



**03-R-0564**

**A SUBSTITUTE RESOLUTION**

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

**A SUBSTITUTE RESOLUTION ENDORSING THE APPLICATION BY HARRIS REDEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE HARRIS HOMES REVITALIZATION PHASE II, A MULTI-FAMILY, ELDERLY, MIXED-INCOME COMMUNITY LOCATED AT 920 JOSEPH E. LOWERY BOULEVARD (FORMERLY ASHBY STREET), SW ATLANTA; AND FOR OTHER PURPOSES.**

**WHEREAS**, Harris Redevelopment, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Harris Homes Revitalization Phase II, a multi-family elderly, mixed income community located at 920 Joseph E. Lowery Boulevard (formerly Ashby Street); and

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

**WHEREAS**, the site of the proposed Harris Homes Revitalization Phase II, is located within census tract 42 (formerly 42.95) 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 West End LCI 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 – T has reviewed and endorsed the aforementioned application, and

**WHEREAS**, the City Council wishes to endorse the aforementioned application by the Harris Redevelopment, LLC;

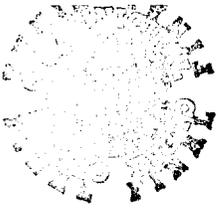
**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:**

**Section 1.** The City Council hereby endorses the application by the Harris Redevelopment, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Harris Homes Revitalization Phase II.

A true copy,  
  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

APR 21, 2003  
APR 28, 2003



**03-R-0564**

**Exhibit A  
Project Description**

**Harris Homes Revitalization Phase II**

Applicant/Developer Harris Redevelopment, LLC proposes to renovate the former Harris Homes public housing community. The revitalization master plan contemplates the transformation of the former 510 public housing units into a new mixed-income mixed-use community that will ultimately consist of approximately 800 multi-family apartments, 30,000 square feet of retail space, a 100+ room hospitality facility, structured parking deck, multi-purpose community center with early childhood learning facility, medical center, and 75 newly constructed single family homes. This application represents Phase II of the overall development.

Street Address: 920 Joseph E. Lowery Blvd, SW (formerly Ashby St.)

Construction Type: New Construction

Number of Units: 85 (Elderly Apartment Units)

Unit Mix: 64 (75%) Public Housing//Tax Credit @ 60% AMI  
21 (25%) Market Rate

60% 1BR @ 700 S.F.  
40% 2BR @ 900 S.F.

Total Acreage: 2 Acres (approximately)

Zoned: MR-3 (Multi-Family Residential Sub District 3)

Amenities: Energy-efficient Appliances  
Central Heating and Air  
Dishwashers and Disposals  
Washers and Dryers  
Controlled Access Gates  
Leasing Office  
Community Room

Construction Start Date: April 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
2. 03-O-0350
3. 03-O-0401
4. 03-O-0442
5. 03-O-0438
6. 03-O-0445
7. 03-O-0446
8. 03-O-0443
9. 03-O-0450
10. 03-O-0485
11. 03-O-0399
12. 03-O-0369
13. 03-O-0416
14. 03-O-0193
15. 03-O-0355
16. 03-O-0359
17. 03-O-0360
18. 03-O-0436
19. 02-O-1543
20. 03-O-0432
21. 03-O-0433
22. 03-O-0434
23. 03-R-0444
24. 03-R-0530
25. 03-R-0531
26. 03-R-0532
27. 03-R-0533
28. 03-R-0534
29. 03-R-0535
30. 03-R-0536
31. 03-R-0537
32. 03-R-0538
33. 03-R-0546
34. 03-R-0577
35. 03-R-0390
36. 03-R-0451
37. 03-R-0571
38. 03-R-0549
39. 03-R-0555
40. 03-R-0556
41. 03-R-0558
42. 03-R-0559
43. 03-R-0560
44. 03-R-0561
45. 03-R-0562
46. 03-R-0563
47. 03-R-0564
48. 03-R-0572
49. 03-R-0588
50. 03-R-0589
51. 03-R-0590
52. 03-R-0448
53. 03-R-0454
54. 03-R-0528
55. 03-R-0529
56. 03-R-0569
57. 03-R-0570
58. 03-R-0591
59. 03-R-0592
60. 03-R-0217
61. 03-R-0539
62. 03-R-0541
63. 03-R-0542
64. 03-R-0566
65. 03-R-0593
66. 03-R-0544
67. 03-R-0545
68. 03-R-0565
69. 03-R-0496
70. 03-R-0497

**Items Adversed on  
the Consent Agenda**

71. 03-R-0498
72. 03-R-0499
73. 03-R-0499
74. 03-R-0500
75. 03-R-0501
76. 03-R-0502
77. 03-R-0503
78. 03-R-0504
79. 03-R-0505
80. 03-R-0506
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 -0564

(Do Not Write Above This Line)

A RESOLUTION

BY: COMMUNITY DEVELOPMENT & HUMAN RESOURCES COMMITTEE

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ADOPTED BY

APR 2 1 2003

COUNCIL

SUBSTITUTE

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

Date Referred

Referred To:

First Reading

Committee  
Date  
Chair

Committee  
Date  
Chair

Committee: *CD/HK*  
 Date: *4/1/03*  
 Chair: *[Signature]*  
 Actions: *[Signature]*  
 Fav, Adv, Held (see rev. side): *[Signature]*  
 Other: *[Signature]*  
 Members: *[Signature]*

Refer To

Committee

Date

Chair

Actions  
Fav, Adv, Held (see rev. side)  
Other:

Members

Refer To

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

COUNCIL ACTION

2nd  1st & 2nd  3rd  
Readings

Consent  V Vote  RC Vote

CERTIFIED

CERTIFIED  
 APR 2 1 2003  
*[Signature]*  
 COUNCIL PRESIDENT PROTREM

CERTIFIED  
 APR 2 1 2003  
*[Signature]*  
 MUNICIPAL CLERK

MAYOR'S ACTION

*[Signature]*  
 APR 2 8 2003  
 MAYOR