

00-0-1327

(Do Not Write Above This Line)

AN ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE TO CREATE THE NEW CARVER HOMES PHASE II HOUSING ENTERPRISE ZONE AND FOR OTHER PURPOSES

ADOPTED BY

OCT 0 2 2000

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 9/18/00

Community Development / Human Resources

Committee

CP/HR

First Reading

9/13/00

Chair

Committee

CP/HR

Date

9/27/00

Chair

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Mark Dumas
Walter W. Dyer
Walter W. Dyer
Walter W. Dyer

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

2nd

Readings

1st & 2nd

3rd

Consent

V Vote

RC Vote

CERTIFIED

CERTIFIED
OCT 2 2000

ATLANTA CITY CLERK
Den M. Starnes

CERTIFIED
OCT 0 2 2000

Renee Davidson Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

OCT 1 0 2000

Amey J. M.



**CITY COUNCIL
ATLANTA, GEORGIA**

**AN ORDINANCE
BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

00- 0 -1327

**AN ORDINANCE TO CREATE NEW CARVER HOMES PHASE II HOUSING
ENTERPRISE ZONE AND FOR OTHER PURPOSES.**

WHEREAS an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

WHEREAS enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

WHEREAS the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

WHEREAS designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by separate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property exempted by the City; and

WHEREAS types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

WHEREAS State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

WHEREAS the city of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

WHEREAS it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for housing construction and job creation purposes; and

WHEREAS the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of New Carver Homes Phase II Housing Enterprise Zone;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
HEREBY ORDAINS:**

Section 1: It is found by the Council of the City of Atlanta that the area in and around New Carver Homes Phase II is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare and morals. It is further found that these areas, as is the case with New Carver Homes Phase II are characterized by no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically and socially depressed areas designated herein as urban enterprise zones.



Section 2: The New Carver Homes Phase II Housing Enterprise Zone is hereby created. The effective date of all exemptions established therein shall be January 1, 2001. New Carver Homes Phase II Housing Enterprise Zone shall be abolished on December 31, 2010. New Carver Homes Housing Phase II Enterprise Zone shall otherwise not be abolished except as provided in State law. A legal description of New Carver Homes Phase II Housing Enterprise Zone is attached hereto as Exhibit "A", and made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of New Carver Homes Phase II Housing Enterprise Zone to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon approval by the Mayor of the City of Atlanta.

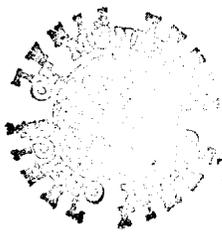
Section 4: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

A true copy,

Shonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

OCT 02, 2000
OCT 10, 2000



**THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
RELOCATION STATISTICS**

Relocation Start Date: January, 1997

CARVER HOMES

Week Ending: 02/18/00

| PHASES | I | II | III | IV | TOTAL |
|--|------------------|------------------|-------------------|------------------|------------|
| Relocation Phase Schedule | 8/98-2/99 | 2/99-6/99 | 7/99-12/99 | 1/00-6/00 | |
| Site Units | 248 | 261 | 284 | 197 | 990 |
| Vacant Units | -97 | -85 | -96 | -42 | -320 |
| Affected Units at Relocation Start Date | 151 | 176 | 188 | 155 | 670 |

| TOTAL NUMBER OF AFFECTED FAMILIES | I | II | III | IV | TOTAL |
|--|------------|------------|------------|------------|------------|
| Affected Families – Regular | 149 | 175 | 186 | 153 | 663 |
| Residuals/Head of Household Deceased | 2 | 1 | 2 | 2 | 7 |
| Number of Families at Relocation Start Date | 151 | 176 | 188 | 155 | 670 |

| FAMILIES IN RELOCATION PROCESS | I | II | III | IV | TOTAL |
|---|----------|----------|----------|----------|----------|
| Section 8 | 0 | 0 | 0 | 2 | 2 |
| Public Housing Transfer | 0 | 0 | 0 | 0 | 0 |
| On-Site | 0 | 0 | 0 | 0 | 0 |
| Homeownership | 0 | 0 | 0 | 0 | 0 |
| Other Housing | 0 | 0 | 0 | 0 | 0 |
| Total Families in Relocation Process | 0 | 0 | 0 | 2 | 2 |

| FAMILIES RELOCATED | I | II | III | IV | TOTAL |
|---------------------------------|------------|------------|------------|------------|------------|
| Section 8 | 56 | 50 | 37 | 44 | 187 |
| Public Housing | 34 | 30 | 44 | 32 | 140 |
| On-Site | 12 | 22 | 31 | 20 | 85 |
| Homeownership | 3 | 3 | 5 | 3 | 14 |
| Other Housing | 0 | 4 | 2 | 1 | 7 |
| Total Families Relocated | 105 | 109 | 119 | 100 | 433 |

| FAMILIES WITH CIRCUMSTANCES | I | II | III | IV | TOTAL |
|--|-----------|-----------|-----------|-----------|------------|
| Deceased/ no residuals | 3 | 7 | 3 | 4 | 17 |
| Evicted | 14 | 11 | 8 | 10 | 43 |
| Moved Without Notice | 12 | 15 | 12 | 9 | 48 |
| Notified of Benefits/No Response | 15 | 30 | 32 | 20 | 97 |
| Moved Without Relocation Assistance | 2 | 4 | 14 | 10 | 30 |
| Other | 0 | 0 | 0 | 0 | 0 |
| Total Families with Circumstances | 46 | 67 | 69 | 63 | 235 |

| PHASES | I | II | III | IV | TOTAL |
|----------------------------|---|----|-----|----|-------|
| Remaining Families On-Site | 0 | 0 | 0 | 87 | 87 |

COMMENTS:
Staff is in the process of updating and checking residents files against information in the Relocation database.

Post Occupancy On-Site Home Visits 3
Office Conferences with Residents 9

Source: Atlanta Housing Authority

**PROPOSED NEW CARVER HOMES PHASE II HOUSING ENTERPRISE ZONE
LEGAL DESCRIPTION**

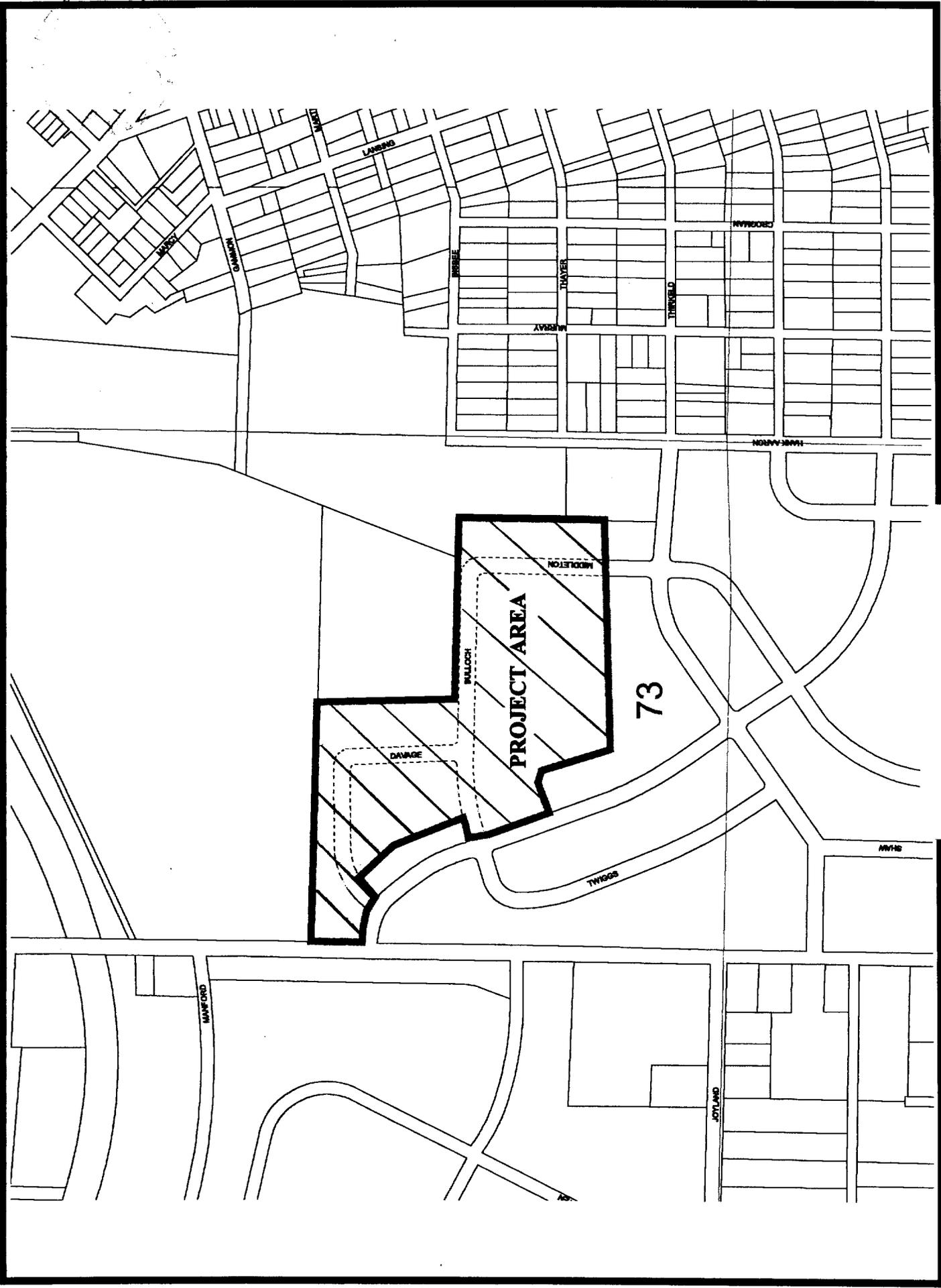
ALL THAT CERTAIN PIECE, PARCEL, or tract of land lying and being in land lot 73 of the 14th district, city of Atlanta, Fulton county, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the northeastern right-of-way line of Pryor road and the northern right-of-way line of Moury avenue proceeding thence southerly a distance of 102.09 feet along the arc of a curve to the right, said curve having a radius of 239.68 feet and being subtended by a chord having a bearing and distance of south 72 degrees 59 minutes 05 seconds east 101.32 feet to a point, proceeding thence southerly a distance of 50.37 feet along the arc of a curve to the right, said curve having a radius of 239.68 feet and being subtended by a chord having a bearing and distance of south 55 degrees 36 minutes 28 seconds east 50.28 feet to a point, proceeding thence, away from said right-of-way line, north 41 degrees 00 minutes 26 seconds east a distance of 72.32 feet to a point, proceeding thence south 88 degrees 28 minutes 27 seconds east a distance of 64.74 feet to a point, proceeding thence south 38 degrees 29 minutes 00 seconds east a distance of 30.58 feet to a point, proceeding thence South 36 degrees 01 minutes 36 seconds east a distance of 74.41 feet to a point, proceeding thence south 26 degrees 51 minutes 58 seconds east a distance of 166.11 feet to a point, proceeding thence south 17 degrees 42 minutes 21 seconds east a distance of 79.87 feet to a point, proceeding thence south 72 degrees 32 minutes 17 seconds west a distance of 117.00 feet to a point on the eastern right of way line of Moury avenue, proceeding thence, along said right-of-way line, south 17 degrees 27 minutes 43 seconds east a distance of 50.00 feet to a point, proceeding thence south 17 degrees 44 minutes 15 seconds east a distance of 162.15 feet to a point, proceeding thence, away from said right-of-way line, north 72 degrees 15 minutes 45 seconds east a distance of 117.00 feet to a point, proceeding thence south 17 degrees 44 minutes 15 seconds east a distance of 135.55 feet to a point, proceeding thence southerly a distance of 222.43 feet along the arc of a curve to the left, said curve having a radius of 853.00 feet and being subtended by a chord having a bearing and distance of south 25 degrees 12 minutes 28 seconds east 221.80 feet to a point, proceeding thence south 32 degrees 40 minutes 41 seconds east a distance of 54.64 feet to a point, proceeding thence south 57 degrees 19 minutes 19 seconds west a distance of 365.00 feet to a point, proceeding thence north 26 degrees 07 minutes 00 seconds west a distance of 308.40 feet to a point, proceeding thence north 87 degrees 05 minutes 58 seconds west a distance of 237.57 feet to a point on the eastern right -of-way line of Pryor road, proceeding thence, along said right-of-way line, north 02 degrees 42 minutes 44 seconds east a distance of 800.00 feet to a point, the POINT OF BEGINNING.

The property herein described containing 409,802 square feet or 9.4078 acres and being more fully shown on a boundary survey of carver homes - phase II by Travis Pruitt & Associates, Inc. dated august 10, 2000.



**PROPOSED NEW CARVER HOMES PHASE II HOUSING ENTERPRISE ZONE
PROJECT LOCATION MAP**



Proposed New Carver Homes
 Phase II
 Housing Enterprise Zone

Npu-y-streets
 Npu-y-parcels
 L-paga.shp



**EVALUATION OF PROPOSED
NEW CARVER HOMES PHASE II
HOUSING ENTERPRISE ZONE**

| Criteria | Required | Proposed | Compliance |
|---|--|---|------------------------------|
| 1. Eligibility Criteria a. Evidence of Pervasive Poverty b. Unemployment c. General Distress (High Crime or Vacant/Abandoned Buildings) d. Underdevelopment | Must meet 3 out of 4 Criteria a. Poverty rate of $\geq 20\%$ or more b. Census tract job loss $\geq 10\%$ c. High Crime or Vacant/Abandoned Buildings d. Lack of development activity $\leq 20\%$ for NPU as compared to the city as a whole | a. Poverty rate of $\geq 30\%$ for CT 55.02 BG 3 b. -23% c. 33% of crime for Zone 3 d. -24% for NPU Y | 3 out of 4 criteria √ |
| 2. Acreage | None | 70,210 sq. ft. | √ |
| 3. CDP Consistency | CDP Land Use Classification Low Density Residential F.A.R. 0.0-.349 | Low Density Residential 13.3 units per acre F.A.R. = .273 | √ |
| 4. Zoning Compliance | R-5 two family dwelling district | R-5 | √ |
| 5. Project Readiness | $\geq 30\%$ of Units to be Initiated in Year 1 | 17 of 58 units in year 1 | √ |
| 6. Project Specificity | Project Specific Zone or $\geq 50\%$ of Area-wide Zone | Project Specific | √ |
| 7. Non-Displacement | Minimum Displacement | Affected Units – 900 Total Relocated to date – 433 Families w/Circumstances – 235 Remaining on Site – 87 (to be relocated with relocation assistance) | √ |
| 8. Affordability (Housing and Mixed-Use Residential/ Commercial Enterprise Zones) | 20% of total units and 10% of each housing type is affordable to households whose income does not exceed 60% of the median income for the Atlanta MSA (low income). 20% must bear monthly rents $\leq 30\%$ of low-income level, adjusted by family size. 20% must bear purchase prices $\leq \$138,820$ or 2.2 median income for the Atlanta MSA. | 50% Public Housing 20% Low Income 30% Market Rate | √ |
| 9. Provision for Atlanta Police officers and their families (Housing and Mixed-Use Residential/Commercial Enterprise Zones) | 5% of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents, which do not exceed the low-income level of affordability. <u>Sales</u> -affordable units $>20\%$ of total exemption, or <u>Rental</u> - (cumulative basis over the 1 st five years | Proposes to comply | √ |
| 10. Financial Feasibility | Chief Financial Officer's Statement of Fiscal Impact a. negative cash flow, or b. debt coverage ratio <1.20 , or c. a variable-ratio DCR equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified | TBD | TBD |

RCS# 2255
10/02/00
1:44 PM

Atlanta City Council

Regular Session

CONSENT

Pages 1-17

RECONSIDER

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

SEE ATTACHED LISTING OF
ITEMS ADOPTED/ADVERSED
ON CONSENT AGENDA

| | | | | |
|-----------|-----------|-----------|-------------|---|
| Y McCarty | B Dorsey | Y Moore | Y Thomas | ITEM (S) REMOVED FROM <u>CONSENT AGENDA</u> 00-O-1390 00-O-1567 00-R-1480 00-R-1571 00-R-1574 |
| Y Starnes | Y Woolard | B Martin | Y Emmons | |
| Y Bond | Y Morris | Y Maddox | Y Alexander | |
| Y Winslow | Y Muller | Y Boazman | NV Pitts | |
| | | | | |

CONSENT

RCS# 2286
10/02/00
4:58 PM

Atlanta City Council

Regular Session

CONSENT

Pages 1-17

RECONSIDERATION

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

SEE ATTACHED LISTING OF
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| Y McCarty | B Dorsey | Y Moore | Y Thomas |
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| Y Winslow | Y Muller | Y Boazman | NV Pitts |

ITEM (S) REMOVED FROM
CONSENT AGENDA

00-O-1390
00-O-1567
00-R-1480
00-R-1571
00-R-1574

| 10/02/00 Council Meeting | | |
|---------------------------------------|---------------------------------------|--|
| ITEMS ADOPTED ON CONSENT AGENDA | ITEMS ADOPTED ON CONSENT AGENDA | ITEMS ADVERSED ON CONSENT AGENDA |
| 1. 00-O-1393 | 37. 00-R-1470 | 50. 00-R-1504 |
| 2. 00-O-0758 | 38. 00-R-1471 | 51. 00-R-1505 |
| 3. 00-O-1341 | 39. 00-R-1472 | 52. 00-R-1506 |
| 4. 00-O-1453 | 40. 00-R-1476 | 53. 00-R-1507 |
| 5. 00-O-1326 | 41. 00-R-1477 | 54. 00-R-1508 |
| 6. 00-O-1327 | 42. 00-R-1481 | 55. 00-R-1509 |
| 7. 00-O-1328 | 43. 00-R-1497 | 56. 00-R-1510 |
| 8. 00-O-1329 | 44. 00-R-1498 | 57. 00-R-1511 |
| 9. 00-O-1301 | 45. 00-R-1499 | 58. 00-R-1512 |
| 10. 00-O-0263 | 46. 00-R-1500 | 59. 00-R-1513 |
| 11. 00-O-0979 | 47. 00-R-1501 | 60. 00-R-1514 |
| 12. 00-O-1311 | 48. 00-R-1502 | 61. 00-R-1515 |
| 13. 00-O-1418 | 49. 00-R-1503 | 62. 00-R-1516 |
| 14. 00-O-1566 | | 63. 00-R-1517 |
| 15. 00-O-1417 | | 64. 00-R-1518 |
| 16. 00-O-1114 | | 65. 00-R-1519 |
| 17. 00-O-1561 | | 66. 00-R-1520 |
| 18. 00-R-1486 | | 67. 00-R-1521 |
| 19. 00-R-1490 | | 68. 00-R-1522 |
| 20. 00-R-1524 | | 69. 00-R-1523 |
| 21. 00-R-1525 | | |
| 22. 00-R-1572 | | |
| 23. 00-R-1483 | | |
| 24. 00-R-1484 | | |
| 25. 00-R-1552 | | |
| 26. 00-R-1310 | | |
| 27. 00-R-1466 | | |
| 28. 00-R-1467 | | |
| 29. 00-R-1469 | | |
| 30. 00-R-1563 | | |
| 31. 00-R-1549 | | |
| 32. 00-R-0977 | | |
| 33. 00-R-1297 | | |
| 34. 00-R-1495 | | |
| 35. 00-R-1461 | | |
| 36. 00-R-1464 | | |