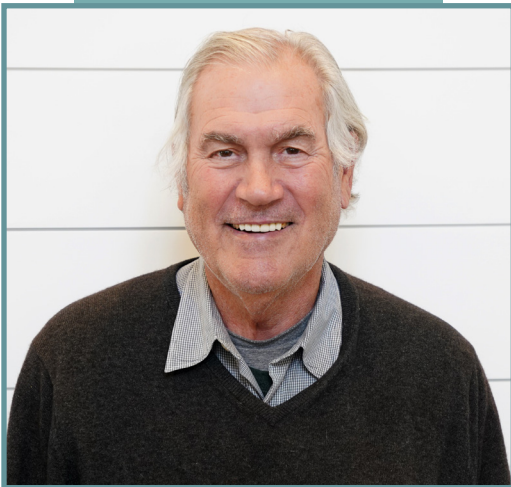


A community event on a grassy lawn. In the foreground, a young girl in a pink dress is running. In the center, a group of boys are standing near a blue game board. One boy is wearing a red shirt that says 'GAMING PIZZA'. In the background, there are string lights, a large tree, and a house.

DASH

NEIGHBORHOOD
REVITALIZATION

A CATALYST FOR
COMMUNITY REVITALIZATION



FROM OUR FOUNDER

I founded this organization over 20 years ago and still remain involved to this day. DASH was created with the vision of revitalizing the once thriving mill villages in LaGrange. I grew up in the Dunson mill village in the 50's and 60's and have a vivid memory of safety, security, and a sense of community. I came back home to LaGrange in the late 90's after retiring and began searching for a way to contribute to my hometown. Upon research, it was evident to me that the mill villages were in a dire condition. The churches, recreational and commercial activities were in decline, with no intervention or plan of action to address the issue. The quality of the housing stock had deteriorated as well. That is the crux of why DASH was founded: as a result of a powerful childhood memory to address an unmet and critical community need that is as relevant now as it was 20 years ago.

We were fortunate enough to receive \$5M in seed funding from the Callaway Foundation in 2002, and leveraging that gift has enabled us to accumulate and invest \$84M in LaGrange and Troup County. I hope as you read through these pages, you get a sense for the impact our organization has had on this community and why our work is important and unfinished.

DASH as an organization has experienced its own revitalization over the last few years. We have a dedicated board, talented and entrepreneurial staff, a new strategic approach to our work, and a surge of exciting and meaningful projects that will be completed over the next few years. New businesses are coming to Hillside and innovative and dynamic housing types are in the development pipeline. The energy is high, and momentum continues to build. We're succeeding, but much work remains.

The intention was never for DASH to be the only organization dedicated to revitalization. The DASH goal is to serve as a catalyst to other groups who have the same commitment as we do. We are blessed with many funding partners – the Callaway Foundation, City of LaGrange, and Troup County – and for their support, we are eternally grateful.

Ricky Wolfe

Ricky Wolfe
Founder & Chairman





ABOUT DASH

With a track-record of creating communities rich in history and culture, DASH improves commerce, homes, aesthetics and the human condition. Through foundational partnerships between residents and municipalities, DASH is focused on quality of life while creating sustainable traditions of excellence throughout each community.



OUR MISSION

For more than two decades, our mission continues to ring true: to be a catalyst for community revitalization that transforms the lives of families and individuals by providing opportunities that focus on dependable, affordable, sustainable housing and active community leadership.

Board of Directors

Ricky Wolfe
Board Chair

Jason Stewart
Vice Chair

Kay Durand
Secretary

Joe Alford
Larry Cole
Mark Kostial
Maggie McDonald
Charles Milligan
Rebecca Roth-Nicks
Yvonne Pittman
Dr. Robert Tucker
Becca Eiland
Kevin Henderson
Maryanne Lovejoy

Staff

Nate Crawford
Executive Director

Sam Craig
Director of Development

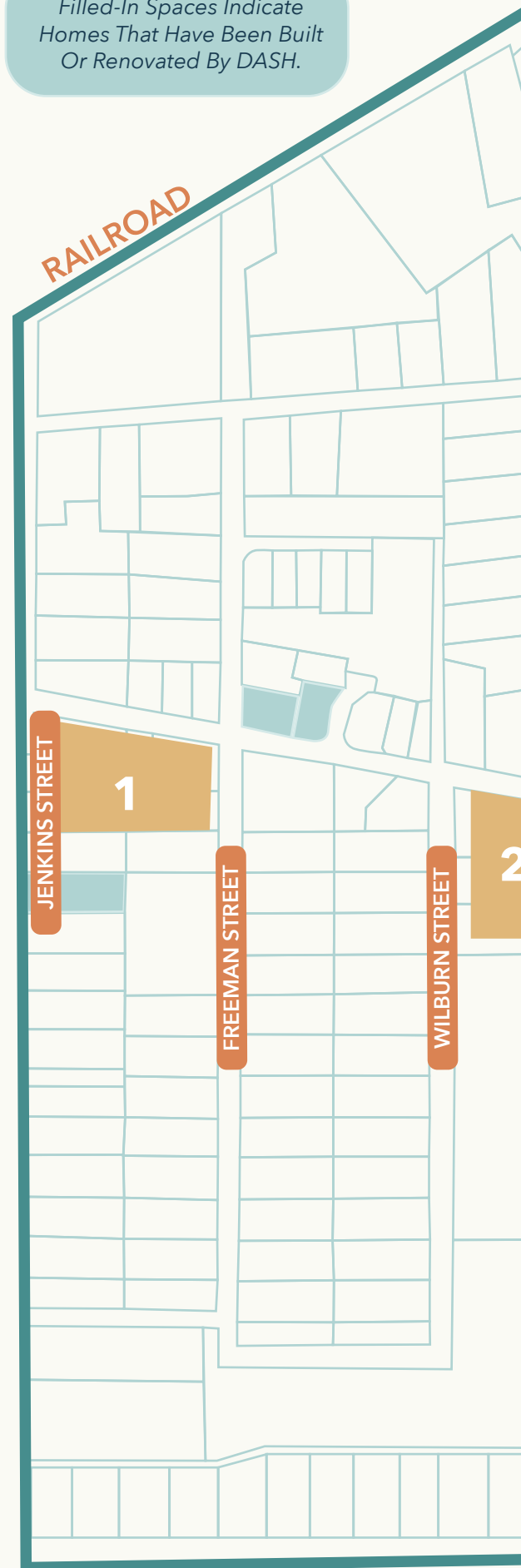
Vanessa Looney
Office Coordinator

Dennis Knight
Grants Management Specialist

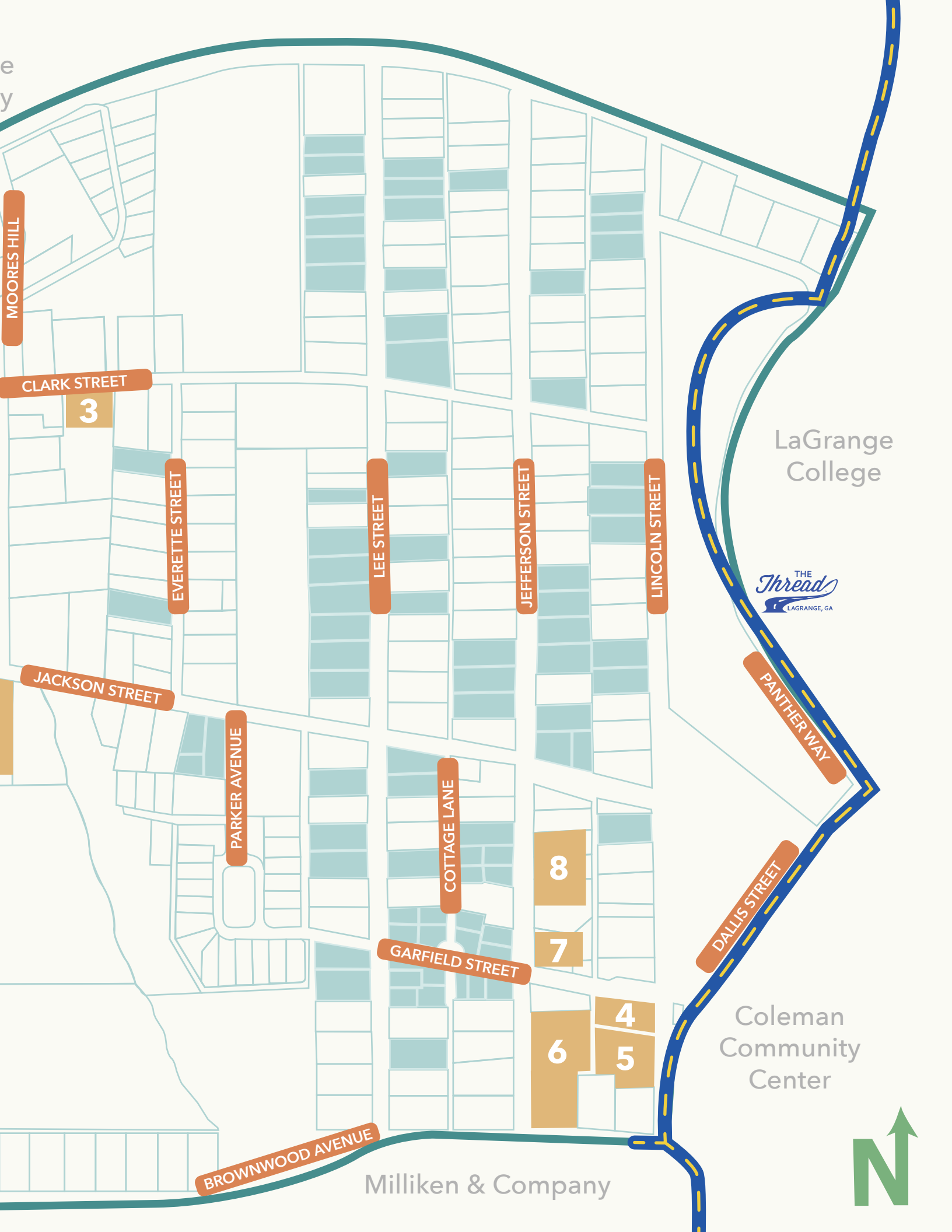
historic HILLSIDE NEIGHBORHOOD

- 1 JENKINS STREET HOUSING**
16 units of 65% AMI housing set to be complete in 2024
- 2 WILBURN HOUSING**
12 units of 80% AMI housing acquired and renovated in 2017
- 3 PURE LIFE HOUSE OF MUSIC**
An intimate listening room featuring hidden treasures and legendary singer/songwriters
- 4 BEACON BREWING CO. & TUTTO PEPE**
The Hudson family acquired this commercial space from DASH in 2017 and launched Beacon Brewing Co. The family continues to invest in the neighborhood and is opening a new Italian dining room, Tutto Pepe, above the brewery in late 2023.
- 5 LINCOLN STREET BUILDING**
Acquired and renovated 7,072 SF retail building with five new businesses opening in 2023
- 6 BLOCK DEVELOPMENT**
16 units of housing are currently under construction and set to be complete Spring 2024. This development is a joint partnership between DASH, the City of LaGrange, Troup County, and the Callaway Foundation.
- 7 CART BARN**
Acquired and renovated 2,610 SF commercial space in 2015, which is currently home to the popular Cart Barn Restaurant
- 8 GABLES**
8 units of market rate housing completed in 2019

Filled-In Spaces Indicate
Homes That Have Been Built
Or Renovated By DASH.



LaGrange
Academy



MOORE'S HILL

CLARK STREET
3

EVERETTE STREET

LEE STREET

JEFFERSON STREET

LINCOLN STREET

JACKSON STREET

PARKER AVENUE

COTTAGE LANE

8

7

GARFIELD STREET

6

4
5

BROWNWOOD AVENUE

Milliken & Company

LaGrange College

THE Thread
LAGRANGE, GA

PANTHER WAY

DALLIS STREET

Coleman Community Center





creating HOUSING building HOMES

Through partnerships with the Georgia Department of Community Affairs (DCA) and Gateway Development Company, DASH has developed 614 units of workforce housing from 11 large scale housing projects across Georgia and Alabama. 272 of those units are in LaGrange and 442 units are in Troup County.

FEATURED HOUSING DEVELOPMENTS:

Stony Ridge II

Completed in 2022, this Hogansville development provides 44 units of housing.

Laurel Ridge

Completed in 2008, this LaGrange development provides 70 units of housing.

Tucker Cottages

Completed in 2009, this LaGrange development provides 50 units of housing.

All of these units meet the US Department of Housing and Urban Development's definition of affordable housing which means that residents pay no more than 30 percent of gross income for housing costs, including utilities. Documented positive outcomes of affordable housing include increased graduation rates, increased life expectancy, and decreased low-weight births.*

*Source: <https://metricsforhealthycommunities.org/logic-models/affordable-housing>



OPPOSITE: An overview of affordable housing created in Troup County. Numbers represent homes created in each development.

TROUP COUNTY

HOGANSVILLE

56

Stony Ridge

44

Stony Ridge II

Valley Ridge

80

LAGRANGE

28

Dunson

85

Mallard Lake

72

70

Laurel Ridge

50

Tucker Cottages

WEST POINT

80

Forest Mill

29

Numbers within each circle represent unit count, with larger circles representing larger developments.

the LINCOLN STREET PROJECT



HOUSING

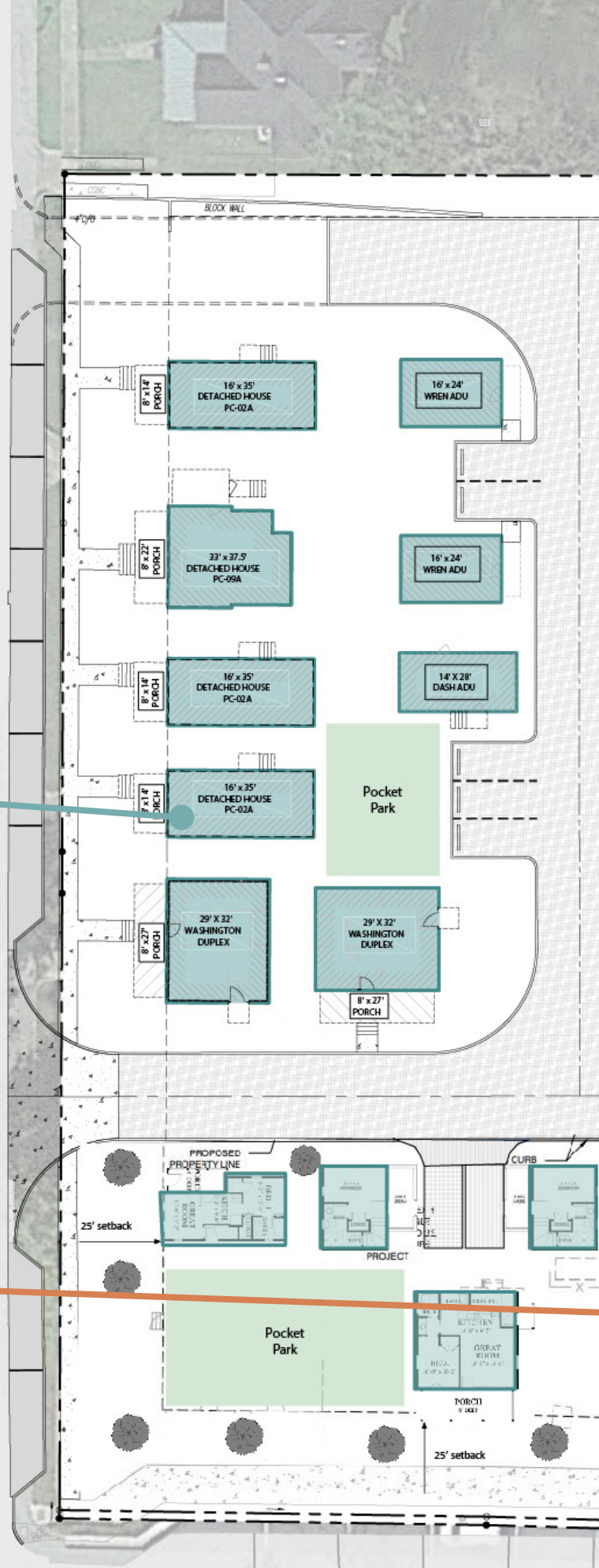
DASH has started construction on 16 units of housing set to be complete in Spring 2024. The units are a demonstration of "Missing Middle Housing" and will bring innovative unit sizes and building types to the LaGrange market. This development is a joint partnership between DASH, the City of LaGrange, Troup County, and the Callaway Foundation.



THE DASH OFFICE

DASH's office is a fully restored and highly energy-efficient 1925 home located in the Hillside neighborhood.

JEFFERSON STREET





Beacon Brewery

DASH FOR LAGRANGE
EXISTING RETAIL SPACE;
BRICK BLDG

DASH FOR LAGRANGE
EXISTING RETAIL SPACE;
BRICK BLDG

**EARMARKED FOR
FUTURE MIXED-USE
DEVELOPMENT**

DUMPSTER
PAD

DASH-1 OFFICE
1-STORY
FFE: 718.40



BEACON BREWING CO. & TUTTO PEPE

This dynamic brewpub has a diverse beer menu and is well known for its Southern-infused Asian cuisine. The same owners are set to open the Italian fine dining room Tutto Pepe, which will offer scratch-made pastas and a diverse selection of Italian wines above the brewery in late 2023.



STREETSCAPES

A LaGrange SPLOST funded streetscape is set to be complete in 2024 and will feature outside seating, Hillside signage, and a water feature.



LINCOLN RETAIL

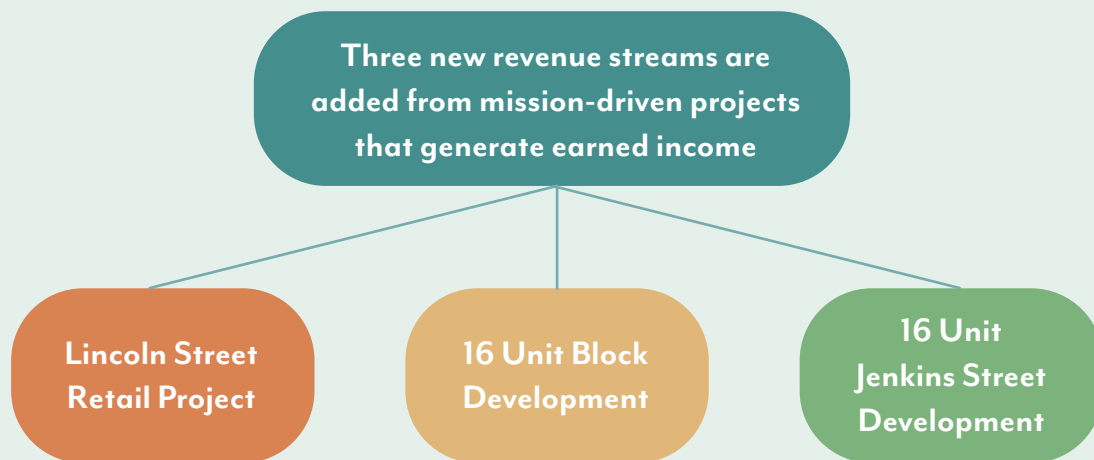
DASH's most recent commercial redevelopment is bringing five new businesses to Hillside in 2023, including an ice cream store and a barbecue restaurant.



Strategic Plan Highlight:

ACHIEVE FINANCIAL OPERATING INDEPENDENCE

Context: DASH recently finalized a three-year strategic plan with seven key objectives. The core focus of the plan is reaching financial operating independence. Like most non-profits, DASH currently requires external funding to support its annual operating budget. Through the years, DASH has made great strides in reducing the amount of external support required through increased earned income. DASH has secured funding for three mission-driven projects that are described below.



Result: DASH reaches a **Tipping Point** where annual operations are funded internally and surplus income goes towards mission-driven projects.



Scan this code with your smartphone to view our complete strategic plan >





DEVELOPMENT IDEOLOGY

Many facets of the DASH developmental ideology can be traced to a school of thought often known as New Urbanism. New Urbanism is a development methodology that emphasizes creating livable, sustainable, and enjoyable neighborhoods and communities. It prioritizes pedestrian accessibility and safety, with streets and public spaces that encourage walking and biking. Mixed-use construction and diversity in housing types are also essential. A mix of uses (residential, commercial, and institutional) and a diversity of residential types and prices creates vibrant, inclusive neighborhoods.

Regardless of the community, this methodology can both drive and inspire positive changes. DASH seeks to create a model of success that can revitalize neighborhoods and communities nationally. This approach promotes sustainable development practices, including conservation of natural resources, energy efficiency, and green infrastructure.

Buildings, public spaces, and streets are designed to be attractive, well-crafted, and context-sensitive to create a sense of place and foster community. These efforts, combined with the good will of decision makers and residents, can increase value far beyond the monetary investments made in the community.

The focus of DASH is on creating neighborhoods and communities that are dependable, affordable and sustainable, where people can connect with each other and the world around them. We understand that this approach requires careful planning, design, and execution, and we work closely with our partners and stakeholders to ensure that every project we undertake reflects our commitment to these ideals.





200

units of substandard
housing eliminated



23,489

SF of commercial space
renovated for 7 businesses



406

quality, affordable
rental units developed



\$61.6M

attracted and invested
in LaGrange

THE DASH EFFECT

Since beginning work in 2003,
DASH has accomplished:



93

homes rebuilt or
reconstructed



\$8.8M

in mortgage financing investments
from selling 92 homes



\$84.2M

attracted and invested
in Troup County

DASH | NEIGHBORHOOD
REVITALIZATION

1302 Brownood Avenue • LaGrange GA 30240
(706) 298-0221 • dashlagrange.org



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