

**A RESOLUTION  
BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION ENDORSING THE APPLICATION BY COLUMBIA CRESTE, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE COLUMBIA CRESTE APARTMENTS, A 152-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1950 PERRY BOULEVARD, NW ATLANTA; AND FOR OTHER PURPOSES.**

**WHEREAS**, Columbia Creste, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Columbia Creste Apartments, a 152-unit multi-family community located at 1950 Perry Boulevard in NW Atlanta; and

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

**WHEREAS**, the site of the proposed Columbia Creste Apartments, is located within census tract 87.01 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a community development impact area 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 Columbia Creste, L.P.;

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

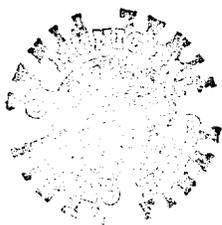
**Section 1.** The City Council hereby endorses the application by the Harris Columbia Creste, L.P., to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Columbia Creste Apartments.

A true copy,

*Florida Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

APR 21, 2003  
APR 28, 2003



## **Exhibit A Project Description**

### **Columbia Creste Apartments**

Columbia Residential, LLC (Columbia) is the Managing General Partner of Perry Homes Redevelopment, LLC a public/private partnership with the Atlanta Housing Authority (AHA). We are jointly developing the former Perry Homes Public Housing Community, which has been renamed West Highlands. The Inman rail yards, as well as the overall industrial character of the Marietta corridor into Atlanta has created an undesirable image of the entire area within which West Highlands (formerly Perry Homes) exists.

AHA is seeking to continue its leadership role in changing the face of public housing was awarded a HOPE VI grant from HUD to redevelop West Highlands (formerly Perry Homes). Since then AHA has demolished all 944 units of public housing with plans to develop a new revitalized mixed-income/mixed financed community that incorporates the best of new urbanism (see attached master plan package).

Street Address: 1950 Perry Boulevard, NW Atlanta, GA 30318

Number of Units: 152

Number of Buildings: 2 buildings

Construction type: New Construction.

Unit Mix: 114 2BR @ 1050 sq. ft.  
38 3BR @ 1308 sq. ft.

Income Mix: 72 units Market Rate  
80 units Affordable Housing

Total Acreage: 152 Acres

Zoned: RG3- (Residential General/Sector 3 District)

Common Ground Amenities: Leasing Office/Clubhouse  
Swimming Pool  
On site Laundry facility (1 Washer & Dryer per 25 units)  
Cardiovascular Fitness Center  
Computer Room  
Multipurpose Community Room  
Playground  
Camera Monitored Entry  
24-Hour emergency maintenance

Unit Amenities: Washer/Dryer Hook ups  
Whirlpool Appliances (Dishwasher, Refrigerator, Stove)  
Trash Compactor  
Energy efficient central heat and air

Construction Start Date: July 2004

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

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**4/21/03 FULL COUNCIL MEETING**

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**Items Adopted 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 |
| 3. 03-O-0401  | 38. 03-R-0549 | 74. 03-R-0500 |
| 4. 03-O-0442  | 39. 03-R-0555 | 75. 03-R-0501 |
| 5. 03-O-0438  | 40. 03-R-0556 | 76. 03-R-0502 |
| 6. 03-O-0445  | 41. 03-R-0558 | 77. 03-R-0503 |
| 7. 03-O-0446  | 42. 03-R-0559 | 78. 03-R-0504 |
| 8. 03-O-0443  | 43. 03-R-0560 | 79. 03-R-0505 |
| 9. 03-O-0450  | 44. 03-R-0561 | 80. 03-R-0506 |
| 10. 03-O-0485 | 45. 03-R-0562 |               |
| 11. 03-O-0399 | 46. 03-R-0563 |               |
| 12. 03-O-0369 | 47. 03-R-0564 |               |
| 13. 03-O-0416 | 48. 03-R-0572 |               |
| 14. 03-O-0193 | 49. 03-R-0588 |               |
| 15. 03-O-0355 | 50. 03-R-0589 |               |
| 16. 03-O-0359 | 51. 03-R-0590 |               |
| 17. 03-O-0360 | 52. 03-R-0448 |               |
| 18. 03-O-0436 | 53. 03-R-0454 |               |
| 19. 02-O-1543 | 54. 03-R-0528 |               |
| 20. 03-O-0432 | 55. 03-R-0529 |               |
| 21. 03-O-0433 | 56. 03-R-0569 |               |
| 22. 03-O-0434 | 57. 03-R-0570 |               |
| 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 |               |

**Items Adversed on  
the Consent Agenda**

- |                |
|----------------|
| 81. 03-R-0507  |
| 82. 03-R-0508  |
| 83. 03-R-0509  |
| 84. 03-R-0510  |
| 85. 03-R-0511  |
| 86. 03-R-0512  |
| 87. 03-R-0513  |
| 88. 03-R-0514  |
| 89. 03-R-0515  |
| 90. 03-R-0516  |
| 91. 03-R-0517  |
| 92. 03-R-0518  |
| 93. 03-R-0519  |
| 94. 03-R-0520  |
| 95. 03-R-0521  |
| 96. 03-R-0522  |
| 97. 03-R-0523  |
| 98. 03-R-0524  |
| 99. 03-R-0525  |
| 100. 03-R-0526 |
| 101. 03-R-0527 |

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

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

03-2-0559

(Do Not Write Above This Line)

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BY: COMMUNITY DEVELOPMENT & HUMAN RESOURCES COMMITTEE

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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

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

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 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED APR 2 1 2003
Chair: H. Moore
COUNCIL PRESIDENT PROTEM

CERTIFIED APR 2 1 2003
Richard D. ...
MUNICIPAL CLERK

MAYOR'S ACTION

CERTIFIED APR 2 8 2003
MAYOR