was identified that the Brookhaven community could be more welcoming to all residents and further a reputation as an open and diverse community if it provided translation services for non-English speaking persons. There were mixed opinions about the need for this when the idea was brought to the public during the public outreach process for the Comprehensive Plan. The Brookhaven Police Department has indicated that it has several bilingual officers that match the city's demographic balance. The need for bilingual staff in other departments should be monitored and reconsidered at a later time should it be identified as a true need.

**4.8. Opportunity: Lower Brookhaven's percentage of adults without a high school diploma. *(Mid and long-term)***

The City can provide for or help link community members with GED classes and workforce development programs that up-skill adults to prepare them for jobs available in the city. The City's population is well educated at this point, with nearly 75 percent of the population having at least some college education if not more a college degree; however, there is still an opportunity to lift up the approximately 12 percent of the population that does not have a college degree.

## 5. Housing

Brookhaven has a large and diverse housing supply. Many of its single family homes have very high market values and many of the recent housing products that have been developed, including units for sale and for rent, have very high asking prices or rents. There is also acknowledgement that some of the city's rental housing stock, particularly in some areas of Buford Highway, has reached their useful life and either requires major upgrades to be fit for habitation or should be redeveloped.

**5.1. Opportunity: Provide for diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units. (Short-term and ongoing)**

As a part of the City's review of its zoning and development regulations, the types of housing uses permitted and in what districts should be reviewed in detail to ensure that a full mix of housing types is allowed. Additionally, tools and resources to facilitate assisted living, aging in place, and mixed-use housing environments should be considered for inclusion in the zoning code.

**5.2. Need: Preserve safe and affordable housing in the community. (Ongoing)**

There is great concern that as Brookhaven flourishes as a city it will gentrify and become unaffordable to some of the diverse families and individuals that make Brookhaven a unique place. Preserving safe and affordable housing is a top priority to ensure that the diverse array of Brookhaven community members can continue to live here. MARTA also has a requirement for affordable housing as a part of its TOD initiative, which can help ensure that there is affordable housing in the Peachtree Road Corridor, where the future city government/town center will may be considered.

**5.3. Need: Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city. (Short and mid-term)**

The City has identified in an ongoing audit of community wide apartment complexes that some of its housing stock is in bad condition. The City should continue to work with DeKalb County to identify funding to improve and preserve affordable housing in the city.