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Mercy Care and Pennrose Break Ground on Phase II of McAuley Station

Phase II will deliver 97 affordable apartments to the healthcare-adjacent housing community in Southeast Atlanta

ATLANTA, GA — Yesterday, Mercy Care with its development partner Pennrose, and other project partners broke ground for McAuley Station Phase II, the next step in the visionary mixed-use McAuley Station master plan. The second phase will add 97 high-quality, affordable apartments for residents aged 55 and older adjacent to the Mercy Care campus in the Sweet Auburn neighborhood of Atlanta. The \$30 million initiative is expected to be completed in April 2027.

Residents will live just steps away from Mercy Care, which is Atlanta's only healthcare for the homeless clinic and one of the region's leading low-cost healthcare providers, as well as the MARTA King Memorial Transit Station and Martin Luther King Jr. Recreation and Aquatic Center. Located in the historic Sweet Auburn neighborhood, the clinic offers its clients easy access to a full range of medical services including primary care, dental, vision, behavioral health, pharmacy, and health education services.

Atlanta Mayor Andre Dickens, who is a big proponent for bringing more affordable housing to the city, spoke at the event. "At the city of Atlanta, we share Mercy Care's commitment to addressing homelessness and helping out those in need," he stated. "Our administration has made historic investments including a \$60 million investment in housing those that have been unsheltered and to providing wraparound services for Atlanta's most vulnerable residents."

McAuley Station Phase II will provide affordable housing to residents 55 and older, many of whom already call the Sweet Auburn neighborhood their home, and is the final phase of the Decatur Street campus expansions that started in 2010.

"McAuley Station Phase II is more than a building—it's a blueprint for compassionate community health," commented Mercy Care CEO Kathryn Lawler. "At Mercy Care, we've learned that when housing and healthcare are integrated, lives change."



This development reflects our belief that compassion is not just a moral imperative—it’s a strategy that works.”

“McAuley’s affordable, amenity-rich apartments, adjacent to vital healthcare resources, stand as a testament to what public-private partnerships can accomplish for the local community,” said Will Eckstein, regional vice president at Pennrose. “We’re proud to work alongside Mercy Care and the City of Atlanta in advancing a transformative development designed to help older adults remain connected, healthy, and independent.”

About Mercy Care:

For 40 years, Mercy Care has worked with compassion and integrity to bring clinically excellent healthcare to everyone who needs it, regardless of their circumstances or ability to pay. Continuing the legacy of the Sisters of Mercy ministry founded in 1831, Mercy Care is Atlanta’s only federally qualified health center designated to serve the homeless (in its Decatur Street clinic). With four locations supported by a street medicine team, mobile clinic, recuperative care program and intensive integrated permanent supportive housing program, Mercy Care provides comprehensive care for the whole person with a focus on those who have been left behind by traditional healthcare. In 2024, Mercy Care saw more patients than any other year in its history. Mercy Care provided more than 77,000 appointments to more than 19,000 people. Mercy Care also became the first health system in Atlanta to invest in affordable housing, opened 170 units in 2024 with another 98 scheduled to break ground in late 2025. More information is available at www.mercyatlanta.org.

About Pennrose

With more than 50 years of experience, Pennrose combines quality development and proven management to deliver exceptional lifestyle-centered communities for its residents. With the superior knowledge and unparalleled dedication to get the job done right, Pennrose develops and operates conventional, affordable, mixed-income, and mixed-use communities throughout the United States. For more information visit www.pennrose.com.