



CITY COUNCIL
ATLANTA, GEORGIA

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

03-R-0556

A SUBSTITUTE RESOLUTION ENDORSING THE APPLICATION BY RUSSELL NEW URBAN DEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO RENOVATE THE SHAWNEE APARTMENTS, A 32-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1220 GUN CLUB RD, NW ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Russell New Urban Development, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to renovate the Shawnee Apartments, a 32-unit rental, multi-family community located at 1220 Gun Club Road in NW Atlanta; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Shawnee Apartments, is located within census tract 86.01 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a Community Development Impact Area, Renewal Community, and is part of the Northwest Atlanta Framework Plan; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – G has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Russell New Urban Development, LLC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Russell New Urban Development, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Shawnee Apartments.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

APR 21, 2003
APR 28, 2003

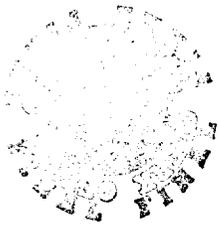


Exhibit A Project Description

Shawnee Apartments

Applicant/Developer Russell New Urban Development, LLC proposes to renovate 3 buildings (total of 32 apartment units), site and site amenities located in the Northwest Framework Plan area. The project is to consist of 32 rental units, 100% of which would be designated as "affordable". Two percent (2%) of the dwelling units will be converted to hearing and sight impaired units, and five percent (5%) of the units will be renovated for wheel chair accessibility. This project is being developed in conjunction with the rehabilitation of the Hollywood West Apartments.

Street Address:	1220 Gun Club Road, NW
Construction Type:	Rehabilitation
Number of Units:	32
Unit Mix:	32 2BR @ 778 S.F.
Square Footage:	24,896 Total S.F.
Total Acreage:	2.4 Acres
Zoned:	RG-3

Renovation to include:

- Removal and replacement of existing HVAC
- Replacement of all grills and thermostats
- Replacement of kitchen and bathroom sinks, bathroom tubs, and water control valves
- Replacement of gas water heaters with electric water heaters
- Replacement of light/electrical fixtures and outlets
- New Community Building with multi-purpose room, laundry facilities computer room, and leasing office. This building will be shared with the Hollywood West Apartments.

Support Services Plan to Include:

- Youth enrichment program
- After school tutoring program
- Youth sports program
- Youth works program
- Health and Wellness Program

RCS# 4616
4/21/03
2:23 PM

Atlanta City Council

Regular Session

CONSENT I Pgs. 1-19; Except 03-O-0441; 03-O-0391

Adopt

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 0
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	B Woolard

CONSENT I

4/21/03 FULL COUNCIL MEETING

Items Adopted on the Consent Agenda**Items Adversed on
the Consent Agenda**

1. 03-O-0186	36. 03-R-0451	72. 03-R-0498	
2. 03-O-0350	37. 03-R-0571	73. 03-R-0499	81. 03-R-0507
3. 03-O-0401	38. 03-R-0549	74. 03-R-0500	82. 03-R-0508
4. 03-O-0442	39. 03-R-0555	75. 03-R-0501	83. 03-R-0509
5. 03-O-0438	40. 03-R-0556	76. 03-R-0502	84. 03-R-0510
6. 03-O-0445	41. 03-R-0558	77. 03-R-0503	85. 03-R-0511
7. 03-O-0446	42. 03-R-0559	78. 03-R-0504	86. 03-R-0512
8. 03-O-0443	43. 03-R-0560	79. 03-R-0505	87. 03-R-0513
9. 03-O-0450	44. 03-R-0561	80. 03-R-0506	88. 03-R-0514
10. 03-O-0485	45. 03-R-0562		89. 03-R-0515
11. 03-O-0399	46. 03-R-0563		90. 03-R-0516
12. 03-O-0369	47. 03-R-0564		91. 03-R-0517
13. 03-O-0416	48. 03-R-0572		92. 03-R-0518
14. 03-O-0193	49. 03-R-0588		93. 03-R-0519
15. 03-O-0355	50. 03-R-0589		94. 03-R-0520
16. 03-O-0359	51. 03-R-0590		95. 03-R-0521
17. 03-O-0360	52. 03-R-0448		96. 03-R-0522
18. 03-O-0436	53. 03-R-0454		97. 03-R-0523
19. 02-O-1543	54. 03-R-0528		98. 03-R-0524
20. 03-O-0432	55. 03-R-0529		99. 03-R-0525
21. 03-O-0433	56. 03-R-0569		100. 03-R-0526
22. 03-O-0434	57. 03-R-0570		101. 03-R-0527
23. 03-R-0444	58. 03-R-0591		
24. 03-R-0530	59. 03-R-0592		
25. 03-R-0531	60. 03-R-0217		
26. 03-R-0532	61. 03-R-0539		
27. 03-R-0533	62. 03-R-0541		
28. 03-R-0534	63. 03-R-0542		
29. 03-R-0535	64. 03-R-0566		
30. 03-R-0536	65. 03-R-0593		
31. 03-R-0537	66. 03-R-0544		
32. 03-R-0538	67. 03-R-0545		
33. 03-R-0546	68. 03-R-0565		
34. 03-R-0577	69. 03-R-0496		
35. 03-R-0390	70. 03-R-0497		

Consent I Vote: 15Yeas; 0 Nays: (See RCS #4616)

Items Removed from the Consent Agenda: 03-O-0441 & 03-O-0391

03-R-0556

(Do Not Write Above This Line)

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ADOPTED BY

APR 2 1 2003

COUNCIL

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

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____

Committee CD/HR
Date 4/1/03
Chair D. Williams
Actions: _____
Fav, Adv, Held (see rev. side) _____
Other: _____
Members: _____
Alfred Johnson
Chair
COUNCIL PRESIDENT PRO TEM

Refer To

Committee _____
Date _____
Chair _____
Actions: _____
Fav, Adv, Held (see rev. side) _____
Other: _____
Members: _____

Refer To

COUNCIL ACTION

- 2nd
- 1st & 2nd
- 3rd
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
APR 2 1 2003
Alfred Johnson
COUNCIL PRESIDENT PRO TEM

CERTIFIED

APR 2 1 2003

Randy Doughton Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

Andy Furber
APR 2 8 2003
MAYOR