



CITY OF JONESBORO · REZONING C-2 → RM

Tara Preserve

Age-Restricted (55+) Senior Living

Tara Boulevard (US 19 & 41) · Jonesboro, GA 30236 · Clayton County

150 senior homes

4 stories · 45 ft

6.15 ac± south parcel



Representative rendering — Trailside Lofts, a comparable Pivotal community. Tara Preserve will rise four stories.

THE DEVELOPER

Pivotal Housing Partners

A nationally experienced affordable-housing developer, owner, and operator — building and managing LIHTC communities since 1994.

1994

SINCE

Building affordable housing

150+

COMMUNITIES

developed & owned

10,000+

HOMES

across the platform

15

STATES

national footprint

PROVEN IN GEORGIA

6

Georgia communities

1,026

affordable homes delivered

2016–2024

placed in service

In-house development & property management

4% & 9% LIHTC tax-credit financing

Senior & family new construction

Recognized among AHF's Top-50 affordable developers

Few affordable options for Jonesboro's seniors

Older residents have very few affordable places to rent in the market — and the ones that exist stay full.

100% leased

with a waiting list

Hearthside Jonesboro — the area's one existing affordable 55+ community — filled all 87 homes in about four months (2023) and now keeps a waiting list.

1,330 seniors qualify

income-eligible senior renter households need homes like these

4.6% vacancy

a tight rental market with very few openings

Only 150 homes

Tara Preserve fills just a small share of that need

Source: Real Property Research Group market study, 2026.

A single senior building on the south parcel



136 one-bed · 14 two-bed

4 stories · 45 ft

≈ 135,000 SF · elevator-served

225 parking spaces

1.5 per unit · 24 accessible

40% green space

North parcel preserved wooded

Concept plan (revised 9/10/26), south parcel only (6.15 ac±). Existing C-2; proposed RM. Walking trails wind through the preserved buffers; the north parcel remains wooded greenspace.

Why it's called Tara Preserve

The name is a commitment — the north parcel and the 100-foot eastern buffer stay wooded, with a soft nature trail so residents can enjoy the preserved trees.



- **North parcel untouched**

Only the 6.15-acre south parcel is built; the north parcel stays wooded.

- **100' buffer on the east**

A voluntary tree buffer along the eastern boundary — beyond code.

- **40% green space**

Preserved across the south parcel, with landscaping throughout.

COMMUNITY AMENITIES

Spaces that build community

Designed for connection, wellness, and active senior living.



Community room



Fitness center



Community gardens

● Community room

● Fitness center

● Business center

● Picnic shelter / sun deck

● Community gardens

● Walking trails

Pivotal will accept a zoning condition requiring these amenities. *Representative amenity imagery from comparable Pivotal senior communities.*

150 homes across a 30%–80% AMI range

136 / 14

1BR (91%) · 2BR (9%)

58.0%

average AMI · income averaging

30% – 80%

AMI affordability range

Unit Type	AMI	Units	Income Limit	Net Rent
1BR · 720 sf	30%	27	\$26,520	\$571
1BR · 720 sf	50%	11	\$44,200	\$1,013
1BR · 720 sf	60%	69	\$53,040	\$1,194
1BR · 720 sf	80%	29	\$70,720	\$1,550
2BR · 944 sf	30%	2	\$31,830	\$683
2BR · 944 sf	50%	2	\$53,050	\$1,214
2BR · 944 sf	60%	4	\$63,660	\$1,439
2BR · 944 sf	80%	6	\$84,880	\$1,885
Total / Blended	58.0% avg	150	—	\$1,165

Unit sizes shown are heated area measured to exterior walls (1BR 720 SF · 2BR 944 SF) — above the Active Senior District minimums of 700 / 900 SF; net interior area is 659 / 853 SF. Income limits are Clayton County figures; net rents are at or below LIHTC maximums. Preliminary; final unit count will not exceed 150.

Our commitments to Jonesboro

The questions raised at the community meeting — now reflected as agreed conditions of the rezoning.

- **Senior for the long term**

A recorded 55+ restriction that runs with the land, as a condition of approval.

- **Owned & professionally managed**

Pivotal owns and manages the community long-term, with on-site staff and resident services.

- **Trees preserved**

The 100' east and 25' north buffers stay wooded, with a soft nature trail through the trees.

- **Access from Tara Blvd**

All access from Tara Blvd per the fire marshal — none into the Batiste neighborhood.

- **Committed amenities**

Community room, fitness, business center, picnic shelter, gardens, and walking trails.

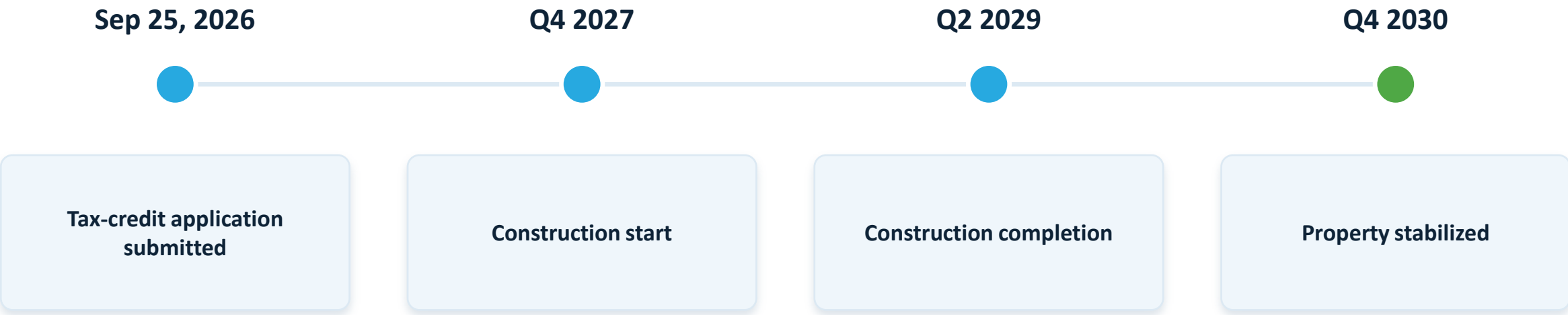
- **Good-neighbor design**

Exterior balconies will not face the eastern property boundary.

EXECUTION TIMELINE

From application to a stabilized community

A clear, milestone-driven path from the tax-credit application through construction and stabilized operations.



Timeline is indicative and subject to the DCA award calendar, financing, and construction conditions.



TARA PRESERVE · JONESBORO, GEORGIA

Senior living, built for Jonesboro

A single, four-story age-restricted (55+) community — 150 affordable homes at 30%–80% AMI, built and managed by Pivotal Housing Partners.



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